



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

401 E WHITAKER MILL ROAD

Address

Historic District

WAKE COUNTY HOME

Historic Property

195-14-MW

Certificate Number

12/17/2014

Date of Issue

6/17/2015

Expiration Date

Project Description:

- Rehabilitation project to include the following changes:
- construction of 7 new brick wells along rear of building;
- removal of non-significant rear wood canopies;
- alteration of roof covering of front portico.

OK to PERMIT

This card must be kept pasted 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

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



Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 eFax 919-996-1831

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



- Minor Work (staff review) – 1 copy
- Major Work (COA Committee review) – 13 copies
 - Most Major Work Applications
 - Additions Greater than 25% of Building Square Footage
 - New Buildings
 - Demo of Contributing Historic Resource
 - Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 415663
 File # 195-14-MW
 Fee \$ 29.00
 Amt Paid \$ 29.00
 Check # CC
 Rec'd Date 11-20-14
 Rec'd By [Signature]
 App complete 12/15/14

• If completing by hand, please use **BLACK INK**. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address 401 E. Whitaker Mill Rd, Raleigh NC

Historic District _____

Historic Property/Landmark name (if applicable) ~~Community Services Center~~ Wake County Home

Owner's Name Wake County

Lot size _____ (width in feet) _____ (depth in feet)

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys:

Property Address	Property Address

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

Applicant **Sebastian Duca (Architect/Project Manager, Davis Kane Architects)**

Mailing Address **503 Oberlin Rd., Suite 300**

City **Raleigh** State **NC** Zip Code **27605**

Date **11/20/2014** Daytime Phone **919-833-3737**

Email Address **sduca@daviskane.com**

Signature of Applicant 

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 6/17/15. 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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature  Date 12/17/14

Project Categories (check all that apply):

Exterior Alteration

Addition

New Construction

Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?

Yes

No

(Office Use Only)

Type of Work _____

60, 19, 99

Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).

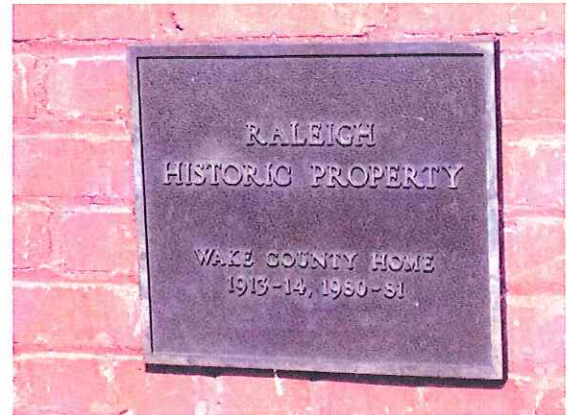
Section/Page	Topic	Brief Description of Work
	marroy tuckpointing	/ no design change
	new window sills	/ no design change
	new brick wells	/ see attached
	Portico, Cupola restoration	/ see attached
	Covered walkways	- demolition see attached

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>Attach 8-1/2 " x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.</p> <p>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</p>					
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. Photographs of existing conditions are required.	<input checked="" type="checkbox"/>				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Drawings showing proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <input type="checkbox"/> 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys. (Required for Major Work)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input type="checkbox"/>				

November 20, 2014

To
Raleigh Historic Development Commission
Certificate of Appropriateness (COA) Application

Raleigh Historic Property:
Community Services Center Renovation
401 E. Whitaker Mill Rd., Raleigh NC



Community Services Center exterior renovation includes:

- Masonry tuckpointing and cleaning.
- Replacement of damaged (fractured) concrete window sills and lintels. No change in design, materials or general appearance of the elements / new precast concrete components will match existing.
- New brick wells at louvers **(see attached existing/proposed images)**
- Complete renovation of the Portico, Cupola and all porches. There is no change in design, materials or general appearance of the elements with the exception:
 - o Front column concrete bases **(see attached existing/proposed images)** *amended per 12/15/14 memo*
 - o Existing metal panel Portico flat will be sealed with a liquid applied roofing membrane. **(see attached existing/proposed images)**
- Demolition of existing wood covered walkways. **(see attached existing/proposed images)**

Please let us know if any other information is required.

Sebastian Duca
Davis Kane Architects, P.A.
sduca@daviskane.com

Existing

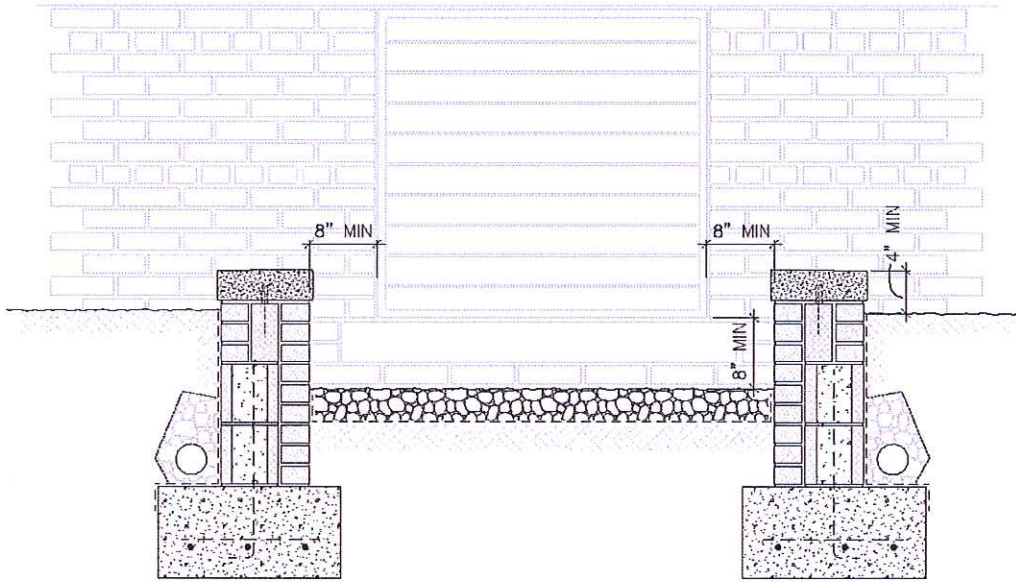
Bottom of existing louver partially underground (7 instances).

