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133-16-CA

210 N STATE STREET
(LEMUEL & JULIA DELANY HOUSE)

RALEIGH HISTORIC
LANDMARK

0 25 50 100 Feet



Nature of Project:
Remove side addition;
construct new smaller addition;
demolish garage; remove fountain;
prune trees; remove tree;
alter parking/driveway areas;
un-enclose front porch; install porch railing;
remove awnings; remove vinyl siding, soffit & fascia; remove iron bars on windows; install gutters and downspouts;
remove shutters; install awning;
change exterior paint colors;
replace rear door.

APPLICANT:
NORTH STATE STREET LLC



210 N. State Street – Major COA Scope of Work / Description of Work

Summary

The purpose of this project is to restore the house to as close as is feasibly possible to the original condition. The house was added on in many different ways over the years. In the few cases where the scope of work does not necessarily restore the house to its exact original condition we believe the work does not make its current condition worse.

I have spent time in the attic investigating the roof system and as much of the crawl space as I can reach to evaluate what added and in what order compared to the LD report. My investigations confirmed the location and number of additions outlined in the report. I have outlined some of these findings in the attached Roof and Floor Joists guides.

A major component of this COA is a re-drawing of the property lines. This is a critical item as it makes the restoration and preservation of the home feasible.

Attachments

- As-Is and Proposed Floor Plans and Elevations
- Plot Plan showing with new driveway location
- Pictures (CD)
- Floor joists observations - drawing
- Roof additions - drawing
- Existing Elevations



West Elevation



North Elevation 1 of 2



North Elevation 2 of 2



East Elevation



South Elevation

Structure Scope of Work

- **Remove side 1 bedroom apartment** – The LD report does not mention why the apartment was added or its significance. The report mentions a *hip-roofed bedroom wing was added to the south side in the early 1930s, and to the latter a rear addition was made in the 1950s or 1960s.* The “latter” addition is a slab on grade kitchen and bathroom. The *hip-roofed bedroom wing* had the internal effect of creating a 15’ x 17’ bedroom with no windows. The 15’ x 17’ bedroom was original to the house. The apartment is not accessible from within the original house. The apartment distorts the original proportions of the house and along the rear uses completely different windows not seen anywhere else on the house. The scope includes removing the apartment but balancing that removal by keeping a short portion of the structure to align with the *back bedroom* from the 1920s and the hipped roof to serve as evidence of the earlier *hipped-roof bedroom wing* addition. You can see the reduction of the apartment roof line in the “existing” vs. “proposed” roof plans. Evidence of this effort is clear when comparing the “existing” vs. “proposed” south elevations. The window sizes are closely maintained to match the original window on the south elevation that was not covered up by the 1930s addition.
 - Refer to the “Roof Additions” attachment. #3 is the 1930s bedroom wing and #6 was the slab on grade kitchen / bathroom added during the 1950s or 1960s.
 - Side note, the bedroom wing has a *parged brick foundation* which does not match the painted brick foundation of the rest of the house.
 - After investigating the crawl space, there is evidence of an original brick foundation wall separating the apartment and the original structure. Similar evidence was also seen in the attic area – the old shingles were still visible under the bedroom wing hipped roof rafters.



- **Expose the front porch / remove**

- The LD Report notes: *On the west and north elevations is a wraparound porch, the north section of which was enclosed as a sun room in the 1930s and the remainder enclosed in the late twentieth century.* The report also states, *On the west and north elevations is a wraparound porch, the north section of which was enclosed as a sun room in the 1930s and the remainder enclosed in the late twentieth century. The south section of the porch retains tapered square-section wood supports on brick pedestals. The modern enclosure between the supports has multi-pane windows and an entry with sidelight.*
- We believe an important component of the total proposed scope of work is exposing the front porch (removing the *modern enclosure between the supports....*) Behind the current front door is a grand 8' door with side lites and full transom and the ceiling shows evidence of a beadboard porch ceiling. The 1930s sun room enclosure is connected to the front porch via a unique triple bi-fold wood door.
- Detailed scope includes removing the sided façade to hopefully expose hidden porch balusters, handrails and columns, remove irregular multi-pane windows, remove *aluminum awnings*, remove ceiling tiles to expose beadboard ceiling. No change is proposed for the roofline above the porch area.



