

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Remove windows; remove siding; install new siding

608 N Boundary St

Address

Oakwood

Historic District

Historic Property

COA-0099-2020

Certificate Number

7/14/2020

Date of Issue

1/14/2021

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

Erin Morton

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

Type or print the following:			
Applicant name: Matthew O'Bryant			
Mailing address: 608 N Boundary Street			
City: Raleigh	State: NC		Zip code: 27604
Date: 6/23/20		Daytime phone #: 919-614-9229	
Email address: mcobryant@Gmail.com			
Applicant signature: 			
<div style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block; margin-bottom: 10px;">Minor work (staff review) – one copy</div> 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		<div style="text-align: center; font-weight: bold; margin-bottom: 10px;">Office Use Only</div> Transaction #: _____ File #: <u>COA-0099-2020</u> Fee: _____ Amount paid: _____ Received date: _____ Received by: _____ _____	
Property street address: 608 N Boundary Street			
Historic district: Oakwood			
Historic property/Landmark name (if applicable):			
Owner name: Matt O'Bryant			
Owner mailing address: 608 N Boundary Street Raleigh, NC 27604			

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: 84, 71

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).
	stormwindow removal	replacing with yellow southern pine siding
	cement siding removal	replacing with yellow southern pine siding
	replacing with siding to match house	replacing with yellow southern pine siding
	paint	paint will match existing

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 01/14/2021.

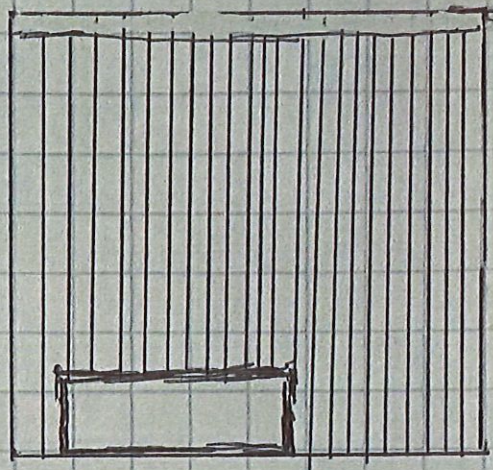
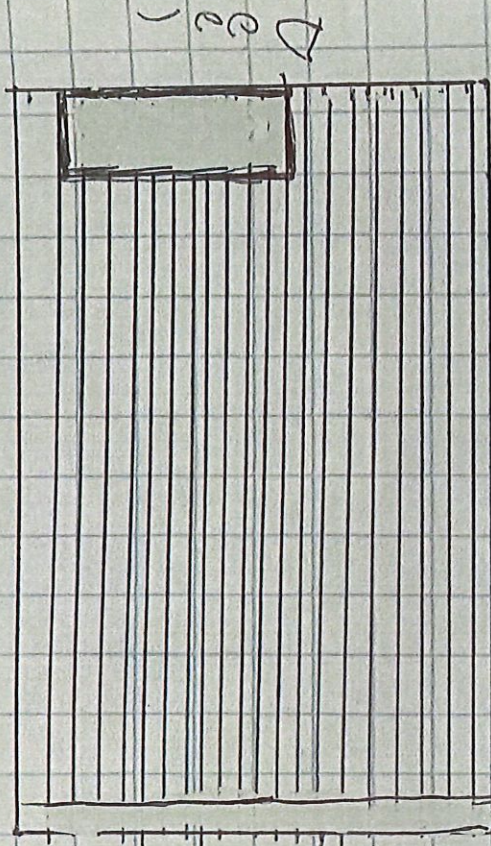
Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) Erin Mooten

