



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Replace porch steps and rails; repaint house in new colors

601 Elm St

Address

Oakwood

Historic District

Historic Property

COA-0152-2019

Certificate Number

12/20/2019

Date of Issue

6/20/2020

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, _____

Raleigh Historic Development Commission

Collette R Kinnane

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

Type or print the following:

Applicant name: Michael Stuart

Mailing address: 501 OAKWOOD AVE

City: RALEIGH

State: NC

Zip code: 27601

Date: 25 NOV 2019

Daytime phone #: 917 520 1583

Email address: michaeldstuart@gmail.com

Applicant signature:

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-0152-2019

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 601 ELM ST

Historic district: OAKWOOD

Historic property/Landmark name (if applicable):

Owner name: Michael Stuart

Owner mailing address: 501 OAKWOOD 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>57, 66, 51</u>
Did you consult with staff prior to filing the application? Yes <input type="radio"/> No <input checked="" 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).
3.1.5	WOOD	REPLACE EXISTING ROTTED FRAMING FLOOR, PIERS AND PORCH RAILS.
3.8.4	PORCH	11
3.4	Painting	SIDING - BENJAMINE MORE - AMERICANA DOOR-FOUNDATION - DM - BLACK TRIM - BM - ALABASTER

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>06/20/2020</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>12/20/2019</u>

601 Porch Rebuild and House Painting Description

Work will be as follows:

Porch:

Existing porch has rotted beyond repair. The initial intent was to take up and replace rotted floorboards. Once flooring was removed, it was determined that the framing was not proper. The floor joists are not to code, rotted, and consists of several boards sistered together. Framing is not attached to the house properly. Once floor framing was removed, the existing piers were not structurally sound as mortar had degraded.

The focus of this portion of the project will be to replace all framing, flooring and trim with like look but to modern code standards. The piers will be rebuilt using the same bricks but with a proper cement footing. The exposed block "ribbon wall" will be replace with lattice and custom trim.

Steps and Rails:

As shown in the attached photos, the existing porch steps and rails were not period correct, to code or otherwise safe. The focus of this portion of the project is to replace these components with sound, period correct structures as described in the drawing and material examples.

Paint:

The house is in serious need of a paint job. Colors are described in the attached schedule/mock-up.

Thanks very much!

Michael Stuart

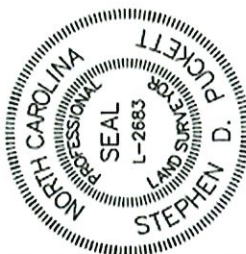
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Notiz:

1. This map does not conform to G.S. 47-30
2. This survey does not address zoning issues
3. This survey performed without benefit of Title Examination.



State of North Carolina

1. Stephen D. Rudekitt, certify that this plot, was drawn under my supervision from an actual survey made under my supervision, (filed descriptions recorded in Book (see references), that the boundaries not hereby are clearly indicated to the owner, and the same are not to be changed, and that this plot meets the requirements of The Standards of Practice for Land Surveyors in North Carolina (Title NCAC 56c 1600) and was (not) recorded in accordance with G.S. 47-30 as amended. Witness my original signature, _____, License number, and seal, on the 27th day of May, A.D., 2018.

5.7.2018

Stephen D. Buckett 1-2023

S.D. PUCKETT & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

5314 Hwy, 55, Suite 104

Durham, N.C. 27713

Ph.(919) 544-7717 Fax(919) 544-1274

Stephen D. Puckett - N.C.P.L.S. # 2683

spuckett@puckettsurveys.com C-0506



NORTH
DB 3569/2

Legend

- | | | | | | | | | | | | | |
|-------------------|---------------|--------------|----------------|------------|-----------------|-------------|---------------|---------------------|--------------------|--------------|--------------------|---------------|
| Existing Iron Pin | Existing Nail | Utility Pole | Computed Point | Area Light | Sewer Clean-Out | Water Meter | Electrode Box | Telephone Potential | Cable TV Potential | Right of Way | Overhead Utilities | Property Line |
| ⊗ | ○ | △ | ⌒ | ▲ | ☆ | ⊕ | ⌈ | Ⓣ | Ⓥ | R/W | — OU | |

References

DB 3569/242

1.18

PIN 1704915790

REID 0001263

Survey for:

213 N Bloodworth, LLC

Site Information

Property Address: 601 Elm Street, Raleigh, NC 27604

PIN: 1704915790

REID: 0001263

Raleigh Township

Wake County, North Carolina

Survey Date: 5-7-18

File: 180508b1





COA 601 ELM
STREET



2046-70

PLEASE!

