

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Alter porch roof coverings from metal to asphalt shingle;
reroof main roof to match

530 N East St

Address

Oakwood

Historic District

Historic Property

COA-0053-2019

Certificate Number

5/8/2019

Date of Issue

11/8/2019

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 Kinne

Raleigh Historic Development Commission

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



Certificate of Appropriateness | Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form can be submitted in person or via USPS at the above address.

Type or print the following:	
Applicant name: <u>Joy E Weeber</u>	
Mailing address: <u>530 N East St</u>	
City: <u>Raleigh</u>	State: <u>NC</u> Zip code: <u>27604</u>
Date: <u>4.18.19</u>	Daytime phone #: <u>919 649 6956</u>
Email address: <u>jeweber@yahoo.com</u>	
Applicant signature:	
<input checked="" type="checkbox"/> Minor work (staff review) – one copy Major work (COA committee review) – ten copies <input type="checkbox"/> Additions > 25% of building sq. footage <input type="checkbox"/> New buildings <input type="checkbox"/> Demolition of building or structure <input type="checkbox"/> All other <input type="checkbox"/> Post approval re-review of conditions of approval	<p style="text-align: center;">Office Use Only</p> Transaction #: <u>593966</u> File #: <u>COA-0053-2019</u> Fee: <u>\$30.00</u> Amount paid: <u>\$30.00</u> Received date: <u>4/23/19</u> Received by: <u>[Signature]</u>
Property street address: <u>530 N East St</u>	
Historic district: <u>Oak wood</u>	
Historic property/Landmark name (if applicable): <u>Keil House ca 1907</u>	
Owner name: <u>Joy E Weeber</u>	
Owner mailing address: <u>530 N East St.</u>	

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
N/A	

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="checkbox"/> No <input checked="" type="checkbox"/> Did you consult with staff prior to filing the application? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Office Use Only Type of work: <u>60</u>
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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).
2.5	Roofs	See written description.

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 11/08/2019.

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 R K Date 05/08/2019

To be completed by applicant			Office Use Only		
	Yes	N/A	Yes	No	N/A
<p>Attach 8-1/2"x11" or 11"x17" 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><u>Minor Work</u> (staff review) – 1 copy</p> <p><u>Major Work</u> (COA Committee review) – 1 copy (10 copies will be required after initial staff review).</p>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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, tree species, etc.)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Description of materials (Provide samples, if appropriate) <i>see photo</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Color Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page. Photos should be of each side of the house, fully show the yards, and include streetscapes. <i>see photo</i>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Paint Schedule (if applicable) <i>N/A</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Site Drawings. Required for projects that include any addition, demolition, fences, walls, or other landscape work. <ul style="list-style-type: none"> <u>Plot plan</u> showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc. Tree survey include size, species, and critical root zone for each tree over 8" diameter when measured 4' above ground level Tree protection plan include material staging area, construction access, limits of disturbance, location of tree protection fencing Grading plan Dimensions shown on drawings and/or graphic scale (required) 11"x17" or 8-1/2"x11" reductions of full-size drawings <i>N/A</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Architectural Drawings showing existing and proposed work (if applicable) <ul style="list-style-type: none"> Plan drawings Elevation drawings showing the façade(s). For additions, deck, and porches, include the grade. Dimensions shown on drawings and/or graphic scale (required) 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. <i>N/A</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Stamped envelopes addressed to all property owners within 100 feet of property, on all sides of the property, as well as the property owner (required for Major Work). Use the <u>Label Creator</u> to determine the addresses. <i>N/A</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Fee (<u>See Development Fee Schedule</u>)	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#1 & #2

530 NEast St.

1) I propose to replace the metal roofs on my front and back porch with architectural shingles, as both roofs have deteriorated to the point of leaking. In reading through documentation on the history of the Keil House at 530 N East St. I encountered very clear photographs of my back porch as being asphalt composition prior to 1982. It was most difficult to observe the front porch roof, as the slope was too low to see the roof composition, although the black around the edge matched the black edge of the back porch. Oral history from a neighbor, whose father ran the grocery at the corner of N East & N Boundary, confirmed for me that the composition of the both front and back roofs were shingle from the time they moved into the neighborhood to start the grocery store down the street. Many pictures also revealed that while the house was painted white, the both roofs were black shingle.

