



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

## Project Description:

Enclose existing rear porch and add 3 skylights; replace asphalt shingle and membrane roofs; install roof vents; replace/add gutters; install new wood front door and wall sconce lights; install rear wall lighting; remove non-historic secondary front door and wall sconce light; infill/restore original front window opening and install relocated rear historic window; construct new rear wood French doors; remove non-historic HVAC window units; install front porch ceiling fan

209 Linden Ave

Address

Oakwood

Historic District

Historic Property

COA-0091-2023

Certificate Number

7/20/2023

Date of Issue

1/20/2024

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: Benjamin Bingham		
Mailing address: 209 Linden Ave		
City: Raleigh	State: NC	Zip code: 27601
Date: 7/18/2023	Daytime phone #: 336-687-7624	
Email address: benbingham726@gmail.com		
Applicant signature: Benjamin Bingham		
<small>Digitally signed by Benjamin Bingham DN: cn=US, email=benbingham726@gmail.com, c=US, o=Benjamin Bingham Reason: I am the author of this document Date: 2023.07.18 10:07:19 -0400</small>		
<p>Minor work (staff review) – one copy</p> <p>Major work (COA committee review) – ten copies</p> <p style="padding-left: 40px;">Additions &gt; 25% of building sq. footage</p> <p style="padding-left: 40px;">New buildings</p> <p style="padding-left: 40px;">Demolition of building or structure</p> <p style="padding-left: 40px;">All other</p> <p>Post approval re-review of conditions of approval</p>	<p style="text-align: center;"><b>Office Use Only</b></p> <p>Transaction #: _____</p> <p>File #: <u>COA-0091-2023</u></p> <p>Fee: _____</p> <p>Amount paid: _____</p> <p>Received date: _____</p> <p>Received by: _____</p>	
Property street address: 209 Linden Ave		
Historic district: Oakwood		
Historic property/Landmark name (if applicable): N/A		
Owner name: Benjamin Bingham		
Owner mailing address: 209 Linden Ave		

<b>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.</b>	
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? <input checked="" type="checkbox"/> Yes    No	Office Use Only Type of work: <u>29, 30, 48, 50, 57, 84</u>
Did you consult with staff prior to filing the application? <input checked="" type="checkbox"/> Yes    No	

Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
2.8/55	Porches	Enclose the existing rear porch
2.7/57	Windows & Doors	Replace non-historic front entry door with historic window from rear of home, add new french doors to rear of home.
3.10/46	Utilities & Energy Retrofit	Replace existing window units with single split-system heat pump
3.8/42	Entrances, Porches, & Balconies	Install ceiling fans on front porch, add sconce to front door for symmetry, remove sconce from non-historic entrance

<p align="center"><b>Minor Work Approval (office use only)</b></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>01/20/2023</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><i>Erin North</i></u>                      Date <u>07/20/2023</u></p>
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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? <input checked="" type="checkbox"/> Yes      No	<b>Office Use Only</b> Type of work: _____ _____
--	--

Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
3.5/p.35	Roofs	Replace existing asphalt shingles and membrane roofs, replace/add K-style gutters, add new vents to roof
2.7/57	Windows & Doors	Install (3) fixed skylights to porch enclosure

<p align="center"><b>Minor Work Approval (office use only)</b></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 _____.</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) _____ Date _____</p>
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**Brief:**

Enclose the existing back porch to create a new primary bathroom and laundry closet. Upon a structural engineer's review, it was determined that at some point the footings and main support for the back porch were moved back and are not sufficient. This has moved up our plan to convert this porch into a primary bathroom and optimize the house layout as we renovate it back into a single family home. There will be no windows added to this addition, only skylights in the roof. The siding will be extended to match the remainder of the house in reveal and material. The foundation will also mirror the original portion of the house with a solid painted masonry skirt and painted skirtboard. The corner board will remain on the backside of the house to break up the siding and delineate the addition. Paint colors to match existing, approved in 182-17-MW (previous owner).

As part of this renovation, the extensive termite damage will be repaired from below to level both the porch/porch roof, and existing structure.

While removing both points of entry from the home, we decided that we'd like to swap out the non-historic door on the front porch with the window from the back left of the home and install a new double door on the rear of the home, centered between the existing bumpout and the left exterior wall. The door will be 72"W x 80"H, with a 16" transom above.

