



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Enclose rear screened porch

1027 W South St

Address

Boylan Heights

Historic District

Historic Property

COA-0151-2022

Certificate Number

12/5/2022

Date of Issue

6/5/2023

Expiration Date

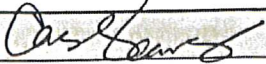
This card must be kept posted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection 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 dark ink, appearing to read "Erin Morton", is written over a horizontal line.

Raleigh Historic Development Commission

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

Type or print the following:			
Applicant name: Casie Sears			
Mailing address: 1027 W South St			
City: Raleigh	State: NC	Zip code: 27603	
Date: 12/2/22	Daytime phone #: 919-422-3375		
Email address: csears@searscontract.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;">Office Use Only</p> <p>Transaction #: _____</p> <p>File #: <u>COA-0151-2022</u></p> <p>Fee: _____</p> <p>Amount paid: _____</p> <p>Received date: _____</p> <p>Received by: _____</p>	
Property street address: 1027 W South St 88/20/20			
Historic district: Boylan Heights			
Historic property/Landmark name (if applicable):			
Owner name: Casie Sears W. M. H.			
Owner mailing address: 1027 W South St Raleigh, NC 27603			

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>57</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).
2.8	Entrances, Porches	Convert existing screen porch into sunroom

<p align="center">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>06/05/23</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>Eni M. M. M.</u> Date <u>12/5/22</u></p>
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1027 W South St. Raleigh, NC -RHDC Minor Works COA Application

Subject: Convert Screened Porch to Sunroom

The screen porch at 1027 W South St in Boylan Heights was added in 2012. As our children have gotten older and taken over most of our house, we are in need of a home office and personal space. The roofline and footprint of the house will not change, as there is already a brick foundation below the screen porch. We will construct walls where the picket rails are currently located and install casement style wood windows consistent with previously approved windows in place of the current screens. We have enlisted the services of Mauer Architecture for the design and my company will be doing the work.

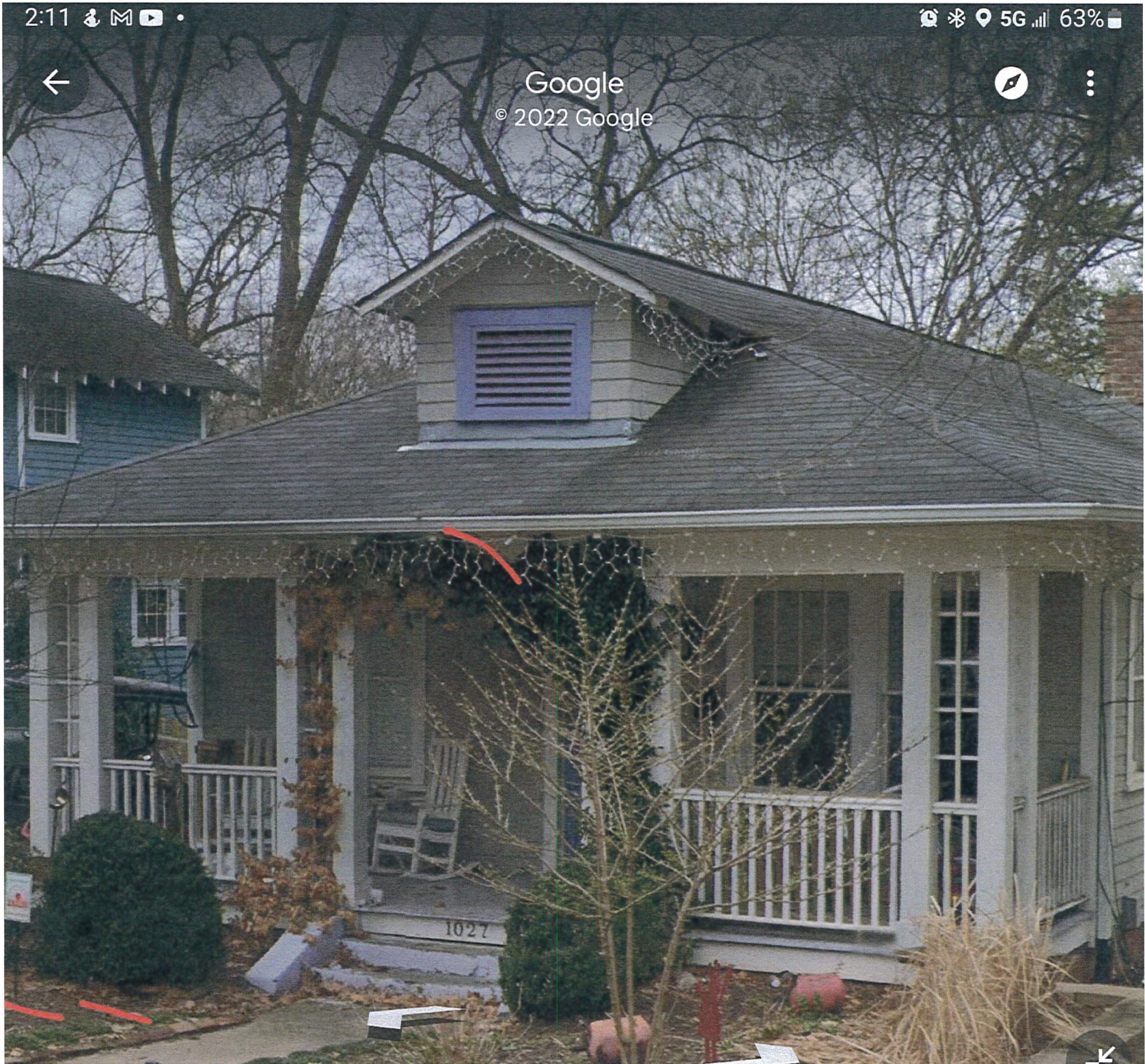
Please find COA Minor Works Application enclosed along with proposed architectural drawings.

