

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Remove and replace 10X12 shed

1024 Dorothea Dr

Address

Boylan Heights

Historic District

Historic Property

COA-0004-2019

Certificate Number

1/14/2019

Date of Issue

07/14/2019

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, _____

Collette R. Kinnane

Raleigh Historic Development Commission

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

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



**DEVELOPMENT
SERVICES
DEPARTMENT**

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



<input checked="" type="checkbox"/> Minor Work (staff review) – 1 copy <input type="checkbox"/> Major Work (COA Committee review) – 10 copies <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;">For Office Use Only</p> Transaction # <u>5816603</u> File # <u>COA 0004-2019</u> Fee <u>\$30</u> Amount Paid <u>\$30</u> Received Date <u>1/3/19</u> Received By <u>McCoey</u>
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Property Street Address **1024 Dorothea Drive**

Historic District **Boylan Heights**

Historic Property/Landmark name (if applicable)

Owner's Name **Melissa & Travis Bailey**

Lot size **.21 Acre**

(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 (Label Creator).

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 Travis J. Bailey

Mailing Address 1024 Dorothea Drive

City Raleigh

State NC

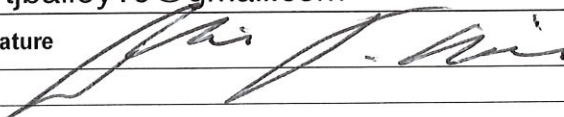
Zip Code 27603

Date 01/03/18

Daytime Phone 919-604-3613

Email Address tjbailey10@gmail.com

Applicant Signature



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 10, 15

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

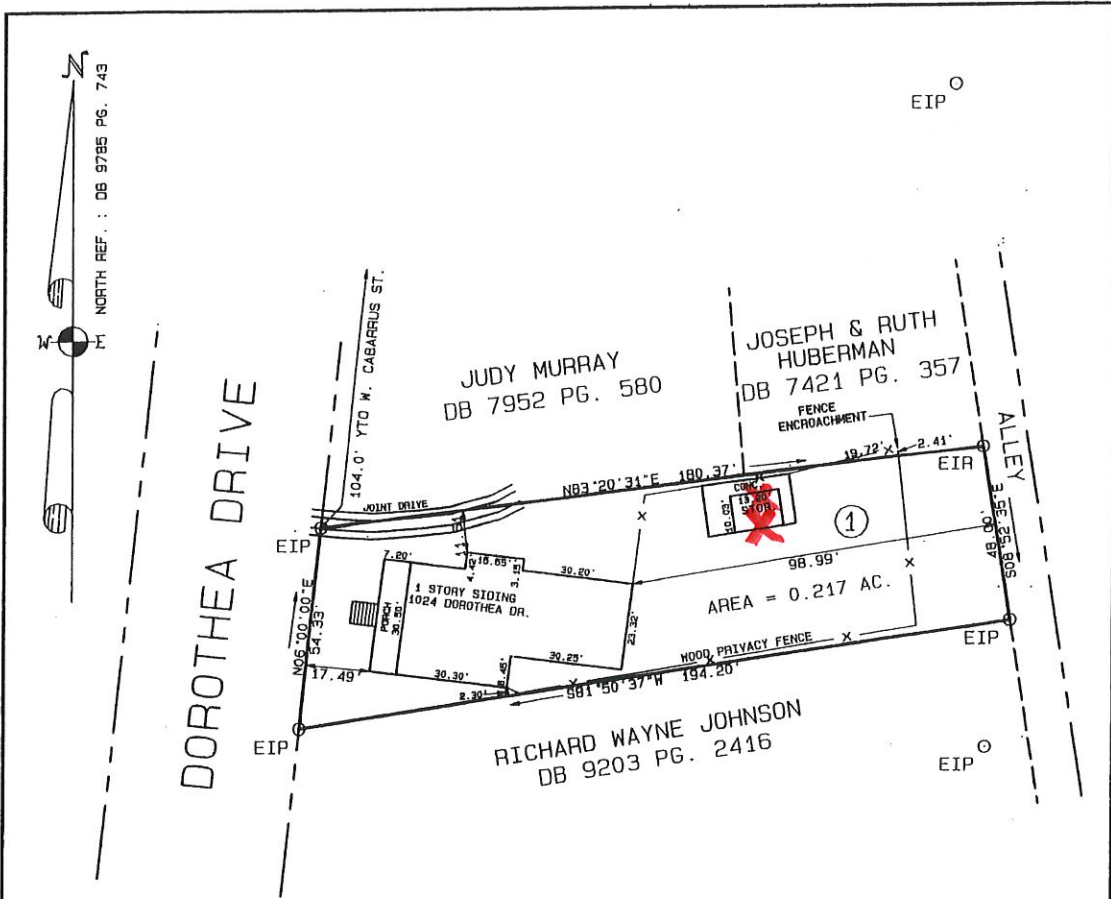
Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
1.6	Accessory Structures	A 10 x 12 foot aluminum storage shed that was added to the property in 2002 was destroyed around December 9th 2018. The weight of snow on the roof of the structure caused the roof to cave in. The metal siding has been torn and warped beyond repair and requires the structure to be removed.
4.2	Demolition	
		Applicant proposes to replace the destroyed structure with a 10 x 12 foot shed that will be built on site by a contractor. Details for the replacement structure are attached with this application along with pictures of the heavily damaged existing shed that is proposed for demolition. Pictures will be emailed directly to RHDC staff. Both the original and replacement structure are under 144 square feet in size.
		The replacement shed does have an option for a dormer to be added, but applicant is hoping to avoid that expense if possible.

