



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Renewal of and changes to previously-approved COA (COA-0117-2021) including: alter window openings, stucco existing CMU walls and paint to match existing house

401 Elm St

Address

Oakwood

Historic District

Historic Property

COA-0142-2023

Certificate Number

11/6/2023

Date of Issue

5/6/2024

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, _____

A handwritten signature in black ink that reads "Erin Mochon".

Raleigh Historic Development Commission

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



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Remove existing addition and screened porch down to foundation; construct new fiber cement-paneled addition and screened porch on same foundation

401 Elm St

Address

Oakwood

Historic District

Historic Property

COA-0117-2021

Certificate Number

9/23/2021

Date of Issue

3/23/2022

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, _____

Wes Tripp (EMP)

Raleigh Historic Development Commission

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

Type or print the following:

Applicant name: **sallie Thompson**

Mailing address: **401 Elm Street**

City: **Raleigh**

State: **NC**

Zip code: **27601**

Date: **Oct 24 2023**

Daytime phone #: **919.621.1391**

Email address: **salliethompson1@gmail.com**

Applicant signature: *Sallie Thompson*

- 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-0142-2023
 Fee: _____
 Amount paid: _____
 Received date: _____
 Received by: _____

Property street address: **401 Elm Street Raleigh NC 27601**

Historic district: **Oakwood**

Historic property/Landmark name (if applicable):

Owner name: **Sallie Thompson**

Owner mailing address: **401 Elm Street 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="radio"/> No <input checked="" type="radio"/>	Office Use Only Type of work: <u>17, 84, 85, 89</u> <hr/>
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).
	window replacement	remove the old units on the rear and side facing of the house and rear door with new units and eliminate some of the openings
	roof	replace the flat roof on the rear of the building with a new sloped roof with standing seam metal roofing
	siding	stucco the brick to match the existing house and paint it to match the existing house
	interior	renovate the existing kitchen, laundry, and baths

<p>Minor Work Approval (office use only)</p> <p>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>05/06/2024</u>.</p> <p>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.</p> <p>Signature (City of Raleigh) <u></u> Date <u>11/06/2023</u></p>

401 ELM STREET RALEIGH

ROBERT FIELDS & SALLIE THOMPSON

Project scope is to maintain the existing structure and renovate the old interior of the house including new kitchen, laundry and baths, and renovate the rear porch and addition (looks to be added around 1950) to include replacing the windows with new wood casement units, eliminating some the windows on the rear and side of the house (between neighbors house and 401), removing the damaged flat roof and adding a sloped roof with new metal (to match the old metal standing seam roof as closely as possible). The existing house is brick with stucco. We propose to cover the CMU block rear addition with stucco and paint to match existing. The existing screen porch will be rescreened. One window inside the porch will be replaced with a door.

WINDOWS- JeldWen siteline wood clad casement units full view

ROOF- Sentriclad standing seam metal roof in patina green



NORTH CAROLINA LAND TITLE ASSOCIATION
UNIFORM SURVEYOR'S REPORT FORM

TO: TITLE INSURER RELYING UPON THIS DOCUMENT. (Investors Title)

Situated at Raleigh Wake NC
City County State

THIS IS TO CERTIFY, that on August 9th, 2023 I made an accurate survey of the premises standing in the name of Sallie Thompson & Robert Fields entitled: P.L.N. 1704905747

Briefly described as 401 Elm Street

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again on ____, 20____, and at the time of such latter inspection I found ____ to be in possession of said premises as ____ (tenant) or (owner)

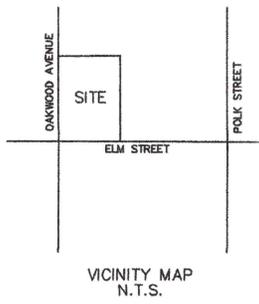
I further certify as to the existence or non-existence of the following at the time of my last inspection:

- 1. Rights of way, old highways, or abandoned roads, lanes or driveways, drains, sewers, water, gas, or oil pipelines across said premises. None (See Map)
2. Springs, Streams, rivers, ponds, or lakes located, bordering on, or running through said premises: None (See Map)
3. Cemeteries or family burying grounds located on said premises. (Show location on plat): None (See Map)
4. Telephone, telegraph or electric power poles, wires or lines overhanging or crossing or located on said premises and serving said premises or other property or proper. Light Pole (See Map) Subject To Easements Of Record
5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages. None (See Map)
6. Encroachments or overhanging projections. (If the buildings, projections, or cornices thereof, or signs affixed thereto, fences or other indications of occupancy encroach upon or overhang adjoining properties, or the like encroach upon or overhang surveyed premises, specify all such) None (See Map)
7. Building or possession lines. (In case of city or town property specify definitely, as to whether or not walls are independent walls or party walls and as to all easements of support or "beam rights". In the case of country property, report specifically how boundary lines are evidenced, that is, whether by fences or otherwise). None (See Map)
8. Indications of building construction, alterations, or repairs within recent months. None
(a) If new improvements are under construction, how far have they progressed. N/A
9. Changes in street lines either completely or officially proposed: None
(a) Are there indications of recent street or sidewalk construction or repairs? None
10. Does the property abut a dedicated public road? If not, explain what type of road it abuts. If property does not abut a road, answer this question "none". Yes