THANK YOU!

2046-60



2046-50



2046-40

PRODUCT CATEGORIES

WOOD SPINDLES / BALUSTERS (9)

SYNTHETIC SPINDLES / BALUSTERS (10)

WOOD RAILING (10)

SYNTHETIC RAILING (8)

WOOD NEWEL POSTS (9)

SYNTHETIC NEWEL POSTS (10)

POST CAPS / FINIALS (6)

COLUMNS / PORCH POSTS (16)

HARDWARE / INSTALLATION (11)

SHOP BY SIZE (51)

» 4" WOOD BALUSTRADE (17)

» 6" WOOD BALUSTRADE (18)



HOME

SHOP BY SIZE

4" WOOD BALUSTRADE

4" 2-PC. PORCH RAIL SYSTEM, CEDAR



Top Rail

Flat Bottom Rail



4" 2-pc. Porch Rail System, Cedar

\$18.00 – \$264.00

A simple deck rail consisting of a top and bottom rail.

Length

7 feet

Bottom Rail: Flat or Sloped?

Flat Bottom Rail

Priming Option

Unprimed

Clear



You're shopping
Gamer



What can we help you find today?

My Account

Cart | 0 items

All Departments

Home Decor & Furniture

DIY Projects & Ideas

Installation & Services

Specials & Offers

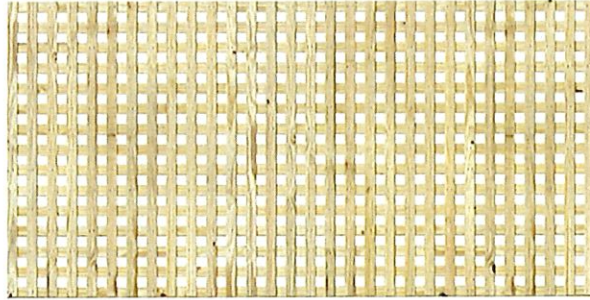
Local Ad

Home / Lumber & Composites / Lattice / Wood Lattice

Internet #202527919

Model # 118651

Store SKU #739111



4 ft. x 8 ft. Southern Pine Pressure Treated Square Privacy Wood Lattice

★★★★★ (44) [Write a Review](#) [Questions & Answers \(19\)](#)

- Resists rot, decay, termites and harsh weather conditions
- Low-maintenance durability and versatility
- Enhances outdoor privacy, shade and visual interest

\$43⁹⁸



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[Apply for a Home Depot Consumer Card](#)

Yellow Pine Penta-Treated Porch Flooring

[HOME](#) > [PRODUCTS](#) > [FLOORING](#) > [EXTERIOR](#) > [YELLOW PINE PENTA-TREATED PORCH FLOORING](#)

Sale!



This porch flooring has been treated with an EPA registered pesticide containing pentachlorophenol to protect from insect attack and decay. This flooring should only be used in a covered exterior location. This flooring is available in a C&Better graded Yellow Pine. The flooring has a flat front face and a recessed back. This flooring measures 3/4" thick and is available in a 3-3/16" width face.

