



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Replace doors; install front yard fence; change exterior paint colors; alter front porch; alter roof covering; repair siding

715 S Boylan Ave

Address

Boylan Heights

Historic District

Historic Property

COA-0190-2020

Certificate Number

1/8/2021

Date of Issue

11/8/2021

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, \_\_\_\_\_

*Kim 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: Patrick Rost

Mailing address: 105 Faircloud ct

City: Cary

State: NC

Zip code: 27513

Date: 11/19/20

Daytime phone #: 9197471669

Email address: pat.rost@cpofnc.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-0190-2020

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

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

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

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

Property street address: 715 S Boylan ave.

Historic district: Boylan Heights

Historic property/Landmark name (if applicable):

Owner name: Patrick Rost

Owner mailing address: 105 Faircloud ct, Cary NC, 27513

**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>29, 35, 51, 57, 60</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 ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
		Design guidelines are in a separate document to make it easier to read

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>11/08/2021</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>Emi Morte</u>	Date <u>01/08/2021</u>



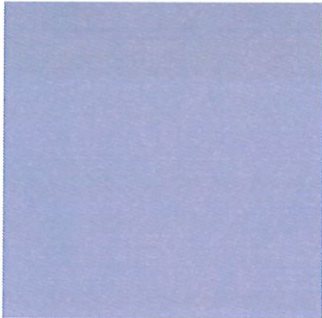


### 715 S Boylan Minor Works



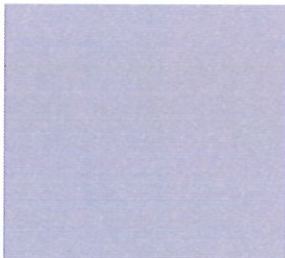
#### Paint color change

- We propose to change the color of the house from the sickly blue it is now to a lavender color scheme.



Sherwin williams 9067- forever lilac

- This paint color will be on the first story of the house and will cover all of the siding.



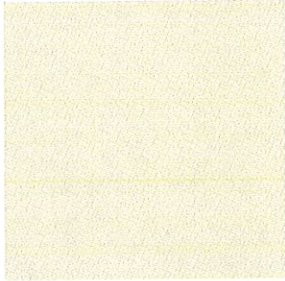
Sherwin williams - beverly lilac

- This paint color will be on the second story of the house and up, all of the shakes will be painted this lighter lilac color.



### **Trim color change**

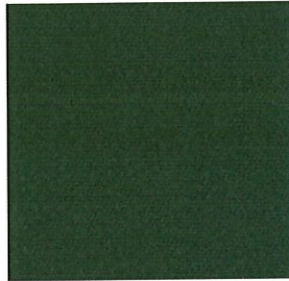
- The trim on the house is currently a white color. We propose to change the paint color to an off- white cream to match the lilac paint. This color will be on all trim, including the porch.



- Sherwin williams - sw 7558 medici ivory

### **Window color**

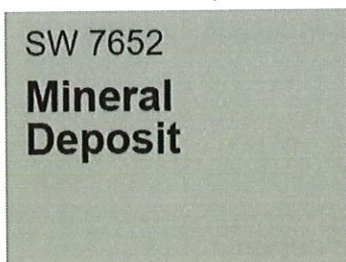
- We would like to change the window paint color to a deep green pictured below. This will be for the wood portions of the windows, not the house trim.



- Sherwin william- SW 6468

### **Foundation paint color**

- We would like to paint the foundation a new color to match our scheme
- we have picked a gray color in hopes that it blends in with the rest of the color scheme



### **Roof selection/ color**

- For the roofing we would like to replace the current roofing with architectural shingles
- We would like the color of the shingle to be a gray black like the photo below





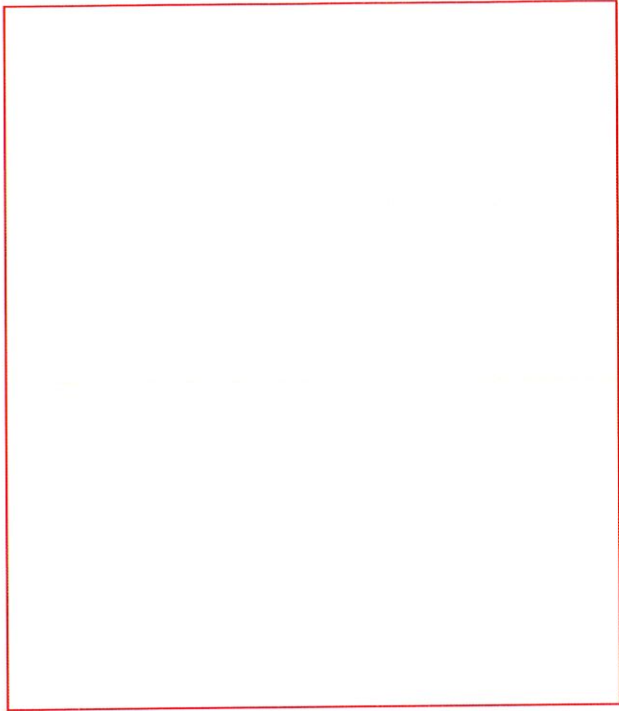
Landmark asphalt architectural shingles in "colonial gray"

### Door selection

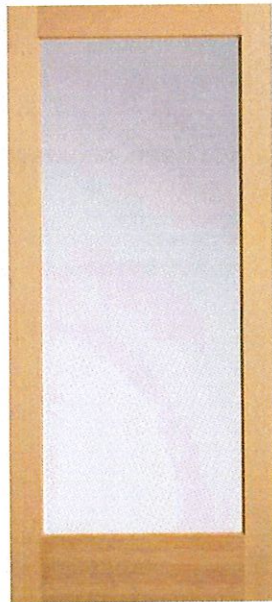
- ~~Front door~~
  - ~~This door is a wood material and will be stained.~~
  - ~~<https://www.lowes.com/pd/Creative-Entryways-Craftsman-Decorative-glass-Raw-Mahogany-Unfinished-Mobile-Home-Entry-Door-Common-Actual-36-in-79-in-/1003088758>~~
  - ~~This link is provided in lieu of a spec data sheet. The website does not offer an alternative to the specifications on the website~~

01/05/2021 Staff Comment: Proposed front door design not approved and removed from COA-0190-2020 application.