See 12/5/14 amendment for
locations. 1ST

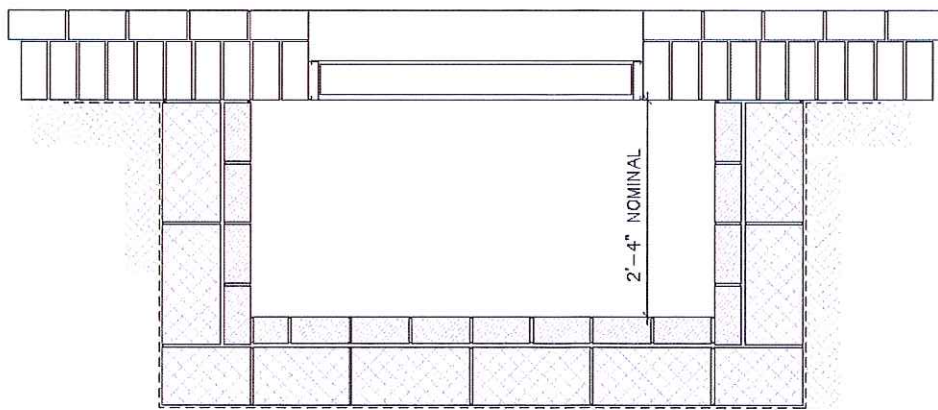


Proposed

New brick wells (7 instances).