Area to be exposed in RED.



If the front porch handrail and pickets were removed when the front porch was closed in then we propose to build handrails / pickets similar to the picture above.

- **Relocate windows / exterior door along east elevation (back)** – The rear windows and doors do not hold any significance in the report. The existing 1920s bedroom addition uses a short twin window that is not in keeping with the other rear and side elevation windows. The symmetry under the louvered dormer was maintained by replacing the door with a window. We plan to re-use windows where possible and when not possible will replace with wood windows and with the same lite orientation.
- **Remove Awnings** – Page 5 of the LD report mentions *aluminum awnings shelter the south-section entry and windows...* The report does not mention the aluminum awnings on the front porch or sun-room windows. There is no mention of when the awnings were added and if they were significant. We propose to remove all awnings.
- **Remove vinyl siding, soffit, fascia** – Page 5 of the LD report mentions *The house has vinyl siding over the original weatherboards.* To restore the house closer to original condition the *original* weatherboards will be exposed and all wood will be repaired, replaced to the original condition.
- **Repair replace brick foundation** – The LD report does not mention the foundation of the main structure. Several areas are damaged and need repair. The brick foundation is painted white.
- **Remove iron bars on windows** – The LD report does not mention “iron bars” or other window security devices. We plan to remove all iron bars from the windows. There is mention of a *metal gate across the opening* to the lower basement level from Lane Street. We do not plan to modify this gate.
- **Add ½ round gutters and round downspouts** – The LD report does not mention gutters. There are existing PVC gutters. Many downspouts are missing. There is evidence of a concrete “trough” style French drain around the front porch and back of the build. We propose to remove this and regrade the area. Adding proper gutters and downspouts will assist in this effort.
- **Rebuild north elevation awning** – The LD report does not mention or have a picture of this awning. We will submit to staff a picture of an awning from a similar styled house. Shingle is expected to match existing roof.



- **Remove underground storage tank** – The LD report does not mention an underground storage tank. There is evidence of a UST along the north elevation to the east of the sun room. This process involves digging the tank out of the ground and filling the area back in with stone and soil.
- **Exterior Paint** –Scope includes priming and painting wood lap siding and priming and paint the brick foundation and front porch concrete steps. Colors are TBD.
- **Metal Handrails** – The LD report mentions *metal handrails* leading up the north steps. **Repair** as-needed any wrought iron handrails or fencing (front steps and side steps).
- **Replace fiberglass rear door** - The LD report does not mention the significance of the rear door which is a 9-lite fiberglass door. The scope includes replacing the fiberglass wood door with a full-lite solid wood door.

Site / Property Scope of Work

- **Garage Removal** – The LD report mentions, *Behind the house, at the northeast corner of the lot, stands a ca 1940 single-car garage of painted cinder block construction with an asphalt-shingled gable roof and plywood sheathing in the gables. Extending to the rear is an original shed-roofed chicken house with low windows and a panel door.* The LD report does not detail how or why this garage is significant and it was not a part of the original house. It is in disrepair and is to be removed.



- **Shrub / Hedge Pruning and or Removal** – The hedge will be pruned. Depending on the age and condition the hedge may be removed and another planted hedge put in its place. Several of the surrounding bushes seen in the far left of the photo below will be removed.



