



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

708 DOROTHEA DRIVE

Address

BOYLAN HEIGHTS

Historic District

Historic Property

188-14-MW

Certificate Number

12/12/2014

Date of Issue

6/12/2015

Expiration Date

Project Description:

- Alter front porch;
- remove non-historic siding;
- replace front concrete walk in-kind;
- remove metal railings;
- remove shrubbery;
- prune trees;
- remove intertwined trees;
- replace roof covering;
- install attic vent;
- alter foundation

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 # 416782

File # 188-14-MW

Fee \$29

Amt Paid \$29

Check # C/C

Rec'd Date 12/4/14

Rec'd By [Signature]

App Complete 12/12/14

• 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 708 Dorothea Drive, Raleigh, NC 27603

Historic District Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name Nathan Romblad (Formerly: Gilchrist, Fort, Rochelle, & Butler Heirs)

Lot size 0.16 acres (width in feet) 55' @ front, 90' @ back (depth in feet) 102'

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
703, 704, 705, 706, 709, 710, 711, 712 Dorothea Drive	
704, 708 Florence St	
711, 715, 717, 719 South Boylan Avenue	

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 Nathan Romblad

Mailing Address 1905 Cameron Street

City Raleigh State North Carolina Zip Code 27605

Date 12/02/2014 Daytime Phone 919-538-9983

Email Address nromblad@gmail.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 6/12/15. 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 12/12/15

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, 71, 60
82, 80, 37
81, 38

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

Section/Page	Topic	Brief Description of Work
3.8	Alteration of Existing Porch	Remove screened in portion of porch and enclosed portion (left of center of gable) added in what appears to be 1980s. Remaining porch shall be open air.
3.6	Removal of Exterior Surface	Remove siding installed over existing wood, lap board siding. Cedar shakes in gables are original and shall remain in place.
2.5	Repair of Exterior Stairs and Walk	Repair damaged concrete sidewalk leading to entry stair and concrete cheek walls at entry.
2.3	Remove Shrubbery (<25%) and Pruning of Tree Limbs	Remove overgrown, invasive shrubbery/weeds around foundation of home. Remove tree limbs overhanging home. Remove trees at based of larger oak trees inhibiting proper growth of larger oak tree.
3.5	Alteration of Roof Covering, Remove Utility Chimney, & Addition of Roof Ventilator	Replace entire roof with new AR shingles, remove utility chimney, and add one new attic ventilator.
3.2	Alteration of Exposed Foundation	Repair/replace damaged masonry foundation curtain walls. All walls to be parged/stuccoed to match existing.

Amended.

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
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. Minor Work (staff review) – 1 copy Major Work (COA Committee review) – 13 copies	X				
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>				

708 Dorothea Drive – Certificate of Appropriateness Application Letter

Description of Project:

Minor work application is first portion of a larger project to be submitted separately. The purpose of splitting the submission is due to timing of construction/demolition and bank financing. Per bank regulations I have six months to complete all work, most of which is interior, but I'm seeking approval of the immediate exterior needs of the project prior to proceeding with any work. In addition to the items listed in the attached minor work application the total project will encompass rejuvenation/replacement of windows, replacement of front door, replacing/patching siding and trim where damaged, complete exterior painting, new landscaping, fencing, and a small bedroom and back porch addition.

Alteration of Existing Porch:

There are three portions of the existing front porch (Refer to Figures 1 & 3):

- The screened in exterior portion located to the far left off the front gable where the front door is located. I'm proposing removing the screening and screen doors in order to open up the porch to the existing front door and allow for ease of demolition/construction of interior. As a part of the following application I plan to work with the RHDC to create a historically correct, open air, front porch.
- The middle portion, also located to the left of the front gable was enclosed, most likely in the 1980s. This area has an aluminum storm window and press board siding, which is rotting. I'm proposing removing the enclosed portion to add area to the open air portion of the front porch.
- The protruding portion to the right of the gable with four windows was also an addition at some point in history, but I plan to leave this intact with future repairs.

