

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Renew COA-0204-2018

804 W South St

Address

Boylan Heights

Historic District

Historic Property

COA-0096-2019

Certificate Number

9/5/2019

Date of Issue

9/5/2020

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. Kinnel

Raleigh Historic Development Commission

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

| | | |
|---|---|-----------------|
| Type or print the following: | | |
| Applicant name: Nick McDowell | | |
| Mailing address: 4900 B Craftsman Drive | | |
| City: Raleigh | State: NC | Zip code: 27609 |
| Date: 8/23/2019 | Daytime phone #: | |
| Email address: nmcdowell@sigmonconstruction.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 #: <u>COA-0076-2019</u> Fee: _____ Amount paid: _____ Received date: _____ Received by: _____ _____ | |
| Property street address: 804 W South Street | | |
| Historic district: Boylan Heights | | |
| Historic property/Landmark name (if applicable): | | |
| Owner name: Christine Mayhew | | |
| Owner mailing address: cmayhew@andersonandjones.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 |
|-------------------------------|-------------------------------|
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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? Yes No | Office Use Only Type of work: <u>91</u> <hr/> |
|--|---|

| 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). |
| | | Renew COA-0204-2018 |
| | | |
| | | |
| | | |

| 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>09/05/2020</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>Collette R K</u> | Date <u>09/05/2019</u> |



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Install metal roof over rear addition

804 W South St

Address

Boylan Heights

Historic District

Historic Property

COA-0204-2018

Certificate Number

1/4/2019

Date of Issue

7/3/2019

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. Kunnle

Raleigh Historic Development Commission

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

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
eFax 919-996-1831



25/18

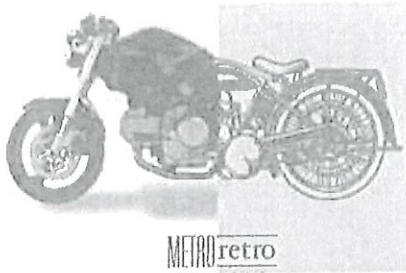
| | |
|--|---|
| <input checked="" type="checkbox"/> Minor Work (staff review) – 1 copy <input type="checkbox"/> Major Work (COA Committee review) – 10 copies <div style="margin-left: 20px;"> <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other </div> <input type="checkbox"/> Post Approval Re-review of Conditions of Approval | <p style="text-align: center; margin: 0;">For Office Use Only</p> <p>Transaction # <u>580258</u></p> <p>File # <u>COA-0204-2018</u></p> <p>Fee <u>2900</u></p> <p>Amount Paid <u>12900</u></p> <p>Received Date <u>12/17/18</u></p> <p>Received By <u>12/17/18</u></p> |
| Property Street Address <u>804 W. South Street</u> | |
| Historic District <u>Boylan Heights</u> | |
| Historic Property/Landmark name (if applicable) <u>N/A</u> | |
| Owner's Name <u>Robert and Christine Mayhew</u> | |
| Lot size <u>0.11 acre</u> | (width in feet) <u>45'</u> |
| (depth in feet) <u>113'</u> | |
| For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys (Label Creator). <u>N/A</u> | |
| Property Address | Property Address |
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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 07/03/2019. 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 K K Date 01/04/2019

| TO BE COMPLETED BY APPLICANT | TO BE COMPLETED BY CITY STAFF | | | | |
|--|-------------------------------------|-------------------------------------|-----|----|-----|
| | YES | N/A | YES | NO | N/A |
| Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete. <u>Minor Work</u> (staff review) – 1 copy <u>Major Work</u> (COA Committee review) – 10 copies | | | | | |
| 1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.) | <input checked="" type="checkbox"/> | | | | |
| 2. Description of materials (Provide samples, if appropriate) | <input checked="" type="checkbox"/> | | | | |
| 3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page. | <input checked="" type="checkbox"/> | | | | |
| 4. Paint Schedule (if applicable) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| 5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 6. Drawings showing existing and proposed work <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the <u>Label Creator</u> to determine the addresses. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| 8. Fee (See Development Fee Schedule) | <input checked="" type="checkbox"/> | | | | |