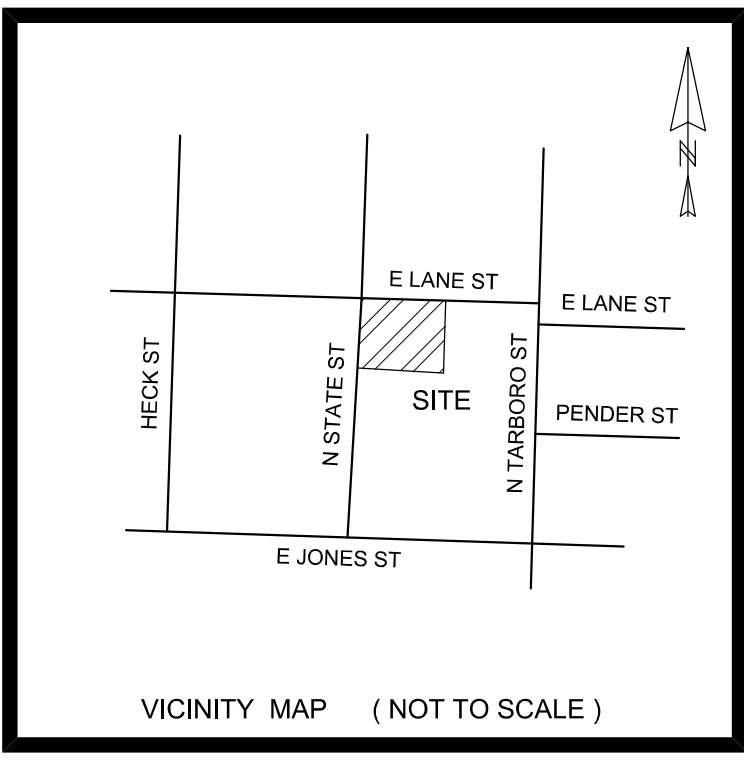
- **Water Fountain Removal** – The LD report mentions the fishpond – *Due to ivy and other vegetation it is unknown whether the circular stone fishpond curb with center concrete foundation pedestal and basin that once sat between the chicken house and workshop still remains.* The fishpond is no longer functional, does not hold water, does not pump water, and is in disrepair. Scope includes removing the pond and bushes hedge and grill.



- **Limb up or remove Cedar trees** – The LD report mentions *Lebanon cedars* by name but does not mention their significance. The pair of Cedar trees in front of the house need pruning and limbing up. If it is discovered that one of the two trees is damaged we plan to remove both.



- **Relocate driveway and remove parking pad** - The current driveway starts toward the rear of the property off of Lane St. Scope includes relocating the driveway N. State St. for closer access to the front door and to create more rear yard space. The LD report does not mention the driveway or parking pad at all.
- **Redraw the lot boundary for 210 and remove lot 212 from landmark status** – Restoring the Delaney House is important due to its significance in the neighborhood. The bedroom wing encroaches onto the adjacent lot (212 N. State) which is otherwise vacant. The purpose of the scope change is to allow for the construction of two other dwellings on the property. The goal is to save this house but to justify the cost, removing the designation on the surrounding property or pursuing a different method that results in the construction of two dwellings is needed. The property is a total of .36 acres and can accommodate a total of three dwellings. Construction of the additional dwellings ensure the home is carefully restored.



- REFERENCES:
1. DB 9203, PG 82 (LOTS 21 & 22)
 2. DB 16848, PG 2350
 3. BM 1885, PG 66
 4. PIN 1714.17-10-7197 (LOT 21)
 5. PIN 1714.17-10-8102 (LOT 22)
- LEGEND:
- IPF = IRON PIPE FOUND
 - IPS = IRON PIPE SET
 - CP = COMPUTED POINT
 - N/F = NOW OR FORMERLY
 - R/W = RIGHT OF WAY
 - LP = LIGHT POLE
 - PP = POWER POLE
 - OE= OVERHEAD ELECTRIC LINE
 - SSMH = SANITARY SEWER MANHOLE
 - WV = WATER VALVE