Removal of Exterior Surface:

The original, wood, lap board siding has been covered with a newer siding, but there is evidence that the existing siding beneath is still in place. I'm proposing removing the newer siding to reveal the original wood siding. Once it is revealed, I plan to propose the necessary repair and products to the RHDC based upon the existing condition. There are existing cedar shakes in the gable ends of the house that appear to be original. These will remain in place. (Refer to Figures 1 & 4)

Repair of Exterior Stairs and Walk:

1. The concrete walkway leading from the public walkway to the front entry of the house has been severely damaged. I'm proposing removing the existing walkway in the damaged areas, removing damaging roots, and replacing the sidewalk with a new concrete walkway. I also plan to remove the steel handrail additions on the front porch and stairs to the public walkway. (Refer to Figures 3, 6, & 7)

Work items not in this COA and not yet approved. TGT 12/8/14

replacement
Must be handled in a separate COA. TGT 12/8/14

Need arborist report to OK this.

removed from app per 12/12/14 email. TGT

2. The concrete cheek walls along the sides of the stairs are damaged and chipped. I'm proposing patching the chipped portions, then parging the entire surface with concrete/stucco. (Refer to Figure 8)

Remove Shrubbery (<25%) and Pruning of Tree Limbs:

1. There are several bushes, weeds, and vines surrounding the foundation on the front, sides, and back, as well as growing up and around larger trees in the back. I'm proposing removing these invasive species. (Refer to Figures 2 & 15)
2. There are a few low hanging tree limbs from a nearby oak tree touching the house and hanging low over the sides. I'm proposing removing these limbs to protect the integrity of the house. (Refer to Figure 9)
3. There are some smaller trees growing up out of the base of two of the larger trees in the front. Some of these smaller trees are living and others appear to be deceased. I'm proposing removing these trees to allow for proper growth of the larger trees. (Refer to Figures 10 & 11)

Alteration of Roof Covering, Remove Utility Chimney, and Addition of Attic Ventilator:

1. I'm proposing removing the existing three tab shingles (aged and damaged) and replacing them with new AR gray shingles. Submitted sample is "Owens Corning Oakridge Estate Gray AR Laminate Shingles". (Refer to Figures 5 & 14)
2. There is an existing chimney that has caused fires within the home and attic in the past (according to home inspector report). The fireplace on the inside has since been permanently covered to prevent any fires from being started. I'm proposing the chimney and fireplace be removed in order to make use of the space that is currently not usable. (Refer to Figures 13 & 16)
3. I'm proposing adding a new attic ventilator to the middle of the western portion of the roof (left side), for heat removal and ventilation of attic space. (Refer to Figure 13)

Alteration of Exposed Foundation:

Existing foundation curtain walls are bulging out from foundation and falling down in several areas. While it's been verified that these walls are not structural, I feel they are an eyesore in their current condition. The existing walls are a single layer of 4" brick with parging over the surface. I'm proposing the failing walls be replaced with 8" CMU to provide more lateral stability (professional recommendation), then parging stucco over the entire surface to provide a finish that matches the existing building foundation where intact. (Refer to Figure 12)

removed
per 12/12/14
email,
TGT

Tania Georgiou Tully

From: Nathan Romblad <nromblad@gmail.com>
Sent: Friday, December 12, 2014 10:36 AM
To: ttully@rhdc.org
Cc: Ekstrom, Vivian
Subject: Re: 708 Dorothea Drive - RHDC COAA
Attachments: Specs.jpg; Vent.jpg

Follow Up Flag: Follow up
Due By: Monday, December 15, 2014 8:30 AM
Flag Status: Flagged

Tania,

My responses are below in **red**. Do I need formalize anything or is email sufficient? I really appreciate the quick turnaround.

Also, how long is a COA valid once approved?

Thanks!