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 07/14/2019. 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) Collette K Date 01/14/2019

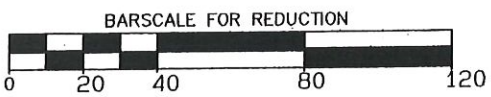
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.					
* <u>Minor Work (staff review) – 1 copy</u>			✓		
<u>Major Work (COA Committee review) – 10 copies</u>					
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. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		✓		
4. Paint Schedule (if applicable)	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing existing and proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet. 	<input 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). Use the <u>Label Creator</u> to determine the addresses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Fee (See <u>Development Fee Schedule</u>)	<input type="checkbox"/>				



ZONING = R-10
 SETBACKS : FRONT = 10'
 SIDE = 5'
 REAR = 20'
 EXIST. IMPERVIOUS = 2289 SQ.FT. (24%)

- GENERAL NOTES :
- 1) THIS IS A SURVEY OF AN EXISTING PARCEL.
 - 2) NO NCGS MONUMENT WITHIN 2000'
 - 3) THIS LOT IS NOT WITHIN A FLOOD PLAIN ACCORDING TO FEMA MAP COMMUNITY PANEL NO. 3720170300J.
 - 4) THIS MAP IS NOT FOR RECORDING.
 - 5) EIP=EXISTING IRON PIPE
 NIP=NEW IRON PIPE
 EIR=EXISTING IRON REBAR
 NIR=NEW IRON REBAR

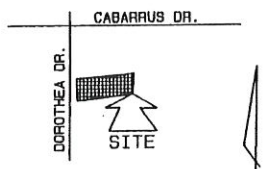
WAKE COUNTY, NORTH CAROLINA
 I, HAROLD A. SMITH, PLS L-3345,
 CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
 SUPERVISION FROM AN ACTUAL SURVEY MADE
 UNDER MY SUPERVISION FROM INFORMATION
 SHOWN IN DEED BOOK 13589 PAGE 259B;
 AND DEED BOOK ----- PAGE ----
 BOOK OF MAPS 1920 PAGE 75
 THAT THE RATIO OF PRECISION AS CALCULATED
 BY LATITUDES AND DEPARTURES WAS GREATER
 THAN 1:20,000; THAT THIS PLAT WAS PREPARED
 IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
 WITNESS MY ORIGINAL SIGNATURE, REGISTRATION
 NUMBER, AND SEAL THIS THE 30TH DAY OF
 DECEMBER A.D. 2016.