I am happy to discuss any design and construction questions. I appreciate your time and consideration in the matter.

Thank you,
John Kerr
JBK Construction, LLC



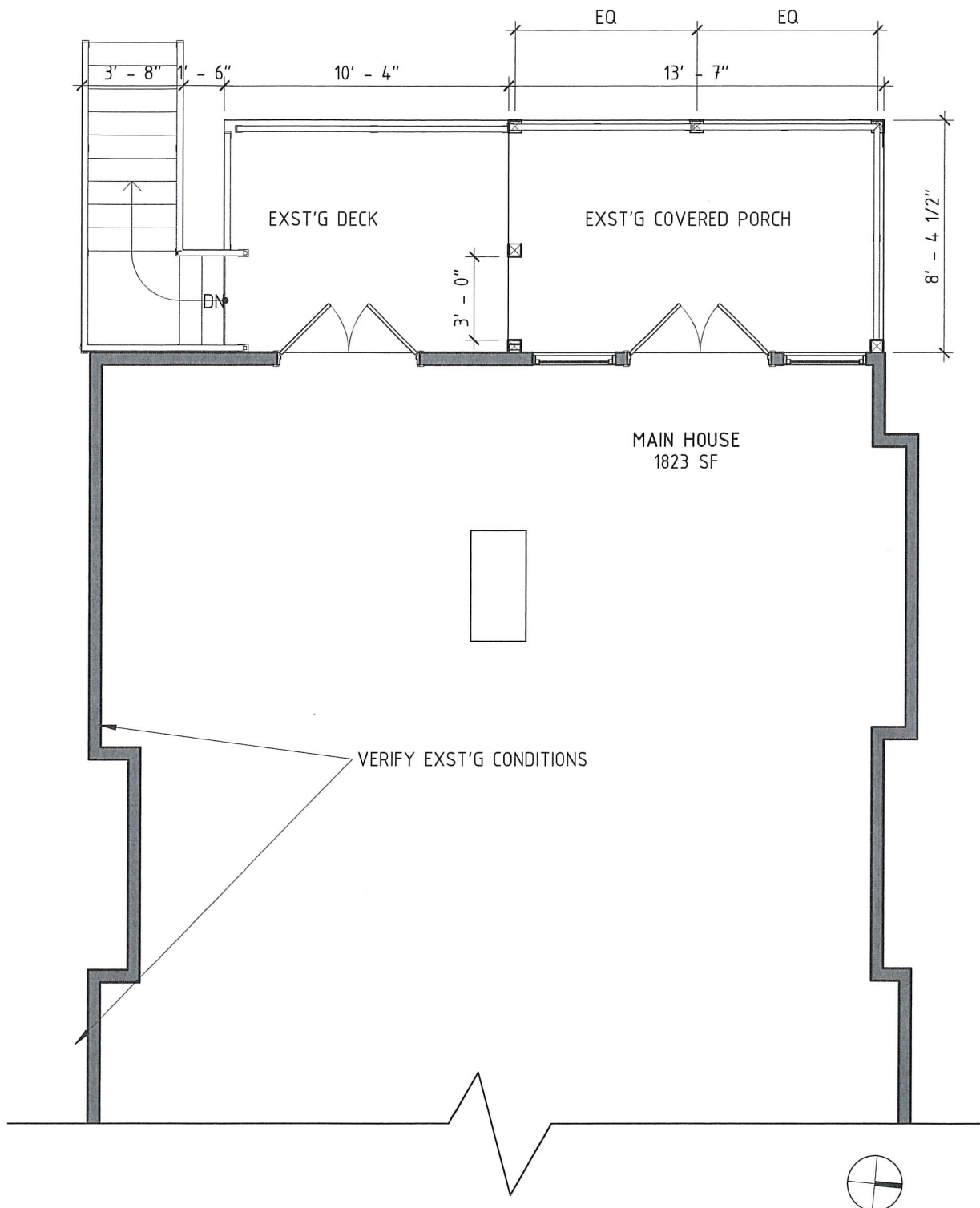
Google
© 2022 Google





