



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Renew balcony construction part of COA 105-18-CA

536 E Jones St

Address

Oakwood

Historic District

Historic Property

COA-0112-2020

Certificate Number

7/30/2020

Date of Issue

1/30/2021

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, _____

Collette R. Kinnear

Raleigh Historic Development Commission

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

Type or print the following:

Applicant name: David Bryant

Mailing address: 356 Sterling Ln

City: Downingtown

State: PA

Zip code: 19335

Date: 07/15/2020

Daytime phone #: 919-720-0509

Email address: Dave.Ben.Bryant@gmail.com

Applicant signature:

David B Bryant 7/15/2020

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-0112-2020

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 536 E Jones Street

Historic district: Oakwood

Historic property/Landmark name (if applicable):

Owner name: David Bryant

Owner mailing address: 356 Sterling Ln, Downingtown PA, 19335

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? <input checked="" type="radio"/> Yes No	Office Use Only Type of work: <u>57, 91</u>
Did you consult with staff prior to filing the application? <input checked="" type="radio"/> Yes No	

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).
2.8	Entrances, Porches, & Balconies	Alter second floor balcony railing. Previously board approved as part of a larger project (2018 105-18-CA)

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>11/30/2021</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>07/30/2020</u>

The current railing on the balcony of the property at 536 E Jones Street has the following issues:

- It is structurally unsound, with rotten wood that is soft to the touch and a total of 4 nails are attaching it to the frame of the house.
- It is unsafe due to height (30") and spacing of balusters (6+" apart)
 - This could be grandfathered in, but since the current railing needs to be replaced I'd prefer to make it a safer space while doing so.
- The baluster size and spacing is atypical in Oakwood and not of historical nature (noted by the RHDC in the previous request)
- The upper balcony does not match the lower railing which detracts from the aesthetics of the house
 - As noted by the attached pictures and in the RHDC's notes from the last request, the lower railing *is* typical for Oakwood.

Proposed Solution: Replace the current railing with a railing identical to the lower railing. The major difference from the current railing being use of 2x2 balusters instead of 2x4's, decreasing the spacing between balusters (to match the downstairs, spacing will be slightly less than 4") and increasing the height to 36". Pine lumber would be used and once completed the new railing would be sealed and painted white to match the rest of the house.

Current Railing





The two attachment points of the current railing. 2 nails per, and not entirely embedded.



(left) upper railing baluster spacing; (right) lower railing



Full house frontal view



Next door neighbors railing (538 E Jones Street) – Matches proposed design



525 E Jones street porch railing matching proposed design

RHDC notes from previously approved COA.

B. The alteration of the second-floor balcony railing is not incongruous in concept according to *Guidelines* section 2.8.1, 2.8.5, 2.8.6, and the following suggested facts:

1* In Matthew Brown's Inventory of Structures in the Oakwood National Register Historic District, the property is described as modified ca. 1933. At that time, the original front porch was removed and the right protruding entrance hall was added. At some point, the current porch was added to the left side of the house, with the balcony above. No COAs are on file for any previous alteration to or addition of the balcony.

2* The baluster size and spacing on existing balcony railing is atypical in Oakwood and appears to have been added after the mid-1930s.

3* The height of the current balcony is 6" shorter than current safety code requires and, per the applicant, is structurally unsound. Historic architectural details are typically grandfathered and not required to meet code. Historically, railing height ranged between 24-30".

4* While a drawing of the proposed balcony railing was not provided, the application notes that the railing is proposed to match the existing first floor porch railing shown in a photograph. The first-floor railing is typical of the historic district.

5* The applicant provided several photographs of other railings similar to the proposed, but did not provide complete addresses. It is unclear whether these railings are original to the properties, approved through COA, or if they're located in Oakwood. The height of the similar railings is also unknown.

Kinane, Collette

From: Kinane, Collette
Sent: Monday, July 27, 2020 11:58 AM
To: David Bryant
Cc: ttully@rhdc.org; Morton, Erin
Subject: RE: External :RE: Request assistance getting an old COA re-activated or reapproved.