NEW BRICK WELL SECTION



NEW BRICK WELL PLAN SECTION

Existing

Existing wood canopy to be demolished



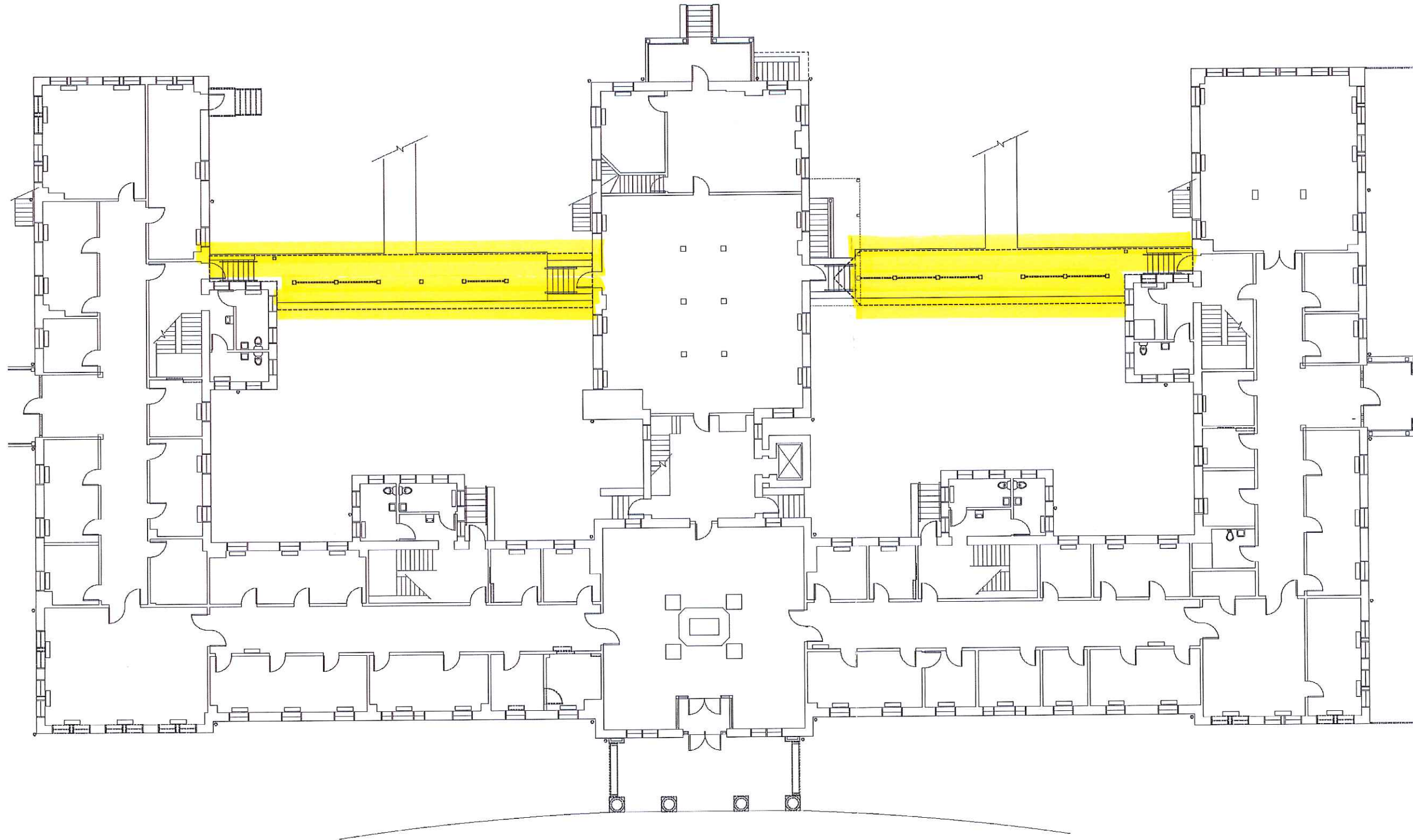
Existing

Existing wood canopy to be demolished



Existing

Existing wood canopy to be demolished



Proposed

No wood canopy; existing brick wall and sidewalk to be repaired



Proposed

No wood canopy; existing brick wall and sidewalk to be repaired



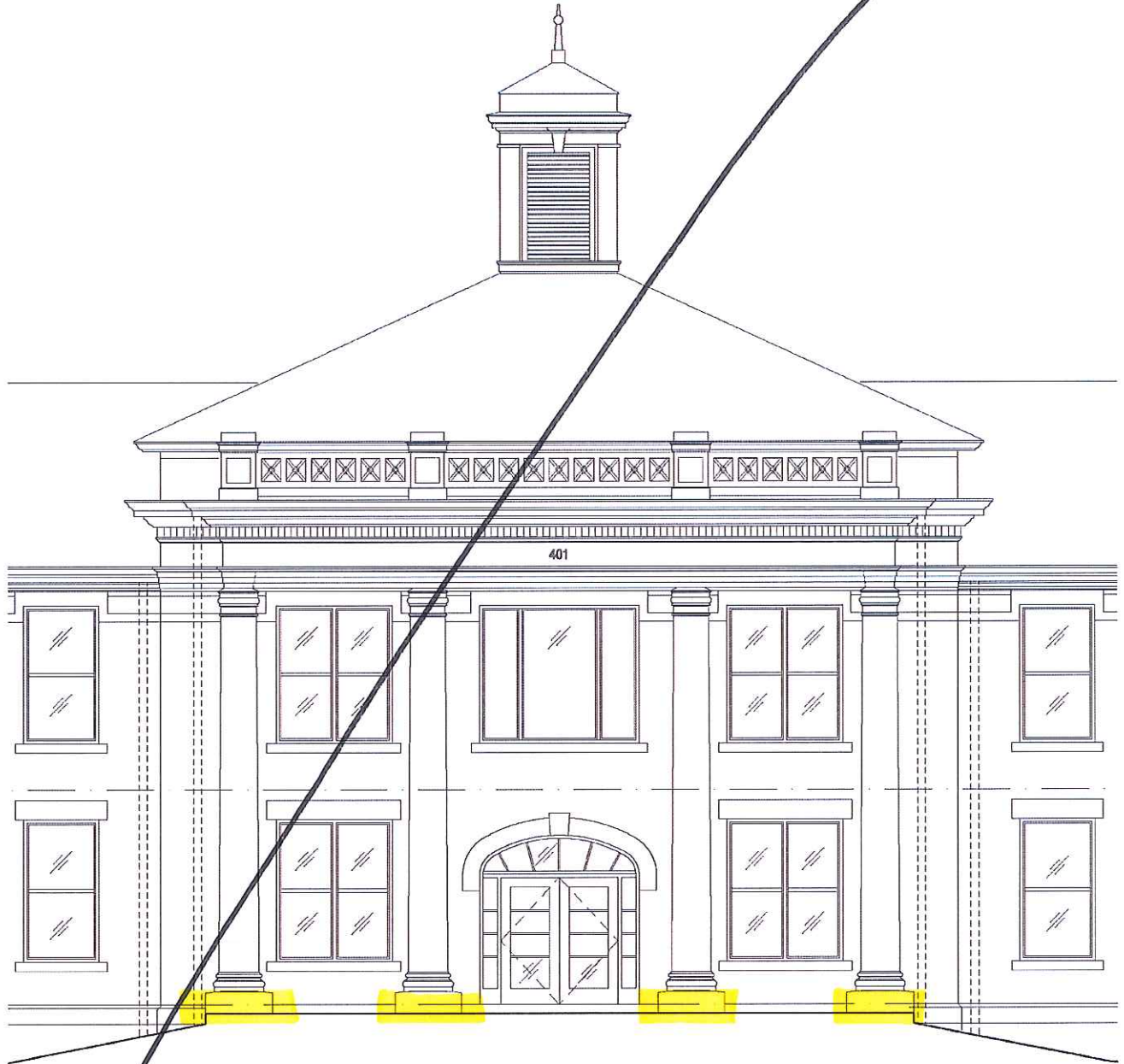
Existing

Existing column concrete base to be replaced.