Professional Land Surveyor
Wesley Nipper
North Carolina Professional Land Surveyor Seal L-3916

NOTE: In all cases where there are encroachments, support easements, party walls, etc., they should also be denoted upon the map of your survey.

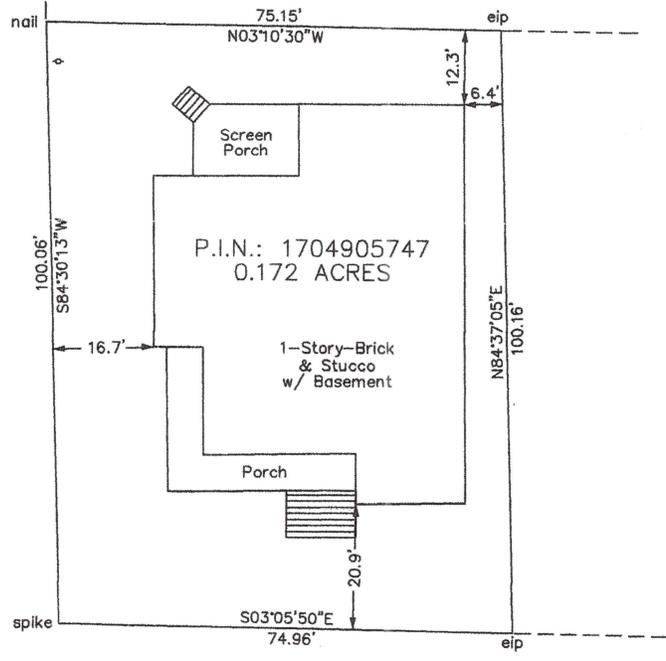
(Adapted)
MAP BK. 1884, PG. 1594



LEGEND	
○	Storm Sewer Manhole
△	Sanitary Sewer Manhole
□	Concrete Monument
N/F	Now or Formerly
□	Power Box
□	Telephone Pedestal
□	Cable Television Pedestal
⊕	Power Pole
⊕	Light Pole
AC	Acres
BOM	Book of Maps
N.T.S.	Not To Scale
ips	Iron Pipe Set
eip	Existing Iron Pipe
---	Line Not Surveyed
R/W	Right-of-way
CP	Computed Point (Not Set)
■	Drop Inlet

PRECISION: 1/10,000+

OAKWOOD AVENUE
66' R/W



ELM STREET
55' R/W

Note: This Survey Was Performed And Mapped Without The Benefit Of A Title Search By A Licensed North Carolina Real Estate Attorney. This Surveyor Assumes No Liability From Any Facts And/Or Omissions (Such As Easements Or Underground Pipes, ETC.) That May Be Revealed By A Title Search By A Licensed North Carolina Real Estate Attorney.

Reference: Lot _____
Sec. ___ Pt. ___ Blk. ___ Ph. ___
P.I.N.: 1704905747
Map Bk. _____ Pg. _____
Map Bk. _____ Pg. _____
Deed Bk. 18121 Pg. 1837



I, James W. Nipper, certify that this map is correct and that the buildings lie wholly on the lot and there are no other visible easements or encroachments to my knowledge other than those shown.