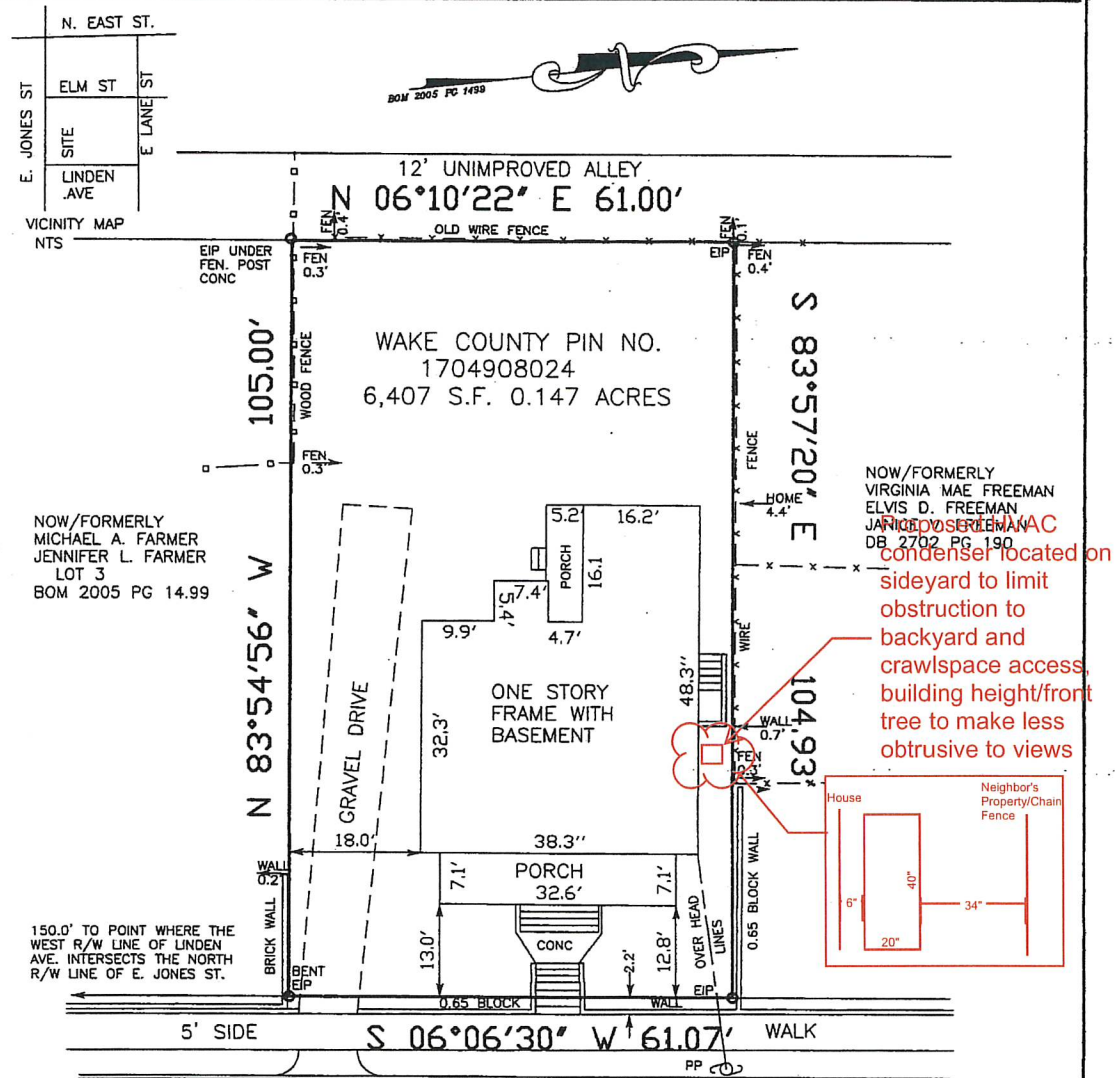
The rear door will be custom built to have matching trim and jambs to match the front entry door.

The non-historic front door was hung in the old window framing, the existing trim appears to be original from the old window. The sill will be custom made to match the existing window on the left.

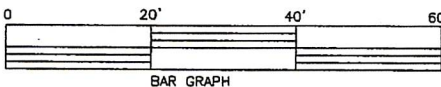
See supporting images/measurements below:



SUBJECT PROPERTY IS \_\_\_\_\_ IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170400K ZONE X



SEE DEEDS  
BOOK 13773 PG 650  
BOOK 892 PG 172  
BOOK 112 PG 483



THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ NOT FOR RECORDING, INFORMATION FOUND  
RECORDED IN BOOK OF MAPS \_\_\_\_\_, PAGE \_\_\_\_\_ WAKE COUNTY, N. C.

I, JOHN Y. PHELPS, JR., CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDINGS SHOWN ARE WHOLLY ON THE LOT AND THAT THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON SAID LOT UNLESS SHOWN OTHERWISE. THIS MAP IS NOT FOR RECORDING.

SEAL  
L-1319

JOHN Y. PHELPS, JR.  
PROFESSIONAL LAND SURVEYOR  
5110 BUR OAK CIRCLE  
RALEIGH, NORTH CAROLINA, 27612 (919) 787-3658

PROPERTY OF  
BENJAMIN BINGHAM  
ALLISON BINGHAM

209-211 LINDEN AVE  
RALEIGH, N.C.

