



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Replace standing seam metal roof

111 N Bloodworth St

Address

Oakwood

Historic District

Historic Property

COA-0036-2023

Certificate Number

3/22/2023

Date of Issue

9/22/2023

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, _____

Erin 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: Ethan Johnson		
Mailing address: 111 N. Bloodworth St.		
City: Raleigh	State: NC	Zip code: 27601
Date: March 19, 2023	Daytime phone #: 919-744-5218	
Email address: ejohnson@outlook.com		
Applicant signature: /s/ Ethan Johnson		
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 #: <u>COA-0036-2023</u> Fee: _____ Amount paid: _____ Received date: _____ Received by: _____
Property street address: 111 N. Bloodworth St.		
Historic district: Oakwood		
Historic property/Landmark name (if applicable): Charles F. Lumsden House		
Owner name: Ethan and Tara Johnson		
Owner mailing address: ejohnson@outlook.com		

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>60</u>
Did you consult with staff prior to filing the application? Yes <input checked="" type="radio"/> No <input 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).

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>09/22/2023</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>Erin Martin</u>	Date <u>03/22/2023</u>

March 19, 2023

Dear RHDC:

Due to numerous leaks in our roof that we have experienced over the past year, we would like to replace our roof with a new standing seam metal roof. Included herewith are photos of (1) the roof itself, some of which show temporary patches made by roofers Tim Bradley and Christian Nonino (both experienced with historical roofs); (2) leaks in our attic during rain storms; (3) a text message exchange between myself and roofer Tim Bradley between March 2022 and November 2022 discussing the leaks and patches; (4) plastic added in the attic during the past two months to collect water leaking through the roof; and (5) the width of the current panels and height of the current seam. I have also included a proposal from roofer Christian Nonino who has experience with installing metal roofs on historical homes (he installed the standing seam metal roofs at 410 Oakwood Ave., 517 Polk (porch), 610 E. Lane (porch), and 1326 Mordecai Dr. to name a few).

Christian's proposal includes installing 16" wide NCR panels with 1" tall seams (no striations). This is similar to our current roof which has 1" high seams and panels that range in width from 12.5" to 17.5" (see photos). According to Christian, the color choices can be found at https://www.coastalmetalservice.com/Goldsboro/NCR_Panel.html. We would like to use color "Charcoal" but are also open to "Stone Gray".

We first started experiencing leaks in our roof in December 2021. Tim and Christian have applied temporary patches to a few of these leaking areas but more continue to pop up every few months. This has resulted in having to apply plastic in the attic to prevent water damage to the ceiling in our house. We have already experienced water damage in the ceiling of one of our bathrooms and living room. The patches that Christian and Tim have applied are temporary and not intended to last long term. As of the date of this letter, we are aware of six separate active leaks in our roof. These are located by the south chimney, two along the south gable, and three along the north gable.

Please let me know what additional material is needed for approval. I look forward to hearing from you.

Sincerely,

Ethan Johnson

CDN Copper & Sheet Metal Inc.

109 N. East St., Raleigh, NC 27601 | 919-523-7855 | cdnonino@yahoo.com

03/16/23

Proposal Estimate

Job:

Ethan Johnson
111 N. Bloodworth Street
Raleigh 27601

Remove and dispose of all existing roofing materials.
Install ½" OSB boards on entire roof over existing wood decking.
Install 060 TPO on lower pitch roof on back of house.
Install new synthetic underlayment with stainless steel nails.
Install Coastal Metal Service NCR panels 24-gauge 16" wide x 1" tall seam without striations
NCR panels have the narrowest standing seam.
Install 6"x6" ridge cap.
Install new flashing on two chimneys.

Total \$ [REDACTED]

From the pictures you sent me, I saw that the back section of the roof decking has already been replaced. If no new OSB installation is required, credit will be given.
Price does not include any framing repair if needed.

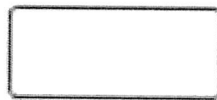
Thank you for your interest.
Christian Nonino

Colors

The NCR panel is available in all of our unique COLOR LOC® Kynar 500®/Hylar 5000® painted 24 gauge steel.



