



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Remove rear deck; construct rear deck

227 Elm St

Address

Oakwood

Historic District

Historic Property

COA-0172-2025

Certificate Number

3/30/2026

Date of Issue

3/30/2027

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, \_\_\_\_\_

*Colletti 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: Laura Krabill

Mailing address: 227 Elm St, Raleigh NC, 27601

City: State: Zip code:

Date: Daytime phone #: [REDACTED]

Email address: [REDACTED]

Applicant signature: see signed proposal in application

- 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-0172-2025**  
 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.

|   |  |
|---|--|
| <p>Will you be applying for rehabilitation tax credits for this project?<br/>         Yes      No</p> <p>Did you consult with staff prior to filing the application?<br/>         Yes      No</p> | <p style="text-align: center;">Office Use Only</p> <p>Type of work: _____<br/>         _____</p> |
|---|--|

| 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). |
|   |       |   |
|   |       |   |
|   |       |   |
|   |       |   |

|  |                               |
|--|-------------------------------|
| <b>Minor Work Approval (office use only)</b>   |                               |
| <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>03/30/2027</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>Collette K</u></p>   | <p>Date <u>03/30/2026</u></p> |





VIVIDOME







APPLICABLE BUILDING CODES

2018 NORTH CAROLINA RESIDENTIAL CODE

CITY OF RALEIGH CODE OF ORDINANCES

# NEW DECK OF HOUSE FOR KRABILL RESIDENCE



MINIMUM DESIGN LOADS:

SNOW LOADS:

ULTIMATE DESIGN WIND SPEED:

LIVE LOADS:

- 1. ROOF:
- 2. FLOOR:

THIS DECK IS NOT TO BE CONDITIONED OR USED AS A PERMANENT LIVING AREA.

SAFETY NOTE:  
ALL CONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL ITEMS DURING THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES, AS WELL AS OTHERS. EACH REPRESENTATIVE AND THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO ACCOMPLISH THEIR WORK ARE SAFE AND WITHIN THE GOOD SAFETY PRACTICES AND ALL REGULATIONS OF THE OCCUPATIONAL SAFETY AND HAZARD ACT AND OTHER GOVERNING REGULATION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUB CONTRACTORS TO FIELD VERIFY EXISTING JOBSITE CONDITIONS AND TO KEEP THE JOBSITE SAFE DURING THE ENTIRE CONSTRUCTION PERIOD.

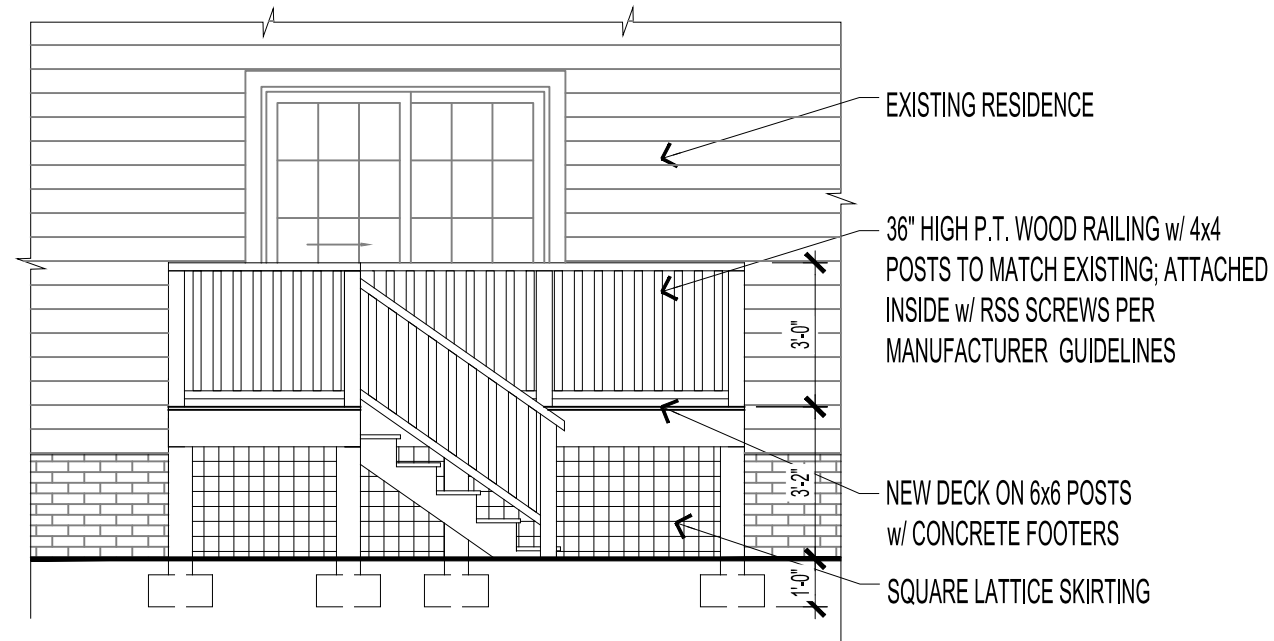
| <u>DRAWING #</u> | <u>DESCRIPTION</u> |
|------------------|--------------------|
| 1                | COVER              |
| 2                | ELEVATIONS         |
| 3                | DECK PLAN & DETAIL |
| 4                | FLOOR PLAN         |
| 5                | DETAILS            |

LOCATION  
SIERRA - NORTH CAROLINA  
917 ELLIS ROAD  
DURHAM, NC 27703

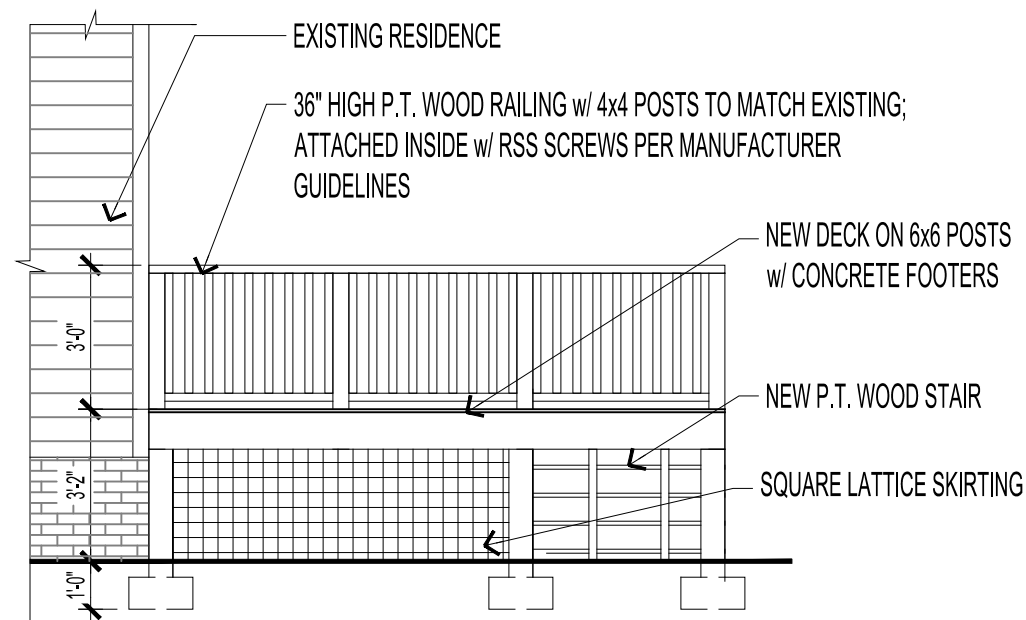
LAURA KRABILL  
227 ELM ST.  
RALEIGH, NC 27601