Nathan Romblad, PE, LEED AP BD+C

On Fri, Dec 12, 2014 at 9:47 AM, Tania Georgiou Tully <ttully@rhdc.org> wrote:

Nathan –

Thanks for the plan. That helps. Here are my comments and questions on the work items:

- Just to be clear, the items you mention including changes to windows and the door, painting, landscaping, fencing, etc.. is not included in the COA and is not being done yet. **Correct.**
- Removal of screening and wall sections at Front Porch: For the purpose of this application you will be simply repairing any damage from where the screening and walls were attached. Correct? **Correct.**
- Repair of front walk: Before removal of the roots can be approved you will need an assessment by an arborist to ensure that the tree will remain healthy and structurally sound. To avoid delay of approval of this entire application I suggest that you amend the application to simply replace the concrete sidewalk going around the tree roots. **Let's remove this for now since it's not pertinent to renovations at this point. I'll make sure to submit the correct documentation in the future.**
- The surface texture of the new concrete walk should be a water-washed finish to match the texture of the adjacent sidewalks. **Agreed (I'll include this note in the future).**

- Trimming of the limbs needs to be in accordance with ANSI a300 standards. Be sure whoever does the work is aware of and capable of working to the standards. **I will make sure they have the correct qualifications and adhere to the referenced standards above.**
- Removal of small trees intertwined with larger trees. Be sure that you engage a tree company with a certified arborist on staff so as to ensure the continued health of the remaining trees. **Agreed.**
- Roof covering replacement: How will the ridge be treated? Will there be a low-profile ridge vent or ridge shingles? **The ridge will be a low-profile ridge.**
- What are the specs on the roof vent? Size, material, appearance... Its placement should be more towards the rear of the house rather than right in the middle. **Agreed. Please find snapshots attached.**
- Chimney removal. The chimney is not a utility chimney and a request for its removal is classified as a Major Work. To avoid delay of approval of this entire application I suggest that you amend the application to eliminate this request. I anticipate that the commission will not find that its removal meets the design guidelines. You can, of course, remove the fireplace in the interior, but will need to find a way to support the chimney in the attic. **Please remove this from the application. I'll make the request in my major work application. I'm really hoping they'll allow removal. My assumption based upon the rest of the brick work in the house is that it's in terrible condition. I have a structural engineer coming out anyways, I'll have him take a look and let me know my options.**

Thanks!

Tania

Tania Georgiou Tully, Preservation Planner
Raleigh Historic Development Commission
PO Box 829 Century Station
Raleigh NC 27602
[919.832.7238](tel:919.832.7238)
[919.996.2674](tel:919.996.2674) (direct)
[919.516.2684](tel:919.516.2684) (fax)
www.rhdc.org

Design Guidelines are online [here](#).

From: Nathan Romblad [mailto:nromblad@gmail.com]
Sent: Thursday, December 11, 2014 3:58 PM
To: ttully@rhdc.org
Subject: Re: 708 Dorothea Drive - RHDC COAA

Tania,



Figure 1: Existing front porch (three portions), newer siding, and cedar shakes in gable