- Deck door
  - We would like to use a glass door for the deck door. This door will be on the back of the house. It will be wood material and stained.

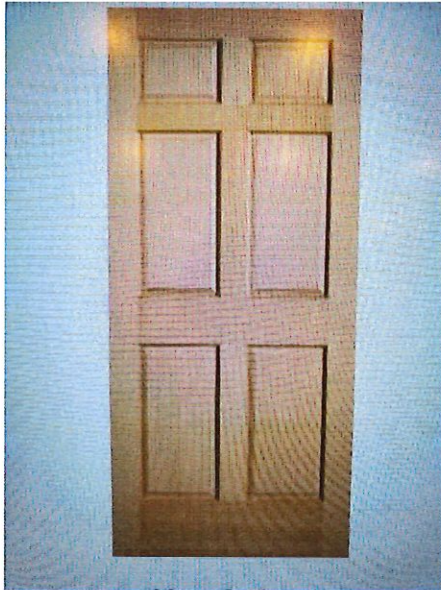


Hover Image to Zoom

- Basement doors
  - There are two exterior basement doors. They are both on the right side of the house (if looking from the street) the site condition of the retaining wall makes these doors not visible from the street at all. This door is wood material and will be stained.



- <https://www.lowes.com/pd/Masonite-Universal-Reversible-Wood-Slab-Entry-Door-with-Insulating-Core-Common-36-in-x-80-in-Actual-36-in-x-80-in/1000049681>
- This link is provided in lieu of a spec data sheet. There is no data document available, but all of the specifications are listed on the website.



#### **Stain Color**

- All doors will be wood material and stained the same color
- The porch ceiling will be stained to match the front door
- The color will be minwax purtian pine, a sample has been included below



#### **Porch ceiling**

- We would like to put in a tongue and groove stained wood ceiling on the front porch
- The stain color will be the same as the other stain color that is provided in this document

#### **Porch floor color**

- We propose to paint the porch floor a new color. We want to do a subtle gray color that will tie into our color scheme, it will be the same color as the foundation.

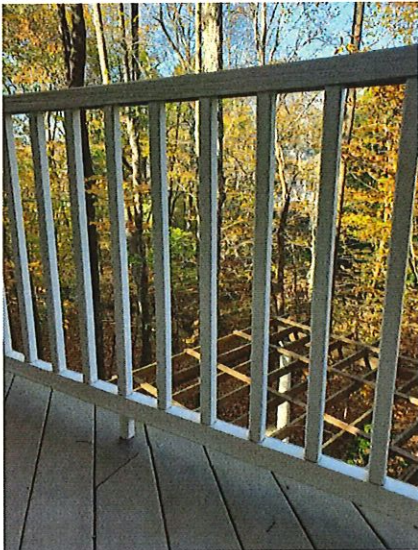


SW 7652

## Mineral Deposit

### Porch railing

- We want to do a simple square ballistor rail made of wood material for the porch railing. The style will be like the railing in the picture below.
- We will paint this the trim color we picked (cream)
- There is no data sheet, we will construct the railing out of pressure treated lumber and paint it.



### Fence on retaining wall

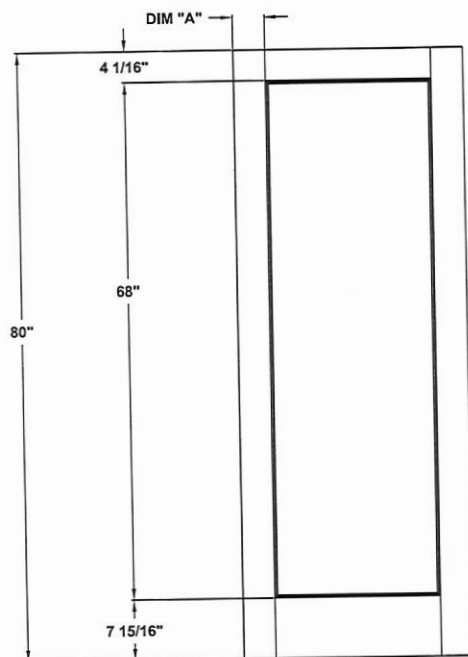
- If looking at the photo of the house in the first picture of this document, the retaining wall sits on the right hand side of the photo. It meets the house at the front corner of the porch and drops off about 6-7 feet into the backyard. We will need to put up a small fence (42 inches in height) for safety and to be up to code with the city of raleigh
- We would like to paint the fence since it will be directly next to the front porch, we think that this will provide some continuity with the front of the house and this fence. An unstained or natural fence in the front may compete with the overall look of the house.
- We would like to paint this fence to be the same as the trim color on the rest of the exterior (cream white)
- The fence will be wood material
- The style will be kind of a squared picket fence like the image below. We chose this because we felt this matched the aesthetic of this house.

- There is no data sheet on the fence since we will just construct it from pressure treated lumber and paint it.

