



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Install gutters and downspouts

1203 Filmore St

Address

Glenwood-Brooklyn

Historic District

Historic Property

COA-0120-2025

Certificate Number

9/5/2025

Date of Issue

3/5/2026

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 K*

Raleigh Historic Development Commission

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



Type or print the following:

Applicant name:

Mailing address:

City:

State:

Zip code:

Date:

Daytime phone #:

Email address:

Applicant signature: *Mary Ann Turner*

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-0120-2025**

Fee: \_\_\_\_\_

Amount paid: \_\_\_\_\_

Received date: \_\_\_\_\_

Received by: \_\_\_\_\_

Property street address:

Historic district:

Historic property/Landmark name (if applicable):

Owner name:

Owner mailing address:

**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: <u>40</u> <hr/>
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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	roofs	See attached sheet

<b>Minor Work Approval (office use only)</b>	
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>03/05/2025</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></u>	Date <u>07/05/2025</u>

## 1203 Filmore Street

### Facia repair/replacement and gutter installation

1203 Filmore Street is in the Historic Glenwood/Brooklyn Neighborhood. It was built in 1910. It has a skirt and pier foundation. It has a complicated roofline in the style of a Queen Anne Cottage with gable, hip and shed roofs. This spring the foundation was repaired which included replacement of some of the brick skirting, the boards around the floor on the outside, 16 new piers, 2 new beams, lifting the house on one side approximately 6", installation of sump pump with French drains in crawlspace. Repair of foundation brick and siding and joists on north side as well as construction of foundation wall with footings on back of house and replacement of deck. Much of the damage was due to water issues. The foundation was inspected in 2015 and piers were rebuilt and brick skirting was repointed. In 2025 extensive foundation work was done.

To help with water mitigation and to preserve 1203 Filmore Street, I need to repair facia boards, soffits and install a high quality gutter system. After talking with several gutter businesses and with a recommendation from friend, I have chosen Gutter Shutter.

The roof line has a "crown molding" which was a concern that I had. Gutter Shutter had a solution which did not require the crown molding to be removed and would preserve it. Though the gutter will obscure it. The crown molding will still be visible from the street on the gable roofline. It will be obscured across the porch. The gutter itself has a profile that looks like crown molding. The dental features across the porch will be fully visible.

#### STATEMENT FROM OWNER OF GUTTER SHUTTER:

In regard to rain gutters being added to 1203 Filmore Street, Raleigh, NC 27605:

We would like to install our Gutter Shutter gutter water remediation system to prevent any further cracks or damage to the foundation of the property. We will be able to preserve many of the architectural design elements of the facia surrounding the house where gutters are not needed. We also will not be removing or replacing any of the current molding, only adding a wedge on top to apply the gutter system. The color we will install is a low gloss white, and Gutter Shutter itself looks like crown molding which will keep the integrity of the historical look of the home intact.



Next Steps for me the homeowner: Sign the contract once COA approved. Have already talked with Landscaper about landscaping for drainage which will be an additional submission once gutters are installed.



**Prepared by:**  
Gutter Shutter of the Triangle  
dwinslow@gsofthetriangle.com

**Billing Address:**  
8817 Westgate Park Drive, Suite 106  
Raleigh NC 27617

Gutter Shutter of the Triangle  
www.guttershutterofthetriangle.com  
O (919) 216-6200

**Prepared on:**  
8-19-25

**Prepared for:**  
Mary Ann Turner  
maturner2.mat@gmail.com  
C 919-274-3114

**Job location:**  
1203 Filmore St  
Raleigh, NC 27605

**Proposal**

# Project Summary

Gutter Solutions

Total Investment .....	\$16,232.00
Total Discount .....	\$1,750.00
Wake County .....	\$1,049.95
<b>Total Contract Price .....</b>	<b>\$15,531.95</b>
Deposit Required - 25% .....	\$3,882.99
Deposit Paid .....	\$0.00
<b>Amount Due Upon Installation .....</b>	<b>\$15,531.95</b>

# Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal may be withdrawn if not accepted by the Customer within 90 days. If the proposal is discounted in any way, it is at the discretion of the salesperson how long that discount is valid. That discounted total is withdrawn at a maximum of seven days.