Figure 2: Overgrown shrubbery



Figure 3: Damaged walkway and portion of porch to be opened up

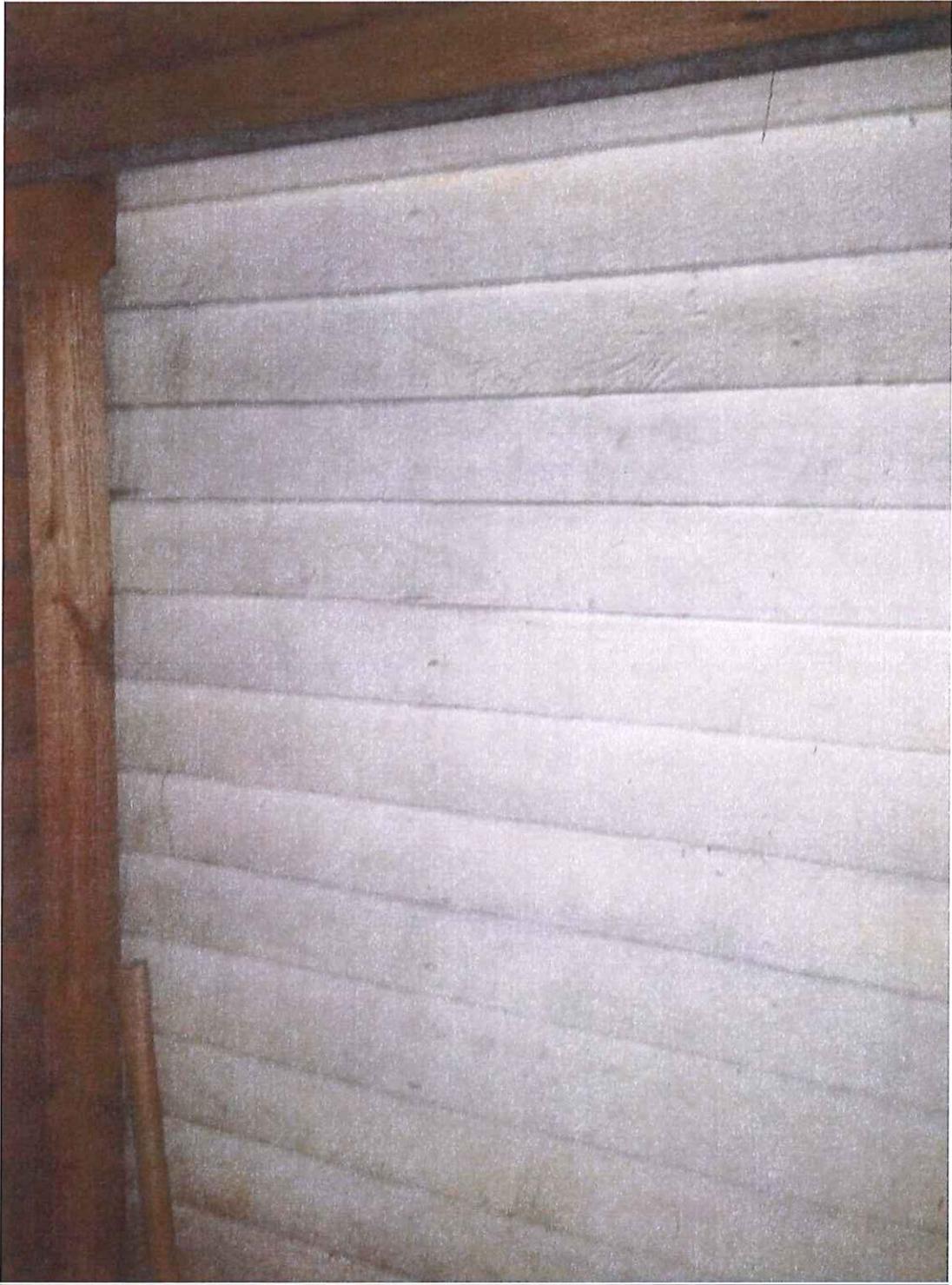


Figure 4: Original lap board siding beneath newer siding

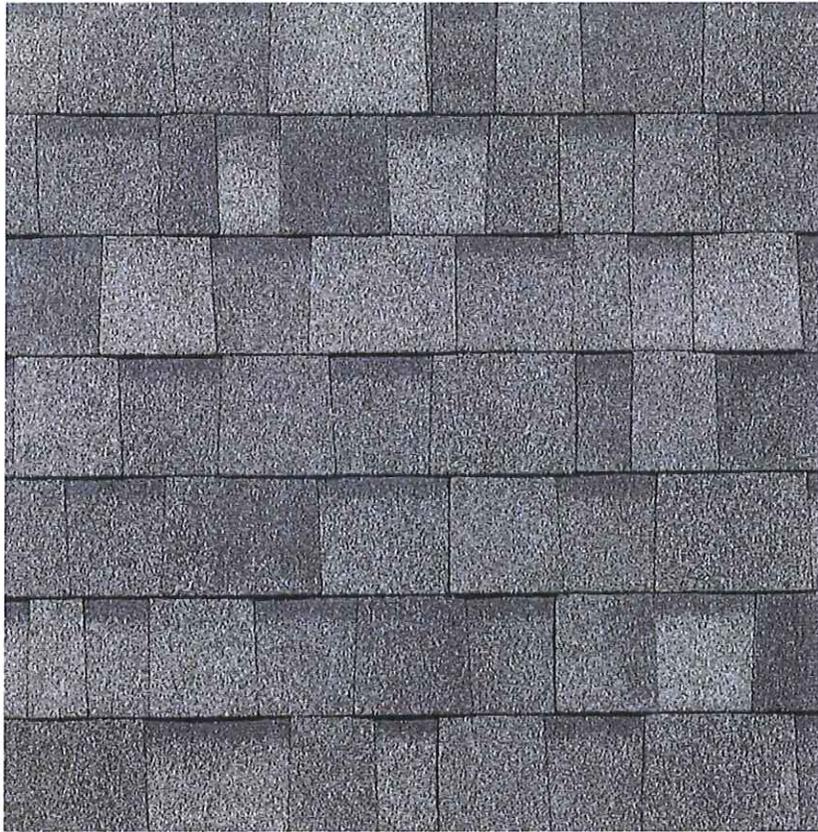


Figure 5: Sample of AR gray shingles



Figure 6: Damaged walkway and steel railings



Figure 7: Damaged walkway



Figure 8: Damaged cheek walls



Figure 9: Tree limbs overhanging home



Figure 10: Deceased tree at base of larger tree



Figure 11: Smaller trees growing at base of larger tree



Figure 12: Portion of damaged foundation curtain wall



Figure 13: Utility chimney to be removed and side of roof for new attic ventilator