SCALE  
1"=20'  
DATE  
6/28/23  
2231/1683

JOHN Y. PHELPS, JR.  
PROFESSIONAL LAND SURVEYOR  
5110 BUR OAK CIRCLE  
RALEIGH, NORTH CAROLINA, 27612 (919) 787-3658



## Morton, Erin

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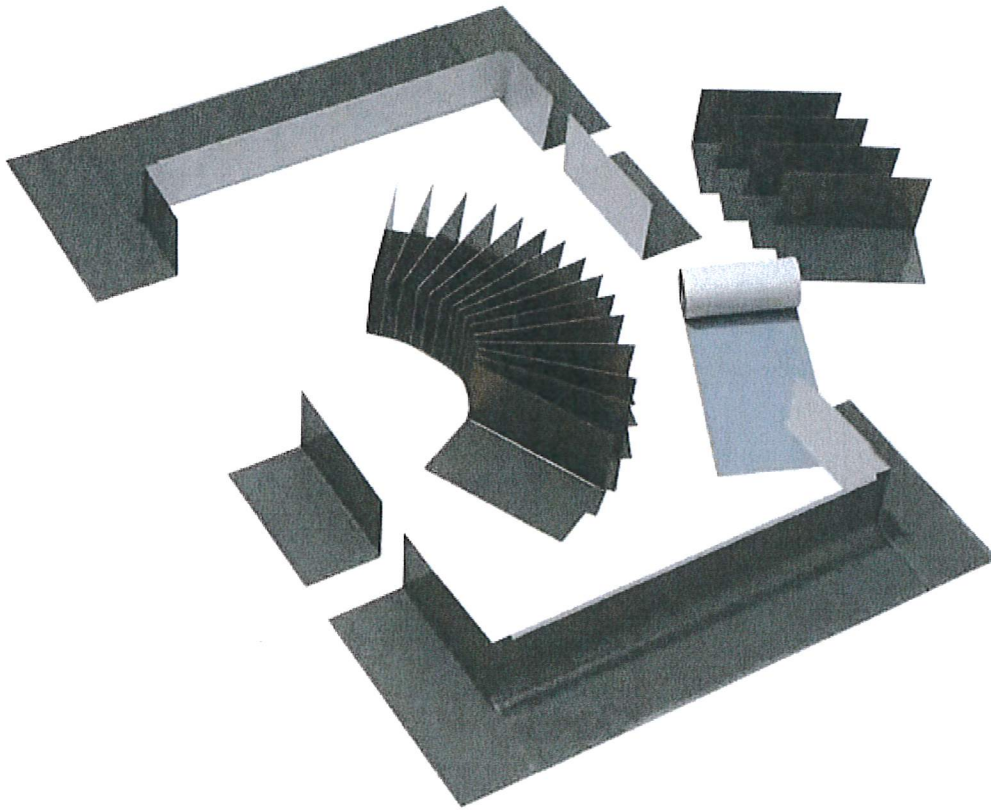
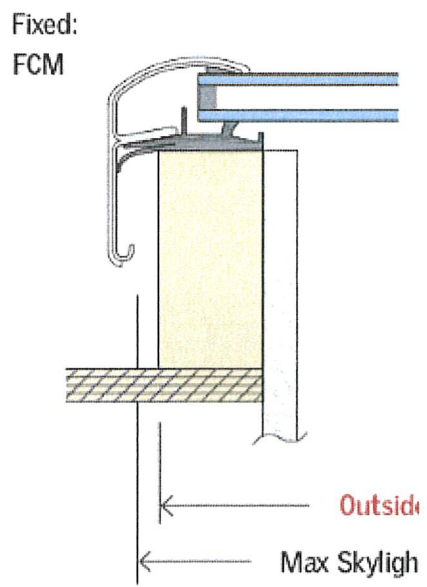
**From:** Ben Bingham <benbingham726@gmail.com>  
**Sent:** Thursday, July 20, 2023 6:37 AM  
**To:** Morton, Erin  
**Cc:** Kinane, Collette  
**Subject:** Re: COA-0091-2023 (209 Linden Ave) - Minor Work  
**Attachments:** IMG\_6358.jpg; COAApplication.pdf; DX6VSS3610.pdf

**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.

Hey Erin, that was quick! Awesome!

- To remain a minor work COA, staff can approve flanking front door sconce lights of same style or replacing the existing single light with the proposed design. Can you clarify the final light pattern you would like to request?
- Our hope was for flanking lights of the new proposed light. If the choice is between flanking the door with the old stlye light or installing only one of the new design, we would like to go with flanking w/ old design. I'm realizing now we have no lights for the rear of the home, can I propose to flank the rear doors with existing lights from back porch?
  - Provide a photo of existing membrane roof areas to be replaced. What is proposed color of EPDM roof? Staff can approve the front roof EPDM replacement as a minor work COA if it stays the same color.
- Please see attached, the membrane is the same color in the back, we will be going back with black in both areas as well.
  - Provide the HVAC unit manufacturer's specifications, including product image, color, overall dimensions, and concrete pad dimensions if constructing (how far off house foundation/wall and how far from side property line?)
- See attached for submittal data on ODU that includes an image of the unit. The pad will be 20"x40", 6" off of the house, and 34" from the neighboring property. See attached revised detail to show this.
  - The application states the skylights will be curb mounted – what is the overall height the skylights will be installed above the roof surface? What is the proposed curb material/color? Ideally, the overall height would not exceed 6" above the roof surface.
- Unfortunately I cannot find a height dimension on the skylight itself, but the curb will be made of 2x4, so will be 3.5" off the roof deck. The depth of the window is 3", but looks like half of that is the "flange" that will go over the curb, so finished install height should be <6". The flashing that goes around the windows is the same color as the frame, unfortunately I can't find where they publish that color but picture can be found here:





On Wed, Jul 19, 2023 at 3:45 PM Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)> wrote:

Ben,





## Submittal Data Sheet

Daikin Fit, Side Discharge Inverter AC, 16.2 SEER2, 3.0T  
DX6VSS3610

### STANDARD FEATURES

- Daikin variable-speed swing compressors
- Quiet digitally commutated fan motor
- High-density compressor sound blanket
- Compatible with Daikin One+ smart thermostat and other Daikin communicating equipment
- Daikin control algorithmic logic
- In communicating mode, only two low-voltage wires to outdoor unit required
- Diagnostic indicator lights, seven-segment LED display, and fault code storage
- Daikin Inside intelligence for diagnostics
- Field-selectable boost mode increases compressor speed during unusually high loads
- Field-installed bi-flow filter drier
- Coil and ambient temperature sensors
- Suction pressure transducer
- Quiet-mode - provides enhanced acoustical comfort, up to 3 different sound levels (as low as 45dBA)
- Sweat connection service valves with easy access to gauge ports
- AHRI Certified; ETL Listed



### CABINET FEATURES

- Heavy-gauge galvanized steel cabinet with grille-style sound control side design
- Custom Ivory white powder-paint
- High corrosion-resistant (ZAM®), unpainted steel bottom frame and legs on 1.5-3 ton models
- 500-hour salt-spray tested
- Wire fan discharge grille
- Top and side maintenance access
- When properly anchored, meets the 2020 Florida Building Code unit integrity requirements for hurricane-type winds (Anchor bracket kits available.)





## Submittal Data Sheet

Daikin Fit, Side Discharge Inverter AC, 16.2 SEER2, 3.0T  
DX6VSS3610

### PERFORMANCE COMBINATION (HSVTC)

\* VALUES SHOWN ARE FOR AHRI RATED HIGH SALES VOLUME TESTED

Outdoor Unit Model No.	DX6VSS3610	Outdoor Unit Name:	Daikin Fit, Side Discharge Inverter AC, 16.2 SEER2, 3.0T
Rated Cooling Conditions:	Indoor (°F DB/WB): / Ambient (°F DB/WB): 95 / 75	Rated Heating Conditions:	Indoor (°F DB/WB): / Ambient (°F DB/WB): /
* EER:		* EER2:	8.70
* SEER:		* SEER2:	16.00
* Rated Cooling Capacity (Btu/hr):	33,600		

### OUTDOOR UNIT DETAILS

Power Supply (V/Hz/Ph):	208/230 / 60 / 1	Compressor Type:	Variable
Min. Circuit Amps MCA (A):	23.9	Suction Valve Connection Size (inch):	7/8
Max Overcurrent Protection (MOP) (A):	25	Liquid Valve Connection Size (inch):	3/8
Rated Load Amps RLA(A):	16.8	Sound Power (High) (dBA):	68
Refrigerant Type:	R-410A	Cooling Operation Range (°F DB):	0 - 115
Holding Refrigerant Charge (ozs):	85	Heating Operation Range (°F DB):	-
Additional Charge (ounces/ft):		Max. Pipe Length (Vertical) (ft):	90
Pre-charge Piping (Length) (ft):	15	Min. Cooling Range w/Baffle (°F DB):	
Max. Pipe Length (Total) (ft):	100	Min. Heating Range w/Baffle (°F DB):	
Net Weight (lb):	133	Gross Weight (lb):	143
Dimensions (HxWxD) (in):	27.375 x 36.625 x 13.75		