**Authorized Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

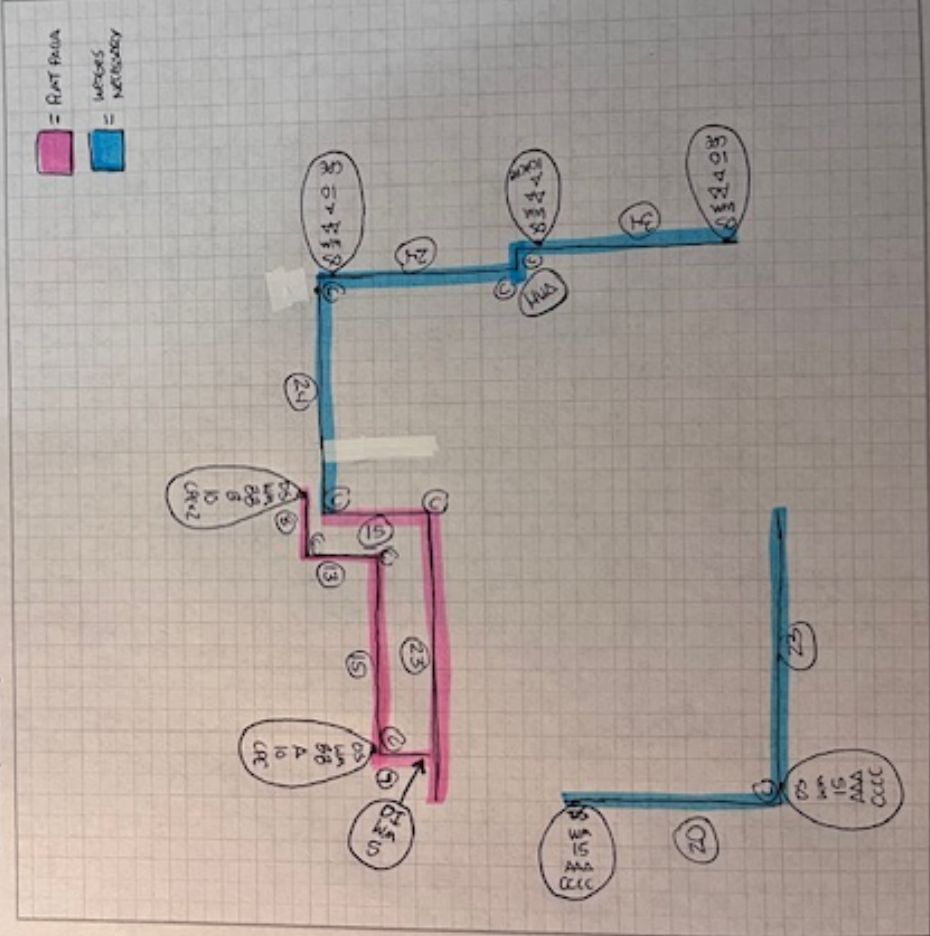
Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal and the attached Job Detail sheet (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract which is set at a 25% deposit of the total cost when the proposal is accepted and the remaining 75% on the day the work is completed.

**Customer Signature** \_\_\_\_\_ **Date** \_\_\_\_\_



**Gutter®  
Shutter™** APPOINTMENT WORKSHEET

Gutter Shutter Color	white	
Total LF Gutter Shutter	200	
Total LF Down Spout	85	
Wide Mouth Outlets	8	
Total A Elbows	16	
Remove & Dispose Existing Gutters (If)	0	
Total B Elbows	5	
Offset Elbows	12	
Inside Millers	—	
Inside Bay Millers	—	
Outside Millers	6	
Drop-ins	1	
Deck Cuts	—	
Valley Controllers	1	
Outside Bay Millers	—	
DrainGuards	—	



# Job Details (Continued)

## Specifications

1) Install Gutter Shutter as shown on drawing. 2) Install Wide Mouth Outlet as shown on drawing. 3) Install 3x4 Downspout as shown on drawing. 4) Install A Elbow as shown on drawing. 5) Install B Elbow as shown on drawing. 6) Install Inside/Outside Corners as shown on drawing. 7) Install Gutter Shutter Valley Controller as shown on drawing. 8) Downspout extender 9) Gutter Shutter Production cost with high runs or complicated aspects 10) Gutter Shutter specific wedges - extreme labor component 11)