Figure 14: Portion of damaged roof showing existing shingles



Figure 15: Overgrown shrubbery around foundation of home



Figure 16: Abandoned fireplace

708 DOROTHEA DR.

APPROXIMATE
PROPERTY LINE

INVASIVE SHRUBS
@ BACK & AROUND ALL FOUNDATION

EXISTING
HOME

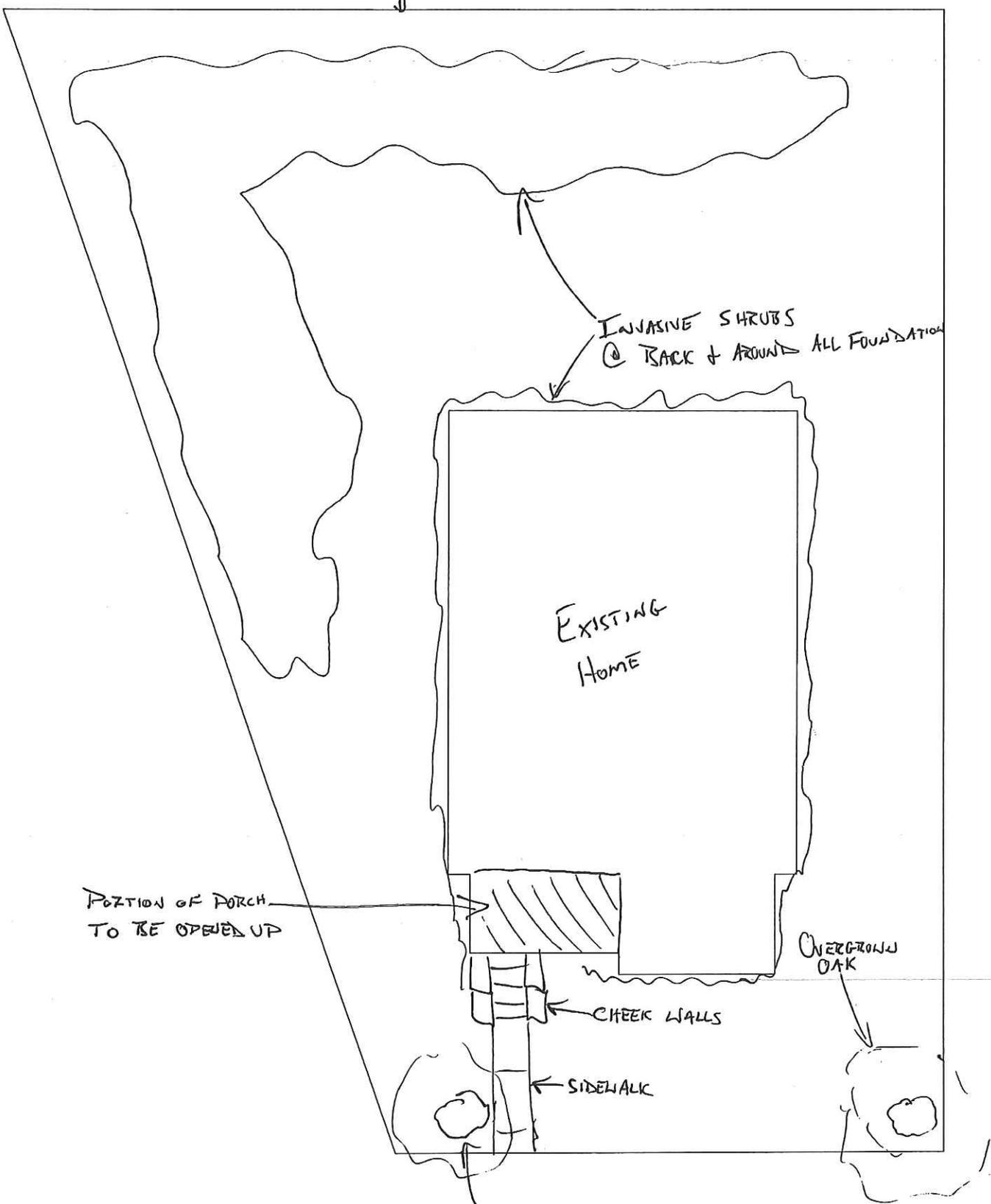
PORTION OF PORCH
TO BE OPENED UP

CHEEK WALLS

SIDEWALK

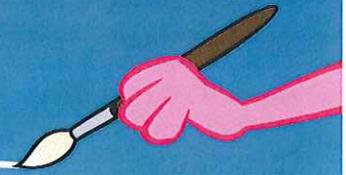
OVERGROWN
OAK

TREE &/ TREES
GROWING FROM WITHIN
& DAMAGING SIDEWALK



Oakridge®

Artisan Colors



At Owens Corning Roofing, we're always looking for ways to help you express your sense of style through your home, which is why we've expanded the Oakridge® color palette with these inspiring selections.

Your home is your canvas.

Oakridge® Artisan Colors are specially designed to provide a unique blend of artistry and craftsmanship that will give your home a look that is anything but ordinary. Blacks and grays are rich and warm, earth tones capture the vibrancy of nature's brightest hues, and bold color combinations help enhance a wide variety of exterior accents and landscaping. Plus, every Oakridge® Artisan Color features great contrast and color depth to add drama and curb appeal to your entire home.



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Woodland Path®

Traditional favorites that feel like home.