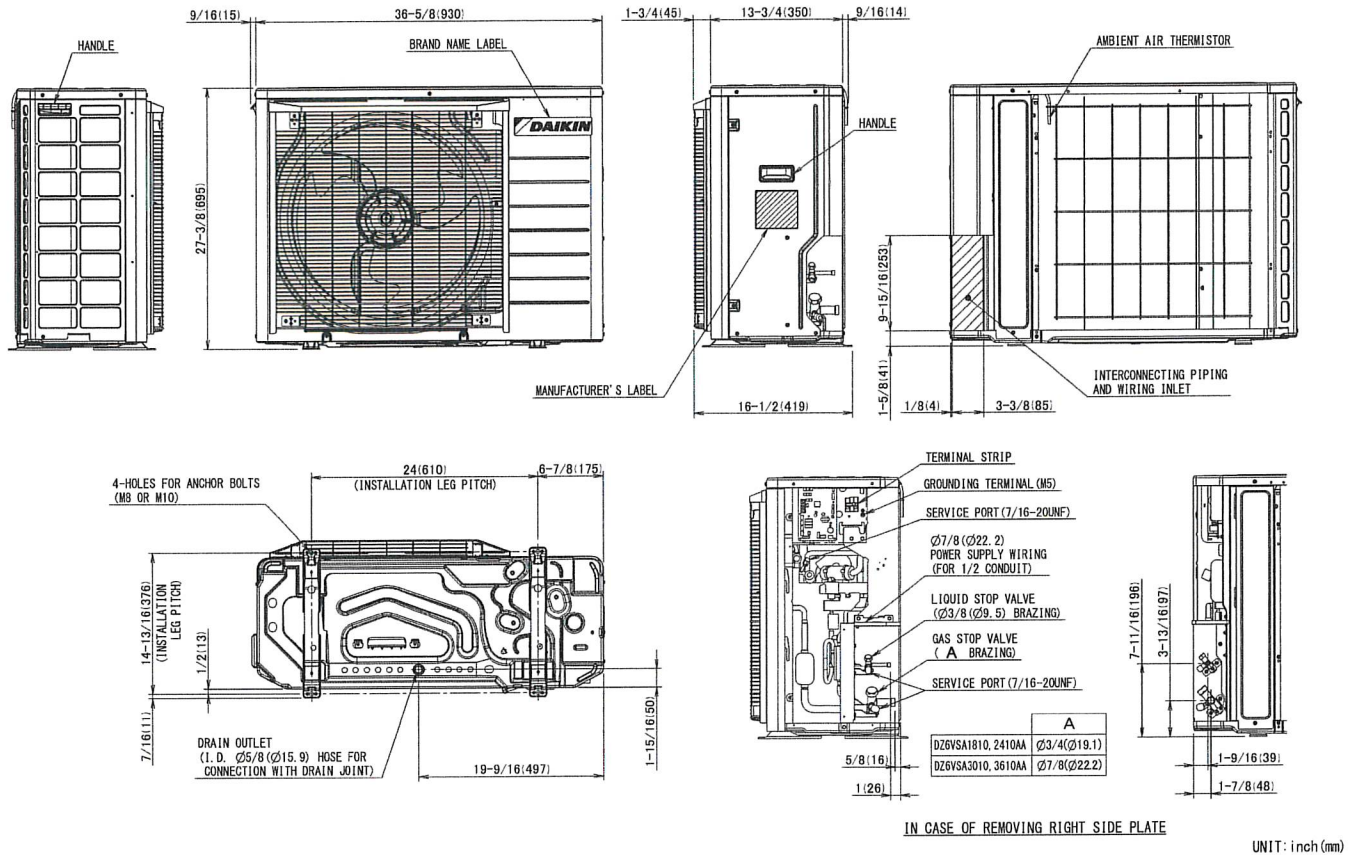




## Submittal Data Sheet

Daikin Fit, Side Discharge Inverter AC, 16.2 SEER2, 3.0T  
DX6VSS3610

## DIMENSIONAL DRAWING



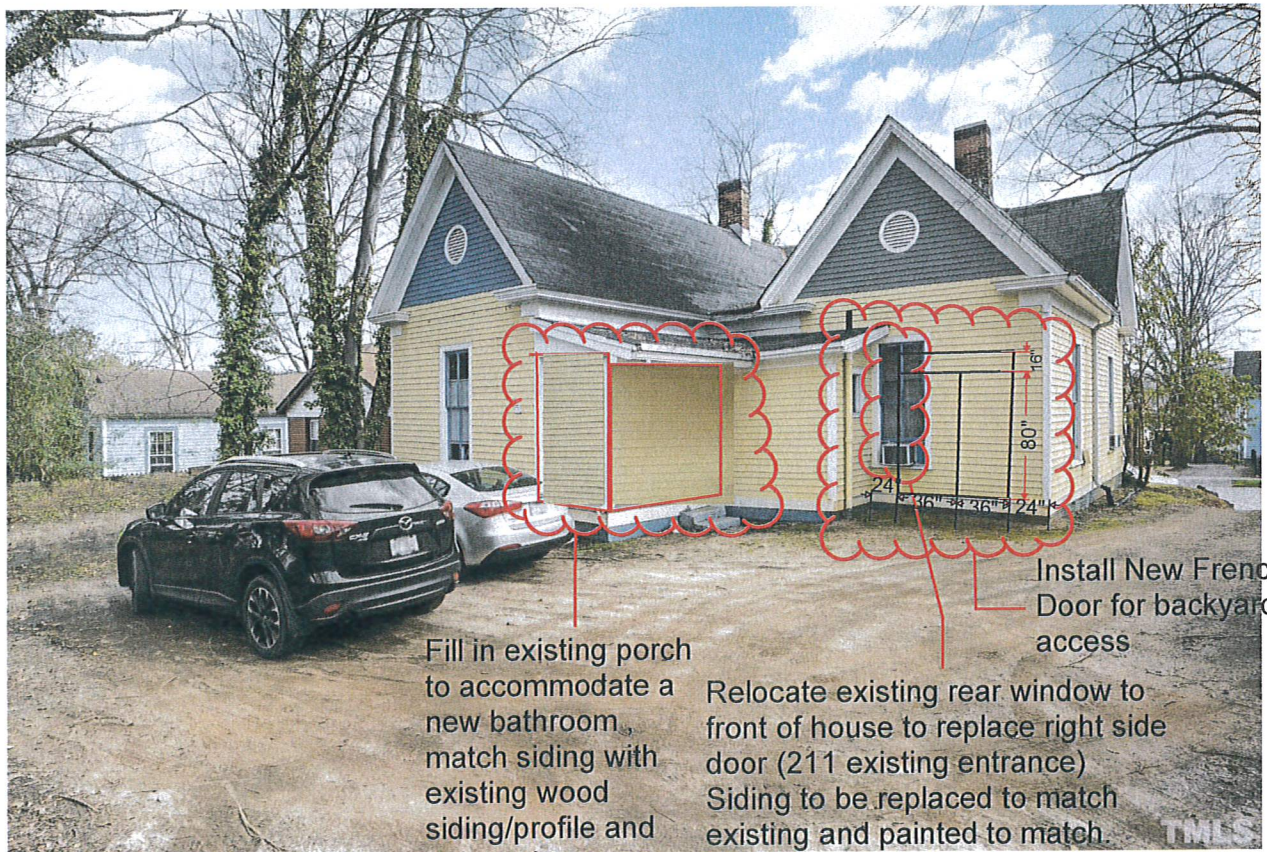




Replace non-historic  
duplex entrance with  
relocated duplicate  
window from rear of  
house







Fill in existing porch to accommodate a new bathroom, match siding with existing wood siding/profile and paint colors.

Relocate existing rear window to front of house to replace right side door (211 existing entrance) Siding to be replaced to match existing and painted to match.

Install New French Door for backyard access












New rear double door to be custom made by [vintagedoors.com](http://vintagedoors.com), recommended by Period Homes online. To be ordered slab only so that sills/jambes can match existing entry door. Transom window to be framed out as single 16" window with glass pane. Trim will be painted white to match the rest of exterior.

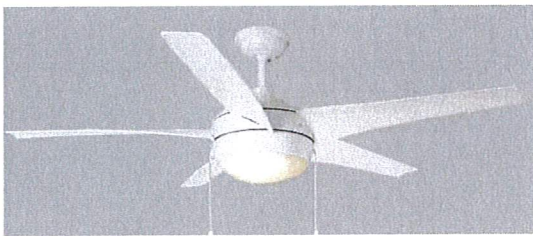
Item	Options		Price
	Interior Exterior	Exterior	Quote
	Wood Species	African Mahogany	Quote
	Double Door	Double Door	Quote
	Double Door Charge		
	Transoms		
	Measurement Type	Exact Size:	Quote
	Width	72	Quote
	Height	80	Quote
	Thickness	1 3/4	Quote
	Pre Hung		
	Lockset Preps	Mortise Lock Prep	Quote