Ron and Lockhart Mace bought the house in 1978 and for several years were focused on making the house wheelchair accessible for both of their needs, inside and out. In 1982, an Exterior Paint Color Analysis was completed by Architectural Conservator George Fore. After this analysis the house was painted its current yellow siding color, with green shutters, to reflect the findings of the conservator. Another conversation with my neighbor revealed that the green metal roofing on the both porches were installed shortly after that time, perhaps between 1983 or 1984, as they were on many houses in the neighborhood during that period. Some of those installations of metal roofing were done by one contractor, including 530 N East St. who proved to be incompetent, as he did not install the metal roofing on the necessary firing strips to give the air space to prevent rusting. The end result being that after 35 years, my metal roofing has rusted through to the plywood, despite periodic rust-proof painting.

2) Instead of replacing the metal roof, which I cannot afford, as I am living on a limited disability income, I propose to use Hunter Green Laminated Architectural Roof Shingles to blend with the green shutters of the house (see attached documentation) which are shingles that carry a minimum 50 year guarantee. In touring N East St. , I have found that shingle roofs comprise the majority of the roofing materials used on the segments of the street near my house, so my shingle front and back porch roofs will not look out of place.

FREE SHIPPING WITH MYLOWE'S. GET STARTED >



Open until 10PM!
N. Raleigh Lowe's

#2

Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Item # 656655 Model #
0670723

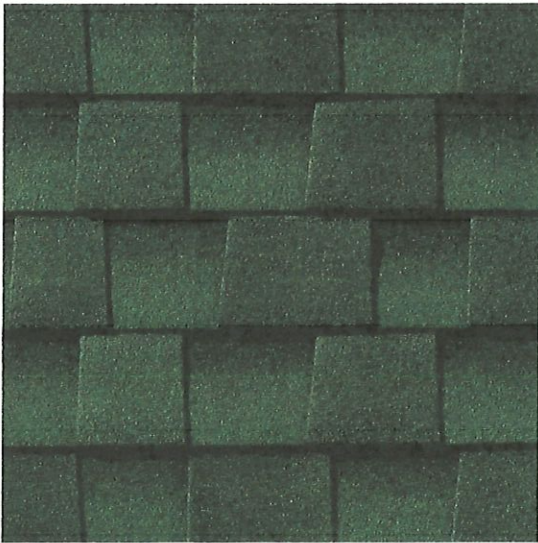
GAF Timberline HD 33.33-sq ft Hunter Green Laminated Architectural Roof Shingles

7 Ratings

5.0 Average

100%
Recommend
this
product

Community
Q&A
[View Now](#)



In-use/lifestyle images - accessories not included

\$31.31

- #1-selling shingles in North America available with a Lifetime Ltd. warranty (See...)
- 64 pieces per square/3 bundles per square
- Dura Grip™ Adhesive grips tightly even in strong gale-force winds to reduce the risk ...

Manufacturer Color/Finish

Hunter Green

Feedback

“How can I help you?”