Hi, Dave –

We met as a staff to discuss the situation. Because the two projects that were included in the original COA are so different (meaning that one doesn't rely on or affect the other), we've determined that it would be acceptable to break the condition into two parts so that the placard for the balcony could be issued separately.

I'll be in the office later this week to print and mail your placard. I'll be mailing the placard to your Downingtown, PA address, unless you have a local contractor or team that you'd rather I mail it to instead. Please let me know if you'd like me to mail the placard to a different address.

For the doors, the photos and details you included below are great! I'll add those to the file. We ask for the specifications to check the construction materials, as you suggested, but also to keep a record in case a future neighbor wants to install the same or similar doors. If you do happen to remember where the doors were ordered from and have a link to the product, we'd appreciate it; but we do understand that it was several years ago at this point.

Scheduling the work to start next week should not be a problem. I'll let you know when I print and put your placard in the mail.

Thanks,
Collette

Collette Kinane

Preservation Planner II

City of Raleigh

Planning and Development

■ Raleigh Urban Design Center

919-996-2649 | raleighnc.gov

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From: David Bryant <David.Bryant@upl-ltd.com>
Sent: Monday, July 27, 2020 10:47 AM
To: Kinane, Collette <Collette.Kinane@raleighnc.gov>
Cc: ttully@rhdc.org; Morton, Erin <Erin.Morton@raleighnc.gov>
Subject: RE: External :RE: Request assistance getting an old COA re-activated or reapproved.

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.

Collette,

If my balcony renovation is stalled indefinitely until I can produce "manufacturer specifications" for the doors, could you tell me what exactly is needed? I don't have any documents from the manufacturer, nor am I even sure who manufactured it. I know it was ordered from either Lowe's or Home Depot, and I've tried to find the receipt and information, but have been unsuccessful. They aren't listed on the website, as it was a custom order. Here is the information I can give you. Is this sufficient? If not, I don't know what else to do and would greatly appreciate your suggestions.

If someone wants to go out and inspect to ensure they're pine like I say, or anything else, they're perfectly welcome to do so.

Material: Pine (same as doors replaced)

Height: 80" (Same as doors replaced)

Width: 32" (Same as doors replaced)

Thickness: 1.75" (same as doors replaced)

Hardware: Quick-set knobs and deadbolts. (Same as was on the doors replaced). The 2nd floor balcony door was only 1-hole, so no dead bolt (same as previous door)

Style –

- Two doors – 9-lite over 2 panels (Second picture is before staining)



- Two doors – 15 lite



Thinking getting something reapproved would be a simple task, I had already scheduled the work which is set to start next week. If nothing else please at least let me know that this is going to turn into a bigger ordeal and I'll need to reschedule.

David B. Bryant
Controller, North America
C. +1-919-720-0509



UPL NA Inc., 630 Freedom Business Center, Suite 402, King of Prussia, PA 19406 | upl-ltd.com

From: Kinane, Collette <Collette.Kinane@raleighnc.gov>
Sent: Wednesday, July 22, 2020 3:38 PM
To: David Bryant/Finance/King of Prussia <David.Bryant@upl-ltd.com>

Cc: ttully@rhdc.org; Morton, Erin <Erin.Morton@raleighnc.gov>

Subject: RE: External :RE: Request assistance getting an old COA re-activated or reapproved.

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The door specification is an outstanding condition on the previous COA for the balcony that has not been met. In order to renew the portion for the balcony and receive the placard, all conditions on the previous COA must be satisfied.

Collette Kinane

Preservation Planner II

City of Raleigh

Planning and Development

■ Raleigh Urban Design Center

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From: David Bryant <David.Bryant@upl-ltd.com>

Sent: Wednesday, July 22, 2020 3:30 PM

To: Kinane, Collette <Collette.Kinane@raleighnc.gov>

Cc: ttully@rhdc.org; Morton, Erin <Erin.Morton@raleighnc.gov>

Subject: RE: External :RE: Request assistance getting an old COA re-activated or reapproved.