	Swing Direction	Double Out	Quote
	Glass Type	Clear Low E	Quote
	Panel Profile	Raised Panel	Quote
	Price to be Quoted		
	Oversized Charges		
	Base Price: \$0.00		

<https://www.vintagedoors.com/info.php#1>





Install two ceiling fans  
centered on side windows



<https://www.homedepot.com/p/Home-Decorators-Collection-Windward-52-in-Integrated-LED-Indoor-Outdoor-Matte-White-Ceiling-Fan-with-Light-Kit-51662/206892734>

Staff Note: Fan dimensions are 52" diameter & 16.5" height including 6" downrod

Install new sconce for  
symmetry on historic front  
door, remove sconce from  
non-historic door (turning into  
window)



Staff Note: Light dimensions are  
5.6" W x 7.9" D x 14.4" H

<https://www.homedepot.com/p/Hampton-Bay-14-5-in-Black-Dusk-to-Dawn-Decorative-Outdoor-Wall-Lantern-G14796-BK/313264691>



## ○ Option 2









Similar to this:





---

# BRADLEY ROOFING

&  
*Sheet Metal Works*  
Since 1918

Ben Bingham

5/14/23

RE: 209 Linden Ave  
Raleigh, NC

Quote:

Removal of all multiple layers of existing asphalt roofing and replacing area with 26 squares of a Lifetime Warranted architectural shingle (manufacturer and color of choice) over RhinoRoof U20 synthetic underlayment @

Removal of all existing chimney flashing and replacing area(s) with .019 mil aluminum step flashing and .027 mil aluminum counter flashing @