[Penta Porch Flooring installation guide](#)

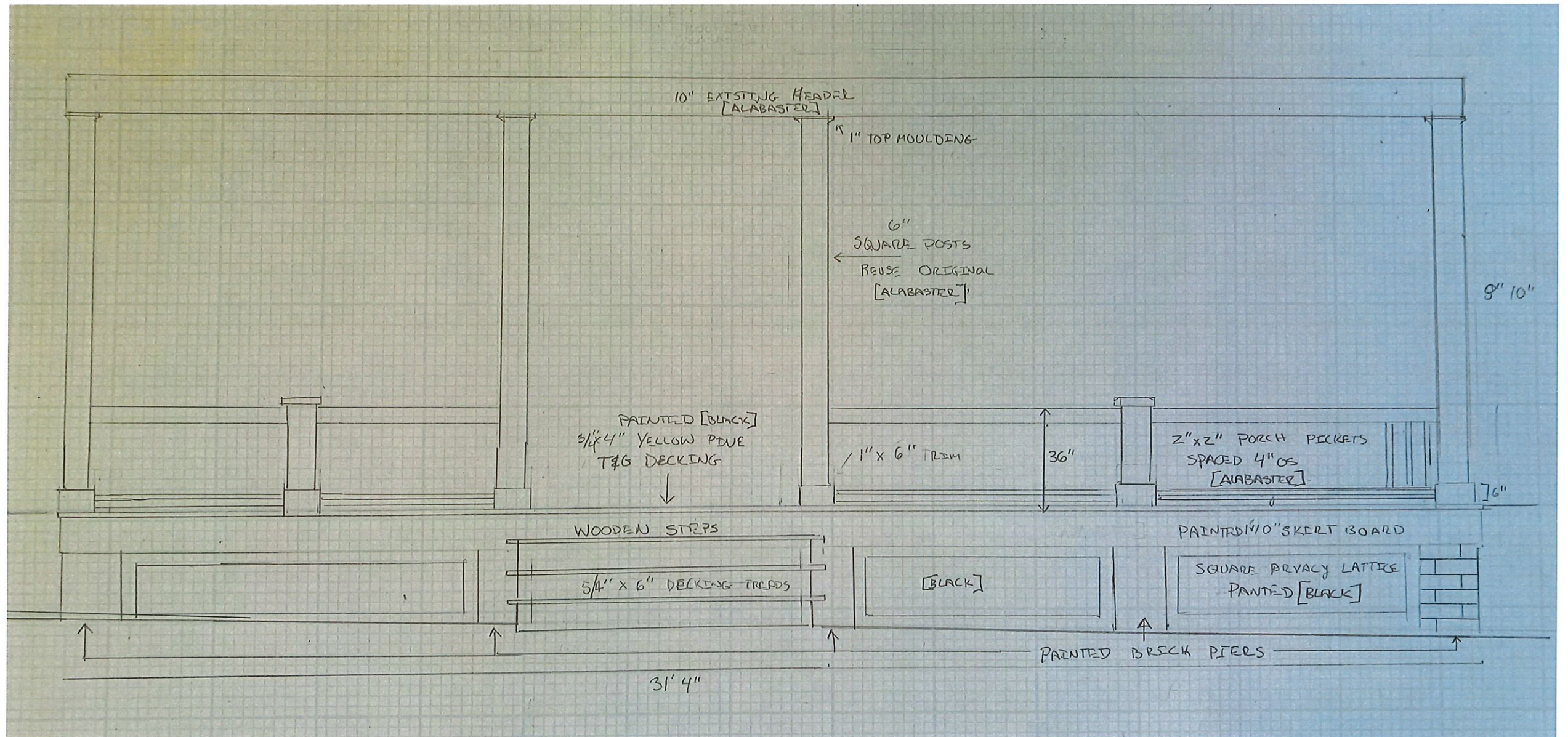
Length

Choose an option



Quantity: 1





Kinane, Collette

From: Kinane, Collette
Sent: Friday, December 6, 2019 2:51 PM
To: Michael Stuart
Cc: Tully, Tania
Subject: RE: minor work COA application - COA-0152-2019 (601 Elm Street)

Hi, Michael –

Thanks for all of this and for dropping off the paint sample. All porch details look great and are easily approvable. Could you send your drawing image as an attachment? I couldn't get the embedded one to a larger scale without it getting blurry.