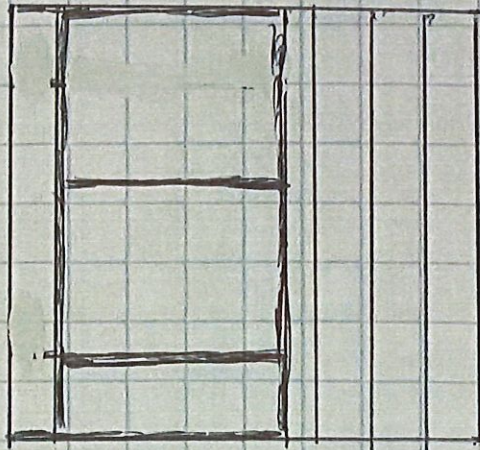
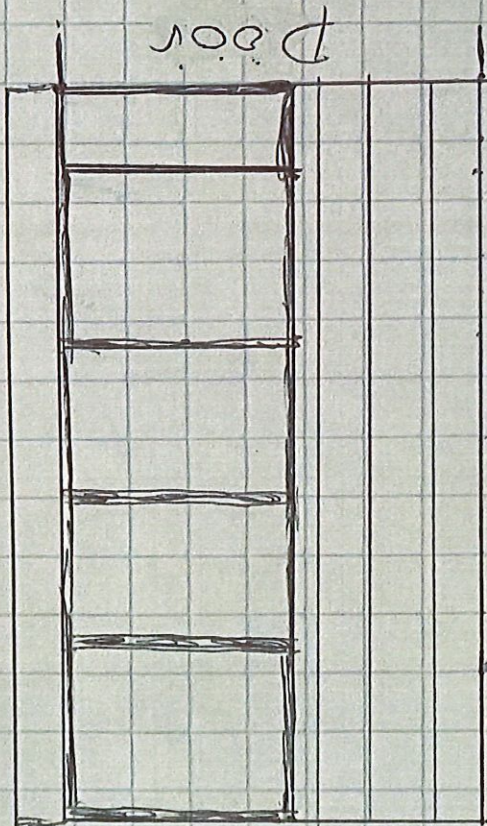
Date 07/14/2020

I am replacing two exterior walls on the rear porch of my house. Currently there is old storm windows and cement siding. I will be replacing with yellow southern pine to match my existing home siding. I will be using the same color paint for siding – Classic French Gray SW 0077 and trim – Extra White SW 7006 that is on the house now. This will be done in the existing footprint of the home.

Proposed



Existing

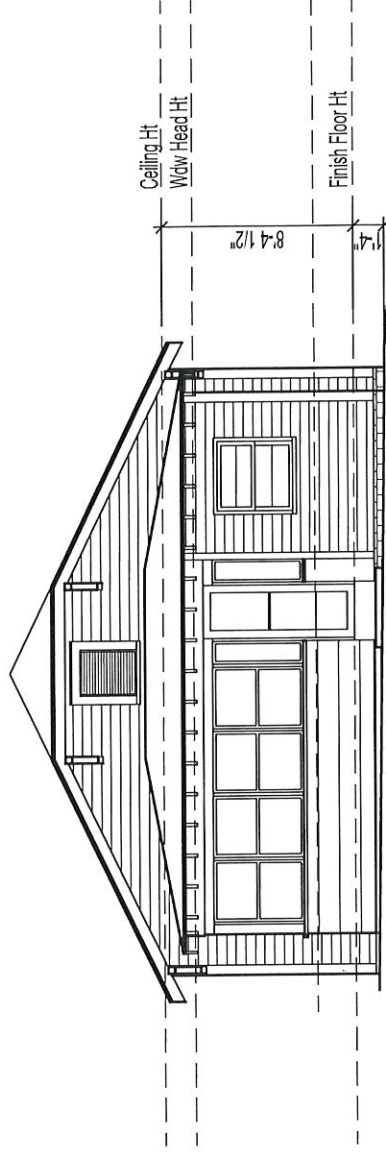












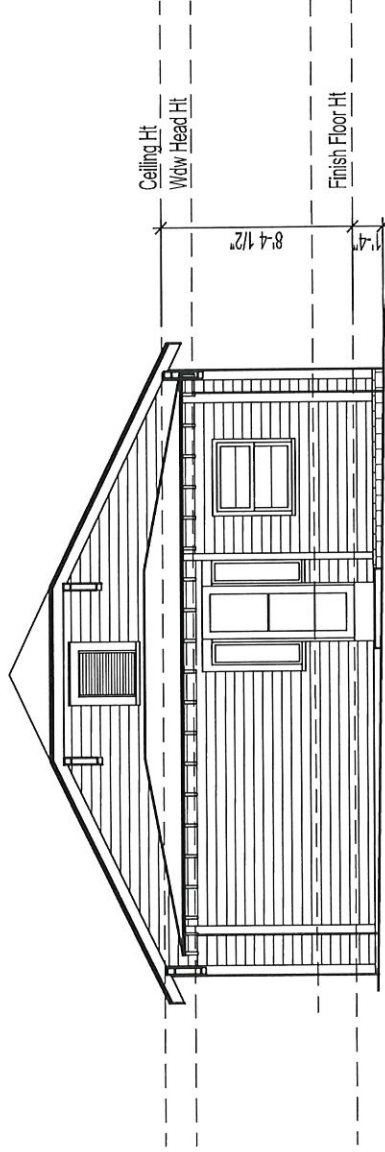
PELL ST studio

Architect
Ashley Henkel Morris
308 Pell Street
Raleigh, NC 27604
919.696.0970



608 Boundary St - Existing Rear Elevation

Scale - 1/8" = 1'-0"



Replace existing siding, new siding to match historic lapped siding. Add corner boards to match historic. Trim out around existing side lite windows with trim to match historic trim.