Proposed

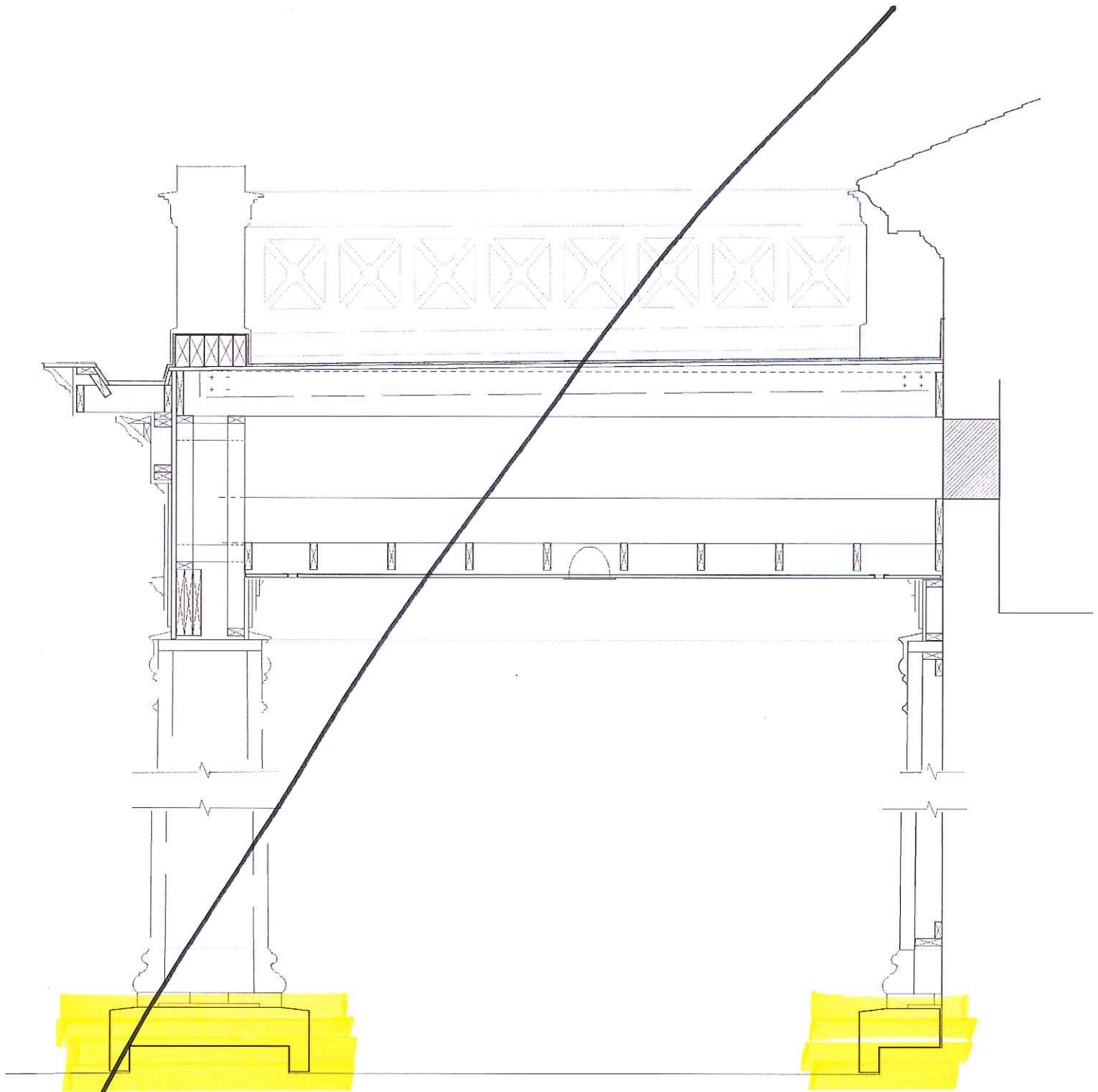
New column concrete base (8" higher than original).



Void per 12/15/14 memo

Proposed

New column concrete base (8" higher than original).



RENOVATION
PORTICO SECTION

Void per 12/15/14 memo

Existing

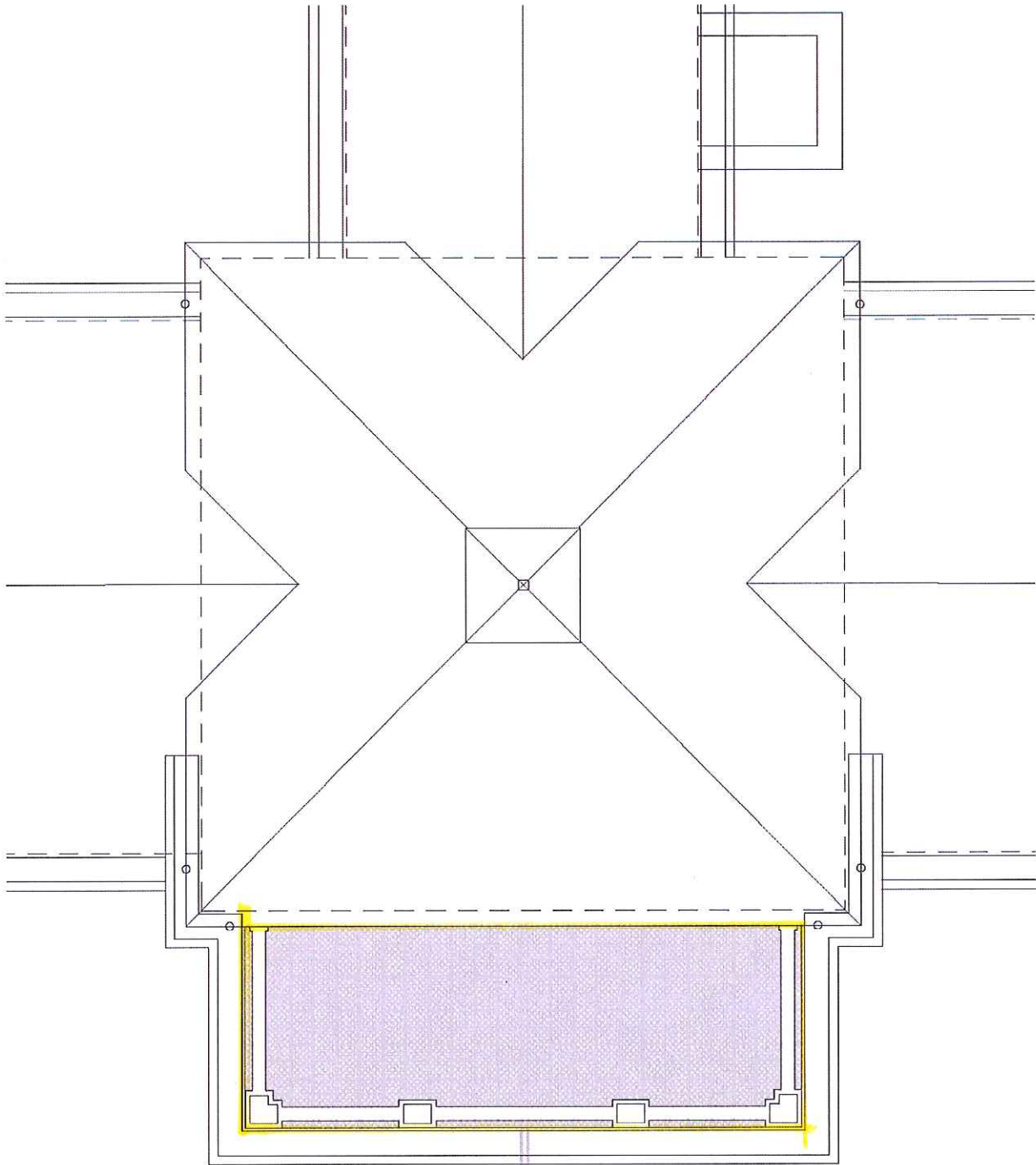
Flat metal panel portico roof.

