



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Replace rear door

*Beyond this expiration date, NC Session Law 2021-03 grants an extension to all valid development permits until 150-days after NC Executive Order 116 is rescinded.

414 New Bern Ave

Address

Oakwood

Historic District

Historic Property

COA-0046-2021

Certificate Number

7/30/2021

Date of Issue

1/30/2022*

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: Justin & Lauren Miller		
Mailing address: 414 New Bern Ave		
City: Raleigh	State: NC	Zip code: 27601
Date: 03/18/2021	Daytime phone #: 216-849-3929	
Email address: millerjustinw@gmail.com		
Applicant signature: Justin Miller		
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-0046-2021</u> Fee: _____ Amount paid: _____ Received date: _____ Received by: _____	
Property street address: 414 New Bern Ave, Raleigh, NC 27601		
Historic district: Oakwood		
Historic property/Landmark name (if applicable):		
Owner name: Justin & Lauren Miller		
Owner mailing address: 414 New Bern Ave, Raleigh, NC 27601		

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>29</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).
2.7/50-53	Windows & Doors	Replace non-original door with new hardwood door

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>01/30/2021</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 Martin</u>	Date <u>07/30/2021</u>





The rear entry door to our home is badly deteriorated and needs to be replaced. We have had several experts evaluate the door, and it has been determined that the door is not original to the home and was in bad shape at the time of install. Replacement was recommended over repair. The door was installed during the renovation in 2016-2017 before we took ownership of the home. It was obviously used just to get the project completed and pass the problems on to the next owner (us). There is an original transom above the door that we will leave as is and repair/repaint.

After evaluating our options, we are planning to replace the door with a hardwood door from Dallas Millwork to match the style of the home.

Front of the home:



Rear of the home:



Current door:



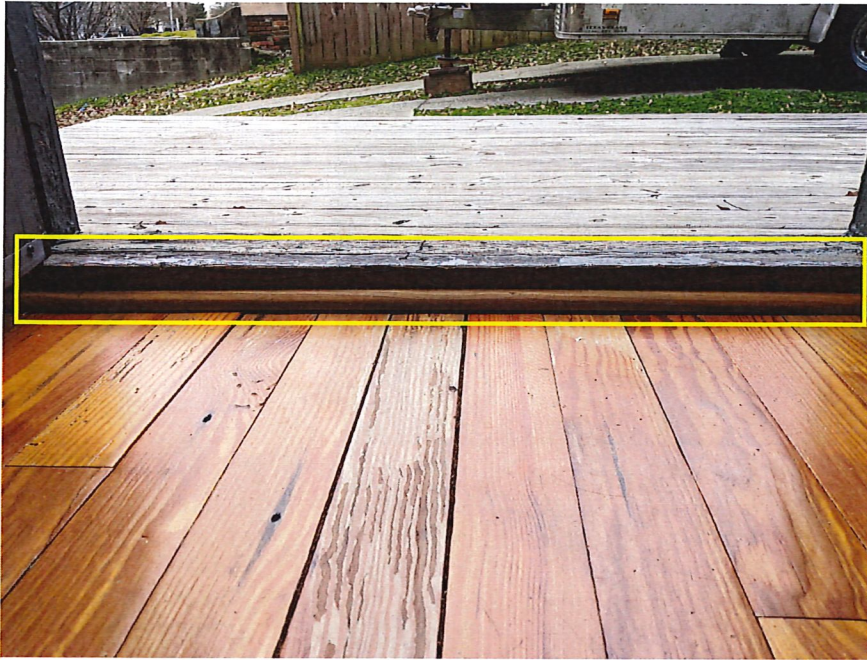
Notice above the door, the transom detail which is original. This detail will be left as is and repaired. Only the door below the transom will be replaced.



See the patched-in 1"x2" stock between the door and the transom that was used to patch this incorrectly sized replacement door into the existing frame, indicating the door is not original.



Also, the "threshold" is badly oversized in an effort to fit an undersized door into the original frame.



The base of the door is badly rotted.

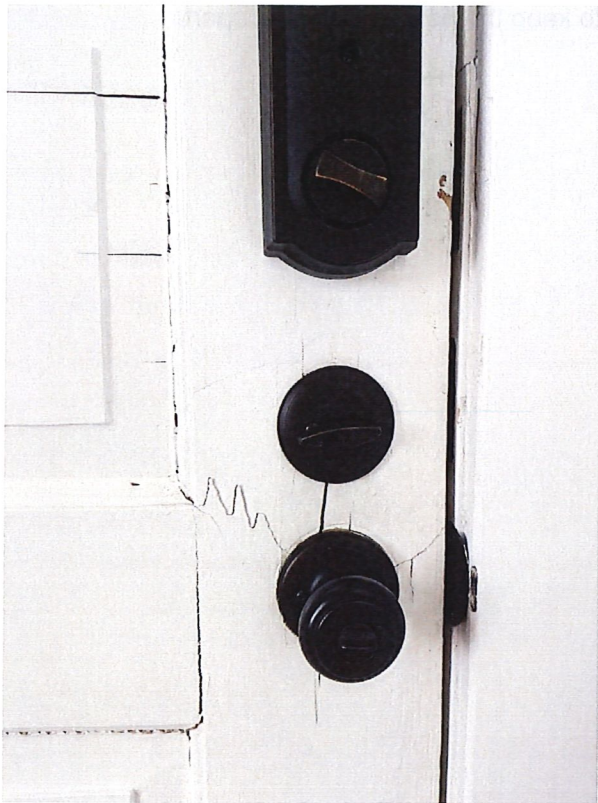


The threshold was incorrectly built which is allowing water to spill into the house, rather than directing the water to the outside.



