



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Replace asphalt shingle roof covering

615 S Boylan Ave

Address

Boylan Heights

Historic District

Historic Property

COA-0175-2020

Certificate Number

10/27/2020

Date of Issue

4/27/2021

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, \_\_\_\_\_

*Ein Morton*

Raleigh Historic Development Commission

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



Type or print the following:

Applicant name: Chris Todd

Mailing address: 316 Tall Oaks Drive

City: Durham

State: NC

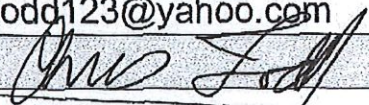
Zip code: 27713

Date: 11/13/2020

Daytime phone #: 919-3484302

Email address: christodd123@yahoo.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-0175-2020

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

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

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

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

Property street address: 615 S Boylan Avenue

Historic district: Boylan Heights

Historic property/Landmark name (if applicable):

Owner name: Christopher Todd

Owner mailing address: 316 Tall Oaks Drive Durham, NC 27713

**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: 60

**Design Guidelines: please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).**

| Section/Page | Topic | Brief description of work (attach additional sheets as needed).   |
|--------------|-------|---|
| 2.5/pg 46    | Roofs | Minor Work - Replacement of existing asphalt roof <span style="border: 1px solid red; padding: 0 20px;"> </span> with like material and color |
|              |       |   |
|              |       |   |
|              |       |   |

**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 04/27/2021.

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)

*Eric Martin*

Date 10/27/2020

Site Plan – 615 S Boylan

Requesting Minor Work Approval to replace house asphalt shingles with like materials due to end of life at 615 S Boylan. Contractor would like to place metal dumpster in parking lane of S Boylan Avenue directly in front of home for approx 4 days







Replace existing grey asphalt shingle with Georgetown Gray Landmark Designer Asphalt shingles (entire home minus the front porch)

<https://www.certainteed.com/residential-roofing/products/landmark/>



(see attached data sheet



Metal Dumpster to be located on S Boylan Avenue on street directly in front of 615 S Boylan – estimated to be there 4 days.



















## Morton, Erin

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**From:** Morton, Erin  
**Sent:** Monday, October 26, 2020 3:38 PM  
**To:** 'chris todd'  
**Cc:** Tully, Tania; Kinane, Collette  
**Subject:** RE: COA-0164-2020 (615 S Boylan Ave) Minor Work

Chris,

Okay I see the new application in the system with the asphalt roofing information broken out. I should be able to approve that and mail you the placard when I am in the office on Wednesday. I will also amend the pending COA-0164-2020 description to reflect only the front porch metal roof replacement. Please let us know when you are ready to proceed. Thank you!

Best,  
Erin

## Erin Morton

Preservation Planner II

## City of Raleigh

Planning and Development

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**From:** chris todd <[christodd123@yahoo.com](mailto:christodd123@yahoo.com)>  
**Sent:** Friday, October 23, 2020 11:10 AM  
**To:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>  
**Cc:** Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>; chris todd <[christodd123@yahoo.com](mailto:christodd123@yahoo.com)>  
**Subject:** Re: COA-0164-2020 (615 S Boylan Ave) Minor Work

**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. **EXTERNAL EMAIL ADDRESS:** [christodd123@yahoo.com](mailto:christodd123@yahoo.com)

Hi Erin,

Yes, I would like to separate the metal and asphalt projects. At this time, I would like approval for just the asphalt roof.

Please see the attached additional photos you requested on the asphalt shingles currently in place.

Per your request, I have submitted a new permit request for just this portion under Order Number: 46478 INV-00065015

Thank you for your help and let me know if you need anything further.



Regards,

Chris Todd  
919-749-8100

On Tuesday, October 20, 2020, 11:45:25 AM EDT, Morton, Erin <[erin.morton@raleighnc.gov](mailto:erin.morton@raleighnc.gov)> wrote:

Hey Chris,

It was good to talk with you this morning. As discussed, you are able to separate out the front porch metal roof request into a new minor work and proceed with the asphalt shingle roof replacement concurrently. Please confirm via email that you wish to take this route.

You may find the RHDC's [Design Guidelines](#) Section 2.3 -- Architectural Metal and Section 2.5 -- Roofs to be helpful in understanding the use of metal roofs in the historic districts. Recently approved COA cases installing new metal roofs include: [COA-0013-2019](#) (308 S Boylan Ave), [COA-0026-2020](#) (309 S Boylan Ave), COA-0060-2020 (603 Elm St), and [COA-0106-2020](#) (724 N Blount St). I have linked the applications that are currently available for review online.

Additionally, while we as public employees do not endorse any company over another, we have included a list of roofers that have completed work in the historic districts in the past to help get you started.

- Christian Nonino, CND Inc. – 919-836-1513
- Tim Bradley, Bradley Roofing -- 919-946-0048
- Brian Pettersen, Raleigh Roofing & Exteriors, Inc. – 919-427-5837

They will likely be able to provide more detailed information on the types of metal roofing systems currently available that would meet the parameters outlined in my previous email. If you have any questions when submitting, please let us know. We will be in touch with any comments or additional materials required following submittal. Thank you.

Best,

Erin

**Erin Morton**

Preservation Planner II

**City of Raleigh**

Planning and Development

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**From:** chris todd <[christodd123@yahoo.com](mailto:christodd123@yahoo.com)>  
**Sent:** Friday, October 16, 2020 2:52 PM  
**To:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>  
**Cc:** Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>  
**Subject:** Re: COA-0164-2020 (615 S Boylan Ave) Minor Work

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Hi Erin,

I just left you a message and wanted to follow-up with this email.

Please give me a call so we can discuss the porch roof but for now, I am thinking of splitting the main asphalt roof and the metal porch roof into two projects. It appears below you said the main shingle is adequate. Do you need anything further ie pictures or was that just for the metal roof. So should I remove the reference to the front porch and resubmit via the portal? Is that a new fee?

On the metal roof, the attached PDF is 2 pages and on the second page, it shows 4 types of metal roofs (CMP Multi-Rib, CMP R-Panel, CMP 5V, and CMP Nail Strip). What I was proposing was the Multi-Rib and not the 5-V. Is that ok? What about CMP Nail Strip? I do see you mention staff is not able to approve but does that mean some people have gone to Major Work and gotten it approved?

Thank you,

Chris Todd

919-749-8100



On Wednesday, October 14, 2020, 01:08:43 PM EDT, Morton, Erin <[erin.morton@raleighnc.gov](mailto:erin.morton@raleighnc.gov)> wrote:

Chris,

Thank you for submitting a minor work COA application for roof replacement at 615 S Boylan Ave. We have a few comments and additional materials needed to complete the review. It is difficult to see the existing roofs in the photo provided. Please provide detail photographs of the existing roofs demonstrating deterioration beyond repair. The front porch roof appears to have an uncommon configuration along the upper balcony edge. Is that low wall a part of the roof system?

The information you have provided for the main shingle roof replacement material is adequate. However, staff is not able to approve 5V metal as a replacement roofing material. Standing seam metal roofs with flat pans between 16-18" wide and low vertical seams are an example of a type of roof that has been found to be congruous and that staff could easily approve at the minor work level. The roof material should maintain a very low profile. Please provide updated proposed metal roofing specifications, including a section detail and low profile ridge cap section, if using at the hip joints.

Additionally, locations of dumpers in the public right-of-way are not reviewed by the COA process. Please let us know if you have any questions. We look forward to hearing from you.

Best,

Erin

**Erin Morton**

Preservation Planner II

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