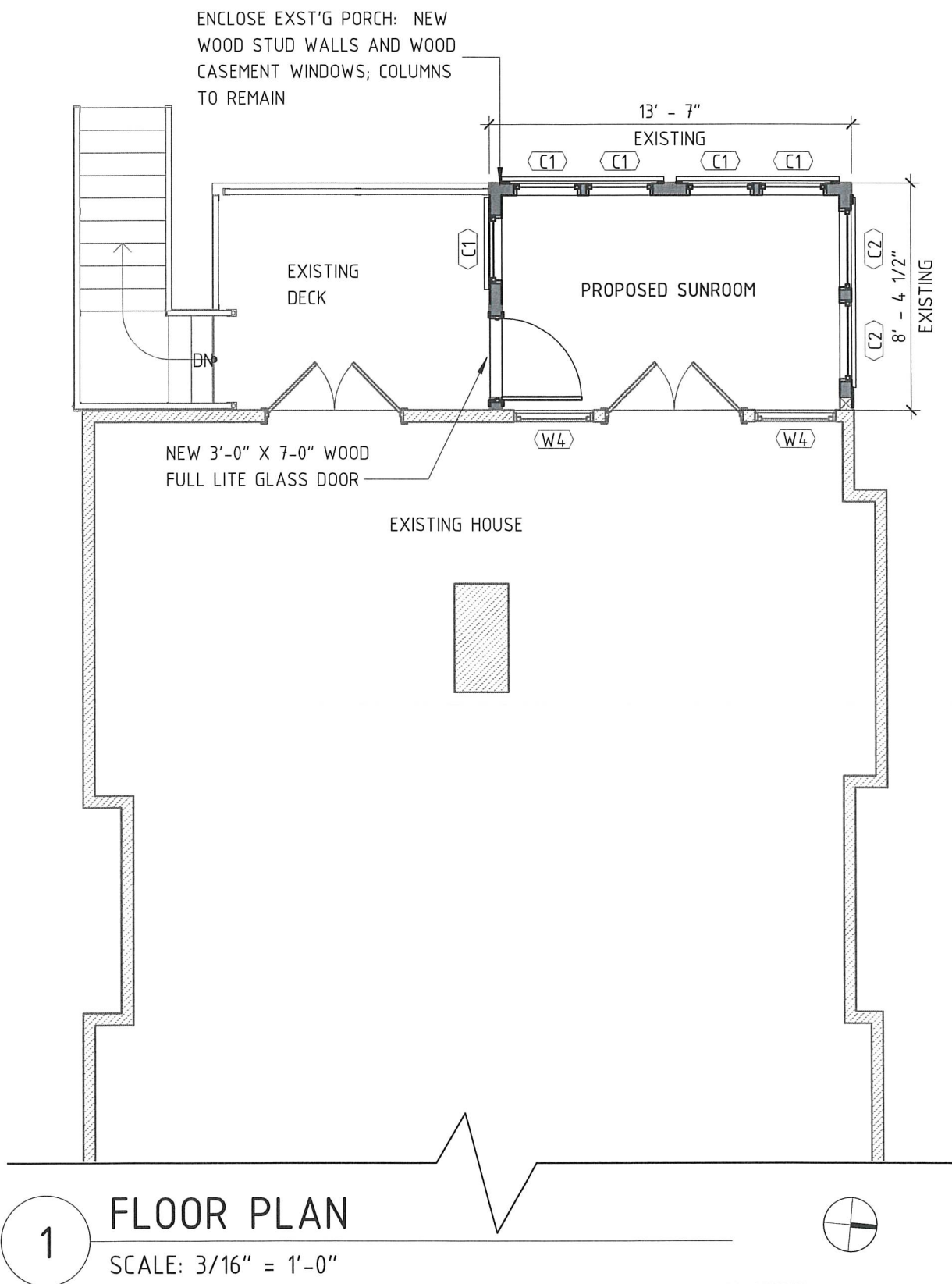






AD-1
11/16/2020

1027 W. South Street
EXISTING FLOOR PLAN



EXISTING
STRUCTURE TO
REMAIN

NEW WOOD CASEMENT
WINDOWS
VERTICAL WD. TRIM
2" CONT. WD. SILL
EXST'G COLUMNS