LOT 1, BOYLAN HEIGHTS SUBD. AS RECORDED IN BOOK OF MAPS 1920 PAGE 75 OF WAKE COUNTY REGISTER OF DEEDS.

A SURVEY FOR
**MELISSA WILLIAMS BAILEY
 & TRAVIS J. BAILEY**
 RALEIGH, NORTH CAROLINA

HAROLD "TODD" SMITH
 LAND SURVEYING L-3345
 RALEIGH, N.C. (919) 605-6953



DATE : 12-30-16	SCALE : 1" = 40'	F.B. S-243/21	DWG. NO. 216-519L	PROJ. NO. 216-519
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X = site of former building and replacement building

Carolina Yard Barns, LLC

823A Purser Drive
 Raleigh, NC 27603
 919-365-5555

Estimate

Date	Estimate #
1/3/2019	16822

Name / Address
Travis Bailey 1024 Dorthea Drive Raleigh, NC 27603

Project

Description	Qty	Cost	Total
Premium Statesman 10 x 12 with 7ft sidewall, 8/12 roof pitch and Smart Side Panel siding	1	3,390.00	3,390.00T
This shed comes standard with the following features:			
Stick built on site			
16" on center wall framing (2 x 4 studs)			
12" on center floor framing			
3/4" plywood floor decking			
Pair of gable vents			
30 year architectural shingles			
1 x 4 LP 50 year Smart Trim corner boards			
(1) 24 x 36 aluminum window (trimmed)			
Pair of double LP Smart Trim ROT RESISTANT doors (PLAIN) 60" opening			
Heavy duty piano hinge			
Keyed locking door handle			
Up to 18 concrete leveling blocks: Additional blocks necessary for leveling will be charged at \$4/block			
HOLIDAY SALE			
Upgrade to smooth LP Smartside Panel siding (vertical grooves)	1	-10.00%	-339.00
Install trim smooth side out	1	175.00	175.00T
5ft Dormer with windows available on 8/12 roof pitch and 10/12 roof pitch only. (Dormer is constructed out of LP Smartside Panel siding only not available in Hardiplank or vinyl siding)	1	0.00	0.00T
		600.00	600.00T
Sales Tax		7.25%	277.39
Thank you for your interest in our sheds.		Total	\$4,103.39

Customer Signature _____



Travis Bailey <tjbailey10@gmail.com>

shed

Carolina Yard Barns <sales@carolinayardbarns.com>
To: tjbailey10@gmail.com

Thu, Jan 3, 2019 at 9:26 AM

Mr. Bailey,

Thank you for your interest in our sheds. Katie mentioned that you live in the Boylan Heights historic district. We are currently working with another customer in the same historic district. We have built in various historic districts and typically they are looking for something that will match the style of home with materials and architectural features. Most of our customers in these districts have gone with either the Heritage or the Premium Statesman.

I will email you over a quote for the Premium Statesman and the Studio so that you have pricing on both but we have never built the Studio in a historic district. The Studio is a mid century modern (contemporary) shed. This style of architecture was popular in the 1950s. It is not a craftsman style shed. If you want a craftsman style look you may want to add a dormer to the Premium Statesman.

In the historic district they typically do not allow any of the building materials to have a wood grain. LP Smartside panel siding does have a wood grain but we can upgrade the siding to a smooth LP Smartside panel siding. Our trim product is reversible so we can reverse it so that the smooth side is out. I have attached a picture of an LP Smartside Premium Statesman with the optional dormer and optional 4 light fiberglass doors. Just let me know if you want to see the dormer or fiberglass doors on the estimate.

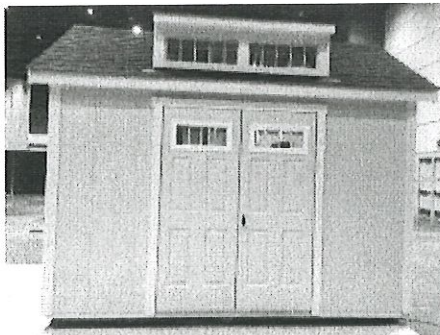
I can tell you that the historic process can be a long process. My other customer we have been working with since the end of October and he is still waiting for final approval from the historic commission to build his shed.