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|--|--|--|--|

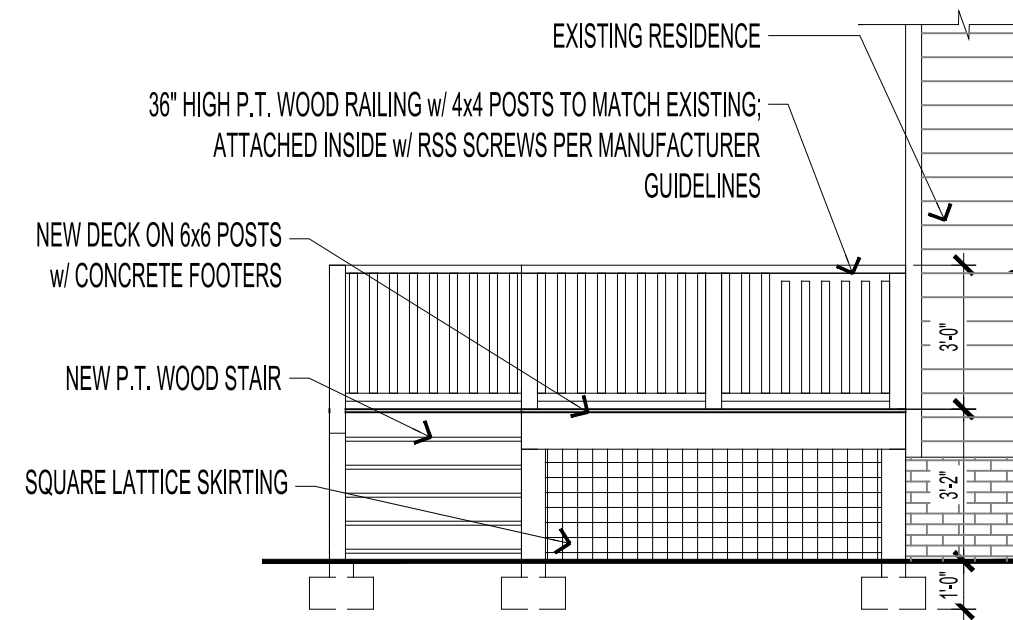
|       |              |
|-------|--------------|
| DATE  | 03/27/2026   |
| DRAWN | CP           |
| SCALE | 1/4" = 1'-0" |
| SHEET | 1 OF 6       |