NEW WOOD
SHAKES T.M.E. (TO
MATCH EXISTING)



2

PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

REMOVE WOOD
RAILING AT PORCH



1

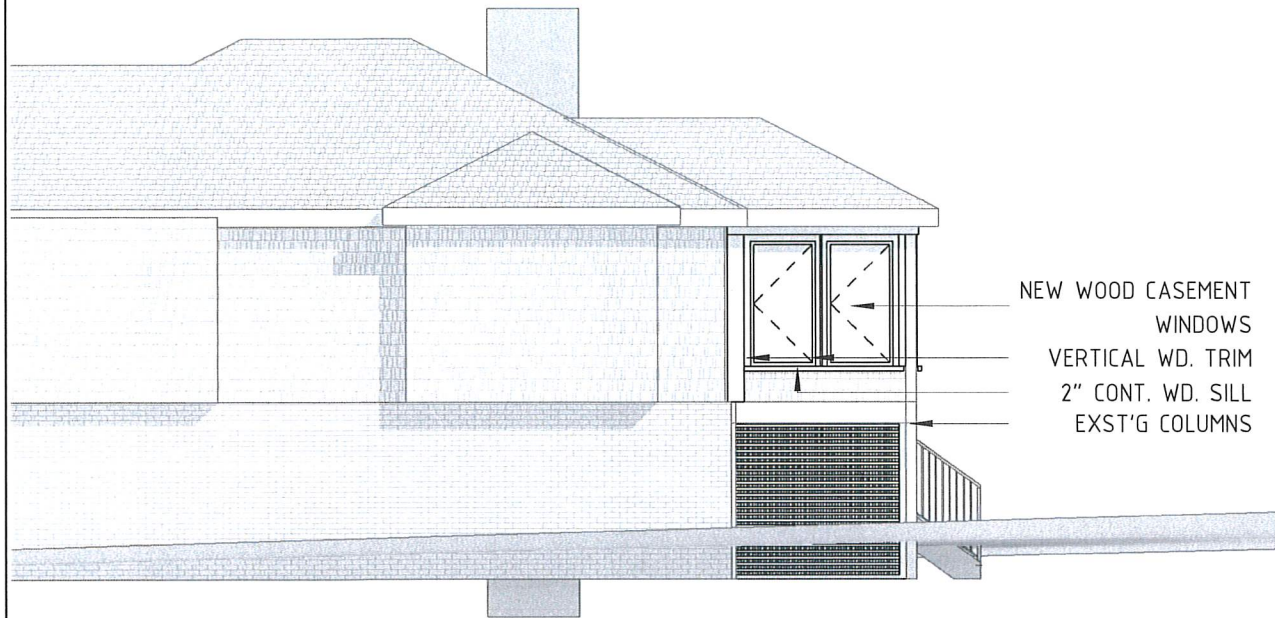
DEMO WEST ELEVATION

SCALE: 1/8" = 1'-0"