## Contractor Will

- 1.) Move lawn & garden ornaments and decorations out of the project area prior to commencement of the work and replace upon completion of the work
- 2.) Move any portable landscaping (i.e., planters, flower pots, window boxes, etc.) out of the project area prior to commencement of the work and replace upon completion of the work
- 3.) Move patio furniture, deck furniture, grills, umbrellas, awnings, etc. out of the project area prior to commencement of the work and replace upon completion of the work
- 4.) Haul away all old gutters, downspouts, and associated hardware

## Customer Will

- 1.) Provide electrical power for the completion of the work

## Additional Notes

Scope of work includes 81 feet of Gutter Shutter on flat fascia

127 feet of Gutter Shutter on Denny Wedges for molding surrounded fascia

Estimated 40 feet of fascia repair and replacement is also included in scope of work (cost will be deducted if there is less than 40 feet, or added upon approval if more than 40 feet)

# Product List

## Gutter Solutions

Gutter Shutter HV, White	208 ft
Wide Mouth Outlet, White	8
3x4 Downspout, White	85 ft
A Elbow, White	28 ft
B Elbow, White	5 ft
Inside/Outside Corners	9
Gutter Shutter Valley Controller - Standard	1
Corrugated Pipe Extension, Black	6
Gutter Shutter Production Cost - Full, Flat Fee	1
Denny Wedge, Gutter Shutter Wedge	68
Fascia Replace/ Repair	40

Gutter Shutter HV, White	208 ft	Wide Mouth Outlet, White	8	3x4 Downspout, White	85 ft
A Elbow, White	28 ft	B Elbow, White	5 ft	Inside/Outside Corners	9
Gutter Shutter Valley Controller - Standard	1	Corrugated Pipe Extension, Black	6	Gutter Shutter Production Cost - Full, Flat Fee	1



# Job Details (Continued)

Denny Wedge, Gutter			
Shutter Wedge .....	68	Fascia Replace/ Repair .....	40

# Products

Wide Mouth Outlet



Downspout





# Limited Warranty

## LIMITED WARRANTY

This Limited Warranty ("Warranty") is made in lieu of and excludes all other warranties, expressed or implied, and all other obligations on the part of the contractor ("Contractor") to the customer ("Customer"). There are no other verbal or written warranties, no warranties which extend beyond the description on the face hereof, and NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANT-ABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

## GENERAL TERMS

Full payment is due upon completion of work specified in this Contract including any Addendum to Contract authorized by Customer. The applicable warranties are in effect upon completion of the work specified in this Contract and payment has been received in full; and alternatively, is null and void if full payment is not received. If, at a later date, Customer fails to pay Contractor within 30 days for additional services provided at Customer's request (for example, annual service appointment), Warranty will be suspended until payment has been received in full. Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer's warranty. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry. Contractor's workers are fully covered by Workers' Compensation insurance warranty. All warranties are null and void if the work specified in this Contract has been changed or modified by any other entity other than Contractor. Contractor's workers are fully covered by Workers' Compensation insurance. Contractor may offer option to remove drywall, paneling, flooring and/or any wall covering for a stated fee. Contractor shall not be held responsible for usefulness or appearance of items removed due to factors beyond Contractor's control such as, but not limited to, dry rot, corrosion, termite infestation, and substandard construction.

## TRANSFER OF WARRANTY

For the applicable time periods indicated below, all warranties are transferable to a future owner, one time, upon sale of the structure on which the work specified in this Contract has been completed provided that written notice is given to Contractor within 60 days of the closing date of acquisition of said property.

## SCHEDULING OF INSTALLATION

The commencement of installation may be affected by several factors, including but not limited to; the current workload at the time the contract is signed, the completion of financing arrangements, and weather or other work to be completed prior to installation. Weather-related delays cause variations in our installation schedule. We make every effort to meet installation schedules. When it becomes necessary to reschedule a job because of delays in completing prior installations, we shall schedule work when practical, weather conditions permitting. Delays caused by inclement weather are at the discretion of the Contractor or the installation crew.