**FRONT ELEVATION**



**LEFT SIDE ELEVATION**



**RIGHT SIDE ELEVATION**

DATE

03/27/2026

DRAWN

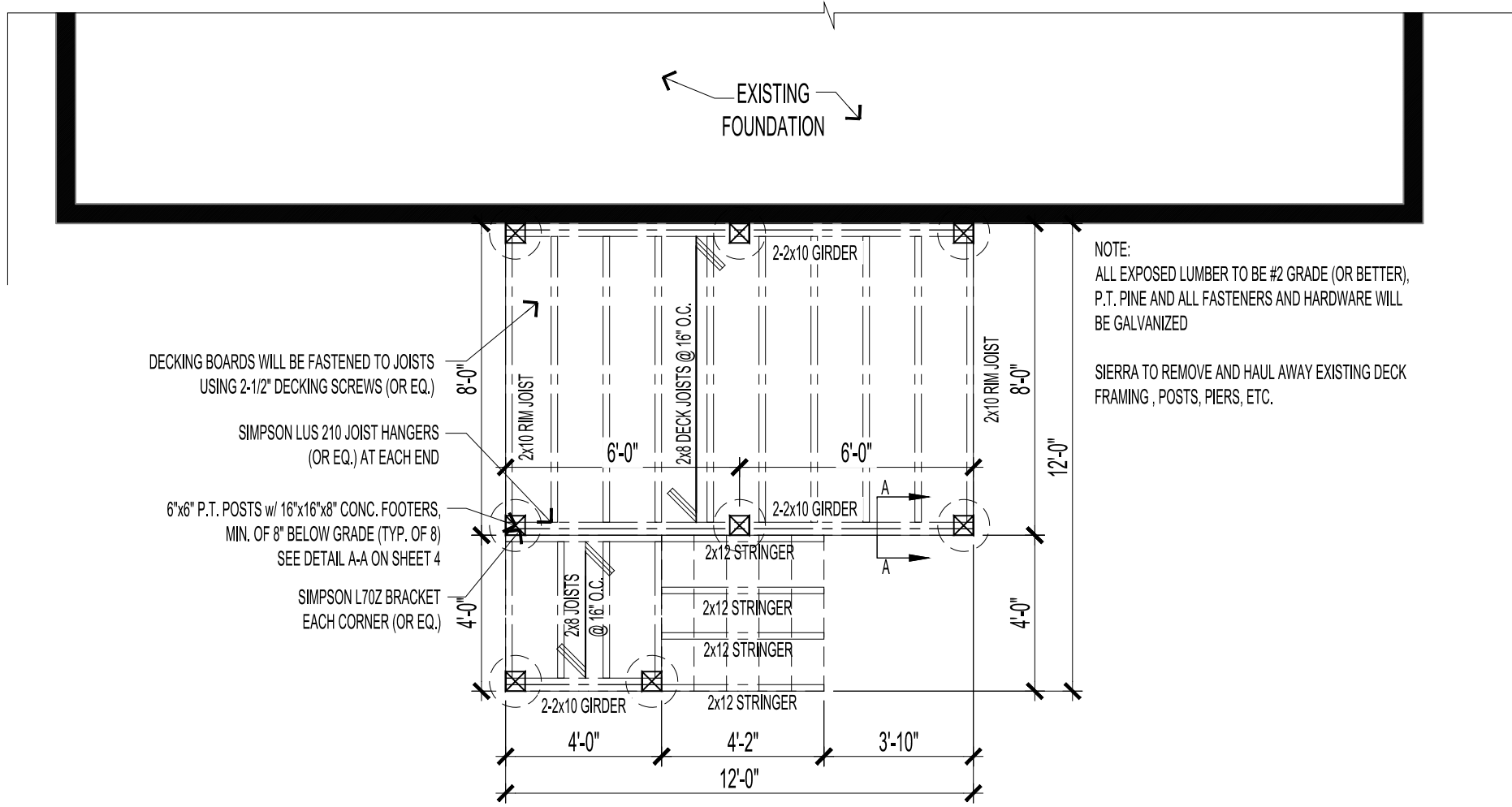
CP

SCALE

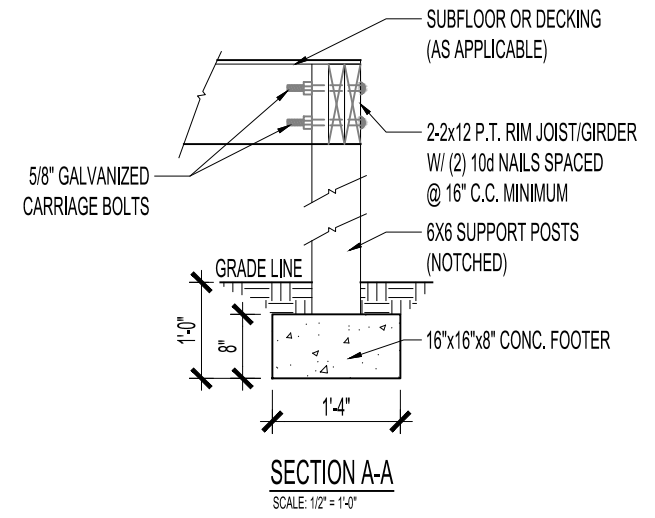
1/4" = 1'-0"

SHEET

2 OF 5



**DECK PLAN**

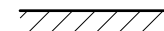

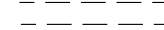



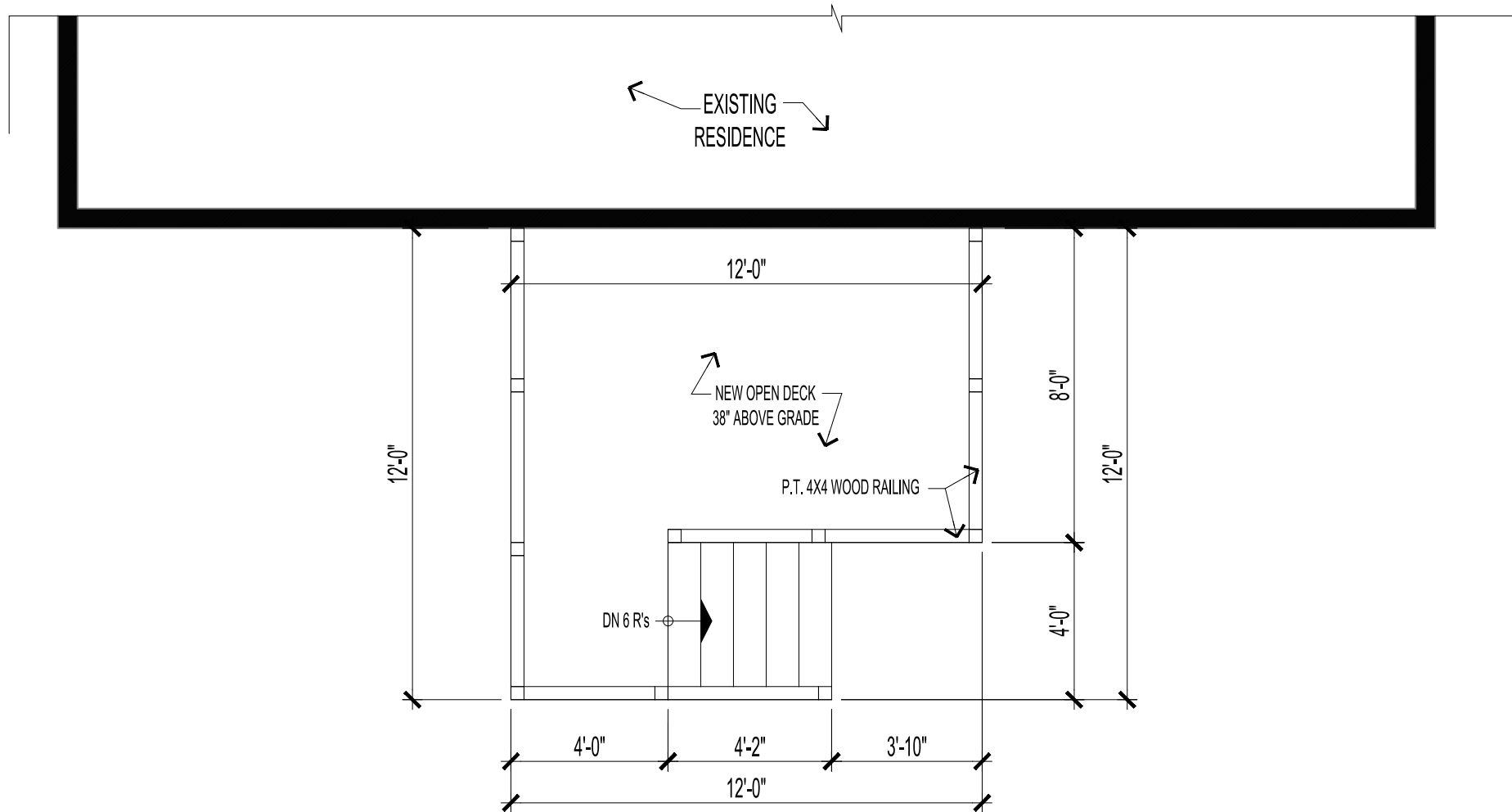
LOCATION  
SIERRA - NORTH CAROLINA  
917 ELLIS ROAD  
DURHAM, NC 27703

LAURA KRABILL  
227 ELM ST.  
RALEIGH, NC 27601

|       |              |
|-------|--------------|
| DATE  | 03/27/2026   |
| DRAWN | CP           |
| SCALE | 1/4" = 1'-0" |
| SHEET | 3 OF 5       |