Attached is a little bit more information about our sheds. Please let me know if you have any questions.

Have a great day!

--

Tara Powell
Carolina Yard Barns
823A Purser Drive
Raleigh, NC 27603
919-365-5555
www.carolinayardbarns.com

2 attachments

New PSTM front.jpg
870K

 **Carolina Yard Barns Information Sheet.pdf**
1163K

Carolina Yard Barns, LLC

823-A Purser Drive

Raleigh, NC 27603

919-365-5555

www.carolinayardbarns.com

Why purchase a shed from CYB vs. the competition?

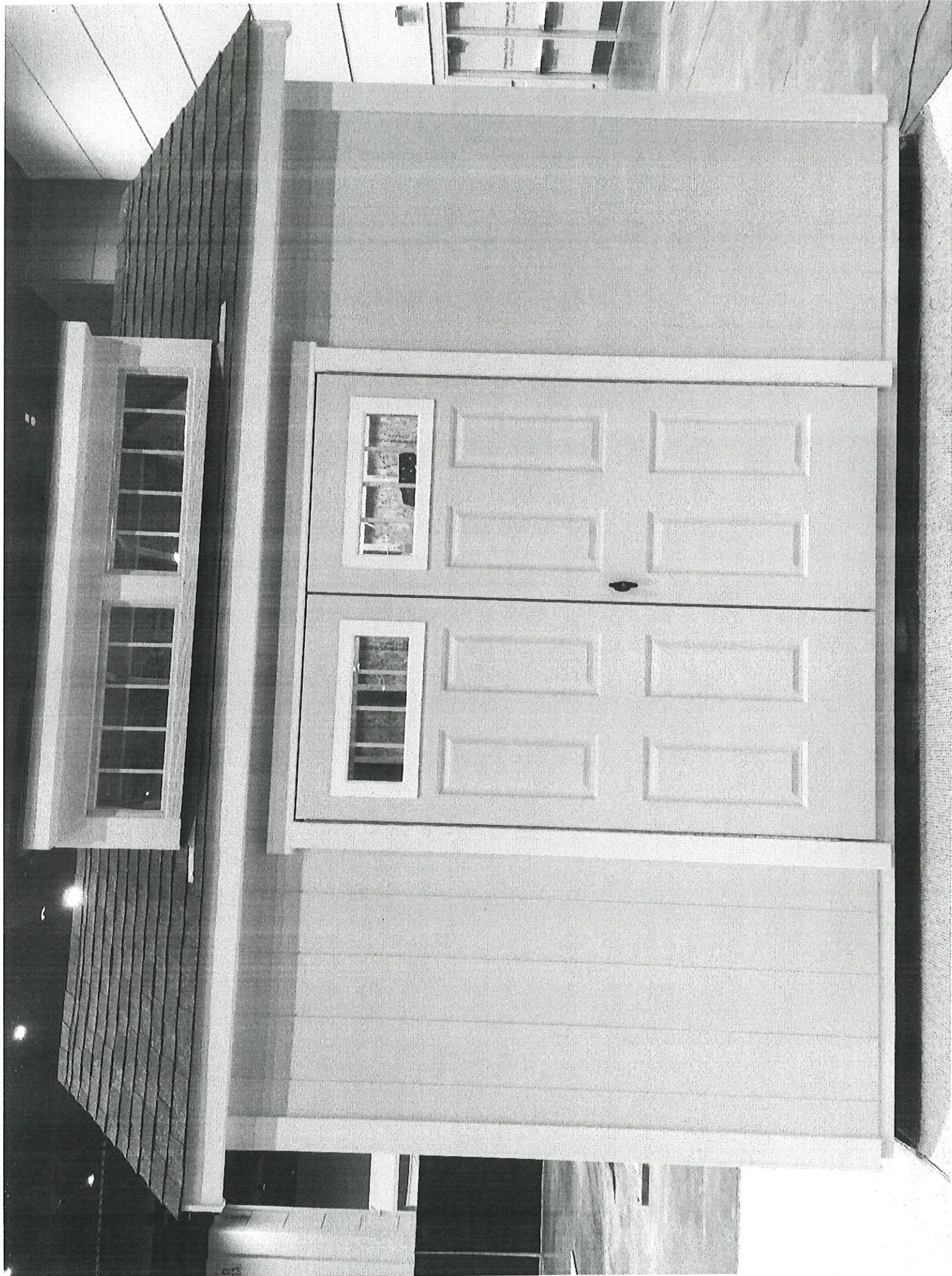
- ❖ **All of our sheds are professionally constructed on your property.** A shed that is built elsewhere and hauled on a rollback is never perfect when it arrives. Major damage can happen to the floor framing that you may not even notice for several months.
- ❖ **We take pride in ourselves for using best building practices.** We are going to use the same quality lumber that was used when your home was built. We use the best products available on the market. Some very important things to look at when purchasing a quality storage building are as follows:
 - ✓ **12 inch on center floor framing:** This floor system is built out of treated 2 x 4 floor joists on 8ft wide and 10ft wide models, 12ft and 16ft wide models are constructed out of treated 2 x 6 floor joists. Many of our competitors only use 16 inch on center framing and never use floor joists larger than a 2 x 4. We have also heard of a local company that is building their floor systems out of untreated materials which will rot over time.
 - ✓ **¾ inch Plywood floor:** This heavy-duty floor will give you a good weight load for all of your storage needs from lawn tractors to golf carts. Many of our competitors only use ½ inch flooring and it is usually OSB flooring. In our opinion OSB is not a good option on the floor because it can not hold up to wear and tear like plywood can. There is also another product on the market that some shed companies are using called LP Prostruct Floor or LP shed floor. This is an OSB product with a laminate on top of the OSB and it is ½ inch thick. We have used this floor and we are not impressed. We have seen it delaminate and stain very easily. The companies using this floor claim it will resist termites however, the floor is not warranted against termites. It also only has a one-year manufacturer's warranty and the warranty does not cover cracks, chips, rears, rips or delamination. In order to validate the minimal warranty this flooring product has it must be installed at least 6 inches above grade and either have a gravel base, concrete pad or a vapor retarder if it is built on a wood floor system. In our opinion ¾" plywood is the best option for a floor.
 - ✓ **Up to 2 concrete leveling blocks included in base price per point load.** Many companies will set your 4 x 4 runners right on the ground, it is our opinion that the wood should never be in direct contact with the ground.
 - ✓ **16 inch on center 2 x 4 wall framing.** Many of our competitors install their wall studs at 24 inches on center and sometimes only use 2 x 3 studs. All siding choices require that studs be 2 x 4 studs 16 inches on center. Smart Side has a 50 year manufacturer's warranty that is only valid when installed properly at 16 inch on center framing.
 - ✓ **Rot Resistant LP Trim Doors:** All of our doors are built out of all LP products. LP products have a top notch warranty and resist rot. Our hinges are a heavy duty full length piano hinge, many companies use flimsy strap hinges that are notorious for failing after a short period of time. We also include standard a 3 point locking system. This includes a keyed locking door handle and heavy duty barrel bolts. All of our door handles are keyed differently so you and your neighbor will not have the same lock.
 - ✓ **25 year 3 tab shingles come standard on our standard line of sheds with many colors to choose from.**
 - ✓ **5 year top to bottom warranty.** The number one warranty item that we see is that as the buildings settle sometimes the doors begin to stick. This problem