We are concerned that the Americana paint color is a little too bright for the house's style. The case for it could probably have been made if your house was more Victorian in style. Is there a blue from the Benjamin Moore historic collection that would fit your vision? Or a slightly muted version of Americana?

Thanks,
Collette

Collette R. Kinane
Preservation Planner II

■ **Raleigh Urban Design Center**
One Exchange Plaza, Suite 300 | Raleigh, NC 27601
919-996-2649 | raleighnc.gov

From: Michael Stuart <michaeldstuart@gmail.com>
Sent: Friday, December 6, 2019 10:35 AM
To: Kinane, Collette <Collette.Kinane@raleighnc.gov>
Cc: Tully, Tania <Tania.Tully@raleighnc.gov>
Subject: Re: minor work COA application - COA-0152-2019 (601 Elm Street)

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.

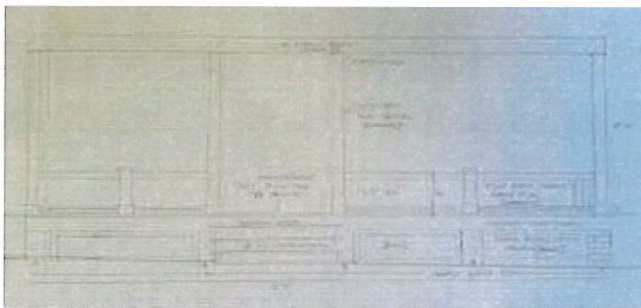
I am happy to make the railing look like the example you provided.

Id like to make the posts match the house two doors down (605 elm) if that works. The house was build at the same time as mine.



I have a sheet with the paint example I am on my way to drop off and the intent is absolutely to place the porch boards perpendicular to the house.

Finally, I did adjust the drawing to be in scale. You were right the hight was a little off; good eye.



Let me know if there is anything else needed.

Best,

Michael Stuart

On Dec 5, 2019, at 1:31 PM, Kinane, Collette <Collette.Kinane@raleighnc.gov> wrote:

Yes, absolutely!

Collette R. Kinane
Preservation Planner II

■ Raleigh Urban Design Center
One Exchange Plaza, Suite 300 | Raleigh, NC 27601
919-996-2649 | raleighnc.gov

From: michaeldstuart@gmail.com <michaeldstuart@gmail.com>

Sent: Thursday, December 5, 2019 12:45 PM

To: Kinane, Collette <Collette.Kinane@raleighnc.gov>
Cc: Tully, Tania <Tania.Tully@raleighnc.gov>
Subject: Re: minor work COA application - COA-0152-2019 (601 Elm Street)

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.

Thanks. I am at ace and they font have the swatch card. Can I just buy samples and paint my own swatch?

On Dec 5, 2019, at 12:32 PM, Kinane, Collette <Collette.Kinane@raleighnc.gov> wrote:

Hi, Michael –

I'm reviewing your minor work COA application for repairing the porch, installing a railing, and painting. I had a few comments, questions, and requests listed below. On the whole, all parts appear to be entirely approvable, we just need a little more information to complete the application:

- Please mail or drop off manufacturer's paint swatches for the proposed new color scheme.
- Please provide a section drawing of the proposed railing. Two examples are attached.
- Is the provided drawing to scale? At first glance it seemed that the porch was shown as significantly taller than it appears in the photos. If it is not to scale, please provide an appropriately scaled drawing.
- The drawing that was provided shows boxed out columns at the top and bottom. Based on the style of the house, we recommend a simple square post with top moulding similar to what is there currently. If you've found documentation or evidence that indicates the column design was as you've proposed, please include that.
- We're certain you're aware, but when you install the porch boards, ensure they're running perpendicular to the house with no end caps.

Let me know if you have any questions.

Thanks!
Collette

Collette R. Kinane
Preservation Planner II

■ **Raleigh Urban Design Center**
One Exchange Plaza, Suite 300 | Raleigh, NC 27601
919-996-2649 | raleighnc.gov

<SampleRailingSection.pdf>
<SampleRailingSectionDrawings.pdf>