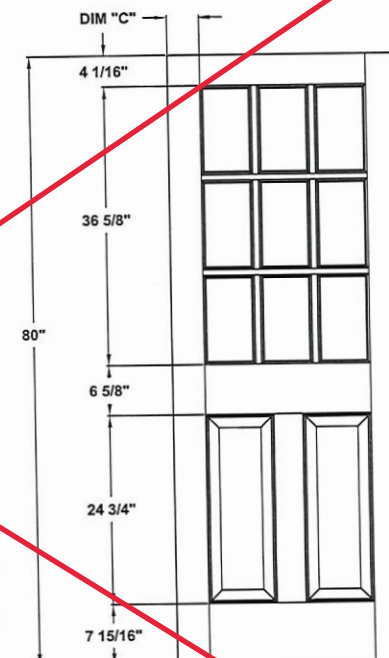
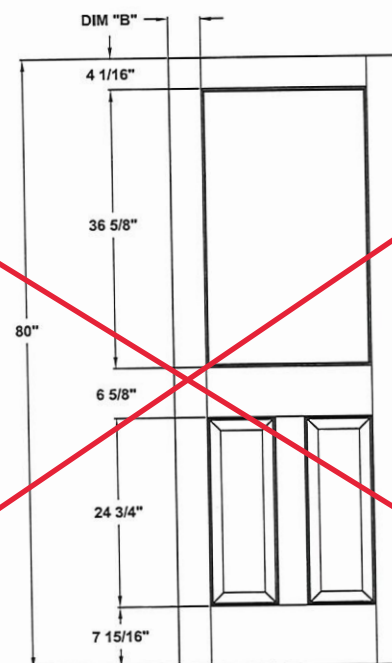
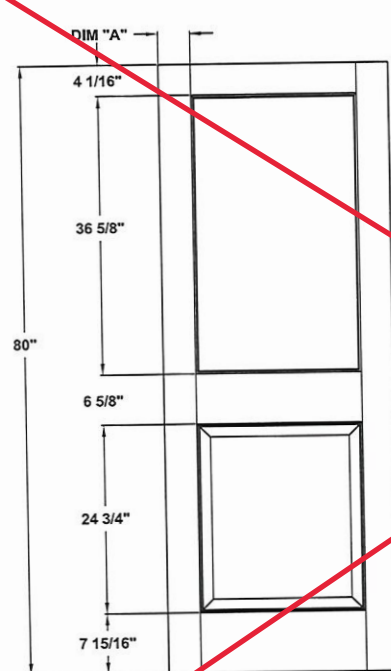




Door width	12" to 16"	18" to 22"	24" to 26"	28" to 36"
stile width "A"	3-3/16"	4-3/16"	4-3/16"	4-3/16"
stile width "B"	N/A	N/A	4-3/16"	4-3/16"
stile width "C"	N/A	N/A	N/A	4-3/16"



Approved for rear deck door



## Specification sheet

Title Ext. Door  
1Lt, 1Lt+1 or 2 pan, 9Lt + 2 pan

Height  
**80"**

Creation date  
2004-june-03

Prep. by: J.C.

Revision date

-

Rev.  
0

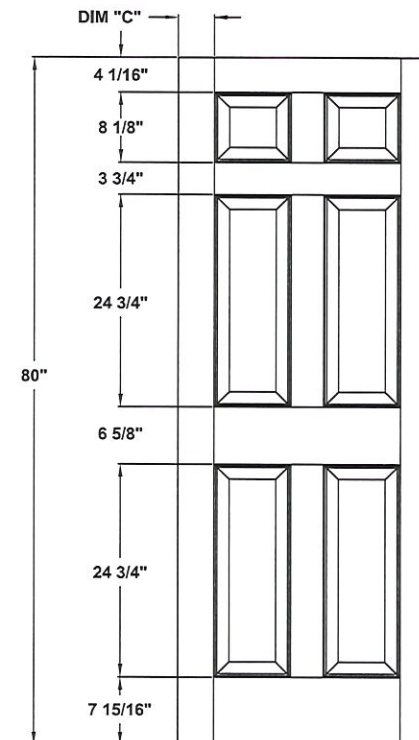
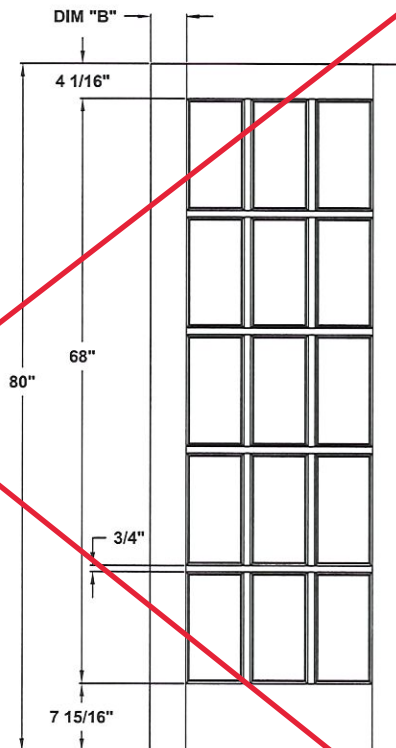
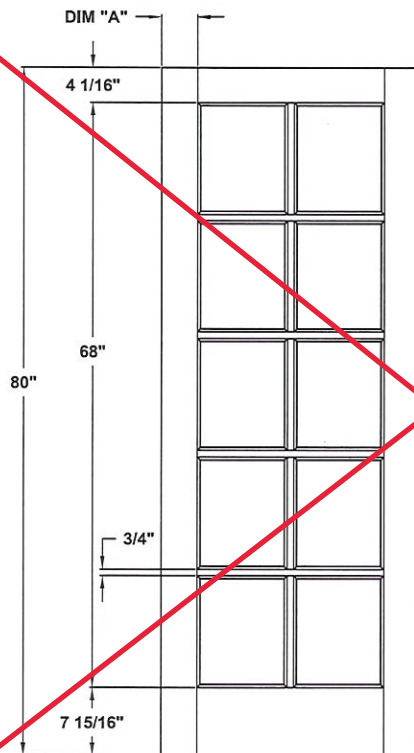
Scale nts



**Masonite®**  
Masonite International Corporation

**K80-01**

Door width	12" to 16"	18" to 22"	24" to 26"	28" to 36"
stile width "A"	N/A	4-3/16"	4-3/16"	4-3/16"
stile width "B"	N/A	N/A	N/A	4-3/16"
stile width "C"	N/A	N/A	4-3/16"	4-3/16"



Approved for basement door

## Specification sheet

Title Ext. Door  
10 Lt, 15 Lt, 6 panel

Height  
**80"**

Creation date  
2004-june-03

Prep. by: J.C.