Professional Land Surveyor
JAMES WESLEY NIPPER
L-3916

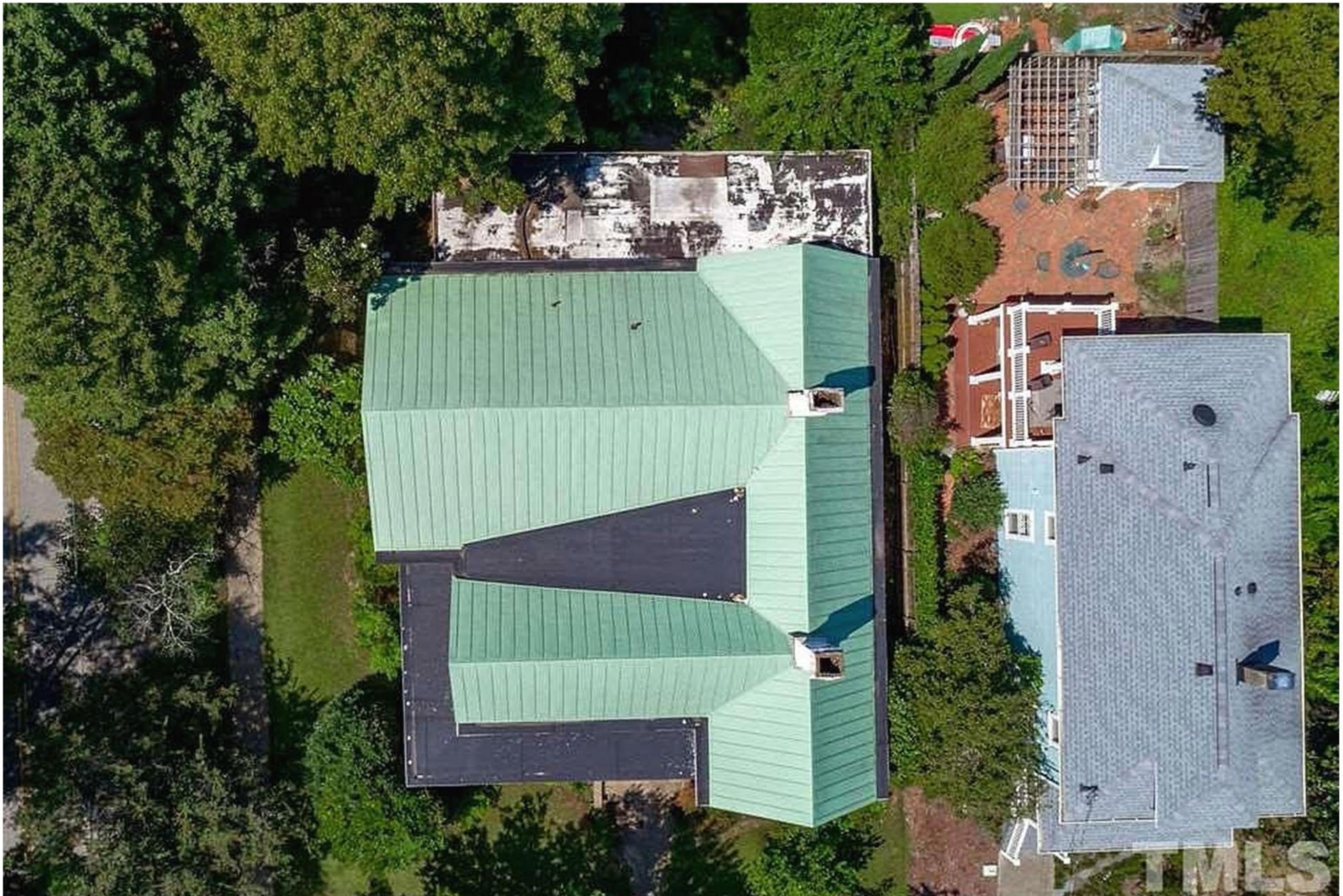
Property Of
SALLIE THOMPSON
ROBERT FIELDS