Classic Copper
Premium Color
Cool Color



Coastal White
Cool Color



Ruby Red
Premium Color
Cool Color



Colonial Red
Cool Color



Dark Bronze
Cool Color



Medium Bronze
Cool Color



Sand Stone
Cool Color



Sahara Tan
Cool Color



Beaufort Blue



Biscayne Blue
Premium Color



Stone Gray
Cool Color



Hilton Head Green
Cool Color



Patina
Cool Color



Silver Metallic
Premium Color
Cool Color



Onyx Black
Cool Color

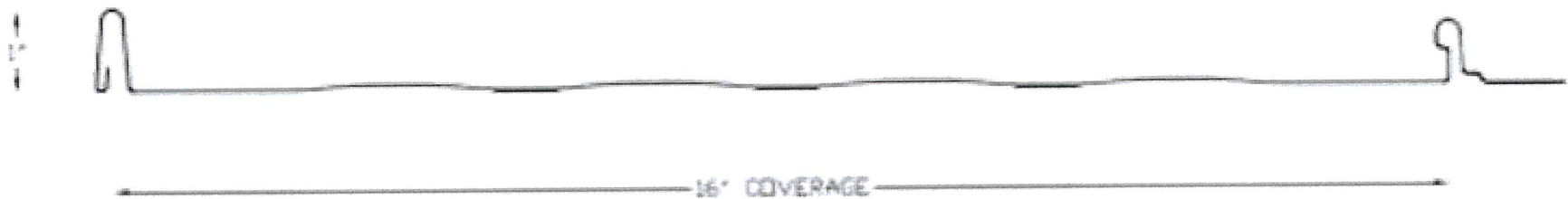


Acrylic Coated
Galvalume



Charcoal
Cool Color

NCR Panel Profile



Product Features

- NCR panels are a 1" high standing seam snap loc panel.
- Custom cut to the inch in lengths from four (4) to forty (40) feet.
 - For panels over forty (40) feet in length, please call.
- Available in 24 and 26 gauge steel, with 16 inch coverage.
- All panels are produced with striations. Striations help reduce the effects of oil canning.
- Warranties up to 40 years.
- A full line of standard or custom trim items are available in matching or contrasting colors.

Installation



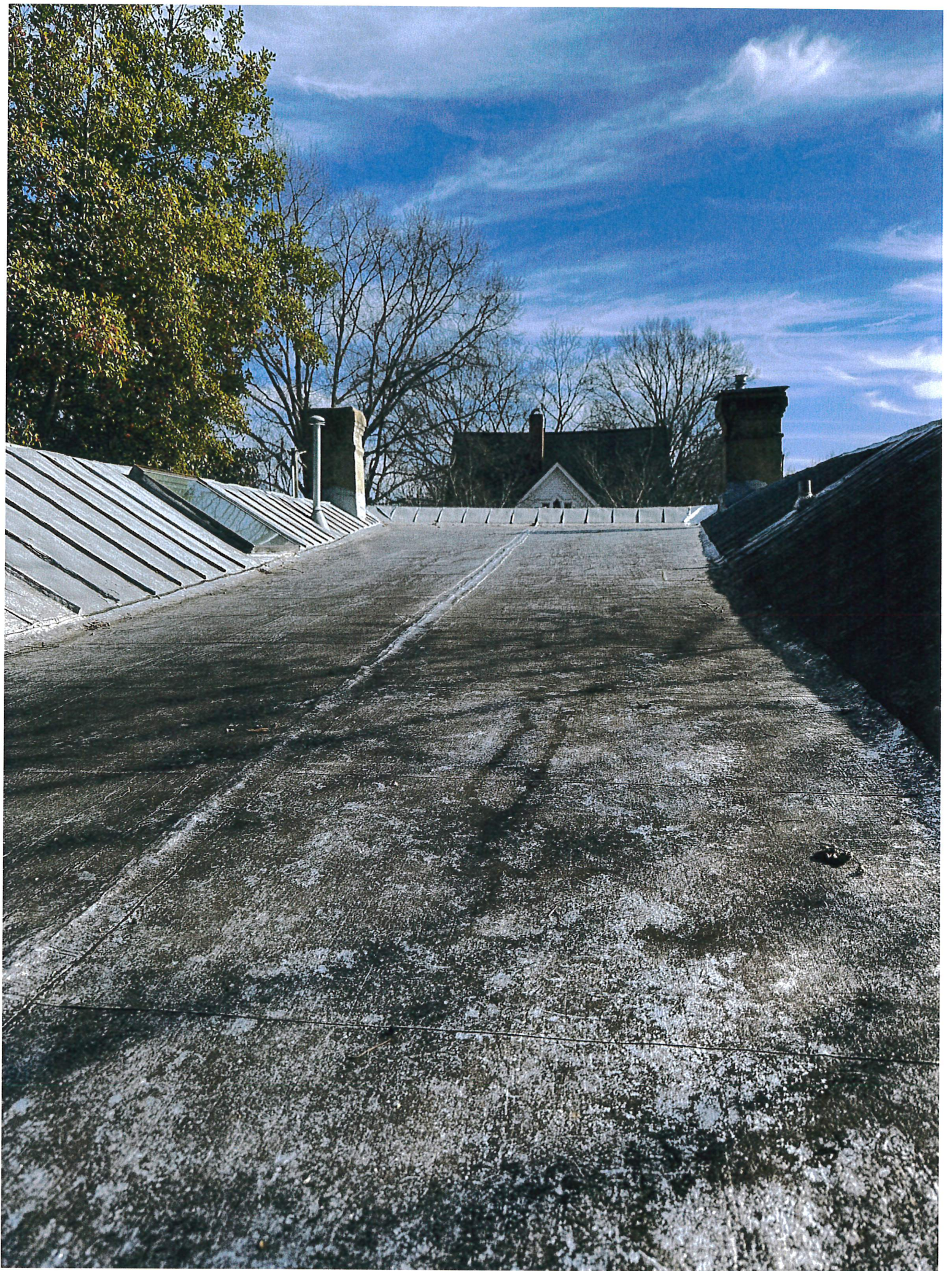
Installation Manual for Architectural Panels