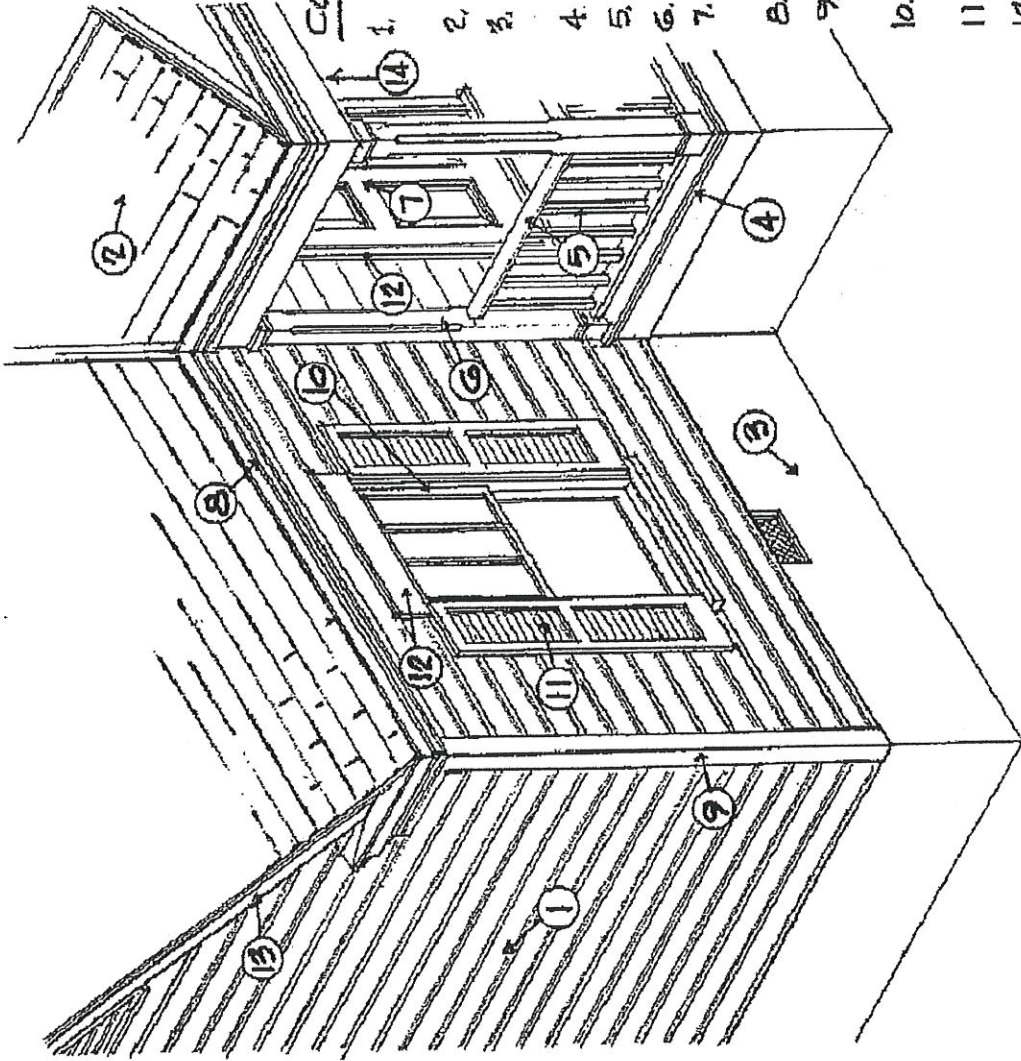
can be easily remedied by us coming out and re-leveling your shed. There is no charge for this service and most companies do not warranty this.