401 ELM STREET RALEIGH, N.C.

Date: 08-09-2023
Scale: 1"=20'
File: 20236/C4773



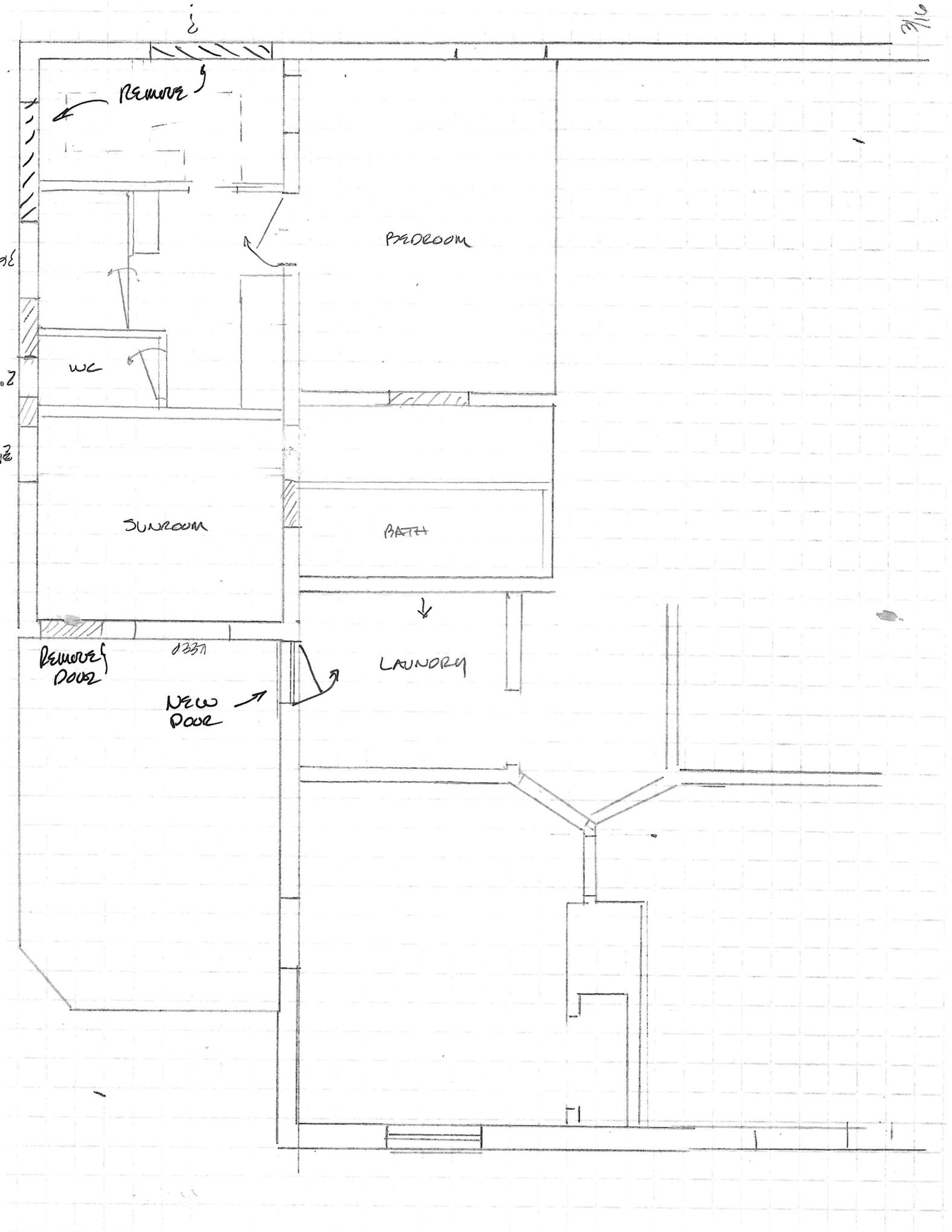
James W. Nipper Land Surveying
5707 Hilltop Road
Raleigh, North Carolina, 27603
Phone: 919-917-7080
E-Mail: James@nippersurveying.com
E-Mail: request@nippersurveying.com