See 12/5/14 amendment for
description. *IGT*



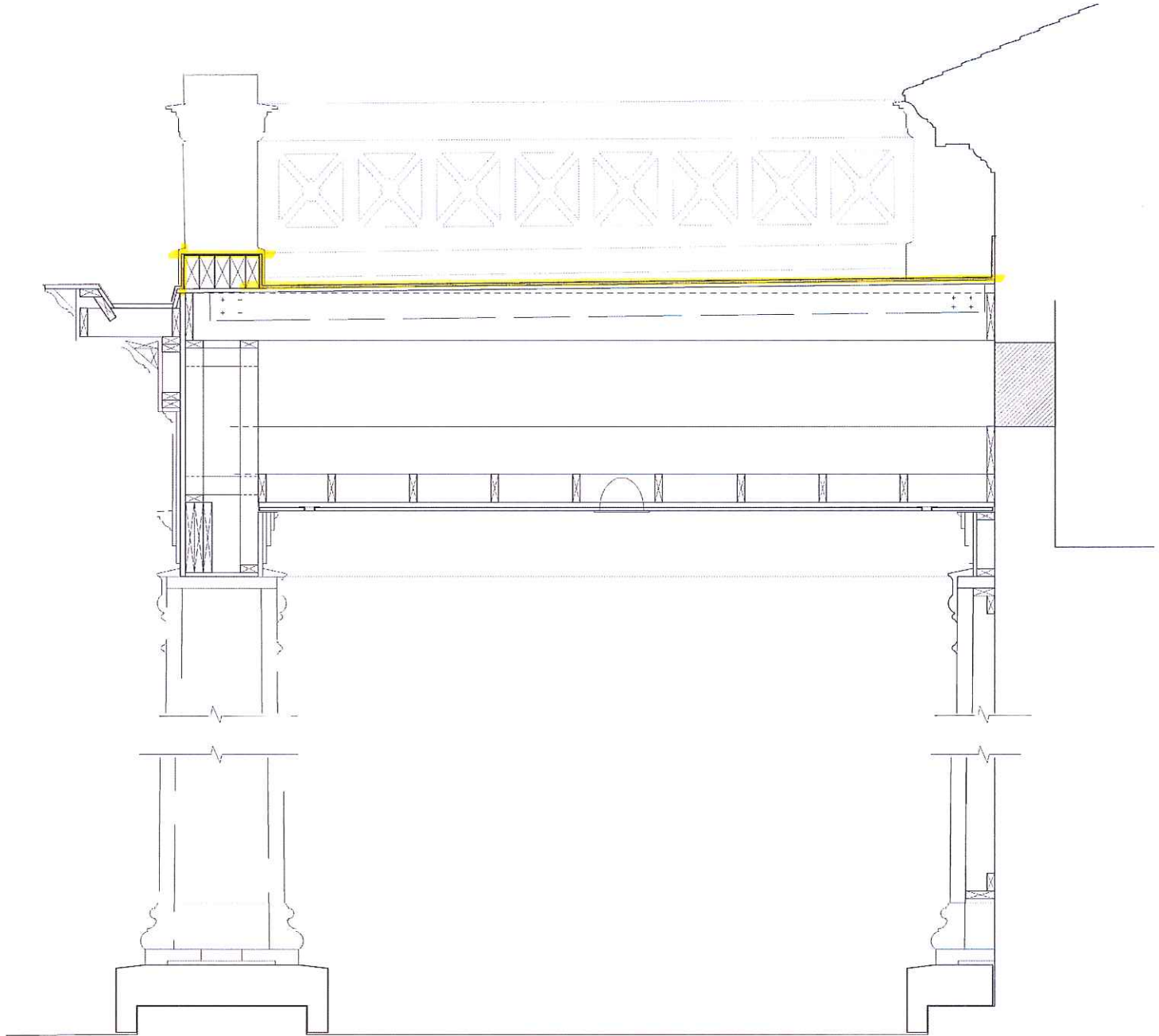
Proposed

Portico roof - liquid applied roofing membrane on top of existing metal roof.
(color to match existing metal roof)



Proposed

Portico roof - liquid applied roofing membrane on top of existing metal roof.
(color to match existing metal roof)



RENOVATION
PORTICO SECTION

Tully, Tania

From: Tully, Tania
Sent: Tuesday, December 02, 2014 4:52 PM
To: 'sduca@daviskane.com'
Cc: Ekstrom, Vivian (Vivian.Ekstrom@raleighnc.gov)
Subject: COA for 401 E. Whitaker Mill Road (415663)

Sebastian –

Thanks for submitting the COA application for the alterations at the historic Wake County Home. The application is really well organized! I do have some questions and requests though:

1. Please provide more information about the liquid applied roofing membrane. What is wrong with the metal roof?
2. How is it that the concrete bases for the columns can be 8" taller than they are currently. What else is being changed to accommodate the additional height?
3. Do you have a plan that locates the 7 instances of the brick wells?
4. Please provide a photo of the current front portico that is not zoomed in on the columns.

Thanks!
Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

COA process information is available [here](#).

December 05, 2014

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning

Re:
Community Services Center Renovation
401 E. Whitaker Mill Rd., Raleigh NC
COR Transaction No.415663

This letter is being written in response to the list of comments received with regards to the above referenced project. The items below correspond directly to the Long Range Planning Division/ Raleigh Department of City Planning comments received by email on December 2nd/2014 (printed in bold), followed by our responses.