- ❖ **We are a locally owned and operated company.** If you have a need to contact us for any reason you will be speaking directly to one of the owners or a family member. You will not be dealing with a company who has its main headquarters in another state. We are right here living in your area and serving your area.
- ❖ **Carolina Yard Barns if fully insured.** We STRONGLY encourage that anytime you have work done at your home that you get a copy of the company's workers compensation and general liability insurance with you listed as the certificate holder. This protects you as a homeowner if there is an accident on your property or if your property is damaged. We will gladly provide this certificate upon request. This certificate can only come from an insurance company.
- ❖ **Longevity! Carolina Yard Barns has been providing high quality wood storage building to the Triangle area since September 2005.** The owner of Carolina Yard Barns started building sheds for a major retailer in April 1997 and then went out on his own in September 2005. He has created a very reputable and successful company with thousands of satisfied customers. Some companies may claim to have been in business for a long time but really have only been building sheds for other companies. Unfortunately, a lot of start-up companies do not last more than a year or two. We get phone calls regularly for repair work on things that should have been covered by a warranty but unfortunately the company that built the shed is no longer in business. These start-up shed companies are often times cheaper but come with the risk of them not being there when you need them.
- ❖ **Carolina Yard Barns pulled more permits than any other shed company in Wake County.** Some of our competitors have never pulled a building permit in Wake County, yet claim to know building code in Wake County. Wake County has some of the toughest codes and inspectors in the area; we have an ongoing working relationship with Wake County and understand what they want to see when a shed is built in their jurisdiction. If the shed does not pass an inspection and it is because of the construction of the shed we will make the repairs and pay the reinspection fee.
- ❖ **Have restrictive covenants in your neighborhood?** Not a problem Carolina Yard Barns will gladly help you look at your covenants and help you pick a shed that will conform to the standards set forth in your neighborhood. We will also provide you with a written proposal to submit to your HOA for approval.
- ❖ **Concerned about your site?** Not a problem, if you are concerned that your site is too out of level for a shed or that it won't fit let us know when you order and we will gladly come out and assess your site before construction begins.
- ❖ **Our builders are the best trained shed builders in the area.** CYB has the most comprehensive training program for builders in the area. Our builders must work with the owner of the company on several sheds until he is comfortable with their ability to build a superior shed.
- ❖ **We are members of the Raleigh-Wake County Home Builders Association, Fuquay Varina Chamber of Commerce and the Garner Chamber of Commerce.**
- ❖ **We are accredited by the Better Business Bureau with an A+.** We strongly encourage you to check out anybody you are considering doing business with the BBB. If a company is not listed that are most likely not a legitimate business.
- ❖ **A warranty that our competitors cannot compete with. We offer a 5year top to bottom warranty on all of our products.** We are so sure that we are going to build you a superior shed that all of our sheds come standard with a 5 year top to bottom warranty.