Revision date  
2005-04-06

Scale nts

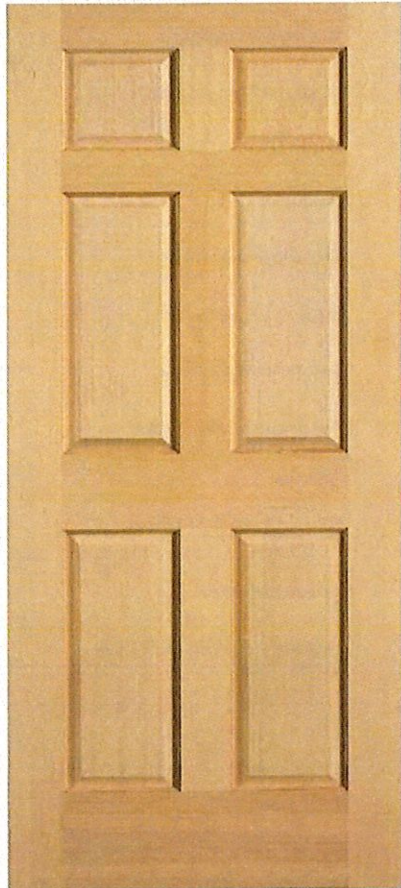
Rev.  
1

 **Masonite®**  
Masonite International Corporation

**K80-02**



## Masonite door specifications



## SPECIFICATIONS

Material	Wood	Brickmould Included	×
Wood Species	Hem fir	Weatherstripping Included	×
Finish	Unfinished	Lockset Bore	No bore
Manufacturer Color/Finish	Na	Core Type	Insulating core
Color/Finish Family	Brown	Impact Resistant Glass	×
Common Size (W x H)	36-in x 80-in	3-Point Locking System	×
Fire Rated	×	Commercial/Residential	Residential
Fire Rating	N/A	For Use with Mobile Homes	×
Actual Width (Inches)	36	Sill Type	N/A
Actual Height (Inches)	80	Sill Finish	N/A
Jamb Width (Inches)	0	Lowe's Exclusive	×
Actual Width with Sidelights (Inches)	36	ENERGY STAR Certified Northern Zone	×
Actual Depth (Inches)	1.75		

CHAT



Actual Width with Sidelights (Inches)	36
Actual Depth (Inches)	1.75
Glass Style	N/A
Rough Opening Width (Inches)	36.25
Rough Opening Height (Inches)	80.5
Panel Type	6-panel
Glass Shape	No glass
Door Style Modern	✓
Door Style Victorian	✓
Door Style Craftsman	✓
Door Style Traditional	✓
Door Style Rustic	✓
Door Style Mid Century	✓
Door Style Contemporary	✓
Privacy Rating	N/A

Door Style Contemporary	✓
Privacy Rating	N/A
Glass Insulation	N/A
Glass Caming	No glass
Caming Finish	N/A

ENERGY STAR Certified Northern Zone	×
ENERGY STAR Certified North/Central Zone	×
ENERGY STAR Certified South/Central Zone	×
ENERGY STAR Certified Southern Zone	×
Warranty	1-year
Locking System Included	×
Impact Resistance	×
Configuration	Single door
CA Residents: Prop 65 Warning(s)	⚠ Prop 65 WARNING(S)
UNSPSC	30171500
Door Type	Slab
Collection Name	N/A
Common Depth (Inches)	1.75

CHA

Collection Name	N/A
Common Depth (Inches)	1.75
Handle Finish	N/A (no handle)
Handle(s) Included	×
Handing	Universal reversible
Hardware Finish	N/A

## Landmark®, Landmark® Premium, Landmark® Pro Shingles, Landmark® Pro/Architect 80 (NW Region Only) Shingles

### PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

**Colors:** Please refer to the product brochure or CertainTeed website for the colors available in your region.

**Limitations:** Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

**Product Composition:** Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

### Applicable Standards

ASTM D3018 Type I

ASTM D3462

ASTM E108 Class A Fire Resistance

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537

CSA Standard A123.5 (Regional)

Miami-Dade Product Control Approved

Florida Product Approval # FL5444

Meets TDI Windstorm Requirements

### Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	219 to 238 lb **	240 to 267 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

\*Includes Landmark PRO AR/Architect 80

\*\*Dependent on manufacturing location



## **INSTALLATION**

Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

**Hips and Ridges:** For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

## **MAINTENANCE**

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

## **WARRANTY**

Landmark Premium (and AR), Landmark PRO/Architect 80 AR, Landmark PRO (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark Premium (and AR), Landmark PRO (and AR), Landmark PRO/Architect 80 AR, and Landmark (and AR) carry 10-years of SureStart™ Protection. Landmark AR shingles carry a 10-year algae resistance warranty. Landmark Premium AR, Landmark PRO AR, and Landmark PRO/Architect 80 AR shingles carry a 15-year algae resistance warranty. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at [www.certainteed.com](http://www.certainteed.com)).