Applying 114' of ridge vent (to match shingle manufacturer selection) @

Total for shingle roofing replacement @

Removal of all multiple existing layers of membrane/asphalt built-up roofing on lower-rear low-slope and front porch low-slope roofing and replacing area with 5 squares of Firestone .045 mil fully-adhered E.P.D.M. membrane over 1/2" high-density fiberboard @

Landfill transfer and tonnage fee(s) @

Total for all work @

Shingles to be CertainTeed Landmark,  
Moire Black

Terms:



<https://www.certainteed.com/residential-roofing/products/landmark/>

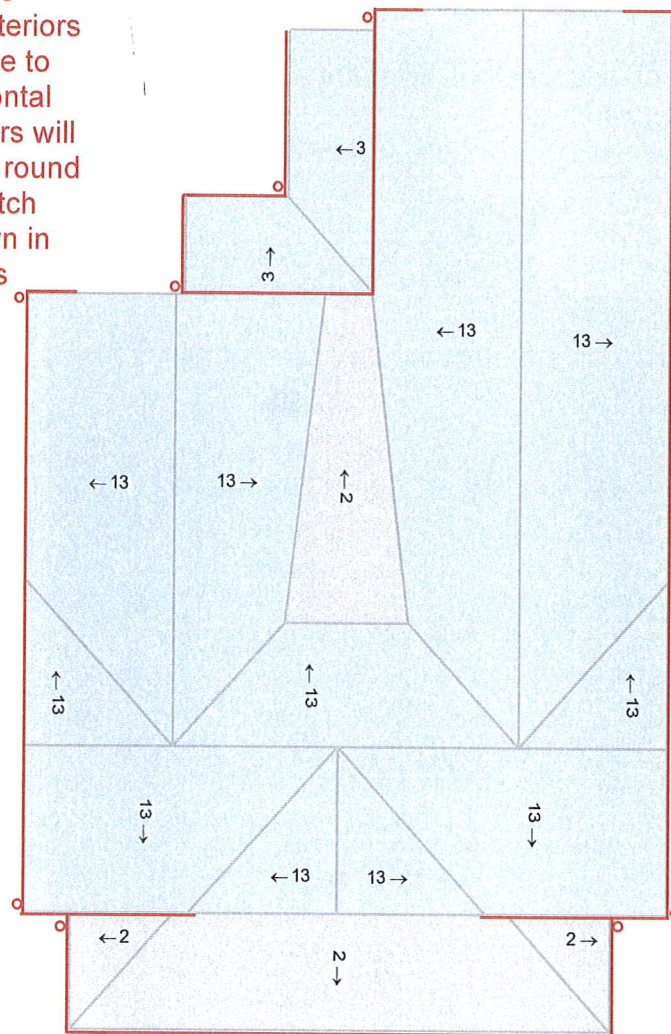
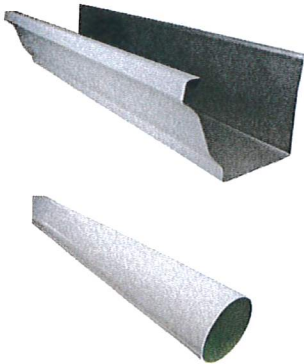


## PITCH DIAGRAM

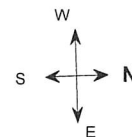
Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 13/12

### Gutters:

In order to help with severe moisture infiltration into the crawlspace and rotting exteriors from splashback, I propose to install gutters on all horizontal fascias of the home, gutters will be 6" K-style gutters, with round downspouts, color will match existing trim, gutters shown in red, downspouts as circles



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Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches.

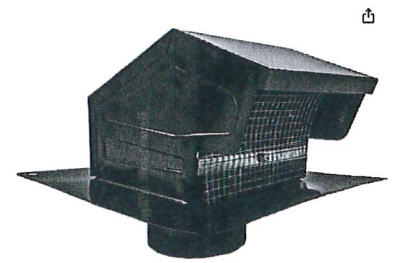
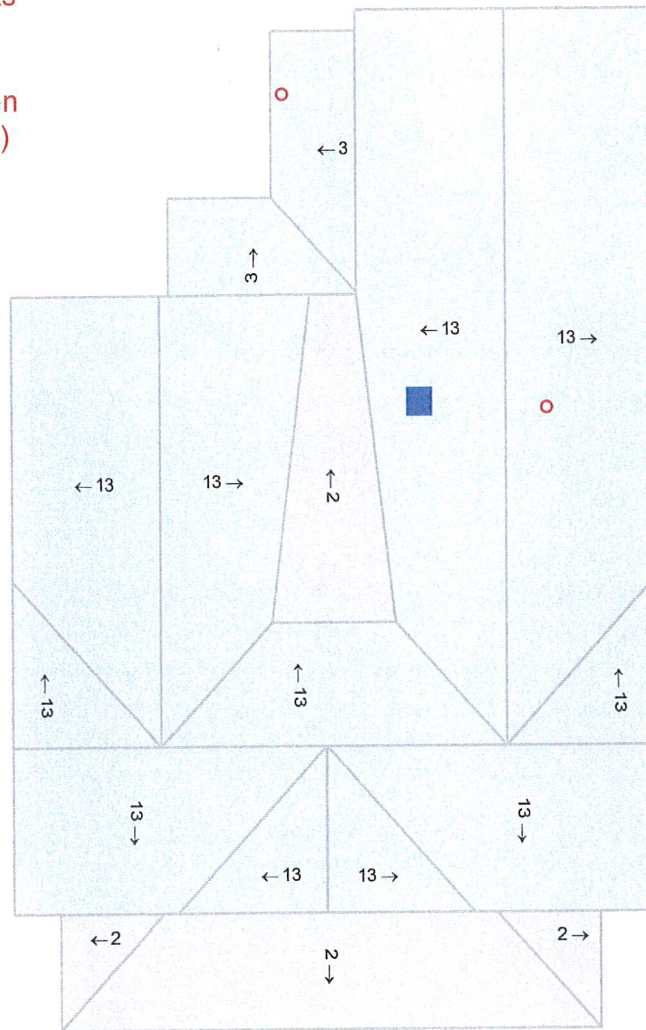


## PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 13/12

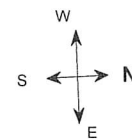
### Vents:

Install plumbing vents  
to bring house up to  
code (shown in red)  
Install vent for kitchen  
hood (shown in Blue)



[https://www.amazon.com/Buiders-Best-012635-Galvanized-diameter/dp/B0085UZMAA/ref=as\\_li\\_ss\\_tl?\\_encoding=UTF8&psc=1&refRID=GDRD9RYDMZSCMG34ED5P&linkCode=ll1&tag=prh04-20&linkId=c2bc63c6c0fbb5175ecce07fdd1f247d](https://www.amazon.com/Buiders-Best-012635-Galvanized-diameter/dp/B0085UZMAA/ref=as_li_ss_tl?_encoding=UTF8&psc=1&refRID=GDRD9RYDMZSCMG34ED5P&linkCode=ll1&tag=prh04-20&linkId=c2bc63c6c0fbb5175ecce07fdd1f247d)

Staff Note: Dimensions are  
11 x 11 x 7.5 inches



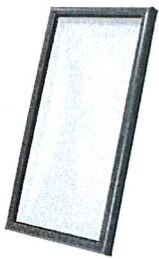
Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches.



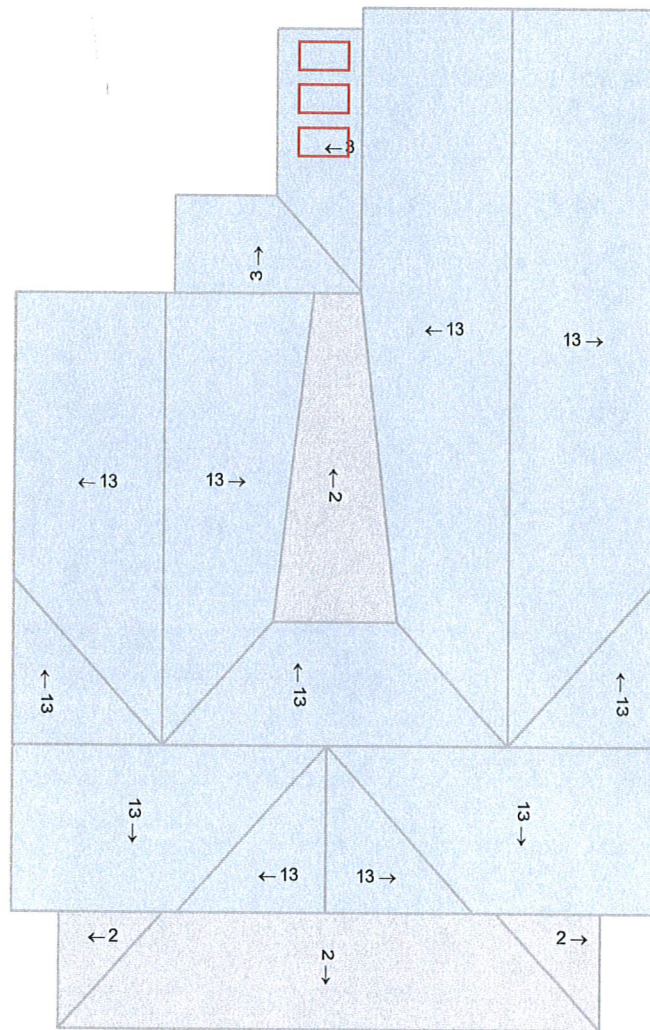
## PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 13/12

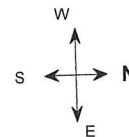
Add three 22.5"x46.5"  
curb mounted skylights  
to porch enclosure to  
provide natural light to  
bathroom



<https://www.homedepot.com/p/VELUX-22-1-2-in-x-46-1-2-in-Fixed-Curb-Mount-Skylight-with-Laminated-Low-E3-Glass-FCM-2246-0004/202038780>



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Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches.



