

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

608 N BOUNDARY STREET

Address

OAKWOOD

Historic District

Historic Property

039-16-MW

Certificate Number

3/11/2016

Date of Issue

9/11/2016

Expiration Date

Project Description:

- Remove storm windows;
- remove awnings;
- remove storm door;
- replace metal porch posts with wood;
- alter brackets.

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, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

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



RALEIGH HISTORIC DEVELOPMENT COMMISSION

- Minor Work (staff review) – 1 copy
- Major Work (COA Committee review) – 14 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 # 463473
 File # 039-16-MW
 Fee 29.00
 Amt Paid 29.00
 Check # 6099
 Rec'd Date 2-26-16
 Rec'd By K. Pruitt
 Amended 3/1/16

• 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 608 N. BOUNDARY STREET

Historic District OAKWOOD

Historic Property/Landmark name (if applicable)

Owner's Name BOUNDARY BROTHERS, LLC

Lot size 8,000 SF. (width in feet) 50' (depth in feet) 160'

For applications that require review by the COA Committee (Major Work), list all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property):

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 GREG HALLAM

Mailing Address 601 LEONIDAS COURT

City RALEIGH State NC Zip Code 27604

Date 2.26.16 Daytime Phone 919.827.5197

Email Address GregHallam3@gmail.com

Signature of Applicant [Signature]

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 9/11/16. 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 [Signature] Date 3/11/16

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 57, 69, 70, 18

17

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

Section/Page	Topic	Brief Description of Work
3.7	Windows	- Remove Aluminum Storm Windows.
3.7	Windows	Rear Sun porch - Remove Aluminum Storm
3.8	Entrances	Windows & replace w/ "1 over 1" wood
3.8	Entrances / Porches	- Remove Aluminum Awnings & Storm Door
3.8	Entrances / Porches	- Replace Wrought Iron Columns w/ original 4" x 6" posts (3 per column)
3.5	Roofs	- Remove Plywood Boxing to re-expose eave rafters.

removed per 3/4/16 email.

	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) – 14 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.).	✓		✓		
2. Description of materials (Provide samples, if appropriate).	<input type="checkbox"/>				
3. Photographs of existing conditions	<input type="checkbox"/>				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input 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 type="checkbox"/>	✓		
6. Drawings showing proposed work <ul style="list-style-type: none"> <input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	✓		
7. Fee (See Development Fee Schedule)	✓		✓		

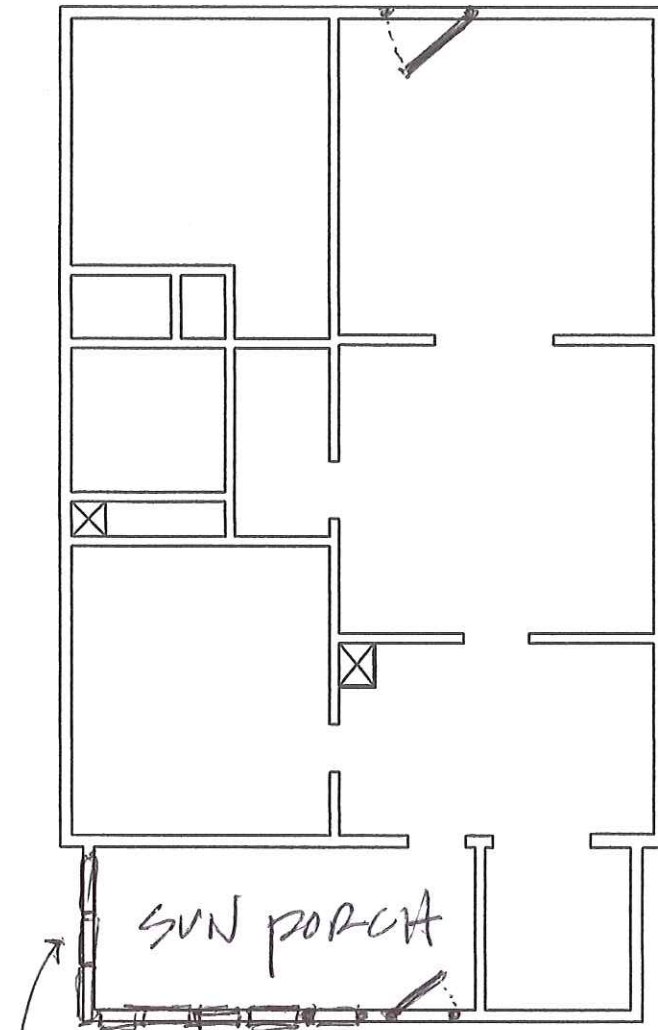
608 Boundary Street

Exterior alteration:

- Remove post-WW II modernizations to this 1933 bungalow, including removing aluminum storm windows and storm doors, remove aluminum awnings, remove wrought iron front porch columns and replace with original 4" x 6" posts (3 per column support), and removing plywood eave boxing to re-expose rafters.
- Sun porch: ~~Remove~~ aluminum storm windows (existing windows) and replace with "1/over 1" wooden/vinyl windows.

↳ removed per 3/11/16 email

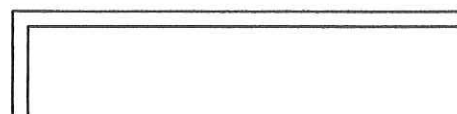
FRONT DOOR



~~REPLACE STORM WINDOWS w/ "1 over 1" WOOD/VINYL~~

removed
per 3/11/16 email

608 BOUNDARY STREET



To: Daniel Band
From: Greg Hallam

removed
per 3/14/10
email

RE: 608 N. Boundary Street (Addendum)

Sun Porch: Remove the existing 6 aluminum storm windows and replace w/ one-over-one, wood, double-hung windows, Pella 450 Series, painted white.

Porch Columns: Remove wrought iron columns and replace with 4" x 6" post columns (3 per column / 2 columns), painted white. Believed to be original design (inspection of old paint lines on porch soffit) and similar to porch columns on house across the street built the same year, 1933 (607 N. Boundary Street).

Tully, Tania

From: Greg Hallam <greghallam3@gmail.com>
Sent: Friday, March 11, 2016 5:38 AM
To: Tully, Tania
Subject: Re: Minor Work Application - 608 N Boundary St

Amendment

1. For the sake of time and getting started, please accept this e-mail as an amendment to my application to no longer seek approval of installing new wood windows to the sun porch, but to keep the six(6) existing aluminum storm windows.
2. You are correct, only the posts are being changed.

Thanks,
Greg

On Thursday, March 10, 2016, Tully, Tania <Tania.Tully@raleighnc.gov> wrote:

Hi Greg –

Thanks for submitting the additional information to Daniel. After reviewing the application I have additional comments and questions.

1. According to the website (<http://www.pella.com/windows/explore-window-styles/window.aspx?type=pella-450-series-double-hung-window>) the proposed Pella 450 series wood windows are aluminum clad. The commission has not yet approved the use of a wood clad window on an existing house. Aluminum clad wood windows have only been approved in detached new construction and new rear additions. This proposal would need to go to the RHDC for approval. A non-clad wood window is needed for a staff level approval.
2. I presume from written description that it is only the posts being changed on the porch, The brick bases and wood support beams are remaining the same. Am I correct?

Please let me know how you wish to proceed.

Thanks!

Tania

Band, Daniel

From: Band, Daniel
Sent: Wednesday, March 02, 2016 3:19 PM
To: 'greghallam3@gmail.com'
Cc: Tully, Tania
Subject: Minor Work Application - 608 N Boundary St

Greg: Thank you for submitting a Minor Work application for 608 N Boundary St. I've reviewed the application and I have a few comments. Additional materials may be sent in by email.

- Please send in color photos of the following:
 - Front-yard and house
 - Each of the storm windows to be removed (and notate how many windows are to be replaced)
 - The rear sun porch
 - The aluminum awnings & storm door to be removed
 - The wrought iron columns to be removed
 - The plywood boxing
- The new "1 over 1" replacement windows must be wood.
 - Please provide manufacturer specifications for the new windows.
 - What color are you planning to paint the wood? If other than what is on the house please provide a paint chip.
- In terms of the posts that will replace the wrought iron columns, do you have any similar examples in the neighborhood which you can take a picture of and send in?
 - What color are you planning to paint the posts? If other than what is on the house please provide a paint chip.
 - Drawings of the proposed new posts are also acceptable.