Please let us know if any other information is required.

Sebastian Duca
Davis Kane Architects, P.A.
sduca@daviskane.com



1. Please provide more information about the liquid applied roofing membrane. What is wrong with the metal roof?

The metal roof at the entry portico is a tern-coated (presumed) flat lock-seam sheet metal panel. The roof slope is achieved in the sloped structure and drains in three directions to a level gutter edge. The metal roof is intact however the coating has exceeded its service life and underlying metal is rusty. The balustrade is composed of painted, galvanized sheet metal components that were factory formed and field assembled. We assume they are attached to wood lugs at each of the post locations. We believe that the roof has leaked at one or more of these connections causing settlement and hastening of the deterioration of the structure below.



To seal the existing flat metal roof we proposed a liquid applied roof membrane, with ALSAN RS system by Soprema as basis-of-design product, which utilizes PMMA (polymethyl methacrylate) technology. Based on our experience and on product information, this specific type of roofing membrane seems to be high performance, flexible, seamless, with fast cure times that can accommodate tight construction schedules. The product may be warranted for up to 20 years.

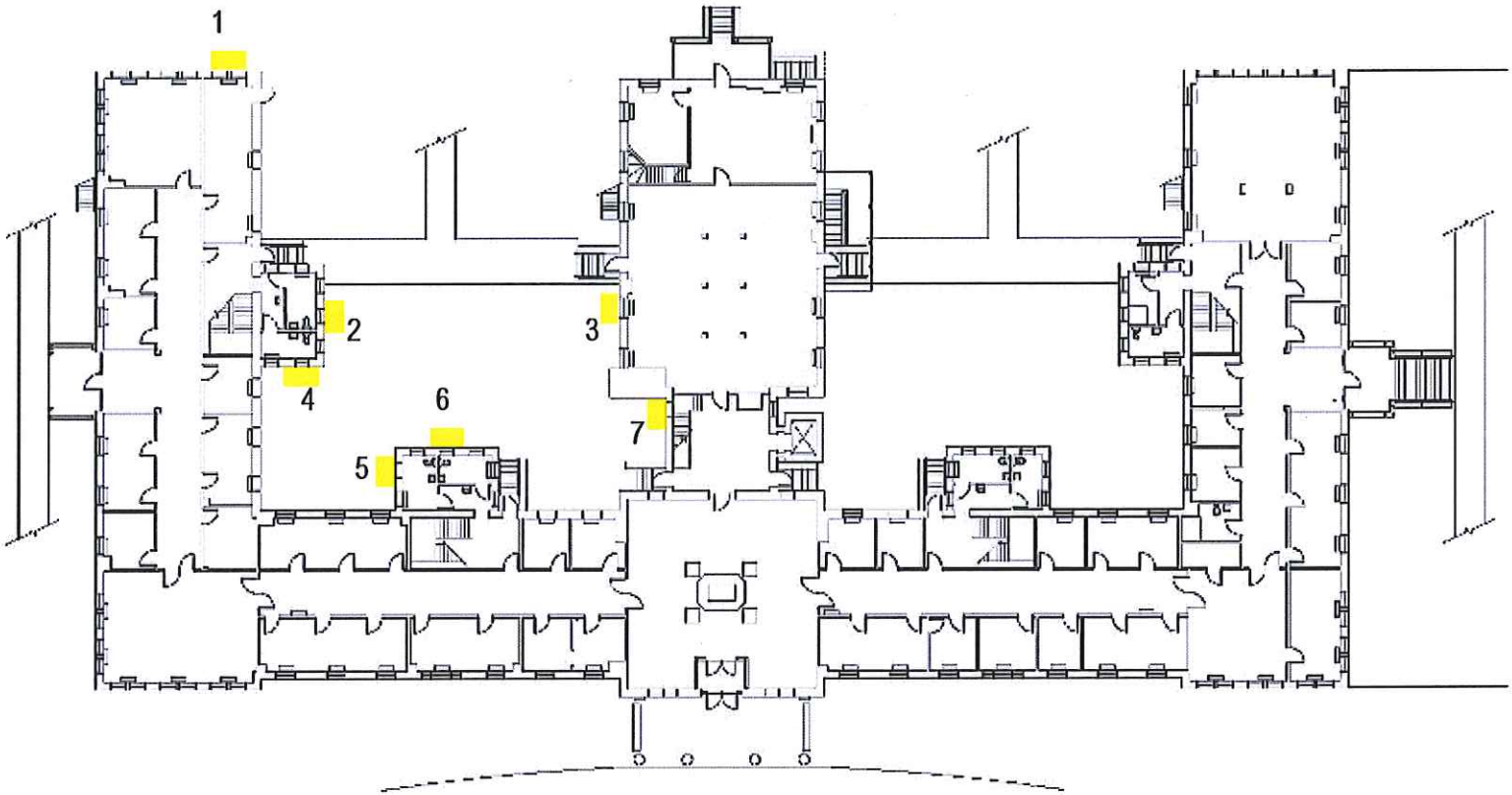
The roof membrane system adheres fully to the substrate, creating a homogeneous waterproofing layer, fitted to the contours of the roof. It can be reinforced with a polyester fleece and is laid in a number of layers; a sealer coat is applied to give an easy-to-clean surface with a range of decorative options. We'll specify a color to match the existing metal roof (light grey).

It is also worth mentioning that the entry portico roof is not intended for traffic and is not visible from any of the building windows.



3. Do you have a plan that locates the 7 instances of the brick wells?

All 7 new brick wells are located on North elevation (rear elevation), opposite to E. Whitaker Mill Rd, see below.