WALL LEGEND

-  · EXISTING MASONRY WALL TO REMAIN
-  · EXISTING TO REMAIN WALL
-  · EXISTING WALL TO BE REMOVED
-  · NEW WALL



FLOOR PLAN



LOCATION  
SIERRA - NORTH CAROLINA  
917 ELLIS ROAD  
DURHAM, NC 27703

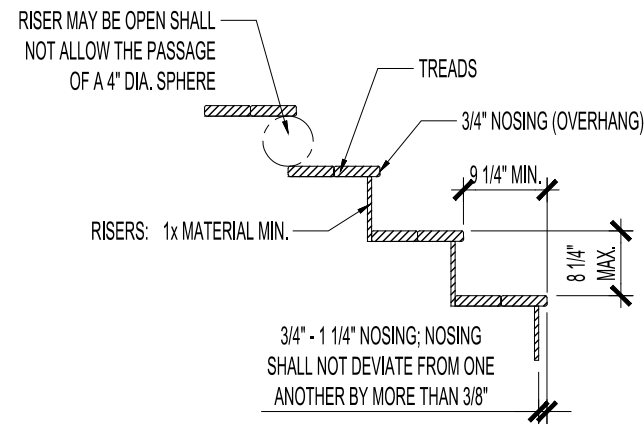
LAURA KRABILL  
227 ELM ST.  
RALEIGH, NC 27601

DATE  
03/27/2026

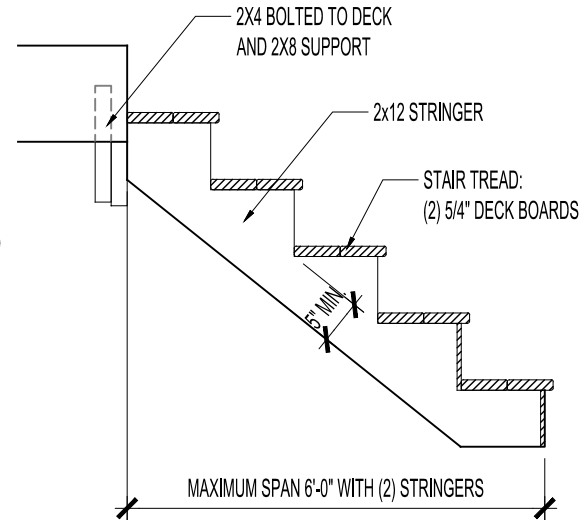
DRAWN  
CP

SCALE  
1/4" = 1'-0"

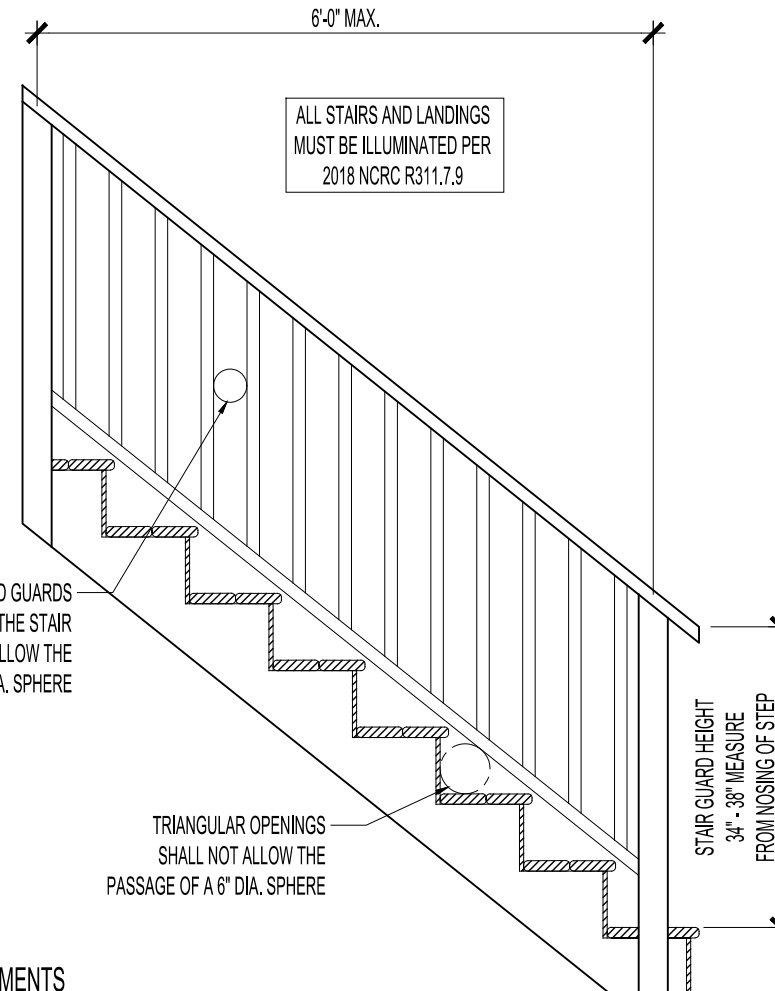
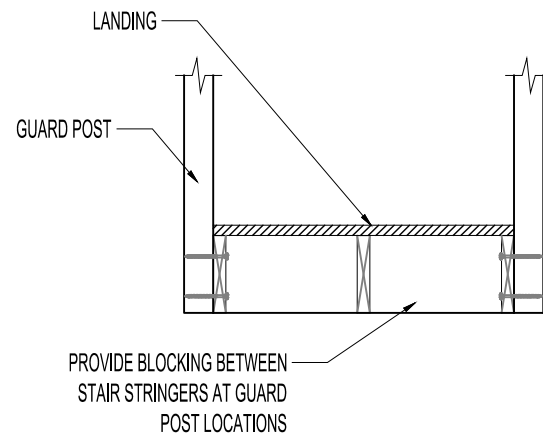
SHEET  
4 OF 5



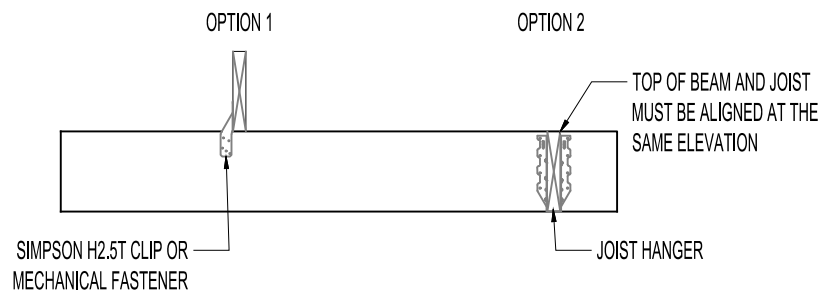
**TREAD AND RISER DETAIL**  
NOT TO SCALE