1. Written Description

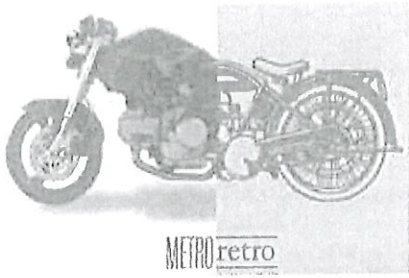
DATE: 14 December 2018

The Residence at 804 W. South Street in Boylan Heights is a typical era 1 ½ story bungalow and was constructed in 1925. Although the residence has remained almost untouched save minor upgrades and modifications throughout its history, the rear section of the home did experience a small addition of a family room located just off the kitchen a number of years before the Mayhews purchased it in 2005. The addition has a number of issues that the Owners wish to remedy. Of these issues, the most problematic one is the inability of the roofing system to perform its primary function of keeping water from entering the building envelope. This issue is clearly due to the fact that the roof slope is too low for standard (economy) asphalt roofing shingles to resist water infiltration. Exacerbating this design flaw are many installation and flashing details that are sub-par at best.

The project is to replace the existing asphalt roofing system over the addition with a new, standing seam metal roof system with all underlayment, fasteners, flashing and related details designed and installed to insure a proper roofing system. In addition to the new roof system, we will also be replacing all damaged and effected materials and systems including (but not limited to): compromised roof and ceiling support framing members, effected fiberglass batt insulation, gwb (ceiling and wall), tile floor, effected floor support systems, and the installation of a new, proper, LVL between the kitchen and the family room.

When the addition is reconstructed, all facia, soffit, trim, fenestration, flashing and gutter systems will be installed and painted to match the original structure.

During this rather extensive addition rebuild, the Mayhews will be updating their kitchen and family room (located in the area in question) to better suit their needs; creating a kitchen and accessory areas with greater functionality, better storage and vastly improved food preparation apparatuses.



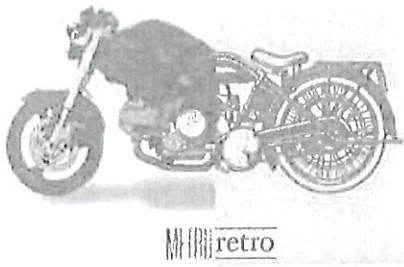
2. Description of Materials

DATE: 14 December 2018

The Residence at 804 W. South Street in Boylan Heights is comprised of brick exterior with accent areas at the porch (arched) beams and gable ends of a concrete parge with artistic insets of small irregular rock. All of the home's wood fascia and soffits are comprised of wood trim, beadboard soffits and lightly decorative, exposed roof overhang supports. In contrast, the existing addition at the rear of the residence (of which we are planning to rebuild) is currently sided with painted horizontal clapboard. It is the Owner's intent to replace all damaged clapboard and then repaint it to match the existing residence. Although the soffit and fascia of the addition seemingly attempted to match the existing residence, it was poorly attempted. The reconstructed addition shall have much greater emphasis on insuring the addition details match the existing structure in construction and paint.

The primary new material (though almost unseen) will be the new standing seam metal roofing system over the reworked addition. The color of the standing seam roofing will match the existing shingle roofing as close as possible (see section 3. Photographs).

The secondary materials will be the installation and painting of all required fascia, soffit and trim that will match the original existing residence in detail and finish (see section 3. Photographs).