4. Please provide a photo of the current front portico that is not zoomed in on the columns.





Tully, Tania

From: Tully, Tania
Sent: Tuesday, December 09, 2014 5:12 PM
To: 'Sebastian Duca'
Cc: Ekstrom, Vivian
Subject: RE: COA for 401 E. Whitaker Mill Road (415663)

Sebastian –

Thanks for submitting the additional information. All of the proposed work items meet the guidelines and are approvable except for the column alterations.

The columns are one of the significant character defining features of the historic Wake County Home. Reducing the height of the columns by 8" would change not only the height, but the proportions of the columns. Decay at the base of columns is typical, but more appropriate methods of dealing with the decay are available. A common method is to repair them in place by cutting out the deteriorated wood and making repairs using epoxy consolidants and fillers. This, of course, would be best performed by a carpenter with experience repairing g historic wood.

As staff I cannot deny an application. If the request to keep the proposed change to the column remains, the application must be forwarded to the COA committee for review at a quasi-judicial public hearing. I anticipate that they too would not find that the request meets the Guidelines. If the application is amended to remove the change to the columns and instead to repair, I can approve the remainder of the application.

Please let me know how you wish to proceed.

Best,
Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

COA process information is available [here](#).

From: Sebastian Duca [<mailto:sduca@daviskane.com>]
Sent: Friday, December 05, 2014 12:08 PM
To: Tully, Tania
Cc: Ekstrom, Vivian
Subject: RE: COA for 401 E. Whitaker Mill Road (415663)

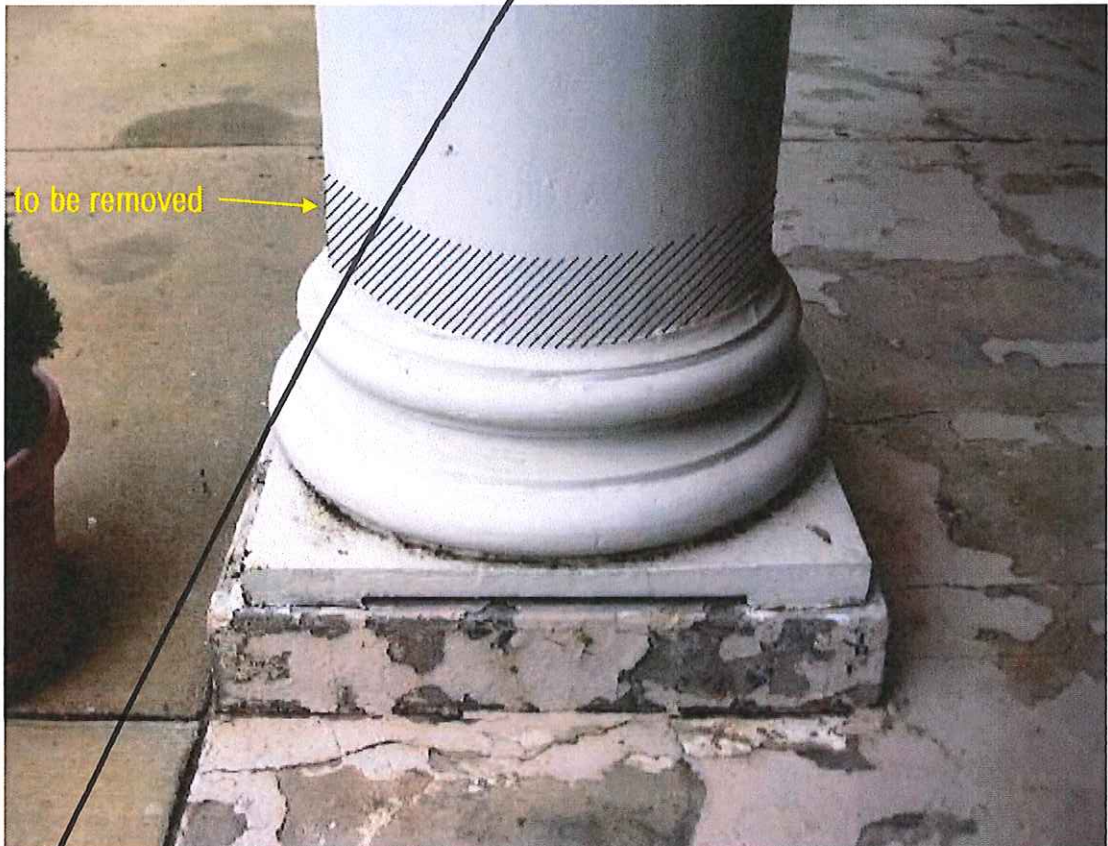
Tania,
Thanks for reviewing our application for Certificate of Appropriateness. Our responses are included in the attached pdf. Please let us know if more information is needed.
Have a great weekend!
Sebastian

Sebastian Duca LEED AP

2. How is it that the concrete bases for the columns can be 8" taller than they are currently? What else is being changed to accommodate the additional height?

Based on our site investigations, the base of wood columns appears to be deteriorated probably due to the water seeping inside column cavity over the years. The wood material seems to be partially decayed in these specific areas and it can potentially affect the column structural integrity.

Therefore we've decided to have 8" of the wood column base removed and increase the concrete base height to accommodate the new column height.



Void per 12/15/14 memo

Tully, Tania

From: Sebastian Duca <sduca@daviskane.com>
Sent: Wednesday, December 10, 2014 3:15 PM
To: Tully, Tania
Cc: Ekstrom, Vivian
Subject: RE: COA for 401 E. Whitaker Mill Road (415663)

Tania,

Thanks for your detailed reply.

We'll probably follow your recommendations and try to find a viable way to repair the columns without removing 8" of the column base and without changing the column & base current appearance. We'll re-submit the drawings as soon as we revise details.

thanks again, Sebastian

Sebastian Duca LEED AP
Davis Kane Architects, PA
503-300 Oberlin Road, Raleigh, NC 27605
919-833-3737

From: Tully, Tania [<mailto:Tania.Tully@raleighnc.gov>]
Sent: Tuesday, December 09, 2014 5:12 PM
To: Sebastian Duca
Cc: Ekstrom, Vivian
Subject: RE: COA for 401 E. Whitaker Mill Road (415663)

Sebastian –

Thanks for submitting the additional information. All of the proposed work items meet the guidelines and are approvable except for the column alterations.