## GUTTERSHUTTER

The Gutter Shutter System has factory baked enamel paint finish that is covered by the Gutter Shutter Company's 20-Year Finish Warranty. Some end caps, mitered corners and other accessories may require spray painting to match the color of the Gutter Shutter gutter. The Gutter Shutter system has a lifetime, No-Clog Warranty and, in the event the gutters become clogged, the Company agrees to clean the gutters at no charge to the Customer. The No-Clog Warranty is only issued with the utilization of over sized 3"x4" downspouts. If downspouts smaller than 3"x4" are used, no warranty is given. The No-Clog Warranty will become valid once the contract is paid in full. Except as otherwise provided, only materials purchased and installed by the Company are warranted. The No-Clog Warranty on the Gutter Shutter gutter is transferable and "For a Lifetime!" The unique and patented Gutter Shutter design makes it a very effective debris shedding system. Therefore, the system internally cleans itself. However, no gutter system will keep 100% of debris out. It is possible for a small amount of debris to enter, which will wash out through the downspouts. It is important to understand that a small amount of debris is not a clog. The Gutter Shutter gutter system has a completely different appearance when compared to conventional gutters. The irregularities include, but are not limited to, irregular shingle edges, roof-decking problems, unlevelled roof rafters, exposed flashing, etc.. In addition, because the gutter is sloped to allow water to flow towards the downspout, the end of the GutterShutter gutter (toward the downspout) may be inches lower than the highest point of the gutter. This will be more visible than with conventional gutters. Any or all downspouts added to job, or elbows turned a different direction than original direction, either by customer or by representative's suggestion, release the Company of any and all liability from damages to home or property. These warranties are valid only on a complete GutterShutter Leaf and Debris System. Algae and/or other natural or chemical buildup may occur on either the Hood or Trough of the GutterShutter System. Periodic cleaning of the exterior system is suggested (pressure washing recommended). The GutterShutter Company and/or any of its licensed subsidiaries are not responsible to clean the exterior of the GutterShutter System. The GutterShutter System also has a 50 year Workmanship Warranty. Certain conditions will void the Workmanship Warranty, such as but not limited to, rotted or damaged fascia board. X \_\_\_\_\_

## FASCIA BOARD

While we pitch the Gutter Shutter system towards the downspout, in some cases the fascia board has settled or is not level. Occasionally, this will result in the appearance that the Gutter Shutter gutter is installed with an improper slope when in fact it is properly sloped to allow the water to flow to the downspout. This can be several inches or more below the roof shingle. Water may overshoot the area where the gutter is at its lowest point. Large Concentration of water in any given area may cause water to overshoot the Gutter Shutter gutter system. If fascia boards are not perpendicular to the plane of the ground, wedges may be utilized to allow for a proper installation. Wedges are typically installed every four feet and will create a gap between the Gutter Shutter gutter and the fascia board. There is an additional charge if wedges are required. With the consent of the Purchaser, any rotten lumber or unsuitable fascia, decking or framing materials which are disclosed as the work progresses, and which are not specifically mentioned in this proposal and contract, will be replaced or made suitable, and the charge for labor and materials will be in addition to the contract price. Rotten fascia board replacement can be charged at between \$25 and \$30 per foot, depending on the type of fascia the homeowner prefers. The Company does not paint. The Gutter Shutter System is guaranteed to never pull away from the fascia board. Except as expressly stated herein, there are no other warranties, express or implied by operation of law or otherwise, of the goods or services furnished under the Contract, including without limiting the generality of the foregoing, any liability for direct, indirect, incidental, special or consequential damages or any injury or damages to persons and property. The company shall have no liability to the Customer in connection for any product liability claim, and the Customer shall indemnify and hold the Company harmless to any personal injury claim relating to use of goods provided by the Company. X \_\_\_\_\_

## ROOF CONDITION/REPLACEMENT

The Company shall not be responsible for the pre-existing condition of the roof. The edge of roof shingles, other than trim or flashing, may be finished and revealed after installation of the Gutter Shutter gutter that previously was hidden by the profile of conventional gutters. Sometimes shingles are curled or appear to be raised when old gutters are removed. If after installation of the Gutter Shutter gutter system, roof shingle conditions prelude the Gutter Shutter Company from performing as intended, the Purchaser is responsible for appropriate repair/replacement of roof shingles. These situations can include brittle or broken shingles, missing shingles, excessive shingle layers, deformed or curved shingles, etc. Shingles are often deformed because they had previously rested on gutter spikes or gutter screens. This can cause water to overshoot the Gutter Shutter gutter in these areas. The deformed shingles will not flatten out. You should call the company if the roof is replaced after installation. Any act by any third party resulting in the changing alteration, modification, removal and/or re-installation of the Gutter Shutter system may void the warranty.