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Collette,

Requested COA is specific to the balcony only. Doors issue has long been addressed.

Dave

David B. Bryant

Controller, North America

C. +1-919-720-0509



UPL NA Inc., 630 Freedom Business Center, Suite 402, King of Prussia, PA 19406 | upl-ltd.com

From: Kinane, Collette <Collette.Kinane@raleighnc.gov>
Sent: Wednesday, July 22, 2020 2:47 PM
To: David Bryant/Finance/King of Prussia <David.Bryant@upl-ltd.com>
Cc: ttully@rhdc.org; Morton, Erin <Erin.Morton@raleighnc.gov>
Subject: External :RE: Request assistance getting an old COA re-activated or reapproved.

This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links, attachments and Sender Email Addresses

Hi, Dave –

Thanks for submitting your application to renew your COA. In order to approve a renewal of a previous COA, the conditions on the first COA must be met. I reviewed the previous COA from 2018 and it was approved with the following conditions:

“1. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:

- a. Detailed drawing of the proposed balcony railing;
- b. Manufacturer’s specifications of the replacement doors”

The photos and description you provided in your renewal application fulfills Condition 1a. Could you please send a link or copy of the specifications for the doors that were installed to satisfy condition 1b? As soon as I receive that information, I’ll be able to approve your renewal.

Please let me know if you have any questions.

Thanks!
Collette

Collette Kinane

Preservation Planner II

City of Raleigh

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From: Kinane, Collette
Sent: Wednesday, July 15, 2020 3:50 PM
To: David Bryant <David.Bryant@upl-ltd.com>
Cc: ttully@rhdc.org; Morton, Erin <Erin.Morton@raleighnc.gov>
Subject: RE: Request assistance getting an old COA re-activated or reapproved.

Hi, Dave –

You can renew the COA by submitting a minor work COA application. The process has changed since you last applied. All applications are now submitted online through the City’s [Permit and Development Portal](#). You can find a copy of the

application form and other helpful documents in the "Help and Links" tab on the black navigation bar at the top of the main page of the Portal.

When you submit your renewal, please include a few current photographs of the house.

Let me know if you have any questions as you're submitting your application.

Thanks,
Collette

Collette Kinane

Preservation Planner II

City of Raleigh

Planning and Development

■ Raleigh Urban Design Center

919-996-2649 | raleighnc.gov

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From: David Bryant <David.Bryant@upl-ltd.com>

Sent: Wednesday, July 15, 2020 3:44 PM

To: ttully@rhdc.org; rhdc@rhdc.org

Subject: RE: Request assistance getting an old COA re-activated or reapproved.

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Hello Tania, Melissa, or to whom it may concern,

Just following up on my email from email from last week. I have a COA from 2018 for some work that I'm just finally getting too (replacing a railing). Old COA attached. I want to make sure my horribly nosey neighbor across the street has no basis to complain about me again so I want to do whatever is necessary to make the project fully legal again. Please help with what if anything needs to be done. I have someone lined up that can get started as soon as I get approval. (A familiar name, Charlie ?? Unsure of his last name, but he's been doing work in Oakwood for a decade or more).

Dave

David B. Bryant

Controller, North America

C. +1-919-720-0509



UPL NA Inc., 630 Freedom Business Center, Suite 402, King of Prussia, PA 19406 | upl-ltd.com

From: David Bryant/Finance/King of Prussia

Sent: Tuesday, July 7, 2020 9:35 AM

To: 'ttully@rhdc.org' <ttully@rhdc.org>

Subject: Request assistance getting an old COA re-activated or reapproved.

Hi Tania,

My names Dave Bryant and I own 356 E Jones Street in Oakwood. I received a COA to replace the balcony railing on my home with one matching the lower porch railing. That COA was associated with another project though and it's been nearly 2 years ago. I also have no idea where that placard went to. Could you help me with the process to get re-approved and a new placard? The other, more material work on the COA was replacing some doors. That project is complete.

David B. Bryant

Controller, North America

C. +1-919-720-0509



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