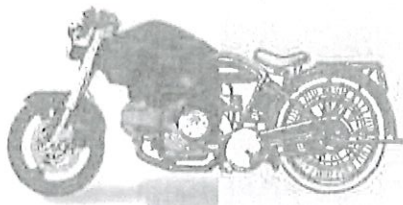


3. Photographs

DATE: 14 December 2018

The Residence at 804 W. South Street in Boylan Heights; street view for context (no work this area):

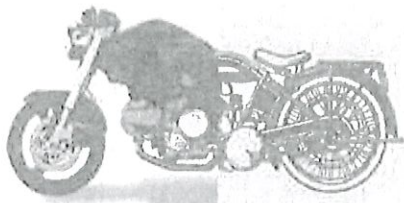




METROretro

The Residence at 804 W. South Street in Boylan Heights; showing NE (rear) corner, existing addition (area of work) with clapboard siding and modern picture window:

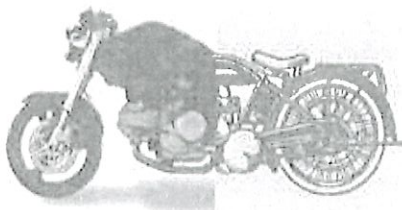




metro retro

The Residence at 804 W. South Street in Boylan Heights; showing N (rear), existing addition (area of work) with clapboard siding, relocated original rear kitchen door and a pair of economical insulated glass double-hung windows:

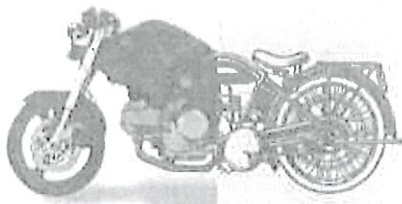




METROretro

The Residence at 804 W. South Street in Boylan Heights; showing N (rear), details of clapboard siding and trim:

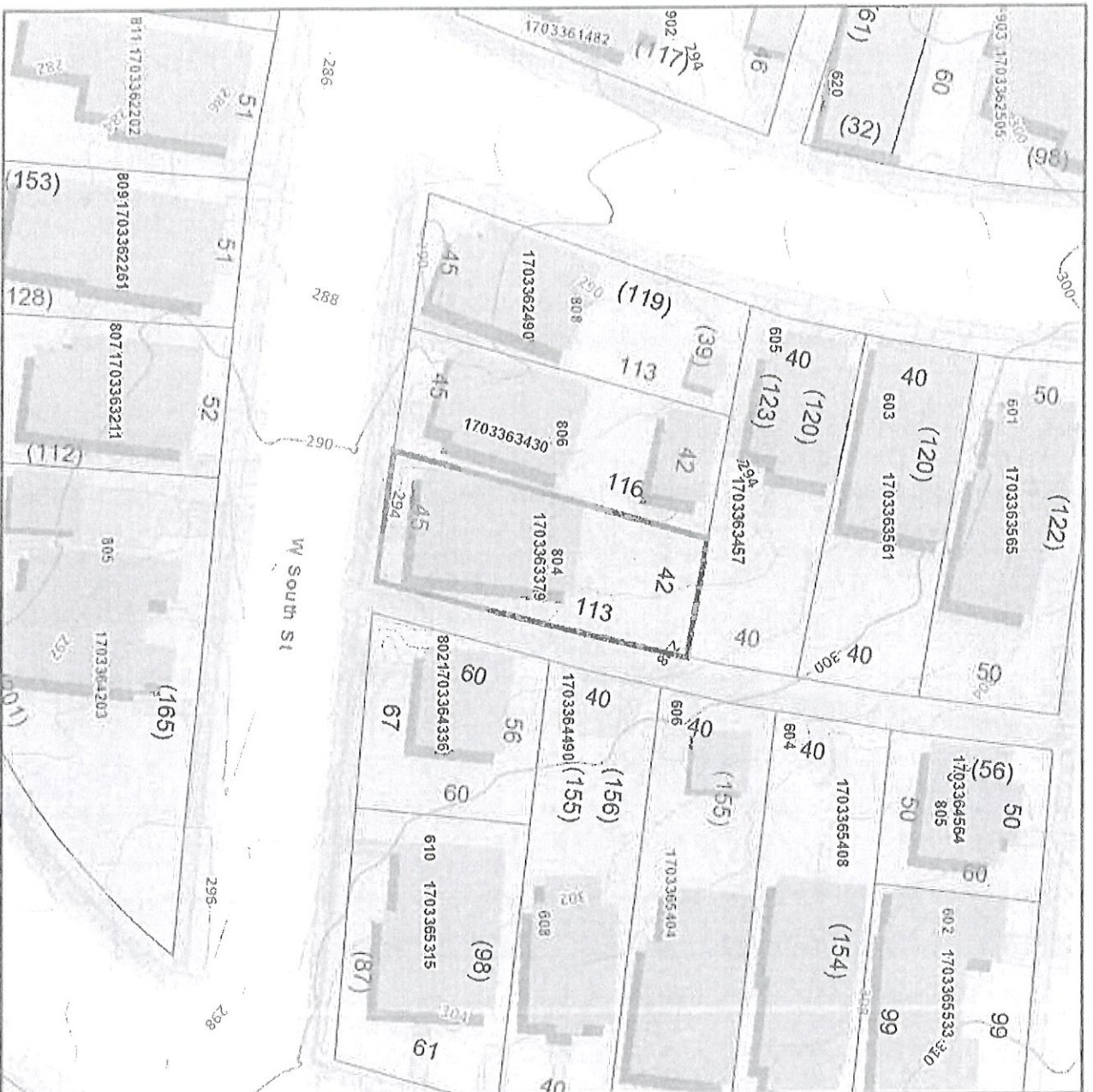




MILTON retro

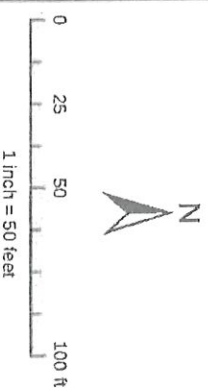
The Residence at 804 W. South Street in Boylan Heights; showing N (rear), details of clapboard siding and trim:





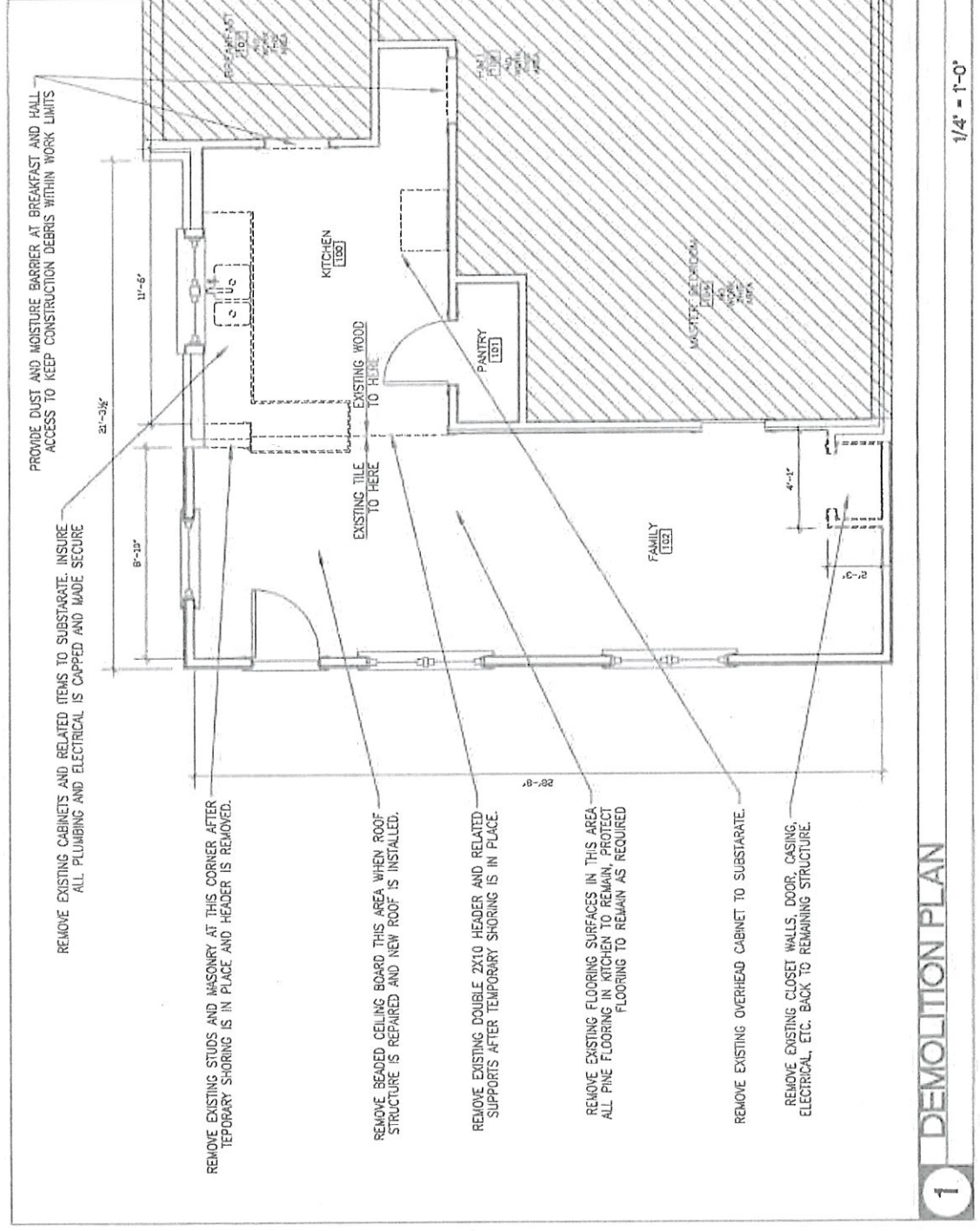
804 W South Street

PIN: 1703363379
 PIN EXT: 000
 Real Estate ID: 0045233
 Map Name: 1703 10
 Owner: MAYHEW, ROBERT MAYHEW, CHRISTINE
 Mail Address 1: 804 W SOUTH ST
 Mail Address 2: RALEIGH NC 27603-2158
 Mail Address 3:
 Deed Book: 011349
 Deed Page: 01592
 Deed Date: 05/06/2005
 Deed Acres: 0.11
 Building Value: \$217,122
 Land Value: \$170,000
 Total Value: \$387,122
 Billing Class: Individual
 Description: L0186-188 PARTS OF BOYLAN HEIGHTS BM1885 -00114
 Heat Area: 1693
 Site Address: 804 W SOUTH ST
 City: RALEIGH
 Township: Raleigh
 Year Built: 1925
 Sale Price: \$289,000
 Sale Date: 05/06/2005
 Use Type: SINGLEFAM
 Design Style: Conventional
 Land Class: Residential Less Than 10 Acres
 Old Parcel Number: C012-C0034-0011



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 Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

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dbrysondesign@yahoo.com

DAVID BRYSON
REGISTERED ARCHITECT
791
RALEIGH, NC 27601
51617

PROJECT:
MAYHEW KITCHEN
RENOVATION
804 WEST SOUTH STREET
RALEIGH, NC 27603

DATE: 12/14/2018

SHEET D-1

Kinane, Collette

From: David Bryson <dbrysondesign@yahoo.com>
Sent: Wednesday, January 2, 2019 4:09 PM
To: Kinane, Collette
Subject: Re: minor work COA - 804 W South Street
Attachments: Survey showing roofing work area.pdf

Collette,

Thanks for your reply and inquiry, sorry it took me so long to respond (it got lost in my email traffic).