PRELIMINARY MAP
NOT FOR SALES, CONVEYANCES OR RECORDING

- NOTES:
1. THIS SURVEY PERFORMED AND MAPPED WITHOUT THE BENEFIT OF A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY. THE SURVEYOR ASSUMES NO LIABILITY FROM ANY FACTS AND/OR OMISSIONS (SUCH AS EASEMENTS, ETC.) THAT MAY BE REVEALED BY A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY.
 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 4. NO N.C.G.S. MONUMENT FOUND WITHIN 2000'.
 5. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD). SEE FIRM #3720171400J, EFFECTIVE DATE MAY 2, 2006.
 6. SUBJECT PROPERTIES ARE ZONED R-10 (PER WAKE COUNTY GIS).

THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

PLANNING & DEVELOPMENT OFFICER / WAKE CO. REVIEW OFFICER

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE.

BOOK NO. _____
PAGE NO. _____

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

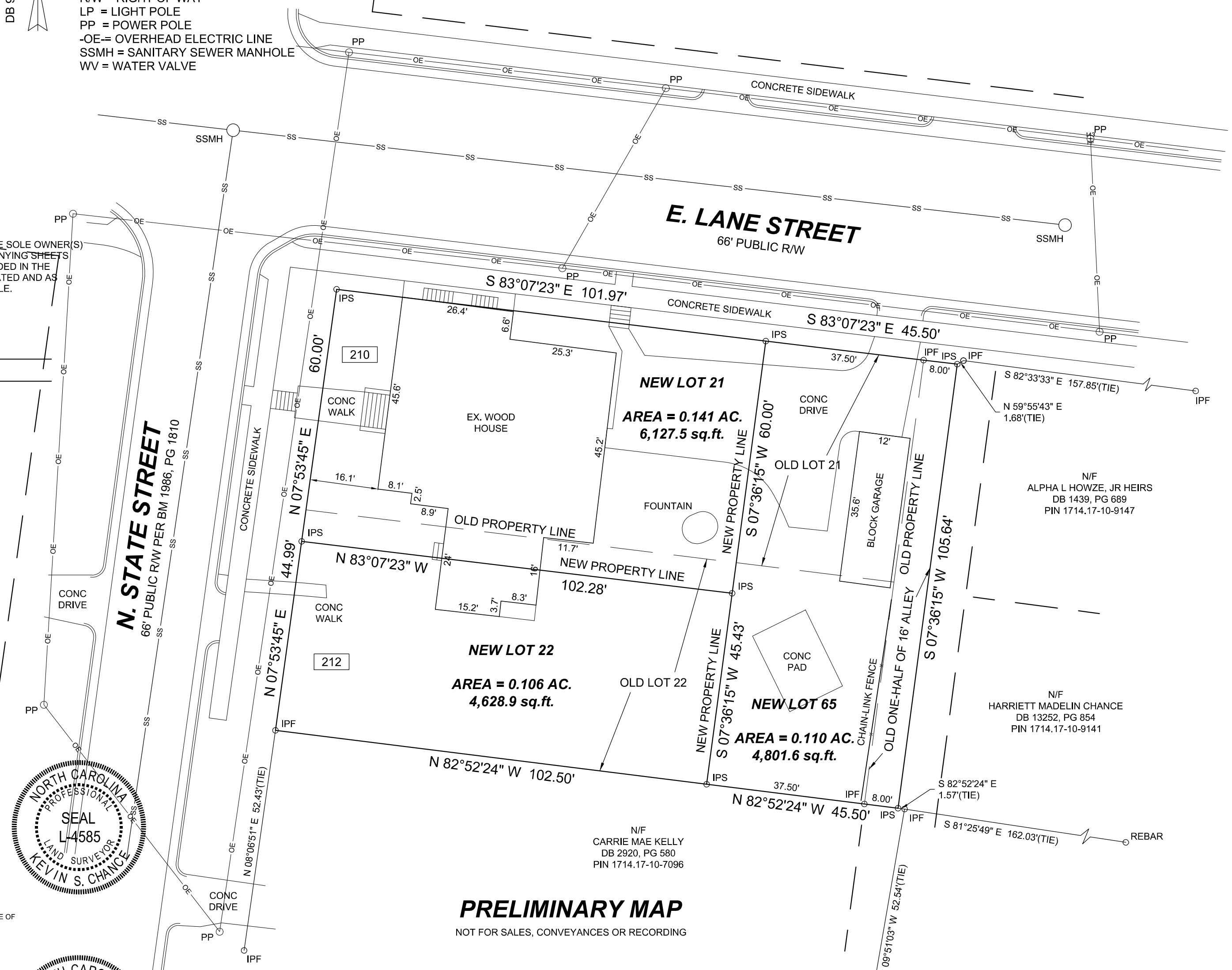
DATE: _____, 2016.
SIGNATURE: _____
PRINTED NAME: _____, NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