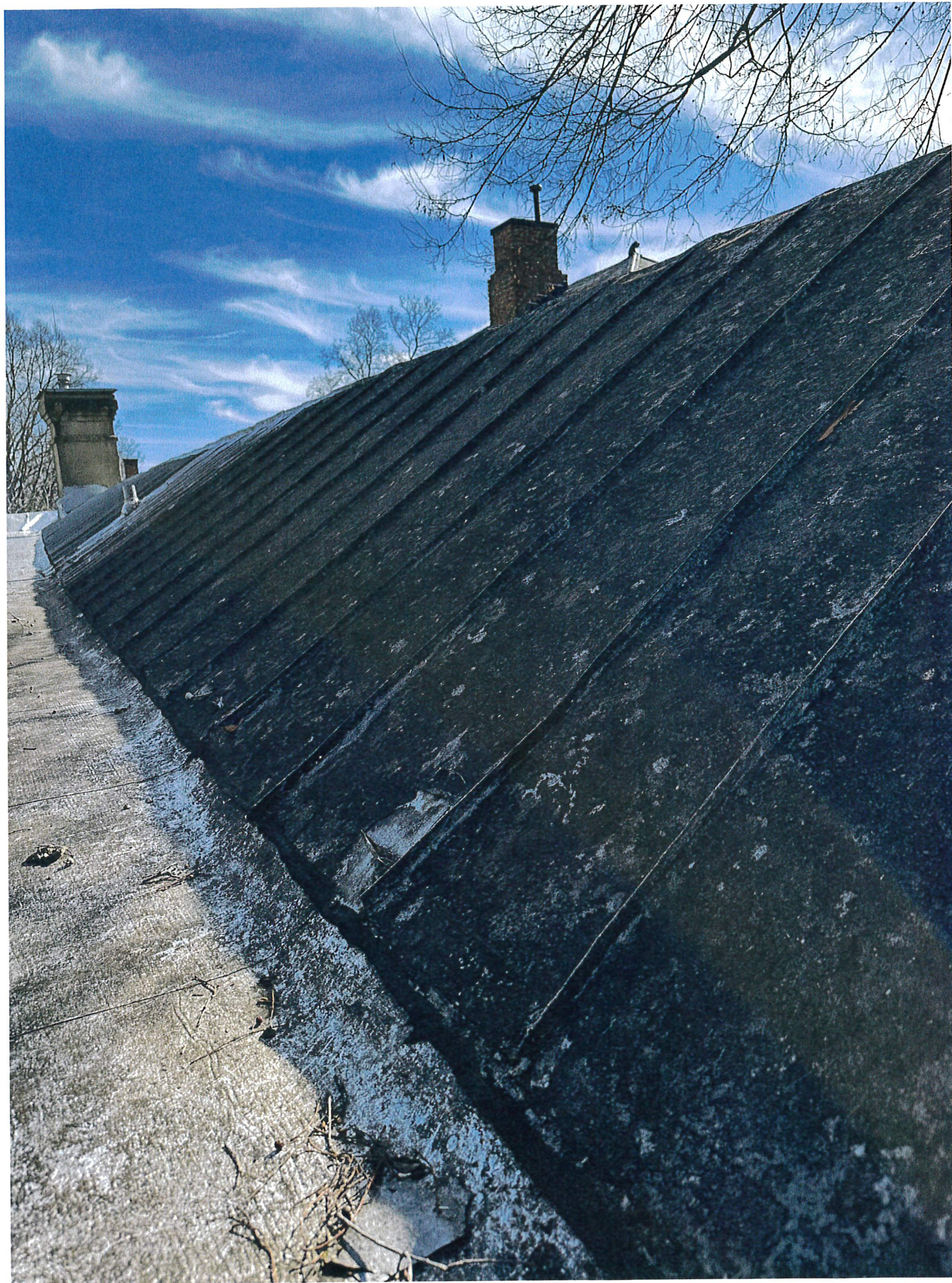
- NCR panels must be installed over solid decking only. When solid decking is used, a water shedding membrane must be used. This membrane should be a minimum of 30 pound felt.
- Recommended minimum slope is 2 1/2" in 12 inches.
- NCR panels do not require the use of clips to fasten to the deck. Slots in the panel allow for the use of pan head screws for attachment .
- Consult your Architect or Engineer for local building codes and/or restrictions.
- Oil canning is not considered a cause for rejecting the panels.