REMOVE

KITCHEN

WC

SUNROOM

BATH

LAUNDRY

REMOVE DOOR

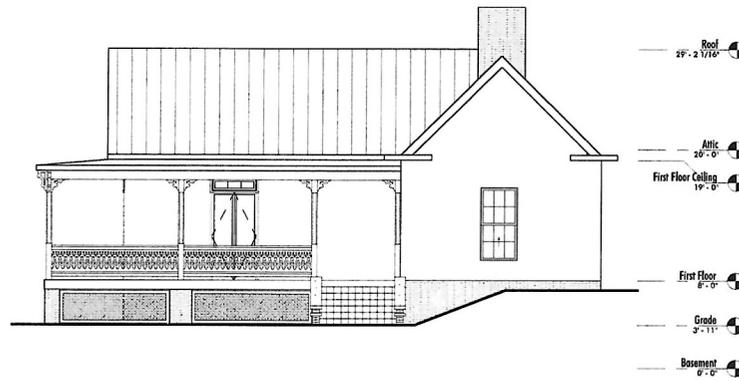
NEW DOOR

1337

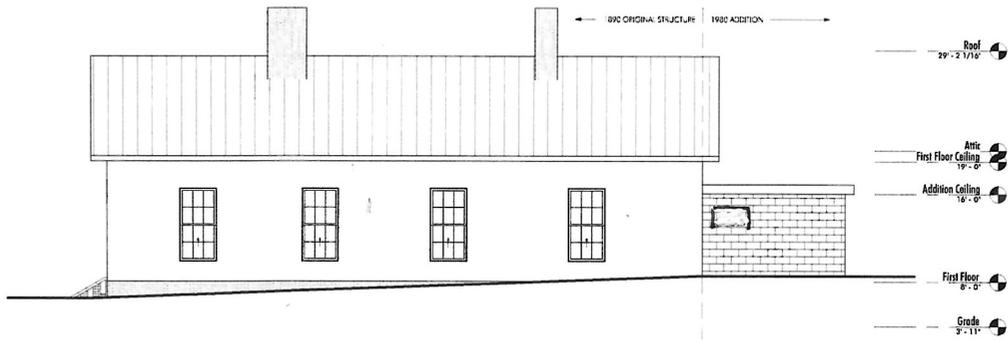
— EXISTING GRADE
 - - - PROPOSED GRADE



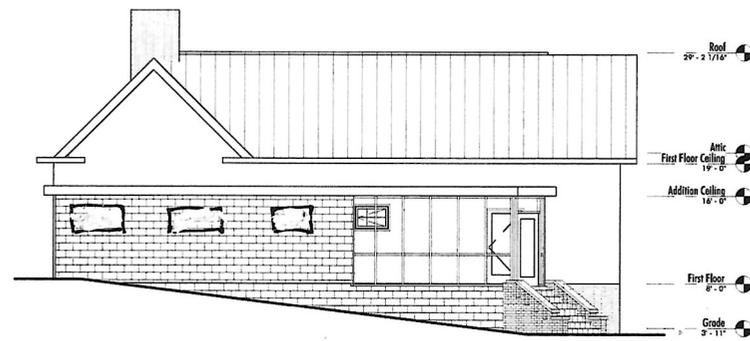
2 LEFT - EXISTING
 1/8" = 1'-0"