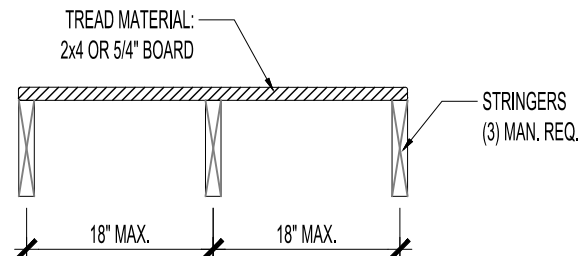
**STAIR STRINGER REQUIREMENTS**  
ALL STRINGERS SHALL BE A MINIMUM OF 2x12  
NOT TO SCALE



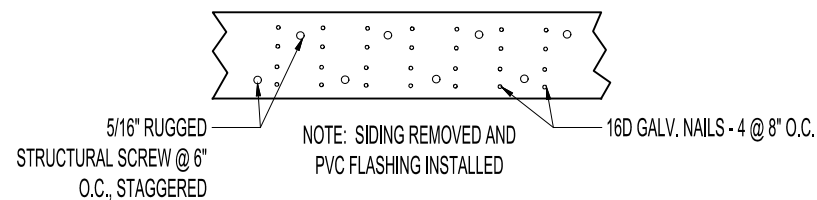
**STAIR GUARD REQUIREMENTS**  
NOT TO SCALE



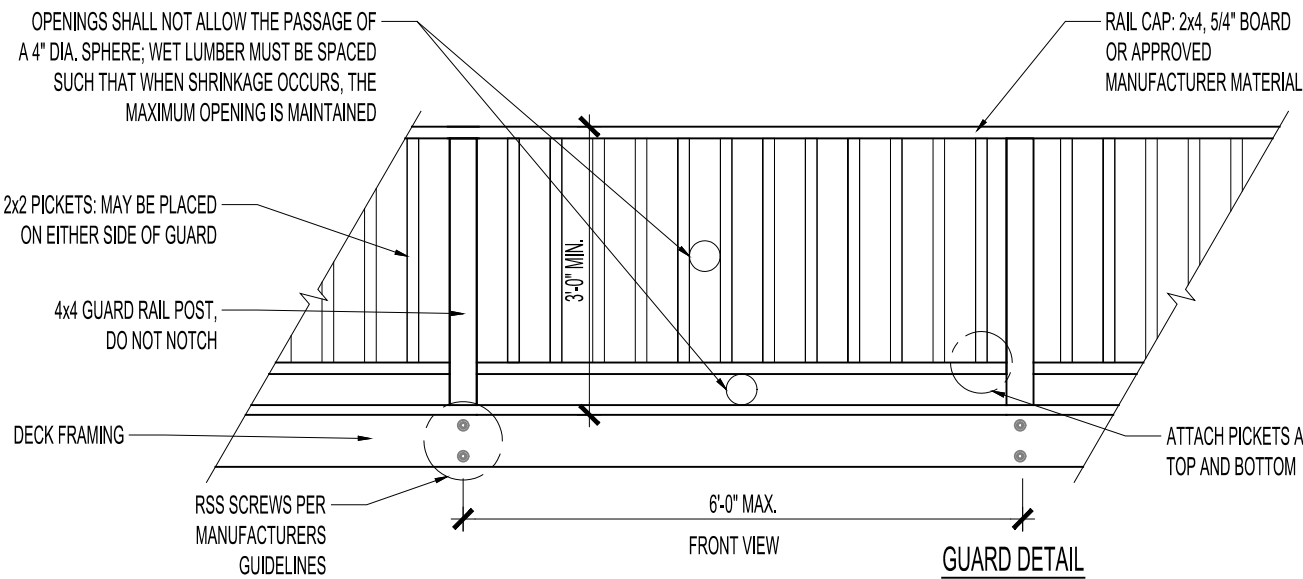
**JOIST TO BEAM CONNECTION DETAIL**  
NOT TO SCALE



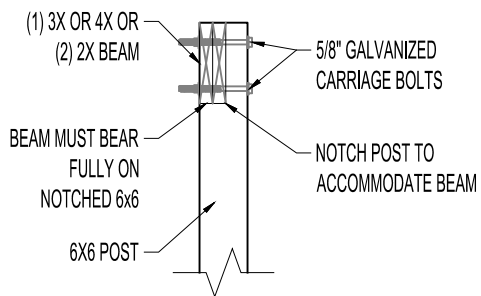
**TREAD CONNECTION REQUIREMENTS**  
NOT TO SCALE



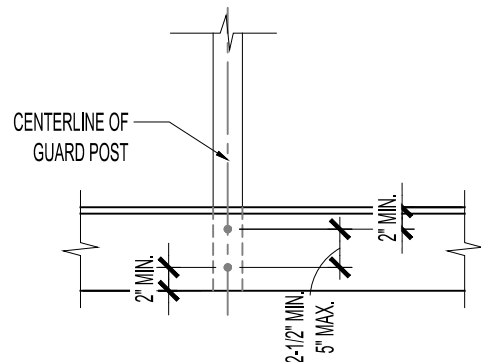
**ATTACHED PT BAND DETAIL**  
NOT TO SCALE