Here are my responses to your questions in ***bold italics***:

Will the exterior of the rear addition change in appearance in any way? ***No real change save it will match the existing structure better and be weather-tight.***

Is the reconstruction due to the roof structural system? ***The reconstruction is due to roof design and original installation failures and the subsequent damage to the residence.***

In addition to a little more information on that part, could you also provide a drawing that shows what part of the roof will be metal vs. remaining the same? ***See attached Survey that has the areas denoted.***

Thanks for your assistance. Please let me know if you have any further questions and/or requests.

Have a great evening!

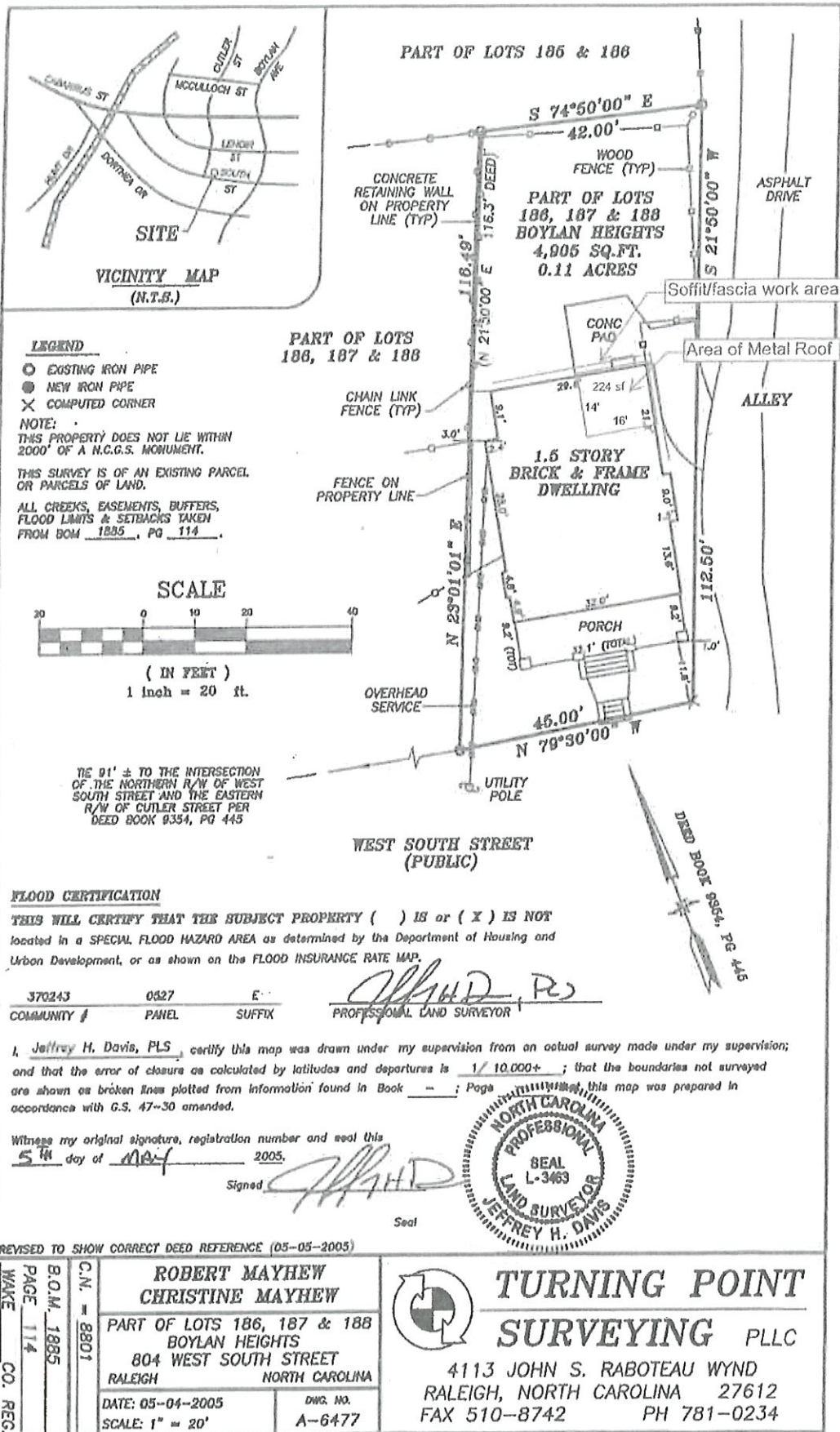
David

David P. Bryson, AIA
Bryson Design Inc.
P.O. Box 40722
Raleigh, NC 27629
(919)272-8115