## **FOR MORE INFORMATION**

Sales Support Group: 800-233-8990

Web site: [www.certainteed.com](http://www.certainteed.com)

See us at our on-line specification writing tool, CertaSpec®, at [www.certainteed.com/certaspec](http://www.certainteed.com/certaspec).

**CertainTeed**

20 Moores Road  
Malvern, PA 19355

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**CertainTeed**  
SAINT-GOBAIN























































































## Morton, Erin

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**From:** Patrick Rost <pat.rost@cpofnc.com>  
**Sent:** Tuesday, December 8, 2020 2:18 PM  
**To:** Morton, Erin; Tully, Tania; Kinane, Collette  
**Cc:** Kaelin Rost  
**Subject:** FW: Minor work questions - 715 S Boylan Ave  
**Attachments:** 20201130\_090151.jpg; 20201130\_090023.jpg; 20201130\_090856.jpg

**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:** pat.rost@cpofnc.com

Hi Erin, here is the original email, I will send additional emails with more pics. Thanks Pat

---

**From:** Patrick Rost <pat.rost@cpofnc.com>  
**Sent:** Monday, November 30, 2020 5:58 PM  
**To:** 'Morton, Erin' <Erin.Morton@raleighnc.gov>; 'Kaelin Rost' <kerost@ncsu.edu>  
**Cc:** 'Tully, Tania' <Tania.Tully@raleighnc.gov>; 'Kinane, Collette' <Collette.Kinane@raleighnc.gov>  
**Subject:** RE: Minor work questions - 715 S Boylan Ave

Hi Erin

Hope you had a good Thanksgiving!

In regards to the windows, we are not able to find a manufacturer that has widows that are the correct sizes, we would like to keep the appearance of the home and keep the original window sizes. We have the capabilities of making windows in our shop. Many of the windows are missing, rotten or broken. In these areas we plan to continue with the same exact dimensions and specification of the windows that are salvageable. We can construct them ourselves so that they will be an exact match to the profile and dimension of the sashes. It looks like the exterior trim will be able to be reused so there will be no visual difference from the exterior in trim or windows. So this would seem to fall under repair and replace.

The siding has areas of rot, damage from squirrels, missing pieces. There are two areas of siding under windows that have been replaced that do not match the profile of the existing siding. These would be the two largest areas of replacement. We would use siding with a matching profile and weave it in to make the area unnoticeable. The bottom of the two exposed bay windows also has areas of missing or rotten siding leaving holes in the exterior that need to be filled. The rest of the siding repairs are very minor and will be focused on fixing up the existing substrate. So again this seems to fall under repair and replace. I've attached pictures of these areas that you've requested.

We have mailed a paint schedule along with paint samples.

Thanks for your help  
Pat

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**From:** Morton, Erin <Erin.Morton@raleighnc.gov>  
**Sent:** Tuesday, November 24, 2020 10:42 AM  
**To:** Kaelin Rost <kerost@ncsu.edu>  
**Cc:** Pat Rost <pat.rost@cpofnc.com>; Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette



<[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>

**Subject:** RE: Minor work questions - 715 S Boylan Ave

Hi Kaelin,

Thanks for your patience with these questions as we completed the latest round of major work staff reports. I see that we have a submitted minor work from you awaiting our review, but after downloading the PDFs, I am unable to see any content on the pages beyond the Table of Guidelines sections and proposed work. Are you able to print the documents to PDF to remove any excess formatting issues and send directly via email attachment?

You are correct that repair or replacement of in kind materials matching the existing appearance exactly is considered routine maintenance and does not require a COA. New site wall brick and gutters to match existing would fall into that category. To your point, it is almost impossible to repair/replace windows without any changes at all, so it is safe to assume that window work will almost always require a minor work COA. Please submit manufacturer's specifications for the new window units, including section and elevation details and material. If you are replacing trim around the opening as well, please include information on the existing and proposed trim dimensions, profile, and material. The same materials should be provided for any new doors.

Depending on the extent of historic siding proposed to be replaced, a minor work application may be appropriate. Replacement of small areas of rot is routine, but the wholesale replacement of larger swathes of siding would need a minor work COA. As a rule of thumb, I would encourage you to submit photos with marked up areas for replacement and we can provide feedback.

For the roofing material, in addition to the proposed color, please also include the manufacturer's product data sheets. Architectural asphalt shingles are regularly approved, but we do track the specific product that will be used. For changing paint colors, please provide a completed [paint schedule](#) and mail physical paint samples for review to: City of Raleigh Planning and Development, Attn: Historic Preservation, PO Box 590, Raleigh NC, 27602.

Some of the comments above may be repetitive since you have already filed the application, but I have attempted to answer your previous questions. We will provide further comments as needed once we have received the readable PDFs for review. Please let us know if you have any questions.

Best,  
Erin

**Erin Morton**

Preservation Planner II

**City of Raleigh**

Planning and Development

■ Raleigh Urban Design Center

919-996-2632 | [raleighnc.gov](http://raleighnc.gov)

For Planning and Development COVID-19 updates, [visit our information page](#).

-----Original Message-----

From: Kaelin Rost <[kerost@ncsu.edu](mailto:kerost@ncsu.edu)>

Sent: Tuesday, November 10, 2020 11:16 AM

To: Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>

Cc: Pat Rost <[pat.rost@cpofnc.com](mailto:pat.rost@cpofnc.com)>



Subject: Minor work questions

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Hey Erin!

Hope you're doing well and staying safe in these crazy times.

We're starting to work through some of the minor work material and we want to double check with you that we are doing everything the right way.

From our understanding of the process, anything on the house that was being repaired but unaltered did not need to appear on an application for minor work. Per our conversation the retaining wall can be repaired as long as we use a similar brick color.