# Limited Warranty (Continued)

## EXTERIOR DRAINAGE/DISCHARGE

Exterior drainage or downspout extension work carries no warranty. It is the Customer's responsibility to ensure that the downspout or discharge are kept clean and free from debris. x \_\_\_\_\_

## WILDLIFE/PEST EXCLUSION SYSTEMS

During the installation of the GutterShutter system it may become necessary to alter or remove a pest exclusion systems in order for the GutterShutter system to preform properly. The Company shall not be responsible or liable for any damages that may occur to the pest exclusion system during the gutter removal process and will not be held liable for any loss of warranty due to the removal or altering of the pest exclusion system. x \_\_\_\_\_

## ITEMS FOR WHICH CUSTOMER IS RESPONSIBLE

**PAYMENT** - Customer shall be responsible for payment in full upon completion of the work. Full payment shall include any additional work authorized by Customer through an Addendum to Contract, whichever shall be applicable. Payment shall be collected by the installation crew leader at time of completion.

**PERSONAL ITEMS** - Customer shall be responsible for removing all personal items from the work area(s) prior to the work start date. In the event work area(s) are not sufficiently prepared on scheduled work date, a trip charge of \$250.00 will be assessed. Contractor may offer, but shall not be required, to assist in the preparation of the work area(s) at the rate of \$40.00 per man-hour. Contractor assumes no liability for damage to items moved, finished walls and/or flooring in the preparation process.

**UTILITIES** - Electric, water, and other utilities shall be furnished by Owner at no expense to Contractor.

**HAZARDOUS MATERIALS** - unless otherwise specifically provided for, the contractor shall not be responsible for removal and/or disposal of any hazardous materials as defined by any federal, state or local law, regulation or ordinance, including without limitation, lead-based paint, asbestos, and material containing asbestos. If such hazardous materials are encountered in the course of the contractor's work, then the owner shall pay any and all additional costs to remove and/or dispose of such hazardous materials in accordance with such federal, state, and local laws, regulations, and ordinances.

**PUBLIC UTILITIES** - Contractor shall have all public utilities located per State of North Carolina law by calling North Carolina State 811 Utility Marking Service. Customer shall be responsible for sharing any knowledge of and marking any buried private utility lines, including but not limited to, WATER and SEWER lines, satellite, fiber optics and cable lines, propane or gas lines, sprinkler system lines, security system wires, low voltage lighting wires, services to outbuildings and swimming pools, etc. Repair of any lines broken or damaged during excavation shall be the responsibility of and paid for by utility company whose lines were damaged due to being miss marked. See paragraph for Private Lines Insurance regarding the repair of private lines.

**FINISHES & LANDSCAPING** - Customer shall be responsible for removal and replacement of any floor coverings, finish carpentry, painting, paneling, landscaping, as required for installation of work specified unless otherwise noted in this agreement. In the event that required removals have not been completed by the scheduled work date, a trip charge of \$250.00 will be assessed. Contractor assumes no liability for damage to items moved, wall finishes and/or flooring in the preparation process. Customer shall remain responsible for replacement in all cases unless otherwise noted in this agreement.

**CUSTOMER WILL & ADDITIONAL NOTES** - Customer shall be responsible for any and all items annotated on the Job Detail sheet(s) of this agreement under "Customer Will" and/or "Additional Notes."

## EXCLUSIONS FROM THE WARRANTY

This Warranty does not cover and Contractor specifically disclaims liability for: 1) system damage caused by Customer's negligence, misuse, abuse, or alteration; 2) dust incidental to installation; 3) damage to personal property including, but not limited to, floor coverings, furniture, all personal property, stored items, finished walls, and other objects inside the foundation of the structure on which work was completed; 4) breakage of any hidden or unmarked fuel/utility/service/private lines; and 5) any damages caused by mold including, but not limited to, property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects, or any other effects; 6) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any other cause outside of its control; 7) damage done during a lifting operation; 8) basement water seepage if no waterproofing system installed; 9) heave or any damages caused by it; 10) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments; and 11) anything else expressly disclaimed in the original Warranty for the system.

Contractor is NOT responsible for any private utility lines that are damaged during installation.

## Warranty Information

Please consult notes section to review specific warranty information for your project.





1203

LEVIN TOYOTA  
XNK-3680  
NORTH CAROLINA

























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