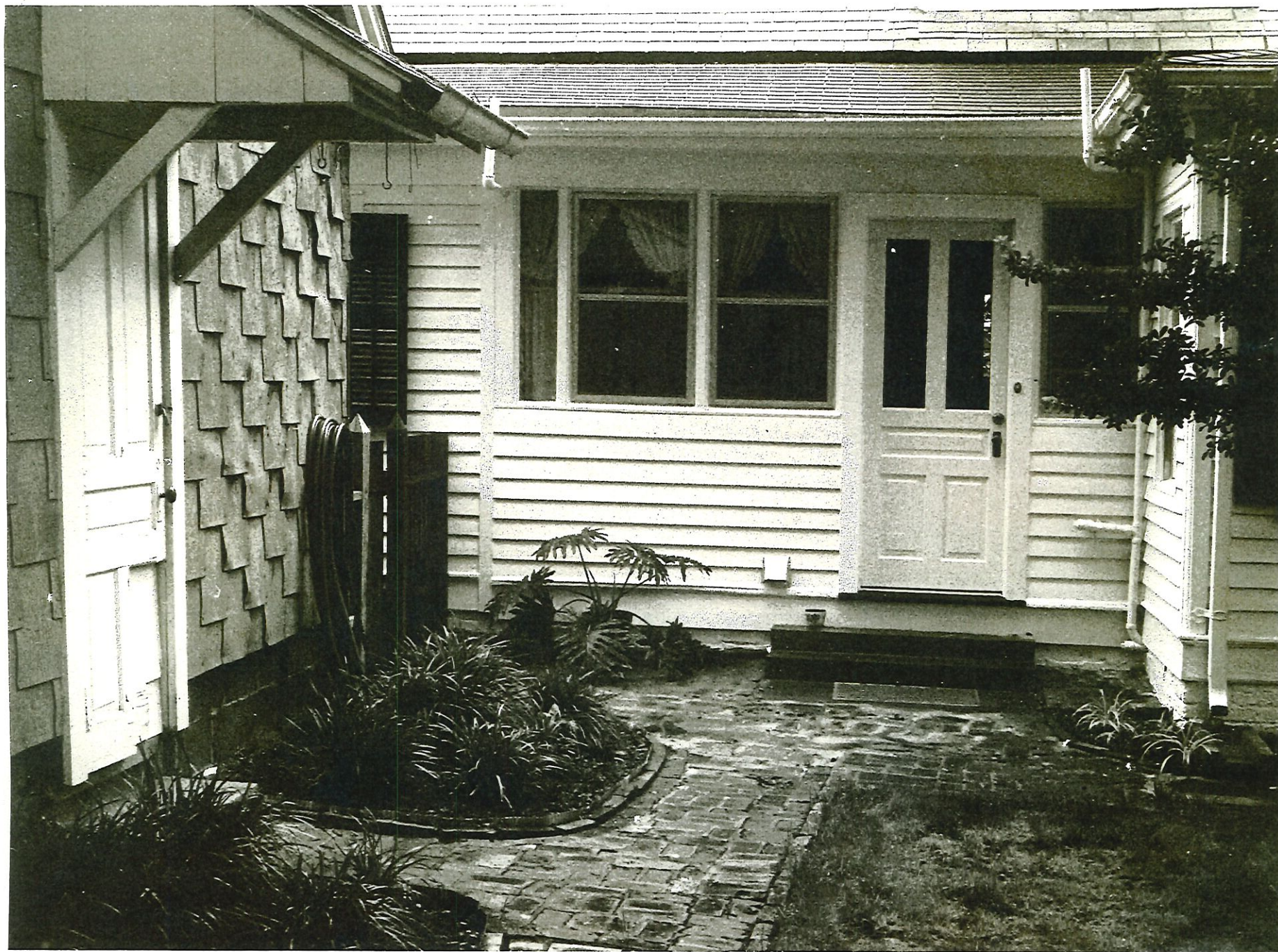
Delivery

Ready for delivery:
Estimated on
05/02/2019

CHAT NOW

530 N East St

#3



530 N. East St. 6/79

#3

Metal Roof



Metal Roof

Metal Roof

530 N East St.

Kinane, Collette

From: Joy E Weeber <jeweeber@yahoo.com>
Sent: Tuesday, April 23, 2019 6:03 PM
To: Robb, Melissa
Cc: Kinane, Collette
Subject: Re: Roof replacement

Thank you, Collete and Melissa, I always get nervous about dotting all me i's and crossing all me t's in these situations.

Please consider this my official statement that I fully intend to reroof the entire roof, including front and back porch roofs, with the exact same Hunter Green Architectural shingle material.