1 FRONT - EXISTING
 1/8" = 1'-0"

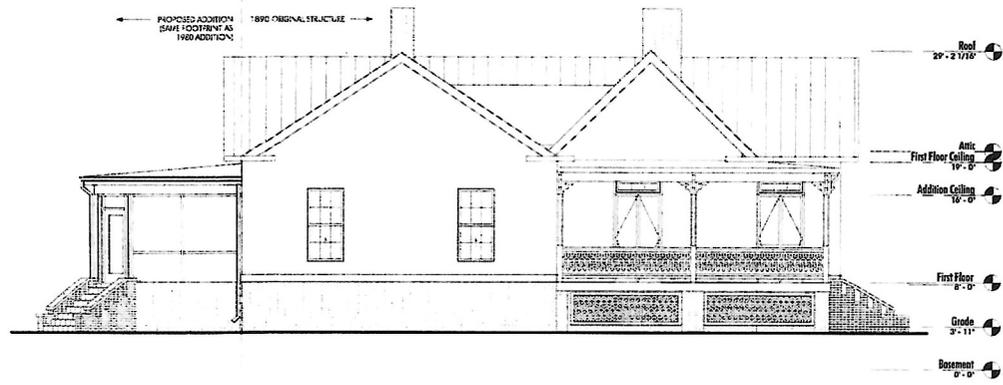


4 RIGHT - EXISTING
 1/8" = 1'-0"

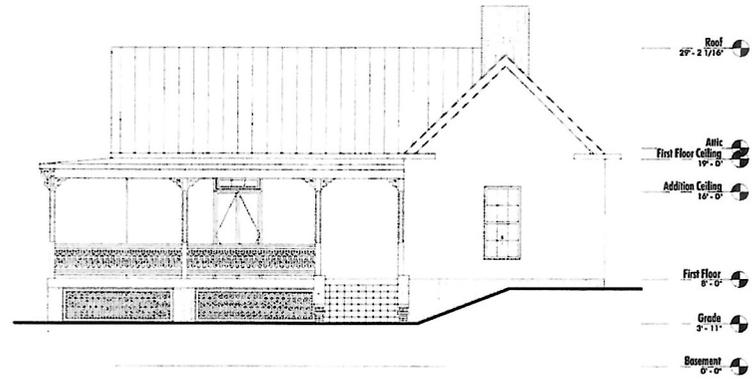


3 REAR - EXISTING
 1/8" = 1'-0"

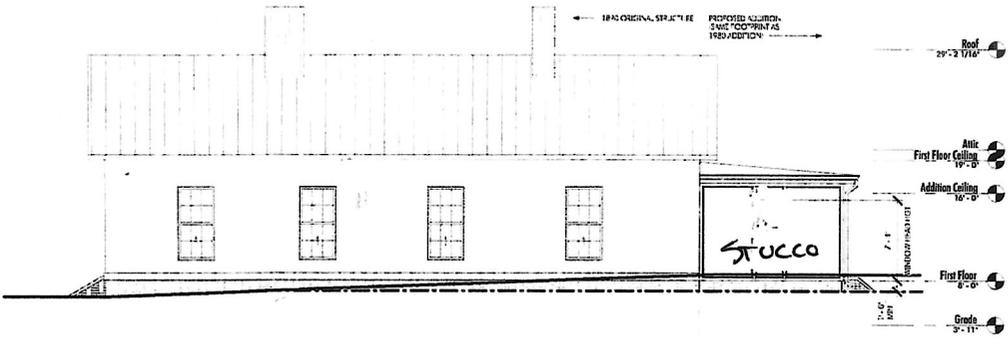
— EXISTING GRADE
 - - - PROPOSED GRADE



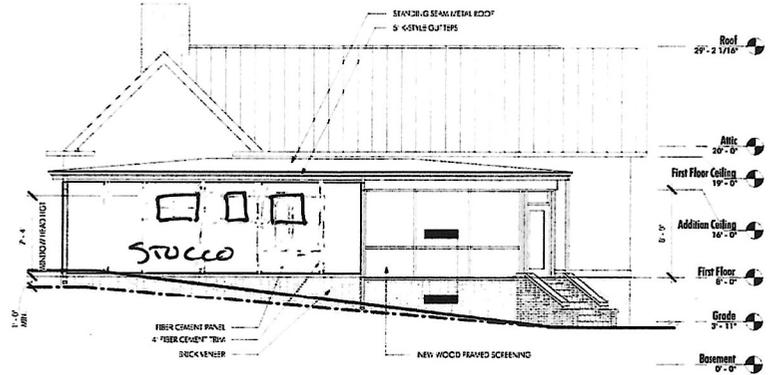
2 LEFT - NEW CONSTRUCTION
 1/8" = 1'-0"



1 FRONT - NEW CONSTRUCTION
 1/8" = 1'-0"



4 RIGHT - NEW CONSTRUCTION
 1/8" = 1'-0"



3 REAR - NEW CONSTRUCTION
 1/8" = 1'-0"

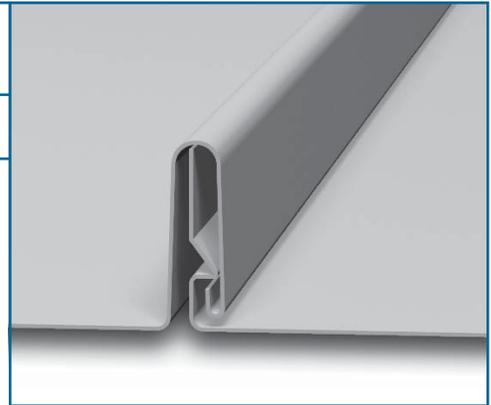
SL150

1 1/2" Snap Lock Panel

PRODUCT DESCRIPTION

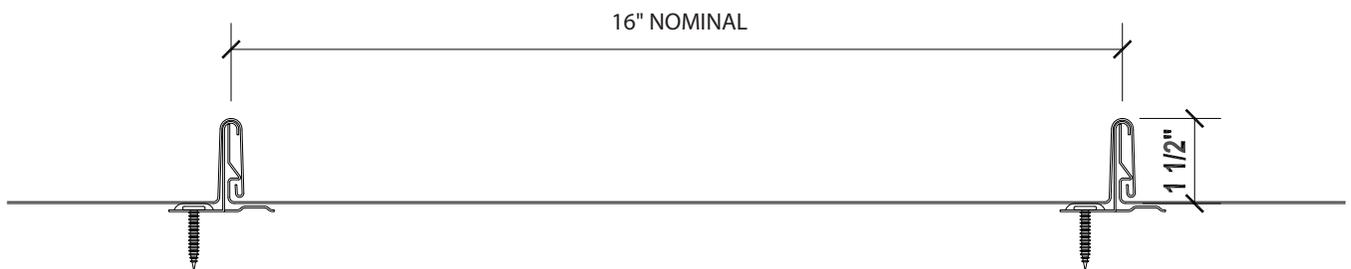
- Architectural Standing Seam Metal Roofing System
- Ideal for residential and commercial applications
- Specially designed clip allows thermal movement
- Tested panel for rated assemblies achieves higher performance levels

1-1/2" Snap Lock Panel; max width 15.39"; Snap Lock Seam fastened with (2) #10-12 x 1" long No. 2 Phillips drive pancake head, wood screws; One Part Clip Assembly SL150R Clip fastening metal to panel to minimum 15/32" plywood decking; maximum 24" clip spacing; Panel Rollformer: Schleich Quadro-Plus Rollformer; Maximum Allowable Roof Uplift Pressure (steel): -86.0 psf Main Field @ 24" Clip Spacing; Perimeter Pressure -108.5 at 12" Clip Spacing; Corner Pressure -116.0 psf @ 6" Clip Spacing; Oil Canning is a characteristic of light gauge architectural metals and is not a flaw and therefore is not a cause for rejection.



