



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Remove rotted cornice moulding; install K-style gutters

209 Linden Ave

Address

Oakwood

Historic District

Historic Property

COA-0100-2023

Certificate Number

8/11/2023

Date of Issue

2/11/2024

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: Ben Bingham		
Mailing address: 209 Linden Ave		
City: Raleigh	State: NC	Zip code: 27601
Date: 8-11-2023	Daytime phone #: 3366877624	
Email address: benbingham726@gmail.com		
Applicant signature:		
<p>Minor work (staff review) – one copy</p> <p>Major work (COA committee review) – ten copies</p> <p style="padding-left: 40px;">Additions > 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; margin-top: 0;">Office Use Only</p> <p>Transaction #: _____</p> <p>File #: <u>COA-0100-2023</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):		
Owner name: Ben Bingham		
Owner mailing address: 209 Linden Ave		

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>17, 40</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).
2.5	Roofs	Replace rotted Cornice Crown Molding with K-style gutter

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>02/11/2023</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>Erin Martin</u>	Date <u>08/11/2023</u>

Brief:

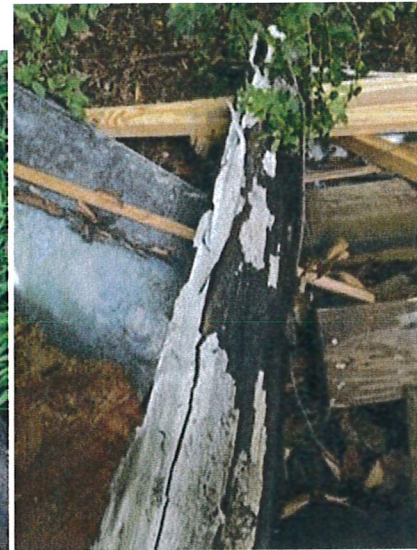
Request to install K-style in-leu of repairing damaged cornice crown trim.

I need to add gutters around the entire perimeter of the home to help with water management. Currently there is standing water in the crawlspace after any sizeable rain event and there is water damage/mold from years of water intrusion through the foundation. I have spoken with the Raleigh Stormwater team and have a consultation scheduled for 8/22 to find an appropriate approach for handling the stormwater runoff in a sustainable way from the downspouts of the new gutters.



Our first approach was going to be using half-round gutters to preserve the trim. But approximately 60% of the fascia and/or soffit was damaged and in need of repair. When beginning repairs it became apparent that much of the cornice trim was also not in good condition and not salvageable. Unfortunately, due to years of roofing neglect much of this has rotted away.





Now that ~70% of the trim that was removed is not salvageable/able to be re-installed we will have to have it all custom milled to match.

After speaking with our roofer, Bradley Roofing, he advised that he can't start work until the gutter plan is finalized as it will affect the shingle overhang of the roof.

Unfortunately, we do not have time to wait to have this milled and installed as we must have the roof re-done by 8/20/23 or we will lose our homeowner's insurance. While we could likely beg for an extension from the insurance provider, it is also raining into the home during every storm and damaging the original heart of pine floors, so we want to have the roof addressed as soon as possible.

So this led to the K-style gutter approach, to be mounted direct to the fascia. While doing a quick walk around the block I found several homes that seem to have K-style gutters flush mounted to the fascia, so I do believe that this will be congruent.



The gutters will be white seamless gutters, and will extend on each horizontal fascia to create a consistent profile around the home. The cornice crown trim on the vertical/diagonal fascia will remain and be repaired when necessary. The flashing on the front membrane roof that is covering the top of the crown now will be tucked into the k-style gutter.



Please let me know if you need any further details, it is our hope and intention to restore this house and help keep it here for another hundred years.