There are cracks in the door, and it is pulling apart at the seams. Also, the door is not watertight and is allowing water to enter the home.





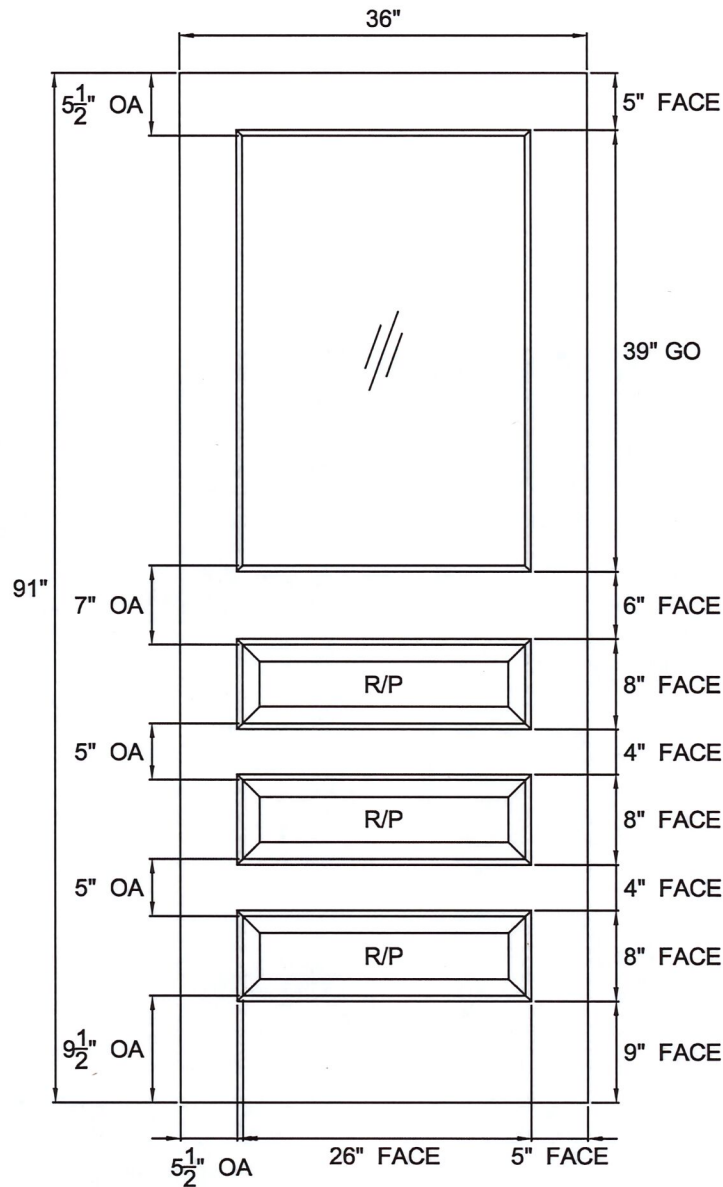
Notice where pneumatic brad nails were added to keep the door from falling apart.



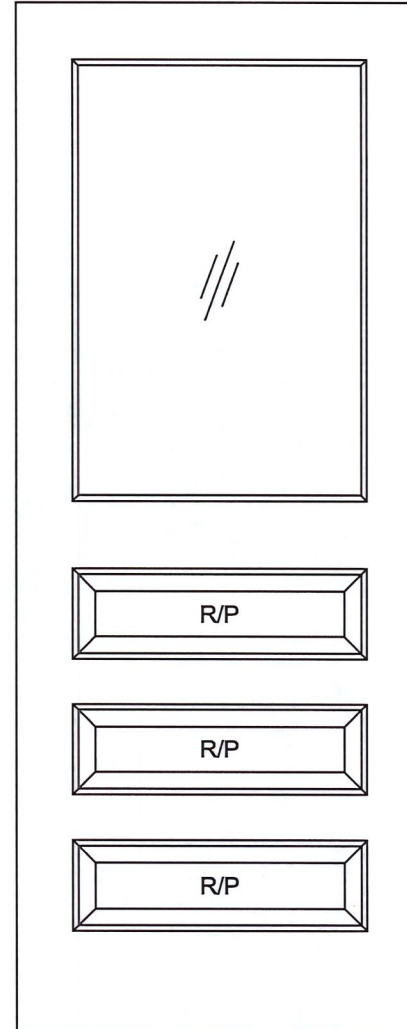
We are working with Fitch Lumber to purchase a custom wood door from Dallas Millwork. The new door will have a very similar half lite, three panel appearance as the existing door. The door will be very similar to that pictured below, but without the dentil shelf.