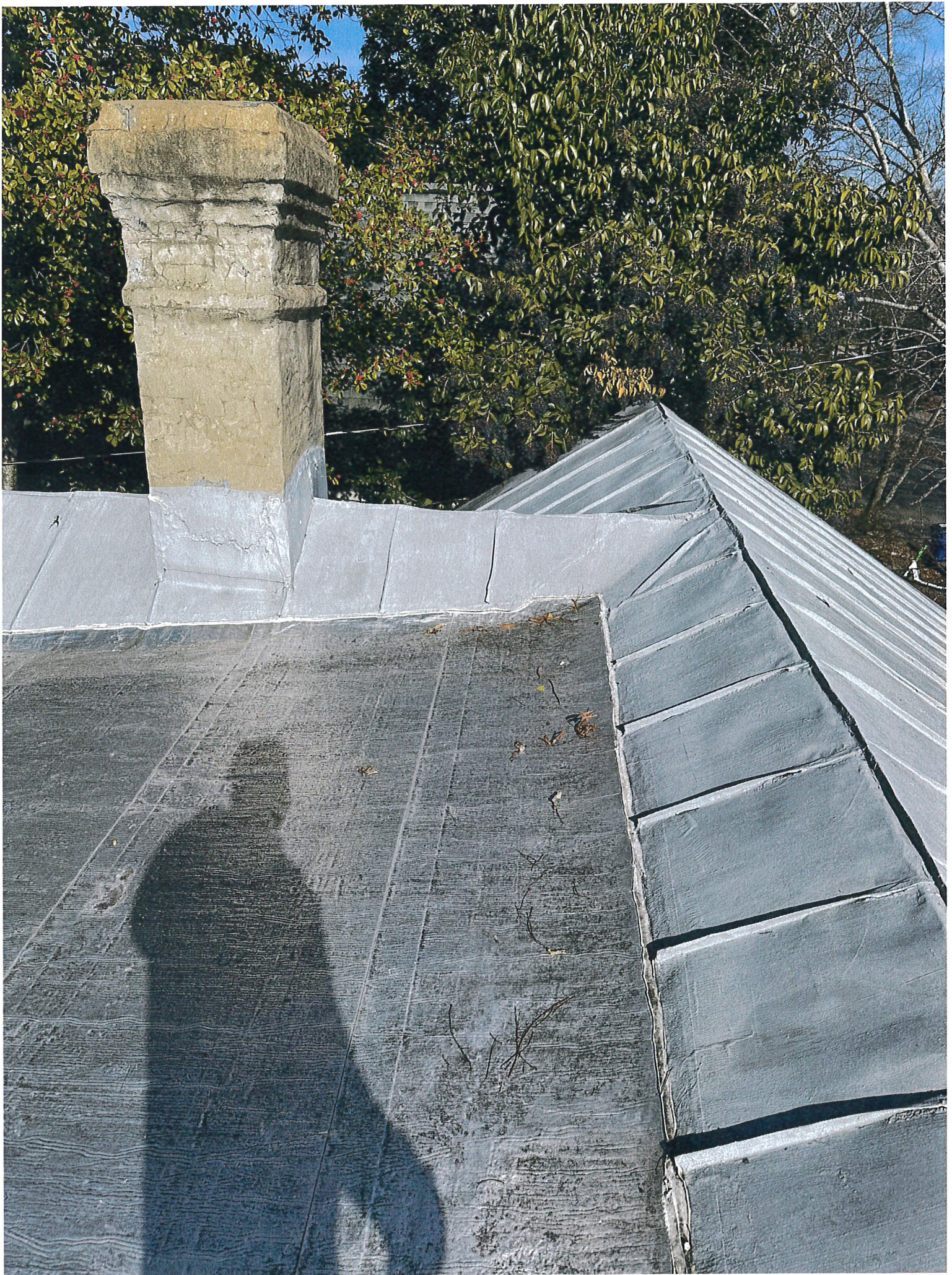














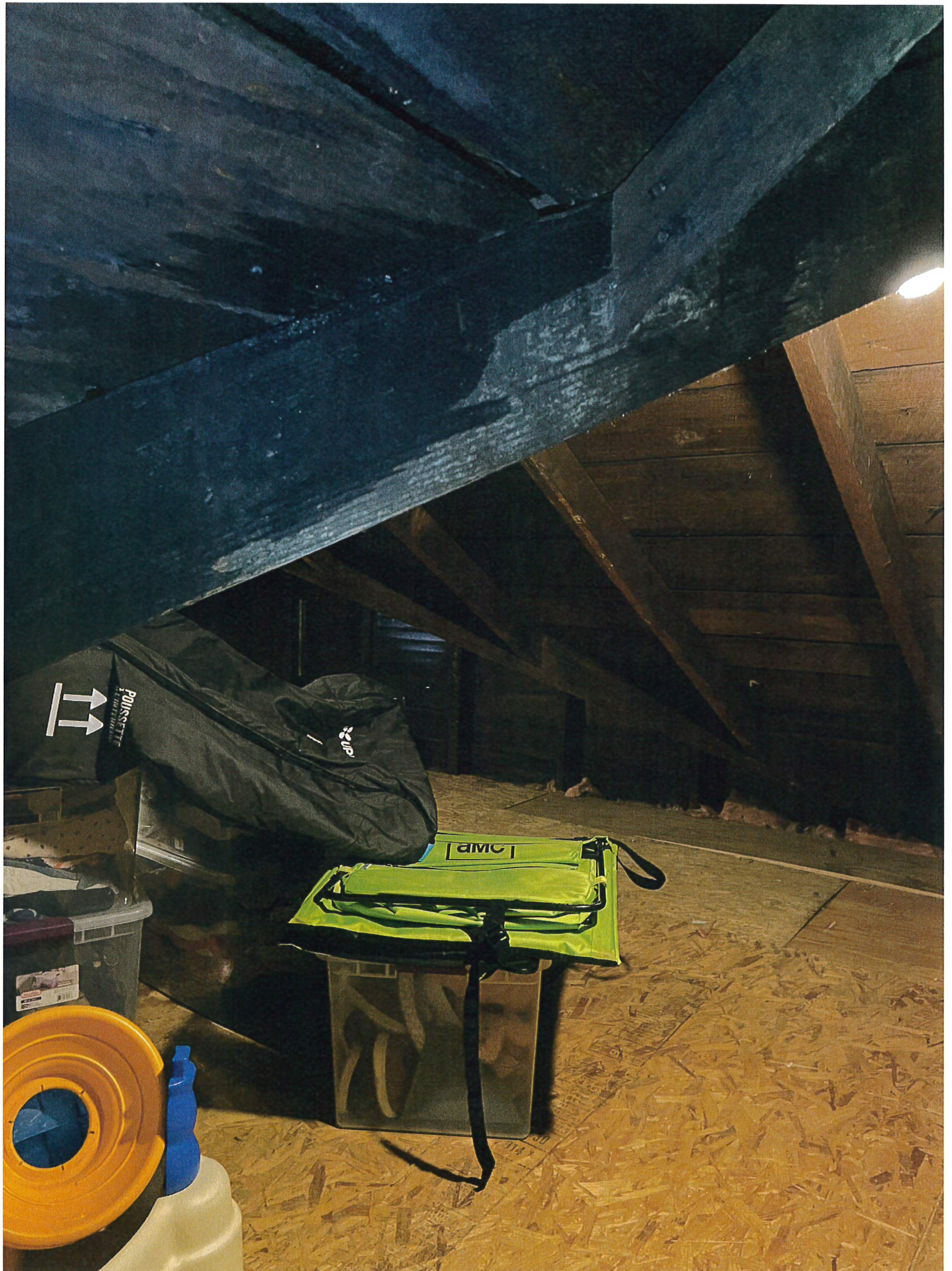