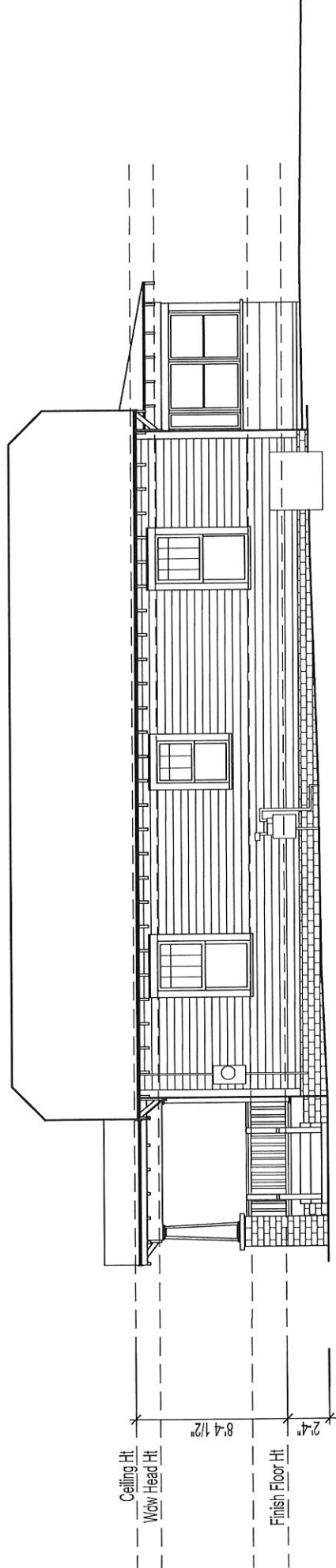
PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

608 Boundary St - Proposed Rear Elevation

Scale - 1/8" = 1'-0"





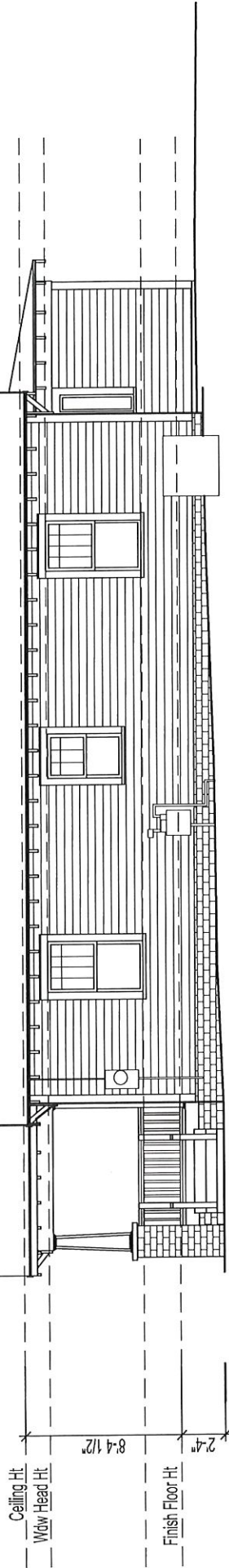
PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.896.0970



608 Boundary St - Existing Side Elevation

Scale - 1/8" = 1'-0"



Replace existing siding, new siding to match historic lapped siding. Add corner boards to match historic. Trim out around existing side lite windows with trim to match historic trim.

PELL ST studio

Architect
Ashley Henkel Morris
308 Pell Street
Raleigh, NC 27604
919.896.0970



608 Boundary St - Proposed Side Elevation

Scale - 1/8" = 1'-0"

Morton, Erin

From: Matt O'Bryant <mcobryant@gmail.com>
Sent: Monday, July 13, 2020 10:23 AM
To: Morton, Erin
Subject: Fwd: COA-0099-2020 (608 N Boundary Street) Minor Work
Attachments: 608BoundarySt-Elevations-proposed-side-7122020.pdf; 608BoundarySt-Elevations-existing-side-7122020.pdf; 608BoundarySt-Elevations-proposed-rear-7122020.pdf; 608BoundarySt-Elevations-existing-rear-7122020.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, please find the attached per your request. Let me know if you need anything else.