We plan to paint the door to match the current scheme, and to better protect the new door against the harsh sun conditions. The oversized threshold will be removed and a new one installed to help the water wash away from the door and inside of the house.





SLAB ONLY, NO PREP



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND 1/2" TO THE "OSJ" HEIGHT



Manufactured By:
Dallas Millwork Inc.
PO Box 549 Hiram, GA. 30141
770-943-3909
770-943-3900-FAX

CUSTOMER
FITCH LUMBER

APPROVED BY:

X

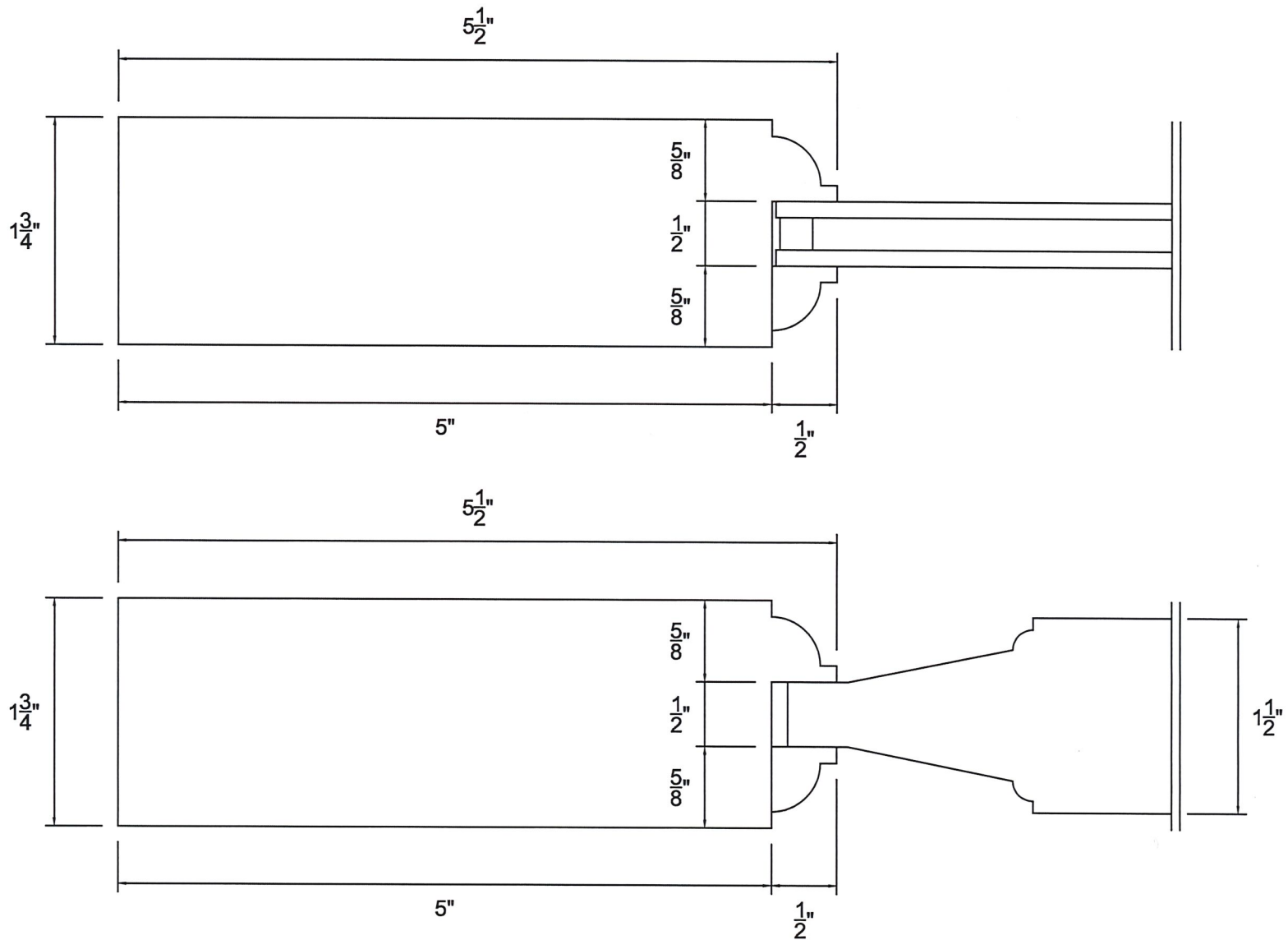
DRAWING#

NC7272101

DATE: 7-27-2021

REV. #:

REV DATE:



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND $\frac{1}{2}"$ TO THE "OSJ" HEIGHT



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