Thanks,

Daniel

Daniel Band, Planner I
Long Range Planning Division
Raleigh Planning Department
919-996-2180 - OEP, 2nd Floor

Tully, Tania

From: Tully, Tania
Sent: Thursday, March 10, 2016 2:50 PM
To: Band, Daniel; greghallam3@gmail.com
Subject: RE: Minor Work Application - 608 N Boundary St

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Thanks for submitting the additional information to Daniel. After reviewing the application I have additional comments and questions.

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Please let me know how you wish to proceed.

Thanks!
Tania

Tania Georgiou Tully, Planner II
Historic Preservation
Urban Design Center
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

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

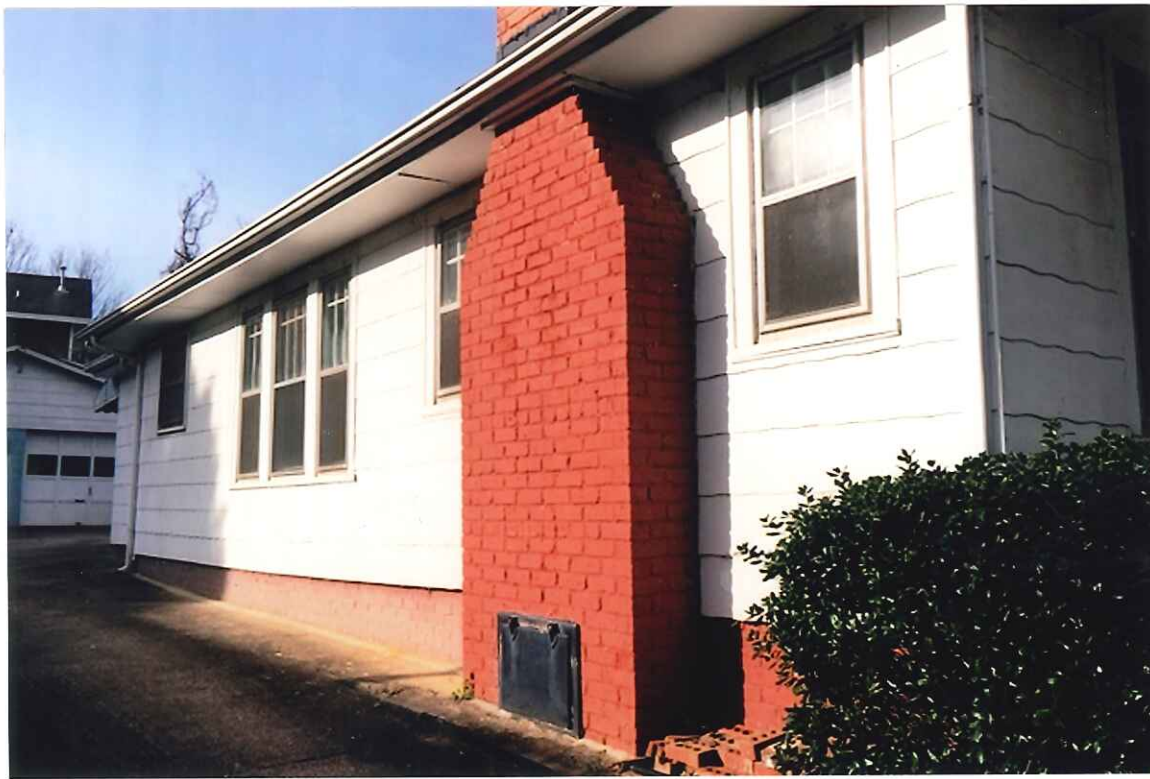
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 - The wrought iron columns to be removed
 - The plywood boxing









PELLA® 450 SERIES WOOD WINDOWS

Our most popular styles are as beautiful as they are functional.