Commercial Real Estate Services

Matthew O'Bryant
Principal/Broker
Mob:(919)614-9229
Fax:(919) 747-9862
mcobryant@gmail.com
608 N Boundary Street | Raleigh, NC 27604

Begin forwarded message:

From: Ashley Morris <pellststudio@gmail.com>
Date: July 12, 2020 at 1:17:41 PM EDT
To: Matt <mcobryant@gmail.com>
Subject: Re: COA-0099-2020 (608 N Boundary Street) Minor Work

What about these will they work? Let me know if there is anything I need to tweak to make them reflect what you are trying to do.

Ashley

Ashley Henkel Morris
owner/registered architect

919.696.0970

<http://pellstreetstudio.com>



Follow Pell Street Studio on our updated new business profile/page on [Instagram!](#)

On Thu, Jul 9, 2020 at 5:00 PM Matt <mcobryant@gmail.com> wrote:

Great! Yes, I am in filling the existing walls but there is different siding below the storm windows that will be replaced as well as the windows to match the rest of the house siding. - pine 5 3/4 lap siding. I need to change that door at some point. Doesn't have to be now. My submittal did not include changing the door. So we can let me be for now. Let me know if you have any other questions. I am out of town but if you need to go measure anything, feel free to go by there

Sent from my iPhone

On Jul 9, 2020, at 4:28 PM, Ashley Morris <pellststudio@gmail.com> wrote:

Hey Matt

I think I should be able to squeeze this in since I have your original drawings already done. Are you just infilling the wall where all the storm windows are? Leaving the door where it is and adding half side lites? Side lites will they be 12"? Rear door are you changing that at all?

Ashley

Ashley Henkel Morris

owner/registered architect

919.696.0970

<http://pellstreetstudio.com>



Follow Pell Street Studio on our updated new business profile/page on [Instagram!](#)

On Wed, Jul 8, 2020 at 7:54 AM Matt O'Bryant <mcobryant@gmail.com> wrote:

Hey Ashley, I hope you and yours are safe and healthy. I submitted for a minor work order to remove the storm windows at the back porch a week or so ago. They are requesting that I have scaled drawings of my plan. - I have attached a photo of the sketch I submitted as well as the response from Erin Morton. Can I hire you for this? I know when we talked last you were super busy, so I understand if you have too much going on. But ready to knock this out asap if possible. Please let me know. Thanks

<image.jpg>

Matthew O'Bryant
Principal/Broker
Mob:(919)614-9229
Fax:(919) 747-9862
mcobryant@gmail.com
608 N Boundary Street | Raleigh, NC 27604

Begin forwarded message:

From: "Morton, Erin" <Erin.Morton@raleighnc.gov>
Date: July 7, 2020 at 5:25:08 PM EDT
To: Matt <mcobryant@gmail.com>
Cc: "ttully@rhdc.org" <ttully@rhdc.org>, "Kinane, Collette" <Collette.Kinane@raleighnc.gov>
Subject: RE: COA-0099-2020 (608 N Boundary Street) Minor Work

Matt,

Thank you for submitting a minor work COA for review. Now that we have had a chance to review the application materials and have a full understanding of the work being requested, we have initial comments for you.

First, thank you for including all the information we discussed would be needed based on our previous communication. Will you please provide us with scaled elevation drawings of the full rear and side porch elevations where you are proposing changes? The graph paper sketch method you have used is acceptable, but we will need to see an accurate representation of the two elevations and understand the scale (ex. 1 square = 1'-0"). Please also provide the full rear elevation, including the rear door, additional sidelite and fully extending to the far end of the porch.

Thank you,

Erin

Erin Morton

Preservation Planner II

City of Raleigh

Planning and Development

■ Raleigh Urban Design Center

919-996-2632 | raleighnc.gov

For Planning and Development COVID-19 updates, [visit our information page.](#)

From: Morton, Erin
Sent: Friday, June 26, 2020 12:11 PM
To: Matt <mcobryant@gmail.com>
Cc: ttully@rhdc.org; Kinane, Collette <Collette.Kinane@raleighnc.gov>
Subject: RE: 608 N Boundary Street - COA Questions

Hey Matt,

Thank you for the call this morning to discuss potential work requests at your property at 608 N Boundary Street. As discussed, in order to request removal of storm windows on the rear sunroom and replace cement siding with new wood siding and paint to match the existing house, please submit a minor work COA application to the City's online portal. Pertinent information to include will be the application form, a written description of proposed work, and detailed photographs of the existing conditions, including the front elevation of the house, all sides of the sunroom to receive alterations, and a detailed photo of the existing storm windows.

If you decide to also request the installation of a new window at the bathroom, please indicate the new window location on a scaled floor plan and provide manufacturer's window specifications, including the proposed material and a section drawing.