On Friday, December 21, 2018, 1:42:56 PM EST, Kinane, Collette <Collette.Kinane@raleighnc.gov> wrote:

Hi, David –

I'm reviewing your minor work COA application for a metal roof at 804 W South Street. In the written description it states "When the addition is reconstructed, all fascia, soffit, trim, fenestration, flashing, and gutter systems will be installed and painted to match the original structure." Will the exterior of the rear addition change in appearance in any way? Is the reconstruction due to the roof structural system? In addition to a little more information on that part, could you also provide a drawing that shows what part of the roof will be metal vs. remaining the same? This could be as simple as making notes on the plot plan.



Kinane, Collette

From: Kinane, Collette
Sent: Friday, January 4, 2019 11:12 AM
To: 'David Bryson'
Subject: RE: minor work COA - 804 W South Street

Hi, David –

Thank you for this additional information. In reviewing the drawings once more, I did notice that it appears that a window is being added in the proposed laundry area. Please send a specification of the window to be installed (including a section). Additionally, the photographs you provided of the existing conditions are excellent. Please also provide elevations illustrating the proposed new roof slope of the addition and the wall with the new window.

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: David Bryson <dbrysondesign@yahoo.com>
Sent: Wednesday, January 2, 2019 4:09 PM
To: Kinane, Collette <Collette.Kinane@raleighnc.gov>
Subject: Re: minor work COA - 804 W South Street

Collette,

Thanks for your reply and inquiry, sorry it took me so long to respond (it got lost in my email traffic).

Here are my responses to your questions in ***bold italics***:

Will the exterior of the rear addition change in appearance in any way? ***No real change save it will match the existing structure better and be weather-tight.***

Is the reconstruction due to the roof structural system? ***The reconstruction is due to roof design and original installation failures and the subsequent damage to the residence.***

In addition to a little more information on that part, could you also provide a drawing that shows what part of the roof will be metal vs. remaining the same? ***See attached Survey that has the areas denoted.***

Thanks for your assistance. Please let me know if you have any further questions and/or requests.

Have a great evening!

David

Kinane, Collette

From: David Bryson <dbrysondesign@yahoo.com>
Sent: Friday, January 4, 2019 12:00 PM
To: Kinane, Collette
Subject: Re: minor work COA - 804 W South Street
Attachments: A-1 Floor Plan 01042018.pdf

Collette,

Thanks for your quick reply. I have contacted the Owner about the proposed window and he stated that they have decided to delete it (see attached A-1 dated today). As far as the roof slope for the new metal roof, it will be the existing slope. The reason for the metal roof is the simple fact that the existing roof slope is too low for a shingle roof, thus the water infiltration/water damage issue.

Let me know if you have any additional questions.

Have a great afternoon!

David

David P. Bryson, AIA
Bryson Design Inc.
P.O. Box 40722
Raleigh, NC 27629
(919)272-8115

On Friday, January 4, 2019, 11:11:59 AM EST, Kinane, Collette <Collette.Kinane@raleighnc.gov> wrote:

Hi, David –

Thank you for this additional information. In reviewing the drawings once more, I did notice that it appears that a window is being added in the proposed laundry area. Please send a specification of the window to be installed (including a section). Additionally, the photographs you provided of the existing conditions are excellent. Please also provide elevations illustrating the proposed new roof slope of the addition and the wall with the new window.

Thanks,

Collette

Collette R. Kinane