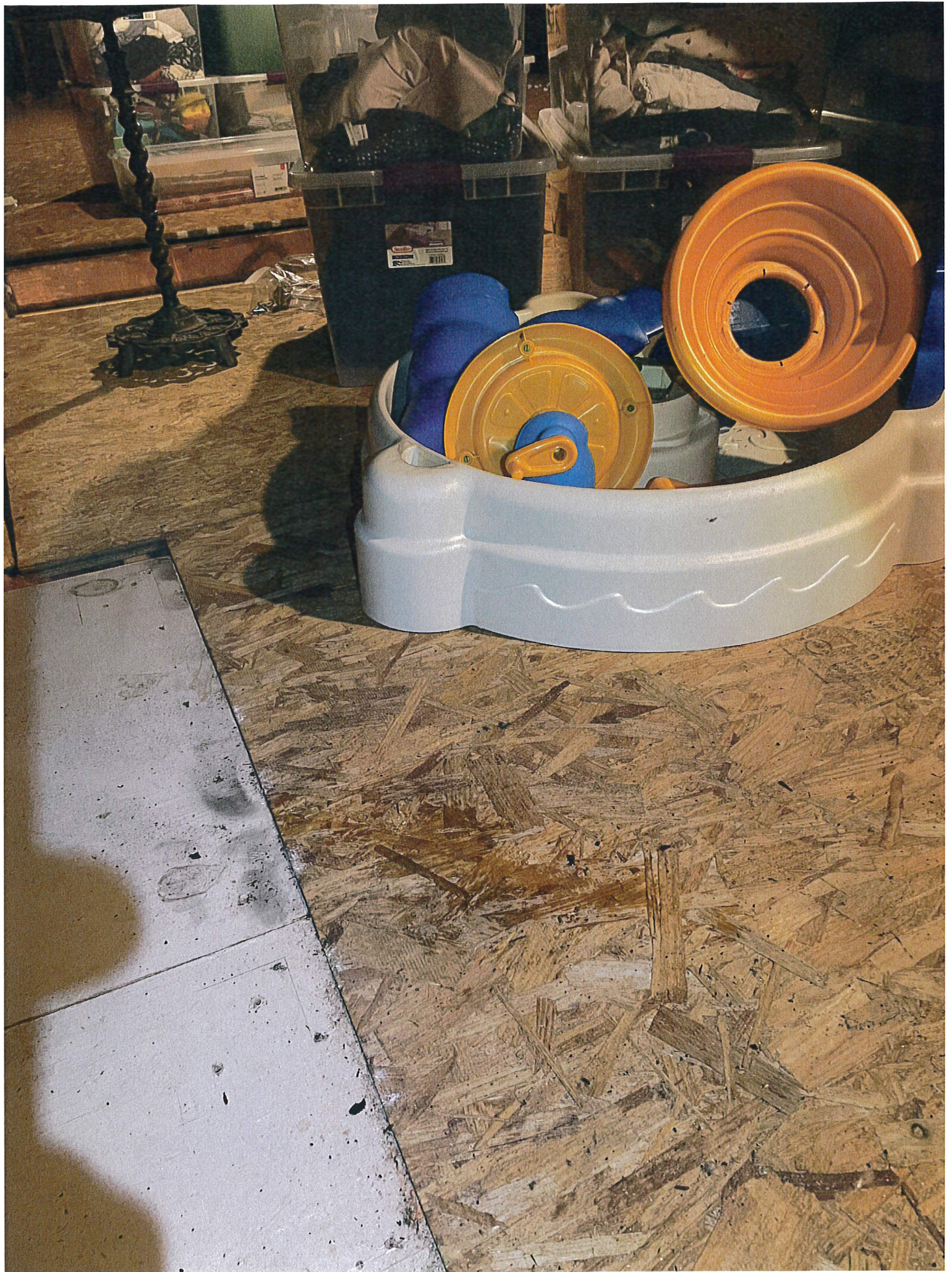


























5:14



43

New iMessage

Cancel

To: Tim Bradley

iMessage
Wed, Mar 2 at 9:15 AM

Hey Tim, now that it's getting warmer, any idea when you might be able to come by to fix our roof?