In the same minor work application, you may request the renewal of the expired COA approving the rear addition to the property (case number COA-0095-2016). Please include current photos of the full site, if so.

Regarding your questions on infill requirements in the UDO, there are no infill rules in the Historic Overlay Districts (HODs) other than the COA process. If already approved through a COA, you do not need to worry about the length of your wall plane unless it triggers the fire code.

I hope this answers your questions. If you have any more, please let us know. We will look for your COA application whenever you are ready to move forward. Thank you and have a great weekend.

Best,

Erin

Erin Morton

Preservation Planner II

City of Raleigh

Planning and Development

■ Raleigh Urban Design Center

919-996-2632 | raleighnc.gov

For Planning and Development COVID-19 updates, [visit our information page.](#)

From: Matt <mcobryant@gmail.com>
Sent: Thursday, June 25, 2020 5:05 PM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Cc: ttully@rhdc.org; Kinane, Collette <Collette.Kinane@raleighnc.gov>
Subject: Re: Oakwood Minor work order question

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.

Sounds like a plan. Talk to you in the morning.

My number is 919-614-9229

Sent from my iPhone

On Jun 25, 2020, at 5:00 PM, Morton, Erin
<Erin.Morton@raleighnc.gov> wrote:

Matt,

I will send you a WebEx link in the morning. There should be a call-in number you can use to join the meeting via phone. Just in case, please provide me with your phone number and I can try to call you into the meeting if we have issues. Thanks!

Best,

Erin

Erin Morton

Preservation Planner II

City of Raleigh

Planning and Development

■ Raleigh Urban Design Center

919-996-2632 | raleighnc.gov

For Planning and Development COVID-19 updates,
[visit our information page.](#)

From: Matt <mcobryant@gmail.com>
Sent: Thursday, June 25, 2020 4:38 PM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Cc: ttully@rhdc.org; Kinane, Collette
<Collette.Kinane@raleighnc.gov>
Subject: Re: Oakwood Minor work order question

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.

11am tomorrow works great. I will be in the car.
Would you like me to call you then?

Sent from my iPhone

On Jun 25, 2020, at 4:34 PM, Morton,
Erin <Erin.Morton@raleighnc.gov>
wrote:

Hi Matt,

How's tomorrow at 11:00am? If you have the technology, I'll send you a WebEx link if that works for you?

Best,

Erin

Erin Morton

Preservation Planner II

City of Raleigh

Planning and Development

■ Raleigh Urban Design Center

919-996-2632 | raleighnc.gov

For Planning and Development
COVID-19 updates, [visit our
information page.](#)

From: Matt O'Bryant
<mcobryant@gmail.com>
Sent: Thursday, June 25, 2020 2:14 PM
To: ttully@rhdc.org
Cc: Kinane, Collette
<Collette.Kinane@raleighnc.gov>;
Morton, Erin

<Erin.Morton@raleighnc.gov>

Subject: Re: Oakwood Minor work
order question

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.

Thanks Tania!

Hey Erin, feel free to call me anytime.
Is there a good time today or
tomorrow that works for you?

Commercial Real Estate Services

Matthew O'Bryant

Principal/Broker

Mob:(919)614-9229

Fax:(919) 747-9862
mcobryant@gmail.com

608 N Boundary Street | Raleigh, NC
27604

On Jun 25, 2020, at
2:08 PM,
ttully@rhdc.org
wrote:

Hi Matt –

Erin, copied on this
email, will follow up
to find a good time to
call.

Best,

Tania

Tania Georgiou Tully

Senior Preservation
Planner

**Raleigh Historic
Development
Commission**

One Exchange Plaza,
Suite 300 | Raleigh,
NC 27601

919-996-2674 |
rhdc.org

For Planning and
Development COVID-
19 updates, [visit our
information page](#).

From: Matt O'Bryant
<mcobryant@gmail.com>

Sent: Tuesday, June 23, 2020 4:42 PM

To: ttully@rhdc.org

Subject: Oakwood
Minor work order
question

Hey Tania, its has been a while. I hope you and yours are staying safe with everything going on.

I am looking to replace a few old storm windows and cement siding to match the rest of my house with southern yellow pine siding...and had quick question. Can you please call me at your earliest convenience.

Thank you,

*Commercial Real
Estate Services*

Matthew O'Bryant

Principal/Broker

Mob:(919)614-9229

Fax:(919) 747-9862
[mcobryant@gmail.co
m](mailto:mcobryant@gmail.com)

608 N Boundary
Street | Raleigh, NC
27604