

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

1004 W South St

Address

Alter rear porch

Boylan Heights

Historic District

Historic Property

COA-0044-2020

Certificate Number

5/19/2020

Date of Issue

11/19/2020

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. Kinnear

Raleigh Historic Development Commission

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

Type or print the following:		
Applicant name: Cuong Truong		
Mailing address: 214 Ronaldsby drive		
City: Cary	State: NC	Zip code: 27511
Date: 10 March 2020	Daytime phone #: 310 382 6754	
Email address: chicago2010@yahoo.com		
Applicant signature: Cuong Truong		
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-0044-2020</u> Fee: _____ Amount paid: _____ Received date: _____ Received by: _____	
Property street address: 1004 W South Street, Raleigh 27511		
Historic district: Boylan Height		
Historic property/Landmark name (if applicable):		
Owner name: Cuong Truong		
Owner mailing address: 214 Ronaldsby Drive, Cary 27511		

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>57</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).
	Alteration/Construction/Removal of exterior Stairs and Steps	Repair rotted front porch stair/hand rail. Keep the same design
		<i>^ Rear</i>

<p align="center">Minor Work Approval (office use only)</p> <p>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>11/19/2020</u>.</p> <p>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.</p> <p>Signature (City of Raleigh) <u>Collette R K</u> Date <u>05/19/2020</u></p>
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10 March 2020

Dear whom it may concern,

My newly purchased home in Boylan Height, address 1004 W. South Street has deteriorated back porch. The porch is in bad shape with rotted wood and no longer safe.

I would like to replace/repair the porch with new wood and keep the same original design.

Thank you

CT Truong

310 382 6754





Keep all columns

Replace this railing

Replace these steps

Replace these rotted Wood boards

Keep this railing

Keep this railing

Replace these rotted wood sidings

Kinane, Collette

From: Cuong Truong <chicago2010@yahoo.com>
Sent: Tuesday, May 12, 2020 9:46 AM
To: Kinane, Collette
Subject: Re: 1004 W South Street - COA applications review

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!

Hope everything is well and stay safe!

Thank you for getting back to us. Really appreciate!

1. Front step:

Thank you for approving to repair/replace of the steps.

About railing, I don't know what it looks like in 1993. So you are ok with no railing as original design (feel a bit unsafe)? We can also paint the wood railing to black if you think is better (we think white would fit better with the house color scheme). We will check the cost of metal railing as well but we have a bit of concern about uncertainty situation and don't want to spend so much money these days.

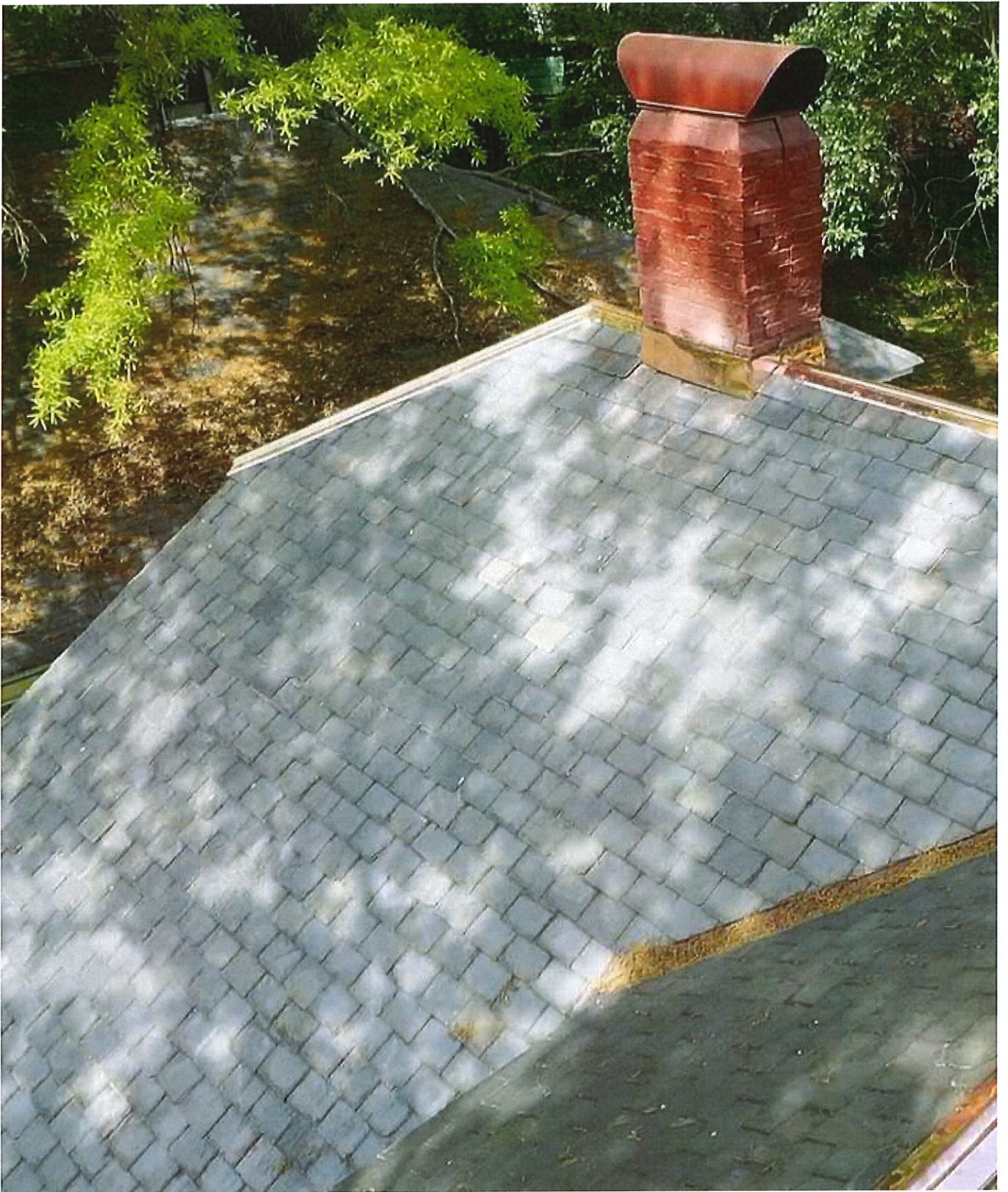
2. Back porch:

Yes, we will match the existing railing. Otherwise it will look very strange.

3. Windows:

We understand your concern. We will take your advice like we did with your advice about slate roof (we found a very good slate roof company and they be able to fix the slate roof for us. Pls see the attached picture). We will try to find way to restore these windows.

4. If you approve any of these applications, how can we get these certificates to start the work?



Have a nice day and hope you and your family staying safe and healthy!

Regards
CT

Sent from my iPhone

On May 1, 2020, at 1:08 PM, Kinane, Collette <Collette.Kinane@raleighnc.gov> wrote:

Hi, CT –

My many apologies for the delay in response. Your email accidentally got lost as we shifted to working from home and I just now realized I had missed it. Thanks for sending the additional information and photographs. Our comments and questions are included below:

Front Step Replacement –

The repair and replacement of the steps is great. I have no questions or concerns about that component. Thanks for that! The railing, however, appears to us to have been a temporary railing that wasn't designed to be permanently installed. In looking through our files, the earliest photograph I've been able to find is from 1993 and shows no railings. To install a permanent railing, a simple black metal railing would be appropriate and something that we could approve as staff.

Back Porch Replacement –

Only one question here: for the small section of railing you're replacing, will you be matching it to the existing?

Windows –

You are correct that replacement of windows appears on the minor work list. Staff can approve the replacement of windows that are damaged or deteriorated beyond repair. At the top of the List of Work document in the minor work description it also states: "Staff will refer Minor Work projects to the COA Committee for review if in staff's judgment the change involves alterations, additions, or removals that are substantial, do not meet the guidelines, or are of a precedent-setting nature." Replacing all of the windows without evidence that the windows were damaged or deteriorated beyond repair would be an alterations that is considered substantial and potentially, without evidence, may not clearly meet the guidelines. Additionally, the change in material is something that staff cannot approve. To date, the Committee has only approved new wood windows in historic houses in Boylan Heights. The neighbors that have vinyl windows likely originally replaced theirs prior to the designation of the Boylan Heights district. Without the documentation of the previous windows and with the change in material, it is unfortunately a project that must be submitted as a major work.

I hope you and your family are staying safe and healthy!

Thanks,
Collette

Collette R. Kinane
Preservation Planner II

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

From: Cuong Truong <chicago2010@yahoo.com>
Sent: Wednesday, March 18, 2020 9:24 PM
To: Kinane, Collette <Collette.Kinane@raleighnc.gov>
Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Morton, Erin <Erin.Morton@raleighnc.gov>
Subject: Re: 1004 W South Street - COA applications review

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.

Hi Collette,

Thank you very much for reviewing my applications. Greatly appreciate your help!

Utility Chimney –

- Thank you for your approval

*** will send you pictures after we finish*

Front Step Replacement –

- Attached, pls see pictures with better call-outs for easier to understand.
- We will keep all of the front/vertical boards as they are still in good shape (will be good after power wash).
- We will replace all the boards facing up with new treated wood boards.
- We will re-enforce the handrail column with 6x6 post. Will repair the top rail and will add 2nd rail below it for better structure.
- We plan to add the same handrail to the other side of the stair for symmetrical look of the bungalow style.
- Will paint these handrails white to match with the front porch railing color

*** will send you pictures after we finish.*

Back Porch Replacement –

- Attached, pls see pictures with better call-outs for easier to understand.
- We will keep all the columns and most of current railings.
- We will have to replace the steps as the wood is totally rotted (see picture).
- And replace all the decking boards with new treated wood decking boards.