- ❖ **Full display lot.** We are conveniently located in South Raleigh just off of Highway 401 in the Garner area. We strongly encourage anybody in the market for a shed go and look at displays so that you know exactly what you are purchasing. We guarantee that our sheds will be built to the same quality construction as what you see on our lot. Some companies may offer a sales call to come and show you pictures of their sheds. You wouldn't buy a car without "kicking the tires" why buy a shed that way. You can't get the feel for the space or the quality of construction based on a picture. Our display lot is open Monday-Thursday 9am-5pm, Fridays 9am-4pm and Saturdays 9am-12pm.
- ❖ **I found a cheaper price on the internet.** We hear this periodically and typically there is a reason a shed is cheaper on the internet. It may just be a shed kit that you have to put together. It may not come with a floor or shingles. It may be a shed that was built in a factory and is delivered. If it is built on-site it may not be built to the same standards our sheds are built to. We are always happy to review quotes that customers have received from other companies and we can show you the differences in the products.

Thank you for taking the time to read over this information sheet. Hopefully this sheet has provided you enough information to make an educated decision on what company would be best suited to build your storage building. Customer Service and Satisfaction are our top priorities. We have thousands of satisfied customers throughout the Triangle. Please feel free to ask us for a reference. We look forward to building your storage building!





COLOR SCHEDULE

1. BODY OF HOUSE: ~~Balanced Beige~~ Trusty Grey
2. ROOFING: Black
3. FOUNDATION: No Change
4. PORCH FLOOR: No Change
5. RAILINGS: White
6. COLUMNS: White
7. ENTRANCE POOR: White Windows
8. CORNICE: White
9. CORNER BOARDS: White
10. WINDOW SASH: White
11. SHUTTER: N/A
12. POOR & WINDOW TRIM: White
13. RAKE: White
14. PORCH CEILING: No Change

15. OTHER: _____

RALEIGH HISTORIC DISTRICTS

APPLICANT: ~~Travis Bailey~~ Travis Bailey
ADDRESS: 1024 Dorothen Drive
Raleigh, NC 27605