As for the siding, we've found someone who can mill an exact match for the siding, so we plan to replace rotten and damaged portions. We've found manufacturers of wood windows but cannot find matches for the various existing sizes. To keep the architectural integrity we found someone who can make custom wood replacements for missing windows and make other repairs as needed. We plan to replace the gutters with the same style that was on the house. With all of these items the repairs will be as needed and when completed there should be no visual difference. We just want to make sure that these are in fact considered repairs so we can get started on work.

As far as work we plan to submit under a minor application we've identified these items:

- the roofing, we plan on using asphalt architectural shingles and will provide a color selection in our submittal.
- new house paint color selection
- we plan on replacing all exterior doors with wood doors. We will provide the selection and stain color
- design choice of railing on porch
- we'd like to alter the porch ceiling to be a tongue and groove and stain to match the front door. This alteration and stain selection will be included
- paint color choice of porch decking
- fence selection for on top of retaining wall

Should we submit this all on one singular COA or could one item potentially hold us up?

We really appreciate your help guiding us through this process, please let us know your thoughts.

Thanks,

Kaelin



## Morton, Erin

---

**From:** Kaelin Rost <kerost@ncsu.edu>  
**Sent:** Monday, January 4, 2021 11:54 AM  
**To:** Morton, Erin  
**Cc:** Pat Rost  
**Subject:** Door specifications  
**Attachments:** Masonite door specifications.pdf

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Hey Erin,

Here is the screen shot of specification information for the basement doors. I sent you the spec sheet for the deck door in a previous email. As far as the front door lets go ahead and take that off of this minor application if that's ok. We are having a hard time finding doors that are even in stock. Because of the difficulty we're thinking we might try to find some sort of reclaimed door, do you happen to have any suggestions for where we might look for doors locally? Let me know if you need anything else to get this minor COA approved!

Thanks,  
Kaelin



## Morton, Erin

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**From:** Kaelin Rost <kerost@ncsu.edu>  
**Sent:** Wednesday, December 30, 2020 2:53 PM  
**To:** Morton, Erin  
**Cc:** Patrick Rost; Tully, Tania; Kinane, Collette  
**Subject:** Re: Minor work questions - 715 S Boylan Ave  
**Attachments:** coa minor application.pdf

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Hi Erin,

Great to hear you got the paint colors!

Ive got the COA Application form attached.

For the front door you said clear glass is approvable by staff, does this include decorative clear glass? Ive attached a photo of a door we were considering, but if its also not approvable by staff we will seek out something more simple with clear flat glass. Once we decide on a front door I'll send you a document with all of the screen shotted specs for our doors.

The best photo we have of the porch is attached, since this area of the house was so trashed/ fire damaged it was the first thing to be cleaned up and fixed for safe entry into the house. The railing is taken off in front of the bay window but it was simply between the two columns as the railings on the sides of the porch are.

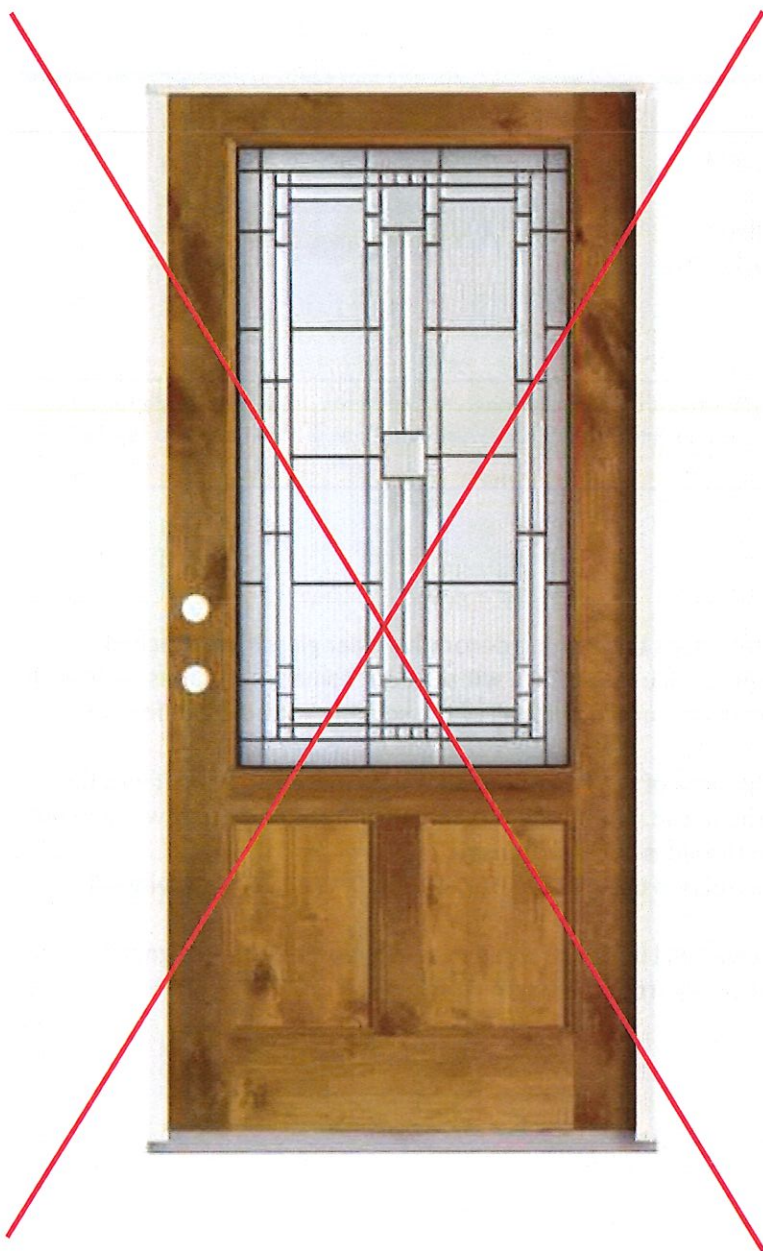
We do state that we will build the porch in the same construction using like material (wood). We intend to reinstall columns when approval for porch construction is given.