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Desert Tan†



Brownwood†



Teak†



Driftwood†



Onyx Black†



Estate Gray†



Williamsburg Gray†



Shasta White†



Chateau Green†

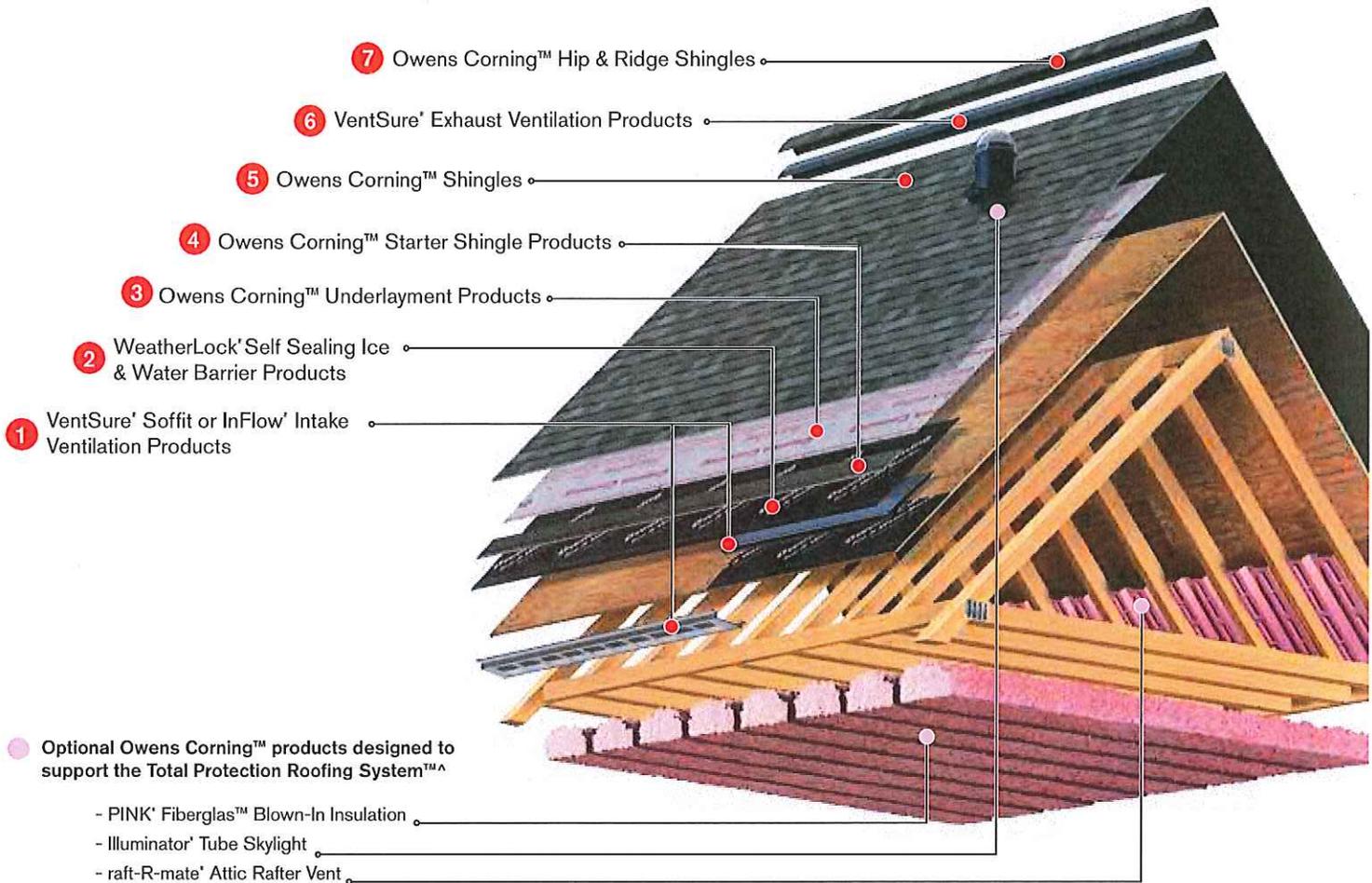


The Total Protection Roofing System™^

Working together to help protect and enhance your home.

It takes more than just shingles to protect your home. It takes an integrated system of components and layers designed to withstand the forces of nature outside while controlling temperature and humidity inside.

The Owens Corning™ Total Protection Roofing System™^ gives you the assurance that all of your Owens Corning™ roofing components are working together to help increase the performance of your roof — and to enhance the comfort and enjoyment of those who live beneath it.



^Excludes non-Owens Corning™ roofing products such as flashing, fasteners and wood decking.



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Help prevent damage from wind-driven rain by providing an additional layer of protection between the shingles and roof deck.



Enjoy clean lines and faster, easier installation by eliminating the need to cut shingle tabs.



Choose from a variety of durable styles and colors that provide the first line of defense against the elements.



Help protect your roof against premature failure by allowing heat and moisture to escape from the attic.



Help protect the ridge vent and add an attractive, finished look to your entire roof.

SPECIFICATIONS

■ DIMENSIONS

Assembled Depth (in.)	27 in	Product Depth (in.)	27
Assembled Height (in.)	10 in	Product Height (in.)	10
Assembled Width (in.)	27 in	Product Width (in.)	27
Cut-Out Diameter (in.)	15		

Ventamatic | Model # CX1000AMWGUPS | Internet # 202913743

1080 CFM Weathered Grey Galvanized Steel

★★★★★ (7) [Write a Review +](#) [Ask a Question +](#)