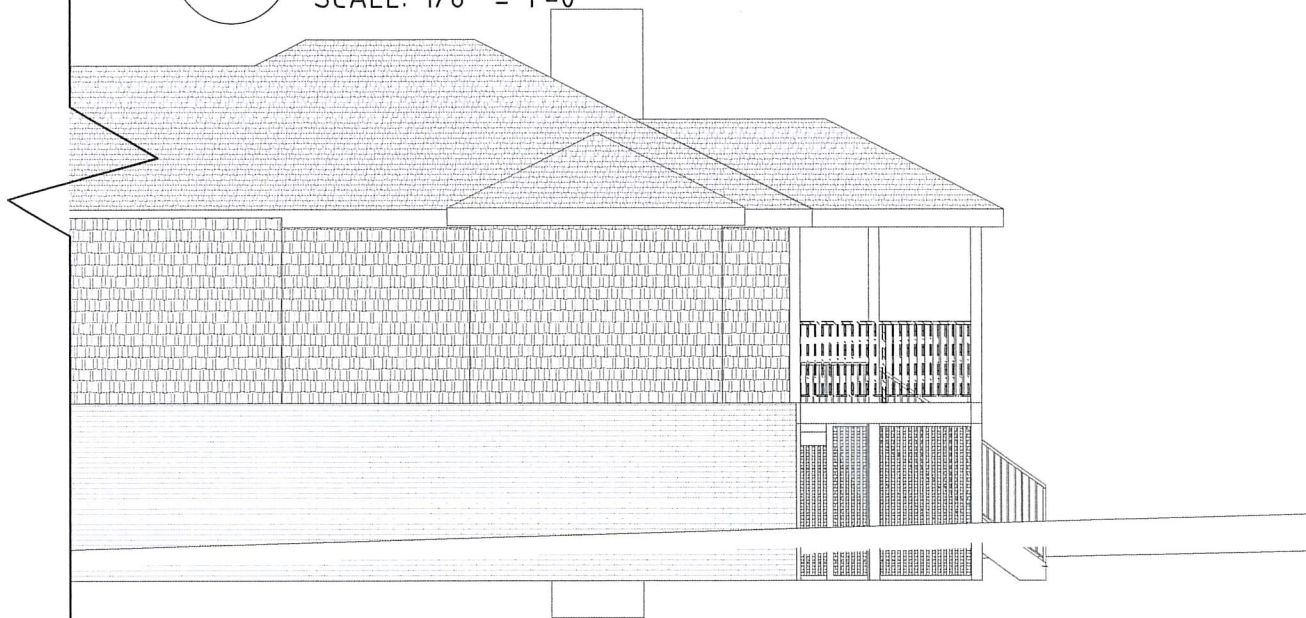
1027 W. South Street
ELEVATIONS

A-2
11/16/2020

M
MAURER
architecture
919 829 4969

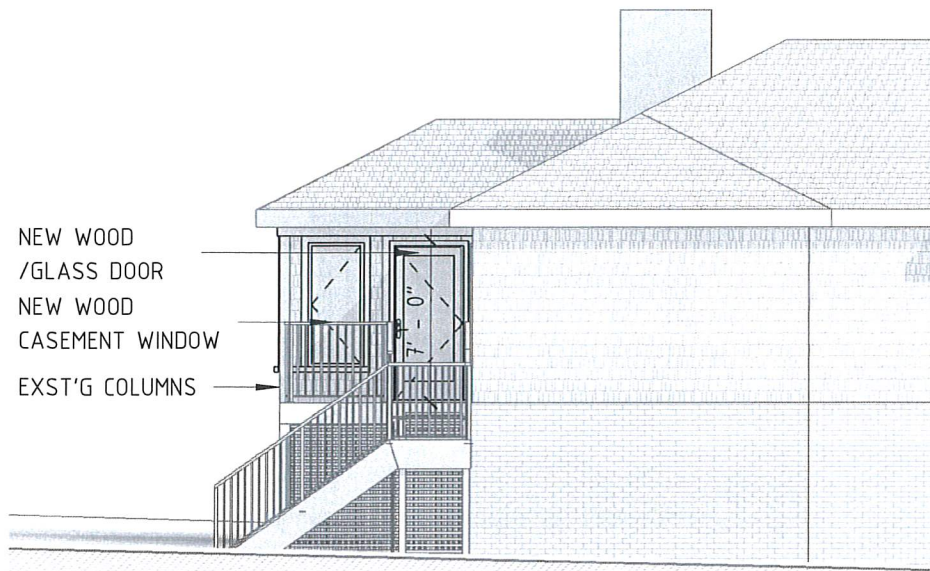


2 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 DEMO NORTH ELEVATION
SCALE: 1/8" = 1'-0"