We also confirm that the small fence above the retaining wall will be constructed in a neighbor friendly design, all structural elements will be facing in the property and not visible from the street.

Thanks !

- Kaelin





Front door design not approved by staff  
and removed from COA-0190-2020  
minor work application.

On Dec 29, 2020, at 2:55 PM, Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)> wrote:

Hi Pat and Kaelin,

Following up to confirm that we have received the physical paint samples at the office. Thank you! I believe we await the following items at your earliest convenience:

- Completed COA application form
- Revised front door design
- All door specifications
- Photo of original front porch and statement of intent to reinstall columns and match design/materials exactly
- Confirmation of neighbor-friendly construction for front fence over retaining wall



Best,  
Erin

---

**From:** Patrick Rost <[pat.rost@cpofnc.com](mailto:pat.rost@cpofnc.com)>  
**Sent:** Tuesday, December 29, 2020 10:01 AM  
**To:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>; Kaelin Rost <[kerost@ncsu.edu](mailto:kerost@ncsu.edu)>  
**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: Minor work questions - 715 S Boylan Ave

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Hi Erin

Hope you are enjoying your holidays. We sent the color samples and paint schedule the day after you requested them. Let me know if you haven't received them.

Regards

Pat

---

**From:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>  
**Sent:** Tuesday, December 29, 2020 9:45 AM  
**To:** Kaelin Rost <[kerost@ncsu.edu](mailto:kerost@ncsu.edu)>  
**Cc:** Pat Rost <[pat.rost@cpofnc.com](mailto:pat.rost@cpofnc.com)>; Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>  
**Subject:** RE: Minor work questions - 715 S Boylan Ave

Hi Kaelin,

I hope you and Pat are having a peaceful holiday season. I will be in the office later this afternoon and will keep an eye out for your paint samples. I will also look for the door specifications when you are able to provide the screenshots. The all-wood door you are currently proposing for the basement is approvable by staff through the case conditions. I am unaware of a similar front door design receiving approval in Boylan Heights; however, the same design using clear glass is likely approvable by staff. The Design Guidelines state that some of the district's more common door designs include either 2/3- or 3/4-lites.

We understand that the front porch columns and railings will be re-installed with any in-kind repairs that may be needed. If the intention is to maintain the original appearance, please submit a photo of the full porch prior to removal the railing and columns, along with a short statement that you will be matching the original porch exactly in design and material.

Thank you for your responses. Please let us know if you have any more questions as you work through the conditions. Thank you and have a good week!

Best,  
Erin

**Erin Morton**



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**From:** Kaelin Rost <[kerost@ncsu.edu](mailto:kerost@ncsu.edu)>  
**Sent:** Monday, December 28, 2020 11:26 AM  
**To:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>  
**Cc:** Pat Rost <[pat.rost@cpofnc.com](mailto:pat.rost@cpofnc.com)>; Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>  
**Subject:** Re: Minor work questions - 715 S Boylan Ave

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Good morning!

I hope you had a good holiday and a nice break after all of those major COAs! Thank you again for all your help in walking us through that process, we weren't sure what to expect but we are very excited to be able to start getting some good progress on the house!

Firstly, we mailed the paint color samples and the paint schedule to your office. Can you confirm that you've received those?

We will go ahead and get the screenshots of the doors provided. The plan for the basement doors was all wood, but metal doors may be a better application in this circumstance for safety and moisture.

We're going to consider that change.

As far as the decorative glass front door we submitted, have doors like this been regularly approved in the past or is clear glass preferred in this neighborhood?

Moving on to the front porch, at the moment we had to do temporary work to ensure that the porch was walkable (this was where the majority of the fire damage was on the house). To do this work we removed the columns but will install the original columns when we finish the porch. There was railing on the sides and front of the porch due to the height, (excluding where the steps lead up to the front of the house) we plan to follow this same design. the wood railing will run in between the columns, all of this will be attached to the porch floor and the walls of the house, in other words nothing will extend past the boundaries of the porch floor. We currently need to meet with the inspector and make sure that this porch construction and rail will be up to code. I've included this image of a porch to show the general idea of the construction of the porch and the design inspiration for the railing.

Let me know your thoughts.

Thank you!

- Kaelin

<image003.png>

On Dec 15, 2020, at 3:41 PM, Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)> wrote:

Kaelin,



I also meant to note that the decorative glass design in the proposed front door is not approvable as a minor work. Clear glass is okay. Please let us know if you have any questions.

Best,  
Erin

---

**From:** Morton, Erin  
**Sent:** Tuesday, December 15, 2020 3:35 PM  
**To:** Kaelin Rost <[kerost@ncsu.edu](mailto:kerost@ncsu.edu)>  
**Cc:** Pat Rost <[pat.rost@cpofnc.com](mailto:pat.rost@cpofnc.com)>; Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>  
**Subject:** RE: Minor work questions - 715 S Boylan Ave

Kaelin,

Thank you for submitting a minor work COA and thank you for taking the time to provide the attachments directly to us. The major update to the online portal was implemented last weekend, so hopefully the uploading issues have been resolved. Please email any other requested materials for this case directly to us. See below for staff's initial comments.

Please complete a COA application form to accompany the application materials, as well as a short summary list of the items being requested. Please complete the [paint schedule](#) to accompany the proposed exterior color changes outlined in your application. I believe you previously noted that you would be mailing the physical paint samples – I will be in the office this Thursday and can confirm whether we have received the samples. If you have not already sent them, please mail the physical samples to us at: City of Raleigh, Planning and Development, Attn: Historic Preservation Division, PO Box 590, Raleigh NC 27602.