PAINT MFR: _____

PLEASE SUBMIT COLOR CHIPS WITH THIS SCHEDULE

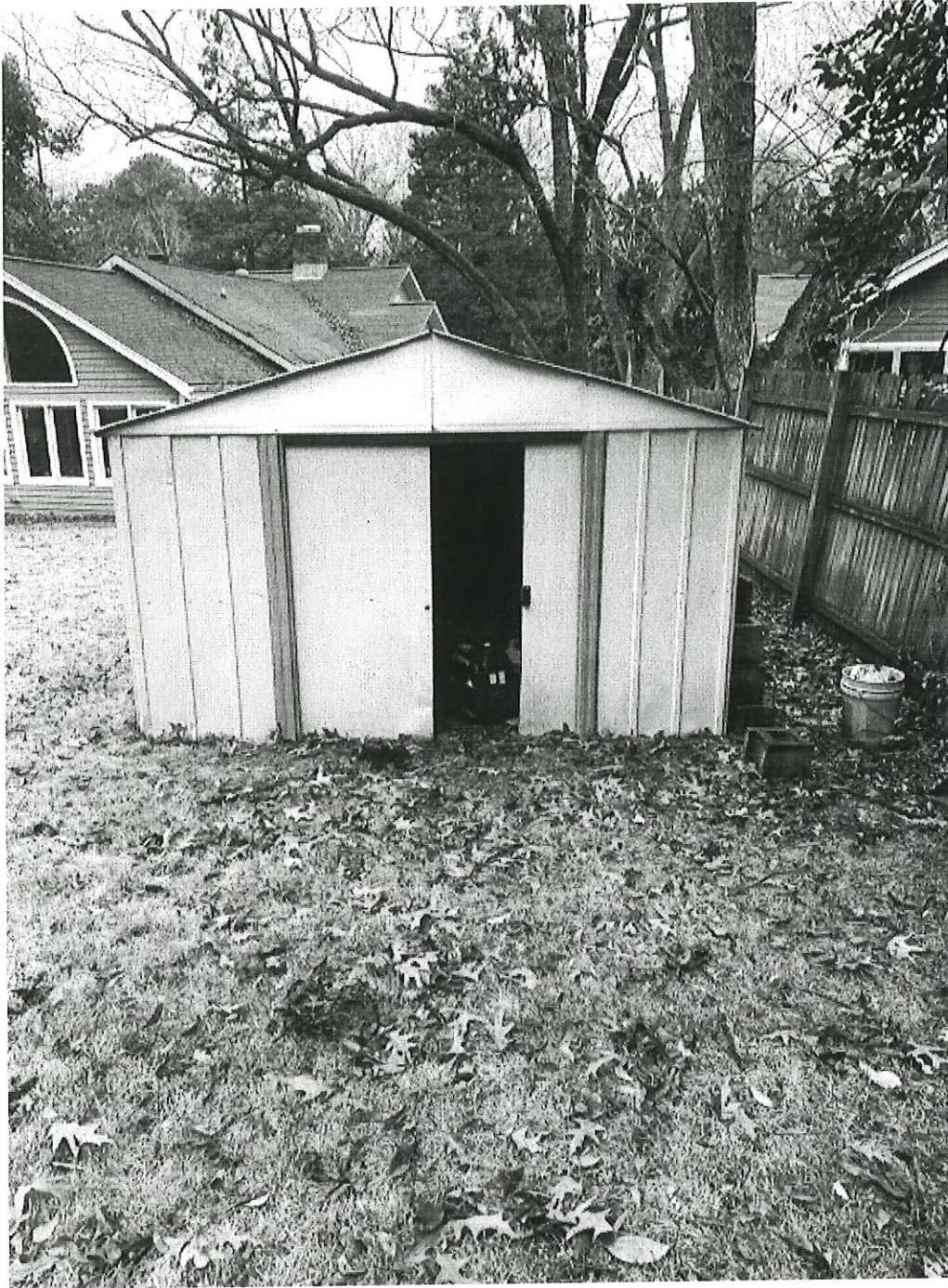
1/3/2019

Photo - Google Photos



1/3/2019

Photo - Google Photos



1/3/2019

Photo - Google Photos



1/3/2019

Photo - Google Photos



Whitecliff Beige 30YY 69/048



WN35

Kitten White 30YY 78/035

Toasty Grey 30YY 51/098