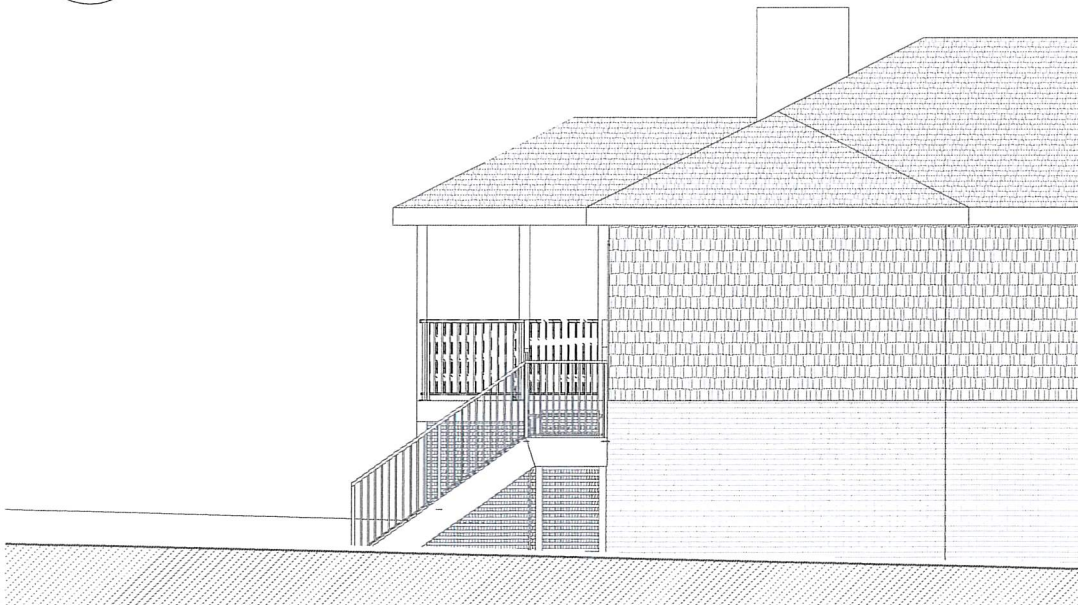
1027 W. South Street
ELEVATIONS



2

PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1

DEMO SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

1027 W. South Street
ELEVATIONS

A-4

11/16/2020

M
MAURER
architecture
919 829 4969

WINDOW SCHEDULE

#	OPENING		SILL HEIGHT	DESCRIPTION	MANF	MODEL	MATL	SILL	NOTES
	W	HT							
C1	2' - 6"	5' - 6"	1' - 6"	Casement with Trim	LINCOLN		WOOD		
C1	2' - 6"	5' - 6"	1' - 6"	Casement with Trim	LINCOLN		WOOD		
C1	2' - 6"	5' - 6"	1' - 6"	Casement with Trim	LINCOLN		WOOD		
C1	2' - 6"	5' - 6"	1' - 6"	Casement with Trim	LINCOLN		WOOD		
C1	2' - 6"	5' - 6"	1' - 6"	Casement with Trim	LINCOLN		WOOD		
C2	3' - 0"	5' - 6"	1' - 6"	Casement with Trim	LINCOLN		WOOD		
C2	3' - 0"	5' - 6"	1' - 6"	Casement with Trim	LINCOLN		WOOD		

1027 W. South Street

DETAILS

A-5

11/16/2020





3401 TARHEEL DRIVE
RALEIGH NC 27609
919-981-6127

Prep By	Bid No	Rev	Job Reference
TAH	1155	1	

Customer / Client Name	
JBK CONST	
Quote Date	Job / Site Name
11/18/2020	KERR'S SUNROOM
Phone #	Fax #
Mobile Phone #	Other Phone #
	Email Address



Quality Craftsmanship Since 1947

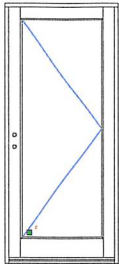
LINCOLN WOOD PRODUCTS, INC.