SENTRIGARD
METAL ROOFING SYSTEMS

www.sentrigard.com



DESIGN INFORMATION

- Minimum Slope = 1-1/2":12"
- Actual Panel Width: 15.39" from 20" Coil
- Solid Substrate Required
- Architectural, Hydrokinetic Panel
- Snap Seam – No Field Seaming Required
- 24 and 26 Gauge Galvalume®
- .032" Aluminum
- 16oz Copper
- 30 Year Finish Warranty on Kynar 500 Finish
- Weather Tight Warranty Available
- Underlayment Required



TEST REPORT SUMMARY

- Miami Dade Building Code Compliance Approved
- Florida Building Code 2020
- Chapter 15: Roof Assemblies
- Section 1504.3.2; 1505.3; 1507.4
- Chapter 16: Structural Design
- Chapter 22: Steel; Section 2209 Cold Form Steel
- Chapter 23: Wood
- Testing per TAS 125-03 Std. Requirements for Metal Roof Systems
- Test Assembly #6 by Underwriters Laboratory for:
 - a) UL 580-94, per FBC, Uplift Resistance of Roof Assemblies
 - b) UL 1897-98, per FBC, Uplift Tests for Roof Covering Systems
- Testing per TAS 100 Wind Driven Rain Test
- FPA #9860.11 – HVHZ – 24ga
- M-D NOA #19-0722.06 - HVHZ - 24ga







Charles Jenkins

QUOTE BY : Charles Jenkins
SOLD TO : Madison Renovations
PO# :
Ship Via : Ground

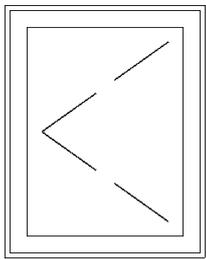
QUOTE # : JW231000X2P - Version 0
SHIP TO :
PROJECT NAME: 401 ELM
REFERENCE :

U-Factor Weighted Average: 0.27

SHGC Weighted Average: 0.19

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line 1
 Rough Opening : 27 3/4 X 35 1/4

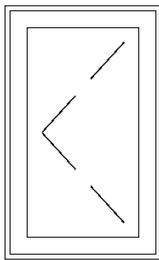


Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 27 X 34 1/2
 (Outside Casing Size: 30 X 36 15/16),
 Sitrine Wood Casement, Auralast Pine,
 Primed Exterior,
 Primed Interior,
 Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap,
 4 9/16 Jamb, 4/4 Thick,
 Hinge Left,
 Nesting Crank Handle, White Hardware,
 US National-WDMA/ASTM, PG 35,
 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon
 Filled, Traditional Glz Bd,
 BetterVue Mesh Brilliant White Screen,
 Custom-Width, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear
 Opening:17.1w, 30h, 3.5 sf
 U-Factor: 0.27, SHGC: 0.19, VLT: 0.44, Energy Rating: 17.00, CPD: JEL-N-
 881-02761-00004
 PEV 2023.3.0.4442/PDV 7.191 (09/06/23)CW

\$724.45	1	\$724.45
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Line 2
 Rough Opening : 21 3/4 X 35 1/4

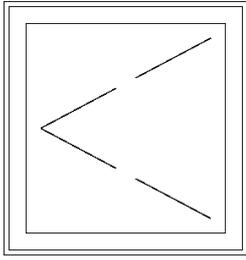


Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 21 X 34 1/2
 (Outside Casing Size: 24 X 36 15/16),
 Sitrine Wood Casement, Auralast Pine,
 Primed Exterior,
 Primed Interior,
 Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap,
 4 9/16 Jamb, 4/4 Thick,
 Hinge Left,
 Nesting Crank Handle, White Hardware,
 US National-WDMA/ASTM, PG 35,
 Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon
 Filled, Traditional Glz Bd,
 BetterVue Mesh Brilliant White Screen,
 Custom-Width, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear
 Opening:11.1w, 30h, 2.3 sf
 U-Factor: 0.27, SHGC: 0.19, VLT: 0.44, Energy Rating: 17.00, CPD: JEL-N-
 881-02761-00004
 PEV 2023.3.0.4442/PDV 7.191 (09/06/23)CW