*** will send you pictures after we finish.*

Windows –

I am a bit confused here.

Under "Certificate of Appropriateness List", the "Installation of new window" #85 is listed as "Minor". So why should I submit major work application?

We didn't consult with window repair professional. These windows were very bad so we decided to replace them (it was a big mistake from our part, I guess). But we all new windows match the old window design, dimension with all the original trim, detailing.. The only different is material.

We didn't realize it would be a huge problem as couple houses around us also have fiber glass window. Pls see attached pictures of the house across from my home and another just on the left hand side of my house.

Thank you
CT

On Wednesday, March 18, 2020, 04:47:53 PM EDT, Kinane, Collette <collette.kinane@raleighnc.gov> wrote:

Hi, CT –

Thank you for submitting four applications for work on your property. To keep our comments organized, I'm going to respond to each project below with our questions and comments.

Utility Chimney –

- Thanks for including the photographs and description of the utility chimney removal at the rear of the house. This is a request that we can absolutely approve. We'll be printing and mailing you the approved placard for this request.

Front Step Replacement –

- Can you describe the extent of repair and replacement for the front steps? While similar, we tend to use each word differently when it comes to COA applications (repair = using the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods; replace = installing new material in place of the old material).
- Will the railing also be replaced?

- Please provide detailed photographs of the existing front steps and railings from multiple angles.
- Please provide a drawing of what the new stairs and railing will look like. We encourage the use of a simple, black-metal railing.

Back Porch Replacement –

- Similar to the above, can you describe the extent of repair and replacement for the back porch? Do you also plan to replace/repair the columns and railing?
- Tongue and groove decking (the same width as the existing) should be installed perpendicular to the house with no end caps
- Please provide a drawing of the proposed porch design.

Windows –

Because the work on this portion of the projects has already begun, an after-the-fact major work COA application will need to be filed. The replacement of windows is a request that is not considered lightly by the Committee. When asking to replace the windows, you're actually asking the Committee two questions: A – Can the windows be replaced? and B – If the windows can be replaced, what can be installed in their place? When submitting your major work application, you will need to include:

- Detailed photographs or elevation drawings of each side of the house (both with the original windows and with the proposed/installed windows).
- We typically request the submission of a professional assessment as to the state of the windows and whether the windows could not be repaired. Did you consult with a professional prior to replacing the windows? Detailed photographs of each removed window showing that the windows are damaged beyond repair should also be included.
- An example of a well-organized application with detailed photos is attached. That person chose not to proceed with the window replacement application and instead repaired the windows.

To proceed, you will need to submit a major work COA application and provide the additional materials. If you can provide the additional materials with 10 hard copies of the application and stamped, addressed envelopes to all property owners within 100' by March 30th, we will be able to add the application to the April 23rd COA Committee meeting agenda. If you need additional time to gather the application materials, the application deadline for the May COA meeting is Wednesday, April 15th.

A few additional things to keep in mind:

- If new windows are approved to be installed, section 2.7 of the Design Guidelines should be consulted. Specifically, Guideline 2.7.6: "If a historic window or door unit is deteriorated beyond repair, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials."
- In the Boylan Heights neighborhood, the Committee has only approved the installation of all-wood windows on historic structures.

Hopefully, you still have the original windows in storage. We encourage that you request a window assessments from a craftsman who has experience in repairing wood windows. We've received several repair/restoration applications from the following, although of course the City and RHDC do not specifically endorse or recommend any of these vendors over others that may do work in the city:

- i. Oak City Artisans: Will Hillebrenner,
will_i_am_1@yahoo.com, 347-738-1228 and Charles Parker, 919-798-2556
- ii. Bob Doster - VonDoster Restoration & Construction,
LLC, vondosterinc@gmail.com, 919-264-0712
- iii. Double-Hung: 888-235-8956, info@double-hung.com
- iv. Luke Williamson with Williamson Renovations:
843.532.2452
- v. Mark Wlodarczak, Red Acorn Construction
Services: 919-270-6505
- vi. Al Poland - Window Restoration and Repair,
al@sapoland.com
- vii. Thompson Millwork: Matt Stansell & Ryan Hrvatin,
www.thompson-joinery.com

Please let us know if you have any questions.

Thanks,

Collette

Collette R. Kinane

Preservation Planner II

■ Raleigh Urban Design Center

One Exchange Plaza, Suite 300 | Raleigh, NC 27601

919-996-2649 | raleighnc.gov