



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Alter porch roof covering

414 New Bern Ave

Address

Oakwood

Historic District

Historic Property

COA-0097-2020

Certificate Number

6/29/2020

Date of Issue

12/29/2020

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, \_\_\_\_\_

Raleigh Historic Development Commission

A handwritten signature in dark ink, appearing to read "Erin Morton", is written over a horizontal line.

*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: 06/25/2020

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 #: COA-0097-2020

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="checkbox"/> No <input checked="" type="checkbox"/>	Office Use Only Type of work: <u>60</u>
Did you consult with staff prior to filing the application? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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).
2.5/46&47	Roofs	Replace porch roofing material with custom copper

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>12/29/2020</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>Emi Martin</u>	Date <u>06/29/2020</u>

The original standing seam metal roofing over our porch has corroded to the point that it needs replaced. In addition, the integrated gutter system has been patched at some point and is leaking at the seams in the material. This is causing wood damage to the ornamental trim. After weighing our options, we believe that a custom copper standing seam roof and gutters will be the best solution to provide a seamless construction that will not leak in the future. Also, this option will fit perfectly with the historic character of the home and be most similar to the original roofing.

Some wood siding will need to be removed and replaced during the roofing install to guarantee watertightness. Also, the ornamental trim will be repaired with wood after completing the roofing and gutter repairs.

We are working with Custom Copper and Zinc Roof and Facade to complete the repairs on the roof. Below are the notes that they have provided.



*Rot on ornamental trim wood, I suggest to pay attention to this issue that might be left unattended for too long, at this point we don't know if structural damage has occurred, most likely some sheeting to be replaced; Will confirm upon opening your roof.*

*As mentioned in our conversation, would suggest a new flashing with a "kick out" to help divert water away from fascia boards.*



*Roof and built-in gutter shows some repairs were made but accumulation of dead leaves and sediment might have been a problem that accelerated the corrosion process. What you have was a nice roof, most likely original with proper folding techniques but with tin/tern coated steel (material failure), is time to replace with a long lasting material that will not corrode, suggested material: 16 OZ copper.*





*Picture shows a double standing seam hip (nice detail rarely seen nowadays); Siding to be removed to tuck copper flashing appropriately, replace siding with new, will show more pictures where shows signs of deteriorated siding not worth keeping.*





*Siding splitting, once we try to pry out wood, prone to break. For watertightness suggest to have replaced with new siding.*



*Heavy sediment formed at the bottom of built in gutter.*

*Both drains clogged. Pay attention to give maintenance cleaning gutter at least twice per year, cut branches closer to the house.*

*Some exposed fasteners through built-in gutter, what I offer you is a concealed fasteners system with 304 stainless steel, will not corrode.*





*Found a couple of holes, set my ruler to give an idea of size, these located around the center and to the right of porch roof. Soffit underneath shows cracks on wood.*





*This wood splitting makes me wonder if there is a leak on water table above porch, something to consider giving maintenance as well before it gets severe damage.*



*Both downspouts will leave in place, can make new drains from the top and properly solder to insure watertightness.*







No. 414