R.O. Width Allowance = 1/2" R.O. Height Allowance = 1/2"

SHOWN AT NET PRICE

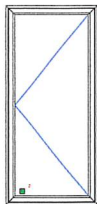
Line # 1

R.O. 37-7/8" x 86-3/4"
O.A. Box Size 37-3/8x86-1/4"

- SWING-PD-1; 3/0x7/0; XR; 1,181.88
- Primed Wood Exterior; LoE-272;
- G.S. 26-15/16x72-3/4 Inswing
- 7-3/16" Bottom Rail
- 4-13/16" Stiles/Top Rail
- No Screens N/C
- Preserve Glass N/C
- Silver Spacer N/C
- Tempered Glass N/C
- 4-9/16" Jamb N/C
- Fingerjointed Jambs & Stops N/C
- Oil Rubbed Hinges 120.96
- 4-1/2" Wood Exterior Flat Casing 143.01
- No MultiPoint Lock -212.94
- * Hardware Selection Voids
- Warranty Against Warping And
- Unit Is Not Certified *
- Double Bore N/C
- Natural Pine Interior - Frame N/C
- Natural Pine Interior - Panel N/C
- Bronze Sill N/C
- Sash 1
- U-Factor=0.33
- SHGC=0.19
- Visible Transmittance=0.31
- PG=N/A

1 Each @ \$1,232.91 \$1,232.91

Line # 2 C1 - BY DOOR

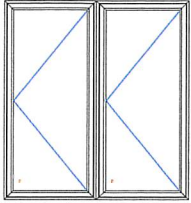
R.O. 30-1/2" x 67"
O.A. Box Size 30x66-1/2"

- CSMT-1; L; Primed Wood 427.14
- Exterior; LoE-272
- Box Size: 30x66-1/2 N/C
- Tempered Glass 100.17
- White Screen Boxed 21.42
- BetterVue Mesh N/C
- Preserve Glass N/C
- Silver Spacer N/C
- 4-9/16" Jamb N/C
- 4-1/2" Wood Exterior Flat Casing 111.51
- 2" PVC Applied Projected Sill 34.65
- Nosing
- White Hardware 7.56
- Natural Pine Interior N/C
- (Glass Size: 25x61) N/C
- Sash 1
- U-Factor=0.29
- SHGC=0.28
- Visible Transmittance=0.49
- PG=CW-PG55-C
- Single Unit Rating Only

1 Each @ \$702.45 \$702.45



Line # 3 C1 - REAR



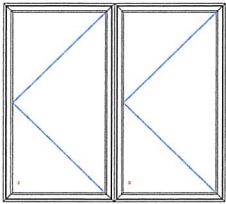
R.O. 60-1/2" x 67"
O.A. Box Size 60x66-1/2"

• CSMT-2; LL; Primed Wood	854.28
Exterior; LoE-272	
Box Size: 60x66-1/2	N/C
White Screen Boxed	41.58
BetterVue Mesh	N/C
Preserve Glass	N/C
Silver Spacer	N/C
4-9/16" Jamb	N/C
4-1/2" Wood Exterior Flat Casing	131.67
Wood Mull Casing (Vertical)	10.08
2" PVC Applied Projected Sill	69.30
Nosing	
White Hardware	15.12
Natural Pine Interior	N/C
(Glass Size: 25x61)	N/C

Sash 1
U-Factor=0.29
SHGC=0.28
Visible Transmittance=0.49
PG=CW-PG30-MA
CERTIFIED MULL RATING

2 Each @ \$1,122.03 \$2,244.06

Line # 4 C1 - REAR



R.O. 72-1/2" x 67"
O.A. Box Size 72x66-1/2"