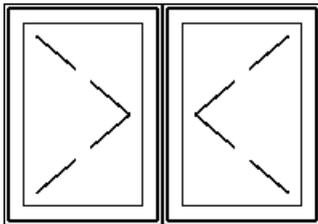
\$682.26	1	\$682.26
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LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 3	Rough Opening : 33 3/4 X 35 1/4	Frame Size : 33 X 34 1/2 (Outside Casing Size: 36 X 36 15/16), Sitrine Wood Casement, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, 4/4 Thick, Hinge Left, Nesting Crank Handle, White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:23.1w, 30h, 4.8 sf U-Factor: 0.27, SHGC: 0.19, VLT: 0.44, Energy Rating: 17.00, CPD: JEL-N- 881-02761-00004 PEV 2023.3.0.4442/PDV 7.191 (09/06/23)CW	\$808.85	1	\$808.85



Viewed from Exterior. Scale: 1/2" = 1'

Line 4	Rough Opening : 49 3/4 X 35 1/4	Frame Size : 49 X 34 1/2 (Outside Casing Size: 52 X 36 15/16), Sitrine Wood Mull Auralast Pine, Casement/Awning Product, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 2 Wide 1 High, 4 9/16 Jamb, 4/4 Thick, US National-WDMA/ASTM, DP 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2023.3.0.4442/PDV 7.191 (09/06/23)CW	\$1,401.20	1	\$1,401.20
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Viewed from Exterior. Scale: 1/2" = 1'

Line 4-1(A2)	Rough Opening : 25 1/4 X 35 1/4	Frame Size : 24 1/2 X 34 1/2 Sitrine Wood Casement, Auralast Pine, Primed Exterior, Natural Interior, No Exterior Trim, 3 3/4 Jamb, Hinge Left, Nesting Crank Handle, White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:14.6w, 30h, 3 sf U-Factor: 0.27, SHGC: 0.19, VLT: 0.44, Energy Rating: 17.00, CPD: JEL-N- 881-02761-00004 PEV 2023.3.0.4442/PDV 7.191 (09/06/23)CW			
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LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 4-2(A1)		Frame Size : 24 1/2 X 34 1/2			
	Rough Opening : 25 1/4 X 35 1/4	Siteline Wood Casement, Auralast Pine, Primed Exterior, Natural Interior, No Exterior Trim, 3 3/4 Jamb, Hinge Right, Nesting Crank Handle, White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, *Custom-Width*, *Custom-Height*, IGTThick=0.698(3/32 / 3/32), Clear Opening:14.6w, 30h, 3 sf U-Factor: 0.27, SHGC: 0.19, VLT: 0.44, Energy Rating: 17.00, CPD: JEL-N- 881-02761-00004 PEV 2023.3.0.4442/PDV 7.191 (09/06/23)CW			

Total:	\$3,616.76
tax (7.2500%):	\$262.22
Net Total:	\$3,878.98
Total Units:	4

 Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

JELD-WEN®

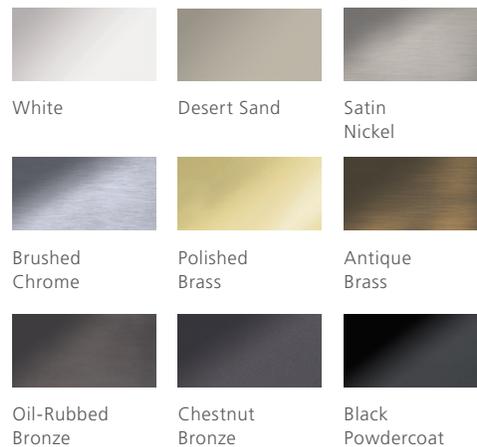
SITELINE®
WOOD AND CLAD-WOOD
WINDOWS AND PATIO DOORS



WINDOW HARDWARE

WINDOW HARDWARE OPTIONS

CASEMENT AND AWNING	DOUBLE-HUNG AND HORIZONTAL SLIDING
<p>STANDARD FOLDED NESTING HANDLE</p> 	<p>CONCEALED SASH LOCK</p> 
<p>PUSH-OUT HANDLE</p> 	



Actual colors may vary from samples shown to due printing process and/or differing monitor calibrations.

WINDOW OPENING CONTROL DEVICES (WOCD)

AVAILABLE ON DOUBLE-HUNG AND CASEMENT WINDOWS

Because windows can be necessary for emergency escape and rescue, building codes in your area may require certain windows to open fully. Factory-installed window opening control devices are designed to meet the current ASTM F2090 standard intended to help prevent accidental falls from windows by children five years of age and younger. A WOCD automatically limits the sash opening to less than four inches, unless it is deliberately disengaged, allowing the sash to open fully.



Window Open



Window Closed