THIS PLAT NOT TO BE RECORDED AFTER _____ DAY OF _____ ONE COPY TO BE RETAINED FOR THE CITY
THIS PLAT IS IN OUT OF THE CITY LIMITS.

STATE OF NORTH CAROLINA
WAKE COUNTY
I, KEVIN S. CHANCE, PROFESSIONAL LAND SURVEYOR NO. L-4585, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME (OR UNDER MY DIRECT SUPERVISION) - (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____); THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY HAND AND SEAL THIS 15th DAY OF AUGUST, 2016.
P.L.S. 4585 (N.C.)



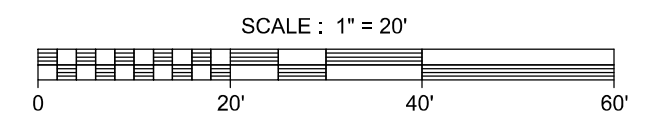
- I, KEVIN S. CHANCE, PROFESSIONAL LAND SURVEYOR NO. L-4585, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS [] OR []:
- A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - C. ANY ONE OF THE FOLLOWING:
 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
 3. THAT THE SURVEY IS A CONTROL SURVEY.
 - D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
 - E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.



PRELIMINARY MAP
NOT FOR SALES, CONVEYANCES OR RECORDING

AREA TABLE		
LOT #	OLD AREA	NEW AREA
LOT 21	0.169 AC (7,349.5 sq.ft.)	0.141 AC (6,127.5 sq.ft.)
LOT 22	0.169 AC (7,363.6 sq.ft.)	0.106 AC (4,628.9 sq.ft.)
LOT 65	0.019 AC. (845.0 sq.ft.)	0.110 AC (4,801.6 sq.ft.)

NOTE: ONE-HALF OF THE 16' ALLEY IS DESIGNATED AS LOT 65 ON THIS MAP.