**GUARD DETAIL**  
NOT TO SCALE



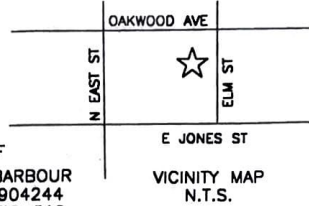
**POST TO BEAM DETAIL**  
NOT TO SCALE



**GUARD POST ATTACHMENT DETAIL**  
NOT TO SCALE

EXISTING SURVEY

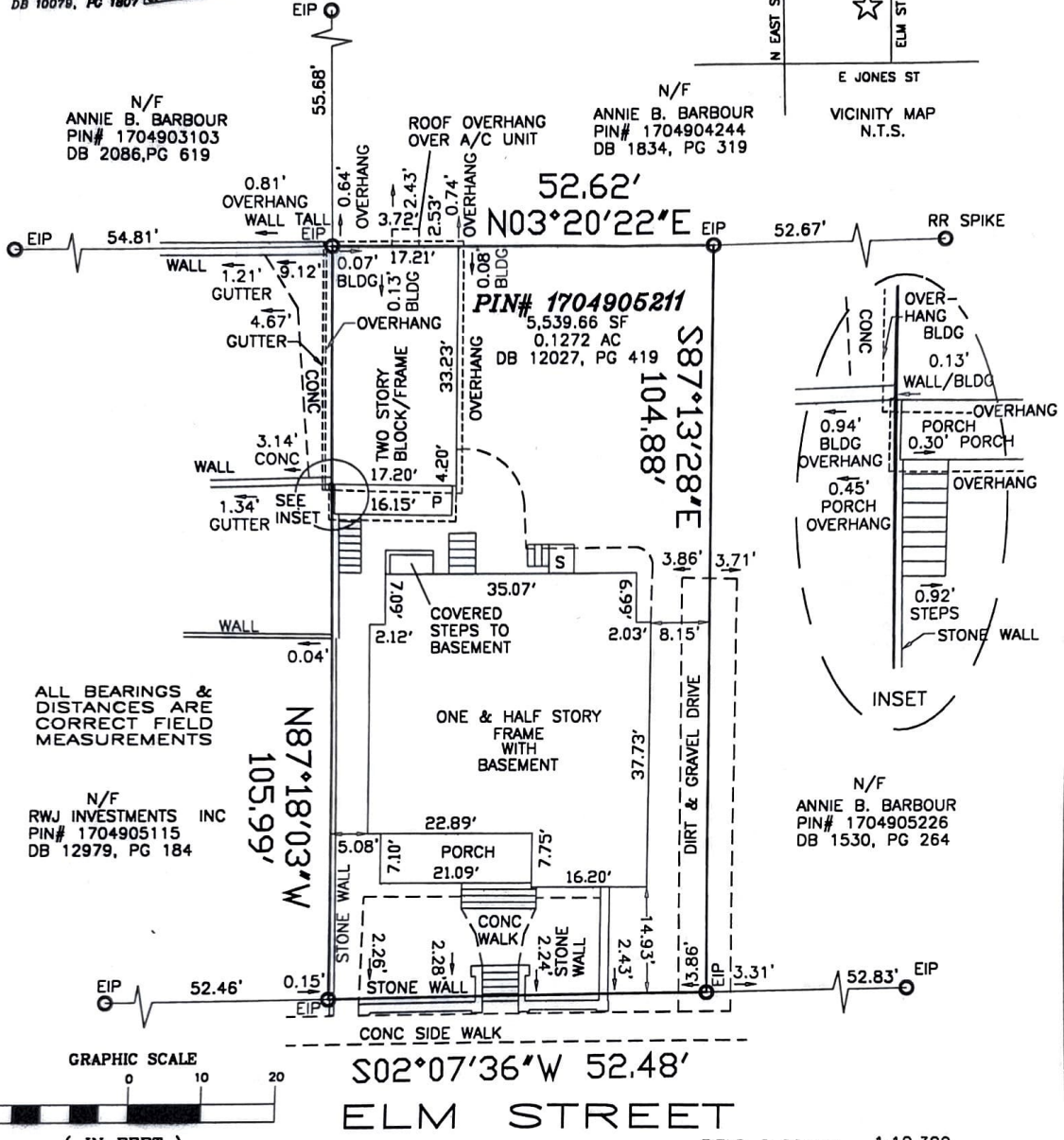
SUBJECT PROPERTY IS \_\_\_ IS NOT **X** LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170400 J ZONE X



N/F  
ANNIE B. BARBOUR  
PIN# 1704903103  
DB 2086, PG 619

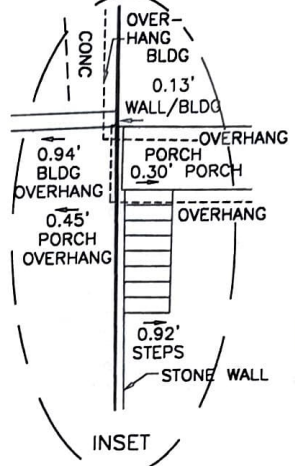
N/F  
ANNIE B. BARBOUR  
PIN# 1704904244  
DB 1834, PG 319

VICINITY MAP  
N.T.S.

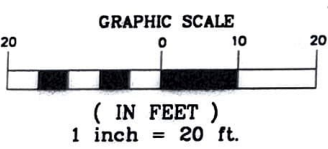


ALL BEARINGS & DISTANCES ARE CORRECT FIELD MEASUREMENTS

N/F  
RWJ INVESTMENTS INC  
PIN# 1704905115  
DB 12979, PG 184



N/F  
ANNIE B. BARBOUR  
PIN# 1704905226  
DB 1530, PG 264



S02°07'36"W 52.48'  
ELM STREET

FIELD CLOSURE 1:10,329

PIN# 1704905211  
DB. 13027, PGs 417, 418, 419 & 420  
DB 1530, PG 264

LEGEND

|     |                    |     |              |
|-----|--------------------|-----|--------------|
| EIP | EXISTING IRON PIPE | MH  | MANHOLE      |
| NIP | NEW IRON PIPE      | PP  | POWER POLE   |
| MON | MONUMENT           | R/W | RIGHT OF WAY |
| PK  | PARKER KALON NAIL  | C/L | CENTER LINE  |
|     |                    | CB  | CATCH BASIN  |

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ NOT RECORDED, INFORMATION FOUND

RECORDED IN BOOK OF MAPS \_\_\_\_\_, VOL \_\_\_\_\_, PAGE \_\_\_\_\_ WAKE COUNTY, N. C.

I, JOHN Y. PHELPS, JR. HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDINGS LIE WHOLLY ON THE LOT AND THAT THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON SAID LOT UNLESS SHOWN OTHERWISE. THIS MAP IS NOT FOR RECORDING.

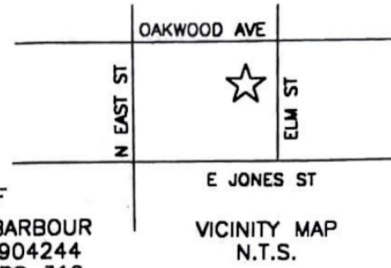
PROPERTY OF  
**MICHELE LEDO & LAURA KRABILL**  
227 ELM STREET  
RALEIGH, WAKE COUNTY, NC

JOHN Y. PHELPS, JR. PLS # 1319  
PROFESSIONAL LAND SURVEYOR  
SEAL  
L-1346

SCALE 1"=20'  
DATE 05/15/08  
56048 FB1153

**JOHN Y. PHELPS, JR.**  
PROFESSIONAL LAND SURVEYOR  
RALEIGH, NORTH CAROLINA  
ZIP 27612  
5110 BUR OAK CIRCLE PHONE: 787-3658