Wed, Mar 2 at 11:26 AM

Mon. The high temp is 83. Should be there by noon.
Thanks!
T

Thanks Tim!

!

Mon, Mar 7 at 2:12 PM



iMessage



Cash



5:14



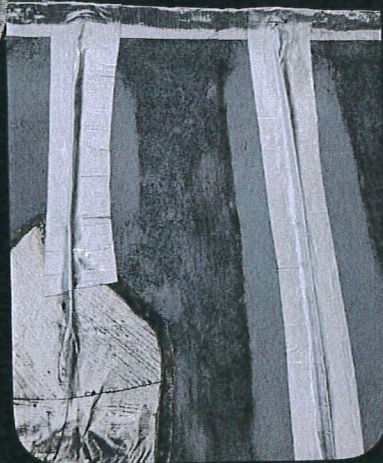
43

New iMessage

Cancel

To: Tim Bradley

Mon, Mar 7 at 2:12 PM



Pics of repair

9 Photos Saved



iMessage



5:15



43

New iMessage

Cancel

To: Tim Bradley

Sat, Mar 12 at 10:19 AM

How's the situation over there??

I went up there around 9am and there's definitely still water coming in around the south chimney

How about around the vent pipe area?

I didn't see any water in that area

Ok, sounds like a bit of progress.

Yeah I'll take it

If you can try to pinpoint area from the roof deck.

We haven't power since 8:00.

Oh wow we still have power. Yeah



iMessage



Cash



5:15



43

New iMessage

Cancel

To: Tim Bradley

Mon, May 9 at 4:47 PM



Hey Tim. This is Ethan Johnson at 111 N Bloodworth. I finally had a chance on Saturday to go up into our attic during a rain storm and check for leaks. It looks like the water is coming in around 5 feet east of our south chimney.



iMessage



Cash



5:15



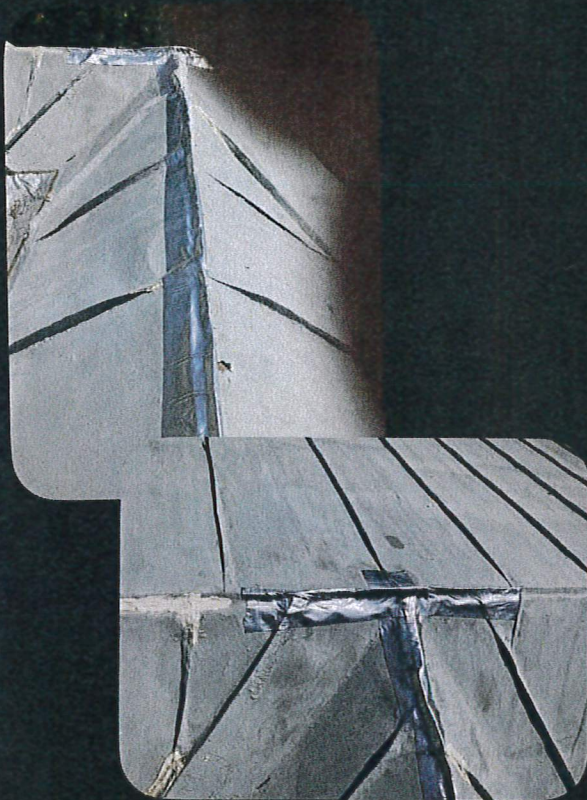
43

New iMessage

Cancel

To: Tim Bradley

Fri, Aug 26 at 12:58 PM



Here we are. Tried to keep material on W. side at a minimum to lessen visibility. Please let me know if this works.
Thanks,
Tim



iMessage



5:16



43

New iMessage

Cancel

To: Tim Bradley

Thu, Nov 10 at 6:31 PM



Does that align with leakage area???

Yes that's exactly where it appears to be leaking. Thanks!



iMessage



Cash