The CertainTeed Landmark architectural shingle in colonial gray is approvable. Please screenshot the specifications provided online for each of the proposed doors. We cannot rely on the link being available in the future, so we need to have that information provided in the static paper file. Are the Masonite basement doors all-wood? Note that only all-wood doors are approvable by staff on the historic portion of the house, even at the basement level. You are able to convert this portion of the application to a major work if you would like to request metal or composite doors. In this specific condition, I believe it is likely to be approved, but as the committee has not decided on that question before, it is considered a precedent-setting decision for the COA Committee only.

I understand that you all are building a lot of the proposed building elements from scratch, which makes providing data sheets difficult. However, please provide more details to help us understand what the appearance is upon final installation. What is the height of the proposed front porch railing? How and where will the railing attach to the porch floor, columns, and walls of house? It appears from the photos provided that the front porch is currently bolstered with temporary stabilization measures. Will new structural supports or columns be incorporated with the proposed design? Please provide scaled detail sketches and additional written description for the proposed railing locations.



As you know from your pending major work, fencing in Boylan Heights typically features a neighbor-friendly design, with structural members facing into the property. Fences with the same appearance on both sides are also frequently approved. Is that the case of the front fence section proposed over the retaining wall?

Please let us know if you have any questions. Thank you!

Best,  
Erin

**Erin Morton**

Preservation Planner II

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**From:** Kaelin Rost <[kerost@ncsu.edu](mailto:kerost@ncsu.edu)>

**Sent:** Monday, November 30, 2020 4:19 PM

**To:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>

**Cc:** Pat Rost <[pat.rost@cpofnc.com](mailto:pat.rost@cpofnc.com)>; Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>

**Subject:** Re: Minor work questions - 715 S Boylan Ave

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Hi Erin,

I've attached the pdf of the written description which included color photographs, I'm not sure why the submittal online did not turn out right. Ive also included the spec sheets for the shingles and deck door.

Look it over and please let me know if you need more information.

Thanks,  
Kaelin

On Nov 24, 2020, at 10:42 AM, Morton, Erin  
<[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)> wrote:

Hi Kaelin,

Thanks for your patience with these questions as we completed the latest round of major work staff reports. I see that we have a submitted



minor work from you awaiting our review, but after downloading the PDFs, I am unable to see any content on the pages beyond the Table of Guidelines sections and proposed work. Are you able to print the documents to PDF to remove any excess formatting issues and send directly via email attachment?

You are correct that repair or replacement of in kind materials matching the existing appearance exactly is considered routine maintenance and does not require a COA. New site wall brick and gutters to match existing would fall into that category. To your point, it is almost impossible to repair/replace windows without any changes at all, so it is safe to assume that window work will almost always require a minor work COA. Please submit manufacturer's specifications for the new window units, including section and elevation details and material. If you are replacing trim around the opening as well, please include information on the existing and proposed trim dimensions, profile, and material. The same materials should be provided for any new doors.

Depending on the extent of historic siding proposed to be replaced, a minor work application may be appropriate. Replacement of small areas of rot is routine, but the wholesale replacement of larger swathes of siding would need a minor work COA. As a rule of thumb, I would encourage you to submit photos with marked up areas for replacement and we can provide feedback.

For the roofing material, in addition to the proposed color, please also include the manufacturer's product data sheets. Architectural asphalt shingles are regularly approved, but we do track the specific product that will be used. For changing paint colors, please provide a completed [paint schedule](#) and mail physical paint samples for review to: City of Raleigh Planning and Development, Attn: Historic Preservation, PO Box 590, Raleigh NC, 27602.

Some of the comments above may be repetitive since you have already filed the application, but I have attempted to answer your previous questions. We will provide further comments as needed once we have received the readable PDFs for review. Please let us know if you have any questions.

Best,  
Erin

**Erin Morton**

Preservation Planner II

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-----Original Message-----

From: Kaelin Rost <[kerost@ncsu.edu](mailto:kerost@ncsu.edu)>  
Sent: Tuesday, November 10, 2020 11:16 AM  
To: Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>  
Cc: Pat Rost <[pat.rost@cpofnc.com](mailto:pat.rost@cpofnc.com)>  
Subject: Minor work questions

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Hey Erin!

Hope you're doing well and staying safe in these crazy times.

We're starting to work through some of the minor work material and we want to double check with you that we are doing everything the right way.

From our understanding of the process, anything on the house that was being repaired but unaltered did not need to appear on an application for minor work. Per our conversation the retaining wall can be repaired as long as we use a similar brick color.

As for the siding, we've found someone who can mill an exact match for the siding, so we plan to replace rotten and damaged portions. We've found manufacturers of wood windows but cannot find matches for the various existing sizes. To keep the architectural integrity we found someone who can make custom wood replacements for missing windows and make other repairs as needed. We plan to replace the gutters with the same style that was on the house. With all of these items the repairs will be as needed and when completed there should be no visual difference. We just want to make sure that these are in fact considered repairs so we can get started on work.

As far as work we plan to submit under a minor application we've identified these items:

- the roofing, we plan on using asphalt architectural shingles and will provide a color selection in our submittal.
- new house paint color selection
- we plan on replacing all exterior doors with wood doors. We will provide the selection and stain color
- design choice of railing on porch
- we'd like to alter the porch ceiling to be a tongue and groove and stain to match the front door. This alteration and stain selection will be included
- paint color choice of porch decking
- fence selection for on top of retaining wall

Should we submit this all on one singular COA or could one item potentially hold us up?



We really appreciate your help guiding us through this process, please  
let us know your thoughts.  
Thanks,  
Kaelin