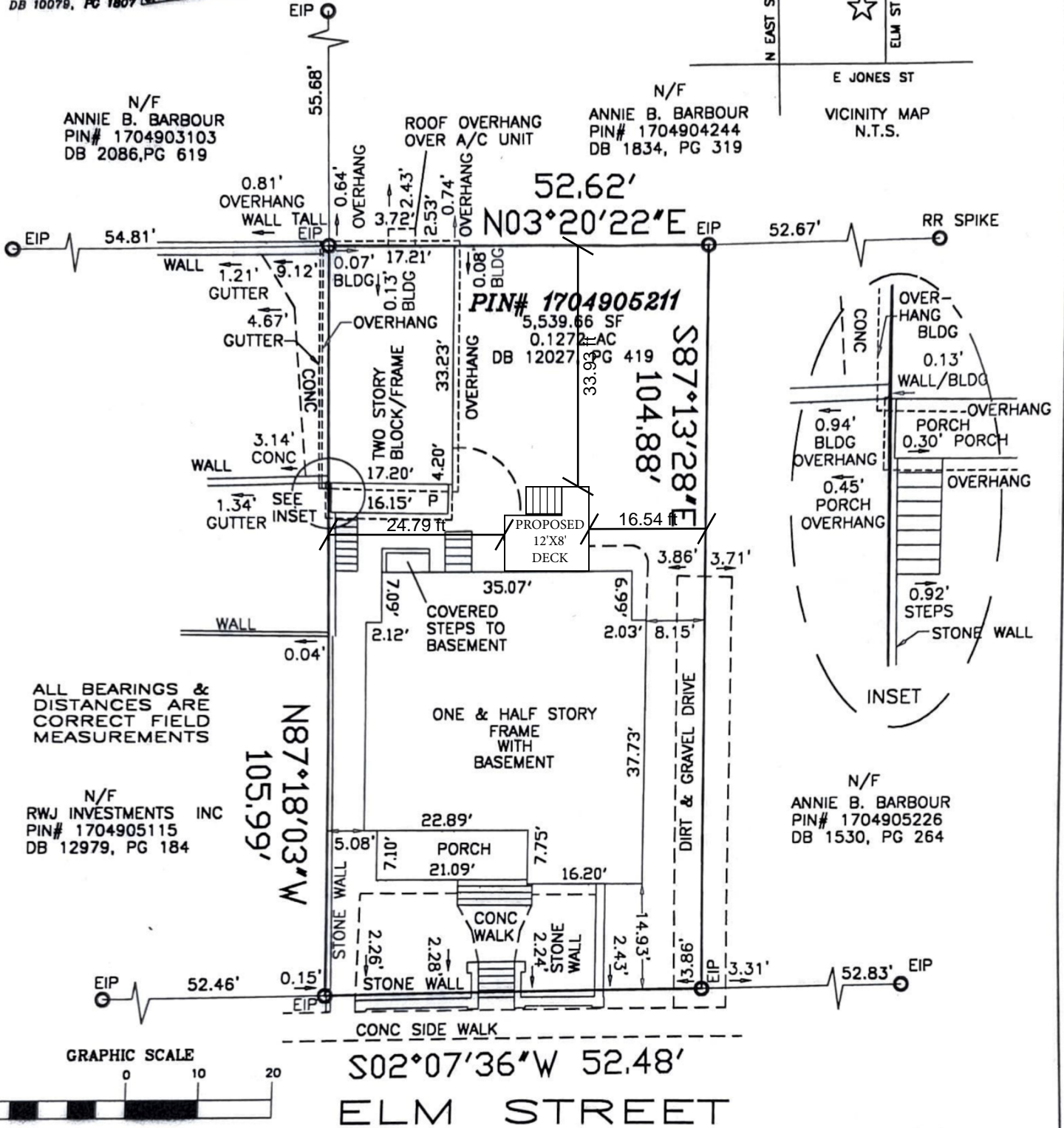
SUBJECT PROPERTY IS \_\_\_ IS NOT **X** LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170400 J ZONE X



N/F  
ANNIE B. BARBOUR  
PIN# 1704903103  
DB 2086, PG 619

N/F  
ANNIE B. BARBOUR  
PIN# 1704904244  
DB 1834, PG 319

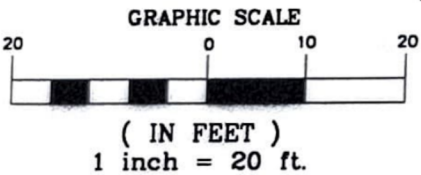
VICINITY MAP  
N.T.S.



ALL BEARINGS & DISTANCES ARE CORRECT FIELD MEASUREMENTS

N/F  
RWJ INVESTMENTS INC  
PIN# 1704905115  
DB 12979, PG 184

N/F  
ANNIE B. BARBOUR  
PIN# 1704905226  
DB 1530, PG 264



FIELD CLOSURE 1:10,329

LEGEND

- |     |                    |     |              |
|-----|--------------------|-----|--------------|
| EIP | EXISTING IRON PIPE | MH  | MANHOLE      |
| NIP | NEW IRON PIPE      | PP  | POWER POLE   |
| MON | MONUMENT           | R/W | RIGHT OF WAY |
| PK  | PARKER KALON NAIL  | C/L | CENTER LINE  |
|     |                    | CB  | CATCH BASIN  |

**PIN# 1704905211**  
**DB. 13027, PGs 417, 418, 419 & 420**  
**DB 1530, PG 264**

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ NOT RECORDED, INFORMATION FOUND

RECORDED IN BOOK OF MAPS \_\_\_\_\_, VOL \_\_\_\_\_, PAGE \_\_\_\_\_ WAKE COUNTY, N. C.

PROPERTY OF

**MICHELE LEDO &  
LAURA KRABILL**

227 ELM STREET  
RALEIGH, WAKE COUNTY, NC

SCALE 1"=20'

DATE 05/15/08

56048 FB1153

**JOHN Y. PHELPS, JR.**

PROFESSIONAL LAND SURVEYOR  
RALEIGH, NORTH CAROLINA  
ZIP 27612

5110 BUR OAK CIRCLE PHONE: 787-3658



Licensed NC  
 General Contractor

TO: **Laura Krabill**  
 227 Elm St  
 Raleigh, NC 27601

8/14/2025

## *Proposal*

Sierra Structures will provide labor and materials to construct a deck with the following specifications. Deck will be supported by 6"x6" posts on concrete footings. Posts will be notched to support double 2"x10" girders held in place with 5/8" carriage bolts. Joists will be 2"x8" (minimum), spaced 16" on center, supported by joist hangers. Decking boards will be fastened to joists using 2-1/2" decking screws, unless hidden fasteners are specified. Classic, All Wood railing will be 36" high and will consist of 4"x4" posts bolted to deck frame with 2"x2" balusters spaced 5" on center on 2"x4" horizontal supports. Railing will be capped with 2"x6"s with routed edges. All lumber used will be #2-grade (or better), pressure-treated pine (MCQ) and all fasteners and hardware will be galvanized.