Joy

Joy E. Weeber, Ph.D.
Ron Mace Center
530 N East St.
Raleigh, NC 27604
919-649-6956 (C)
jeweeber@yahoo.com

"Charity is no substitute for justice withheld." St. Augustine

"You never change things by fighting the existing reality. To change something, build a new model that makes the existing model obsolete."
R. Buckminster Fuller

"Tenderness is what love looks like in private, justice is what love looks like in public."
Cornell West

From: "Robb, Melissa" <Melissa.Robb@raleighnc.gov>
To: Joy E Weeber <jeweeber@yahoo.com>
Cc: "Kinane, Collette" <Collette.Kinane@raleighnc.gov>
Sent: Tuesday, April 23, 2019 3:19 PM
Subject: RE: Roof replacement

Joy,

I spoke with Collette and she said the application is fine as it is since we don't require any notations on sections from the Design Guidelines for minor work applications. The only thing we would like to have clarified in an email

statement from you that we can add to your application is whether the roofing material for the front and back porches will be different from the roofing on the main body of the house. I believe I recall that your intention is to use the same roofing material for all roof surfaces.

Best,
Melissa

From: Joy E Weeber <jeweeber@yahoo.com>
Sent: Tuesday, April 23, 2019 2:27 PM
To: Robb, Melissa <Melissa.Robb@raleighnc.gov>
Subject: Re: Roof replacement

Melissa,
I fear I made a mistake on my application today...I was confused on what section of the code I should site and failed to get clarification on that item on the form when I stopped on your floor today before going to the 4th floor to pay my application fee. I spoke with Collete (I think, with red hair?) who read my statement and saw the pictures of materials and a Google Earth picture that clearly showed the metal roof replacement area from above. Shall I come back in to get tutored on what section of the code I should refer to? I could back in now...or first thing in the morning.

Joy

Joy E. Weeber, Ph.D.
Ron Mace Center
530 N East St.
Raleigh, NC 27604
919-832-7162 (H)
919-649-6956 (C)
jeweeber@yahoo.com

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Cornell West

From: "Robb, Melissa" <Melissa.Robb@raleighnc.gov>
To: Joy E Weeber <jeweeber@yahoo.com>
Sent: Monday, April 15, 2019 3:25 PM
Subject: RE: Roof replacement

Joy,

Here is the scanned photo for your records.

Best,
Melissa

From: Robb, Melissa
Sent: Monday, April 08, 2019 4:37 PM
To: 'Joy E Weeber' <jeweeder@yahoo.com>
Subject: RE: Roof replacement

Joy,

We look forward to seeing you next Monday.

Best,
Melissa

From: Joy E Weeber <jeweeder@yahoo.com>
Sent: Monday, April 08, 2019 1:15 PM
To: Robb, Melissa <Melissa.Robb@raleighnc.gov>
Subject: Re: Roof replacement

edHi Melissa

Mon 4/15 is fine @ 3:00

I was going to write you and tell you what I have found out about the history of the metal roofs on my house for which I have Poloroid photos of before, but not after Ron and Lockhart installed the metal roofs. I found a color study booklet that was completed in 1982 which documented the original color scheme of the house, but no study of the roofs. Prior to the study and before the house was painted its current colors, it had been painted white for many years and the front and back porches were a dark color shingles. From the pictures I had in the various books I found in the house, it was difficult to tell the composition of the front porch roof but it was very easy to see that it was the same dark color of the back porch shingled roof.

When I called my neighbors, Joany and Mickey Pollard, 532 N Bloodworth St. to inform them I would be replacing my roof, Joany informed me that from the time her daddy bought the store on the corner of N Boundary & N East, my roof had always been shingled. She guessed that it was several years after Ron and Lockhart moved in that the porch roofs were changed, making it 1983 or 1984 after the house was painted. Another interesting factor I learned was during that time many people had their front porch roofs replaced with metal and the roofer turned out to be incompetent and did not install the roofs properly, on the wood runners that were supposed to give an air flow under the metal and preserved the roof from rusting. That made me remember what Christian said when he was measuring for gutters, on my front porch roof. He said my metal roof was practically rusted through to the plywood, indicated that a metal roof that was supposed to last for 50+ was already rusted due to faulty installation is gone after only 35. I suspect there is some history of this installer's skullduggery in the annals of the neighborhood changes.

I look forward to meeting with you all and will bring my documenting books and unreproducible polaroids with me.

Joy