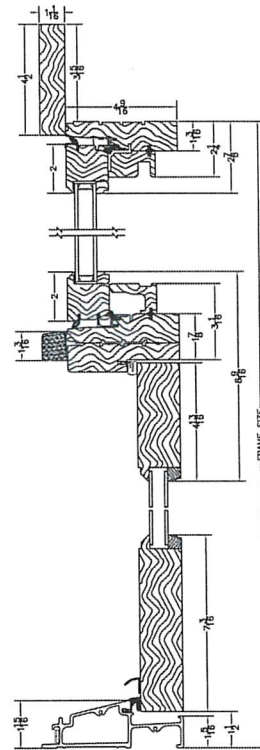
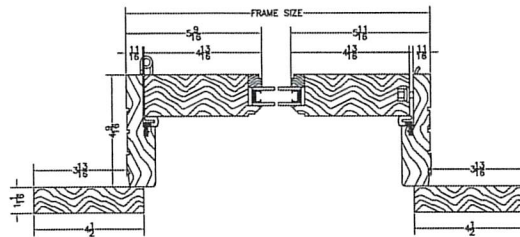
• CSMT-2; LL; Primed Wood	931.14
Exterior; LoE-272	
Box Size: 72x66-1/2	N/C
White Screen Boxed	44.73
BetterVue Mesh	N/C
Preserve Glass	N/C
Silver Spacer	N/C
4-9/16" Jamb	N/C
4-1/2" Wood Exterior Flat Casing	139.86
Wood Mull Casing (Vertical)	10.08
2" PVC Applied Projected Sill	83.16
Nosing	
White Hardware	15.12
Natural Pine Interior	N/C
(Glass Size: 31x61)	N/C

Sash 1
U-Factor=0.29
SHGC=0.28
Visible Transmittance=0.49
PG=CW-PG30-MA
CERTIFIED MULL RATING

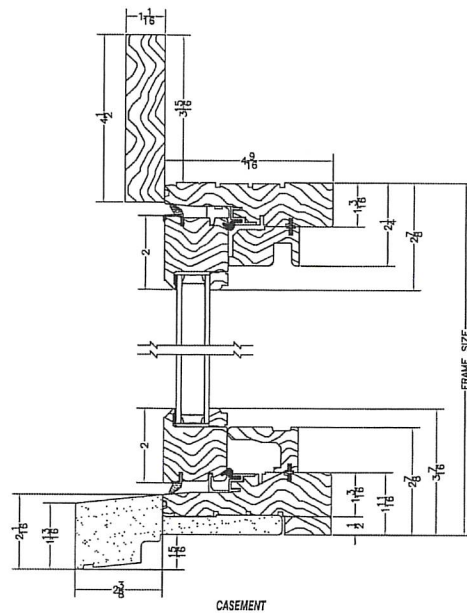
2 Each @ \$1,224.09 \$2,448.18

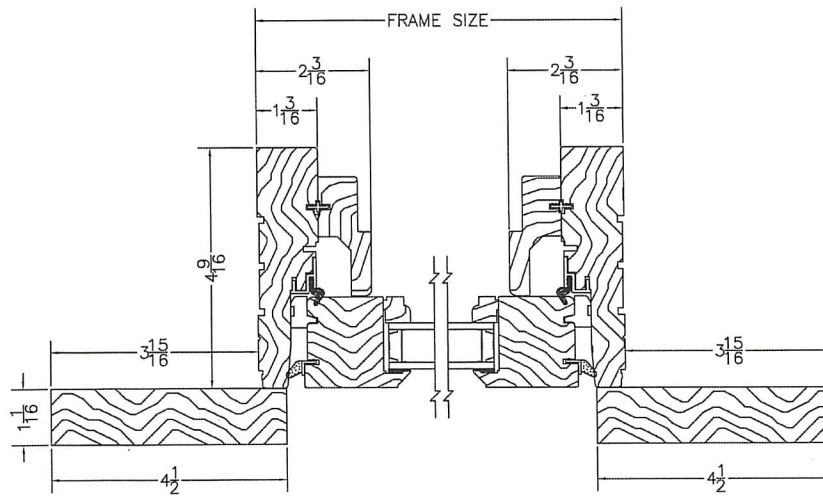
Quoted prices are good for 30 days (Expires: 12/18/2020)
and are subject to correction of computational errors.

TOTAL NET PRICE	\$6,627.60
NC SALES TAX (Taxable Amt: \$6,627.60)	\$480.50
TOTAL QUOTATION PRICE	\$7,108.10



Lincoln Wood Products, Inc. • 1400 W. Taylor St. • Merrill, WI 54452 • Ph. (715) 536-2461 • Fax (715) 536-9783





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