Sierra Structures will pay for and obtain electrical and building permits and successfully pass all required inspections. Please be aware that additional approvals by other governmental departments (Zoning, Environmental, Historical Districts) and/or drawings by a licensed surveyor may be required. These costs are not included in our quote. Upon request, we are happy to research requirements in your jurisdiction and provide an estimate of any additional costs. In almost all cases, a site plan (plat or survey drawing by a licensed survey) is required to obtain the building permit. If you do not have one, a new survey may have to be done.

### Included In Our Quote:

|                                   |                           |                                  |                                |
|-----------------------------------|---------------------------|----------------------------------|--------------------------------|
| New Deck Construction:            | <u>96</u> square feet     | Replace Decking Only:            | <u>64</u> square feet          |
| Attached or Free-Standing:        | <u>Attached</u>           | Decking Direction:               | <u>Parallel</u>                |
| Max. Deck Height:                 | <u>7</u> feet above grade | Length of New Railing:           | <u>24</u>                      |
| Type of Decking:                  | <u>Premium Grade PT</u>   | Type of Railing:                 | <u>Classic, All Wood</u>       |
| Hidden Fasteners:                 | <u>No</u>                 | Composite Railing Cap?:          | <u>No</u>                      |
| Width of Steps:                   | <u>4</u> feet             | Deck Railing Gates:              | <u>0</u> Type: <u>Aluminum</u> |
| Number of Landings:               | <u>0</u>                  | Fascia Type:                     | <u>None</u>                    |
| Width of Additional Steps:        | <u>4</u> feet             | Demolition of Existing Deck:     | <u>300</u> square feet         |
| Diamond Lattice Installed:        | <u>0</u> square feet      | Demolition of Railing Only:      | <u>0</u> linear feet           |
| Square Lattice Installed:         | <u>0</u> square feet      | Demolition of Stairs Only:       | <u>0</u> feet high             |
| Horizontal Board Skirting (wood): | <u>96</u> square feet     | New Electrical Outlet Installed: | <u>No</u>                      |
| Skirting Gates Installed:         | <u>1</u>                  |                                  |                                |

**Total Investment:                    \$13,148**

#### Payment Terms:

50% deposit with signed contract. After deck is complete and all inspections have passed, we will invoice you for the balance due. Payment is due within 5 days of receipt of invoice.

Financing is available. Choose from a wide variety of repayment options.

#### Warranty Information:

All materials will be warranted by the manufacturer. Sierra Structures guarantees construction to be free of defects in workmanship for a period of one year from the date of completion.

#### License & Insurance:



Sierra Structures, Inc. is a licensed North Carolina General Contractor. Sierra Structures carries full general liability and worker's compensation insurance. Proof of both available upon request.

#### Expiration:

This proposal will expire FIFTEEN (15) days from the date above.

Your Sales Rep is:    **Travis House**

Acceptance of Proposal:

|  |                             |  |                             |
|--|-----------------------------|--|-----------------------------|
| <br>_____<br>Homeowner | 2025-08-19<br>_____<br>Date | <br>_____<br>For Sierra Structures | 2025-08-18<br>_____<br>Date |
|--|-----------------------------|--|-----------------------------|

This proposal becomes a contract when signed by both parties. We will arrange for location of buried utilities, but are not responsible for damage caused by digging. Unless specified, quotations do not include grading, clearing or extra labor caused by hard digging or buried objects. GENERAL CONTRACTOR or OWNER ASSUMES ALL RESPONSIBILITY FOR THE LOCATION OF THE CONSTRUCTION. I HAVE READ THE DECK FACTS ON PAGE 2 AND UNDERSTAND THE INFORMATION WITHIN

# E-589CI Affidavit of Capital Improvement

Form E-589CI, Affidavit of Capital Improvement, may be used to substantiate that a contract, or a portion of work to be performed to fulfill a contract, is to be taxed for sales and use tax purposes, as a real property contract for a capital improvement to real property.

The receipt of an affidavit of capital improvement for services to real property, absent fraud or other egregious activities, establishes that the subcontractor or other person receiving the affidavit should treat the transaction as a real property contract for sales and use tax purposes.

A real property contract is a contract between a real property contractor and another person to perform a capital improvement to real property.

**Section I. Single Use** (Complete this section to issue the affidavit for a single capital improvement.)

|   |   |
|---|---|
| <p><b>A</b> Owner, Lessee/Tenant, or Real Property Contractor</p> <p>Address</p> <p>City State Zip Code</p> <p style="text-align: center;">NC</p> | <p><b>B</b> Real Property Contractor (General Contractor or Subcontractor) <small>Hired to perform capital improvement</small></p> <p>SIERRA STRUCTURES, INC</p> <p>Address</p> <p>917 ELLIS ROAD</p> <p>City State Zip Code</p> <p>DURHAM NC 27703</p> |
|---|---|

Describe capital improvement to be performed:

Project Name

Project Address (where the work is to be performed) City State Zip Code

NC

I certify that, to the best of my knowledge, this affidavit is accurate and complete and that the transaction described to be performed by the Real Property Contractor (General Contractor or Subcontractor identified in box "B") shall be treated as a real property contract for a capital improvement to real property for sales and use tax purposes. I understand that if it is determined that I issued this affidavit in error and the transaction is subject to sales tax as a retail sale of repair, maintenance, and installation services to real property, I will be liable for payment of any additional taxes determined to be due.

*J. E. Kuhl*

Signature of Authorized Person: \_\_\_\_\_ Title: \_\_\_\_\_ Date: 2025-08-19

**Section II. Blanket Use** (Complete this section to execute a blanket affidavit for capital improvements.)

|  |   |
|--|---|
| <p><b>C</b> Real Property Contractor</p> <p>Address</p> <p>City State Zip Code</p> | <p><b>D</b> Real Property Contractor or Subcontractor <small>Hired to perform capital improvement</small></p> <p>Address</p> <p>City State Zip Code</p> |
|--|---|

To be completed by the Real Property Contractor identified in Box C.

I certify that I am a Real Property Contractor who performs capital improvements to real property and all transactions with the real property contractor (subcontractor) identified in box "D" shall be treated as real property contracts for capital improvements to real property for sales and use tax purposes. I understand that if it is determined that I issued this affidavit in error and the transaction is subject to sales tax as a retail sale of repair, maintenance, and installation services to real property, I will be liable for payment of any additional taxes determined to be due.

Signature of Authorized Person: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_