The columns are one of the significant character defining features of the historic Wake County Home. Reducing the height of the columns by 8" would change not only the height, but the proportions of the columns. Decay at the base of columns is typical, but more appropriate methods of dealing with the decay are available. A common method is to repair them in place by cutting out the deteriorated wood and making repairs using epoxy consolidants and fillers. This, of course, would be best performed by a carpenter with experience repairing g historic wood.

As staff I cannot deny an application. If the request to keep the proposed change to the column remains, the application must be forwarded to the COA committee for review at a quasi-judicial public hearing. I anticipate that they too would not find that the request meets the Guidelines. If the application is amended to remove the change to the columns and instead to repair, I can approve the remainder of the application.

Please let me know how you wish to proceed.

Best,
Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674

December 15, 2014

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning

Re:
Community Services Center Renovation
401 E. Whitaker Mill Rd., Raleigh NC
COR Transaction No.415663

This letter is being written in response to the list of comments received with regards to the above referenced project.

Please let us know if any other information is required.

Sebastian Duca
Davis Kane Architects, P.A.
sduca@daviskane.com



1. Existing conditions



Amendment

2. Proposed repairs

The proposed column repairs will restore column to original or better structural condition and will match shape and profile of existing.

As previously mentioned, the base of wood columns appears to be deteriorated probably due to the water seeping inside column cavity over the years. The wood material seems to be partially decayed in these specific areas and it can potentially affect the column structural integrity.

We propose the elimination of all damaged wood material, including bottom 8" of existing columns and, additionally, the demolition of alternating staves at bottom of columns to a height of 4'-8" as measured from bearing surface at trim.

New staves and tenons will be installed to restore full height of existing column. New stave infill to match width, thickness and profile of existing. Fill and sand repaired column to smooth condition prior to painting.

A few repair details are provided below.



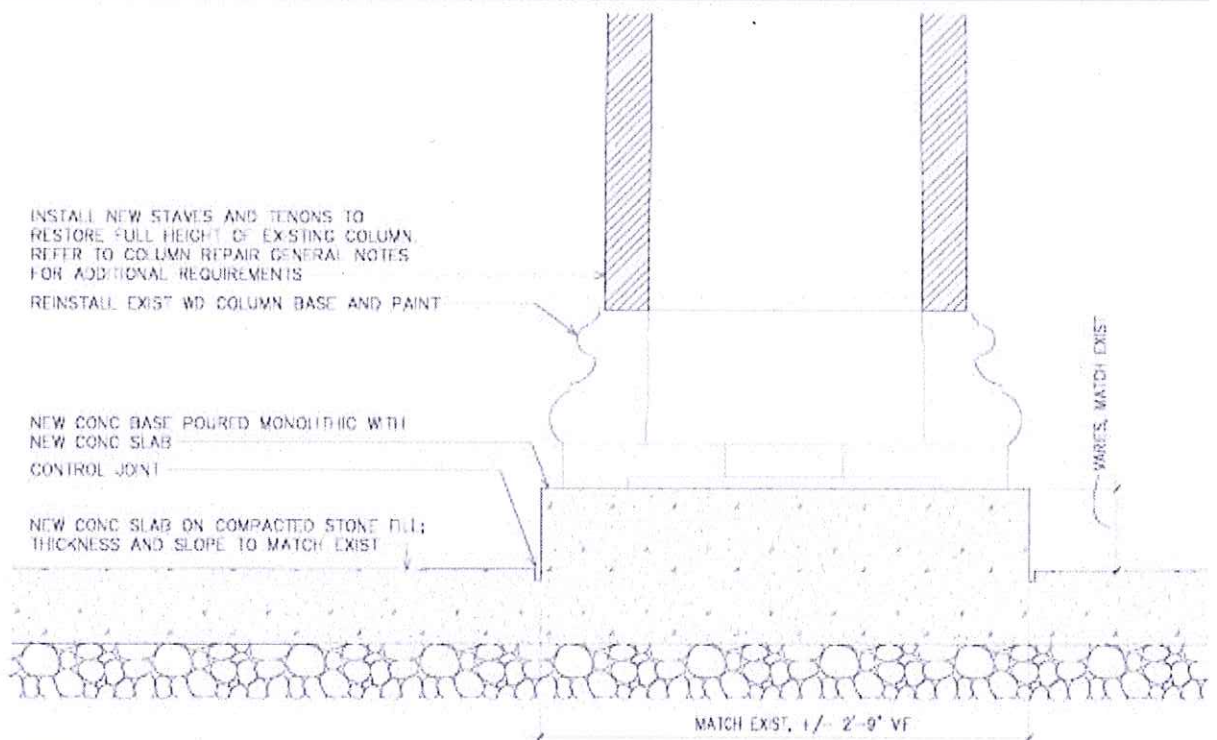
Amendment



INSTALL NEW STAVES AND TENONS TO RESTORE FULL HEIGHT OF EXISTING COLUMN. REFER TO COLUMN REPAIR GENERAL NOTES FOR ADDITIONAL REQUIREMENTS
REINSTALL EXIST' WD COLUMN BASE AND PAINT

NEW CONC BASE POURED MONOLITHIC WITH NEW CONC SLAB
CONTROL JOINT

NEW CONC SLAB ON COMPACTED STONE FILL; THICKNESS AND SLOPE TO MATCH EXIST



MATCH EXIST. 1/2'-2'-0" VF

A5 COLUMN BASE DETAIL
1 1/2" : 1'-0"