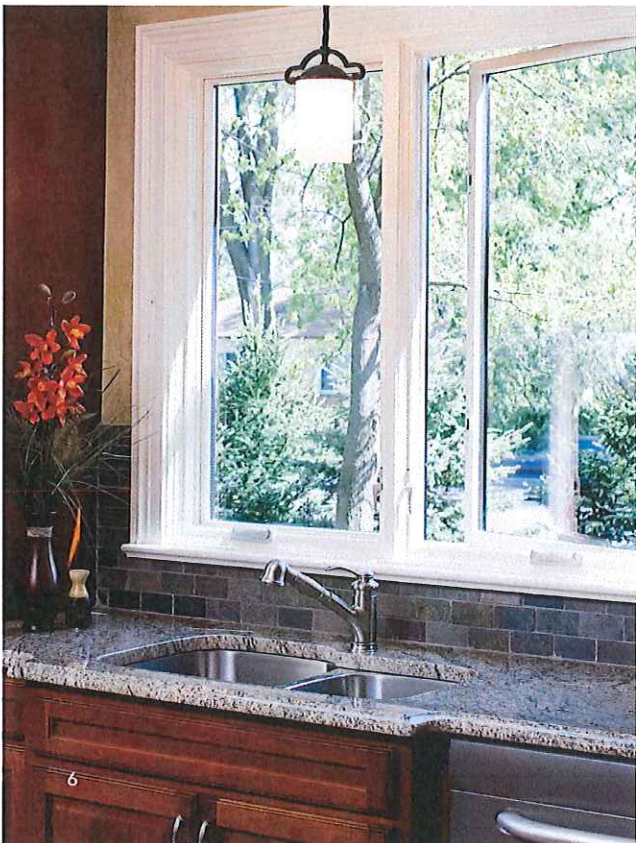
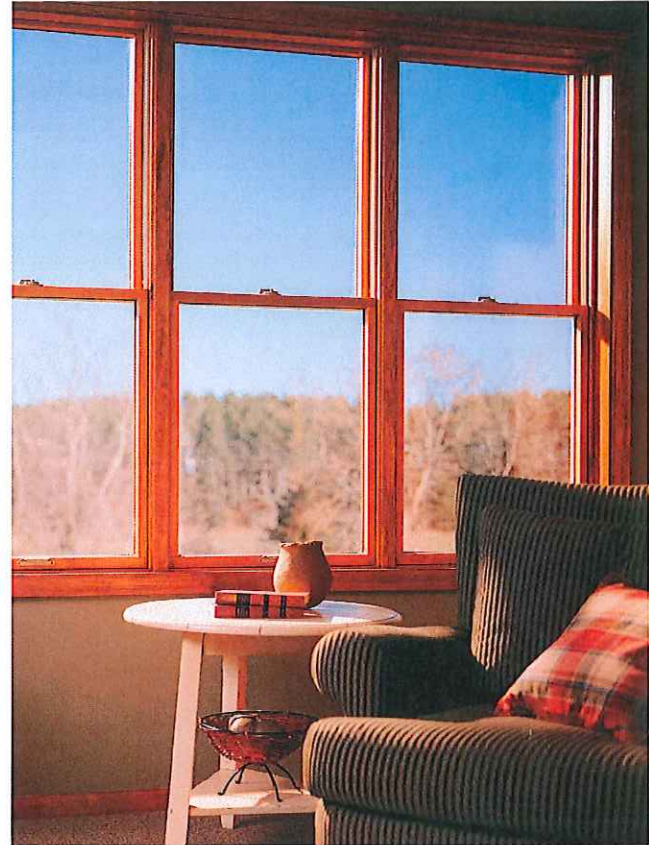
Double-Hung Windows

Double-hung windows offer efficient ventilation – both upper and lower sashes open.

Years of smooth, effortless operation. Our Advanced Balance System helps ensure your window will open and close easily.

A tighter seal against the elements. Pella's cam-action locks pull the sashes against the weatherstripping. Goodbye, drafts!

Easier cleaning. Both sashes tilt in – making it easy to clean the exterior glass from inside your home. (Just another popular feature invented by Pella.)



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Coveted for their clean, uncluttered views and effortless operation – they glide open and shut with the turn of one easy-to-operate handle.

Years of smooth openings and closings. Steel operating arms and hinges resist rust and corrosion.

More convenient handle design. Fold-away handle won't get in the way of roomside window treatments.

Simple to operate. Unison Lock System secures the window in two places with one easy-to-reach handle.

Easier cleaning. Sash moves toward the center, leaving room to clean the exterior glass from inside your home.