NOTE: THIS PLAT IS A RECOMBINATION OF LOT 21, 22 AND ONE-HALF OF THE 16' ALLEY, ADDITION TO IDLEWILD SUBDIVISION

DATE:	15 AUGUST 2016
SCALE:	1" = 20'
DRAWN BY:	KSC
CHECKED BY:	KEVIN S. CHANCE
FILE NAME:	Idlewild Lot 21 & 22.dwg

REVISIONS	BY	DATE

RECOMBINATION MAP
LOTS 21 & 22, ADDITION TO IDLEWILD
RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

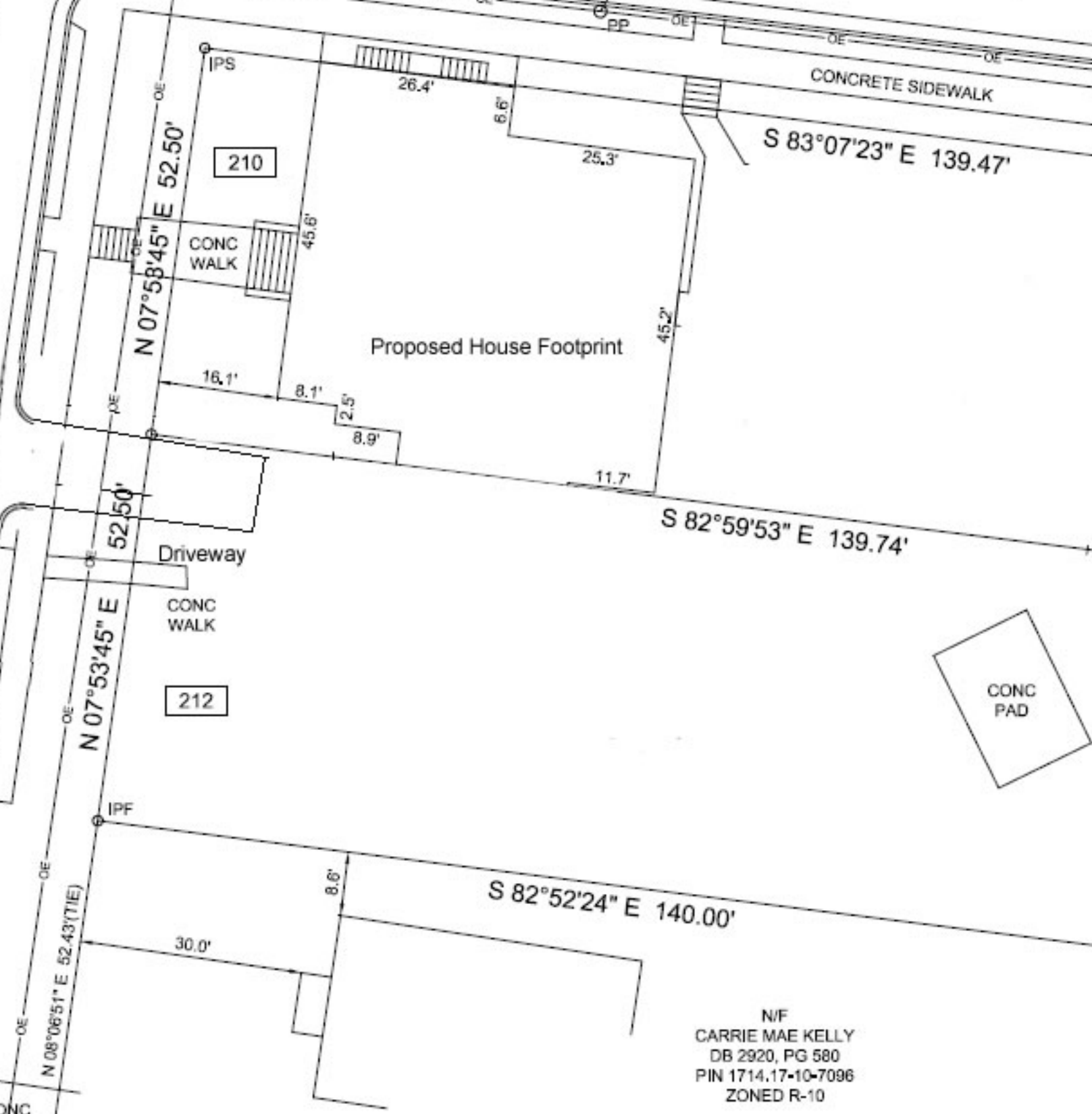
SHEET: **1** OF: **1**

6900 FIELD HILL ROAD
RALEIGH, NORTH CAROLINA - 27603
CHANCE SURVEY COMPANY, P.A.
LICENSE NO. C-2964
PHONE (919) 329-5795
www.chancesurvey.com
E-MAIL: kchance@nc.rr.com



N. STATE STREET
66' PUBLIC R/W PER BM 1986, PG 1810

E. LANE STREET
66' PUBLIC R/W



N/F
ALPHA L HOWZE, JR HEIRS
DB 1439, PG 689
PIN 1714.17-10-9147
ZONED R-10

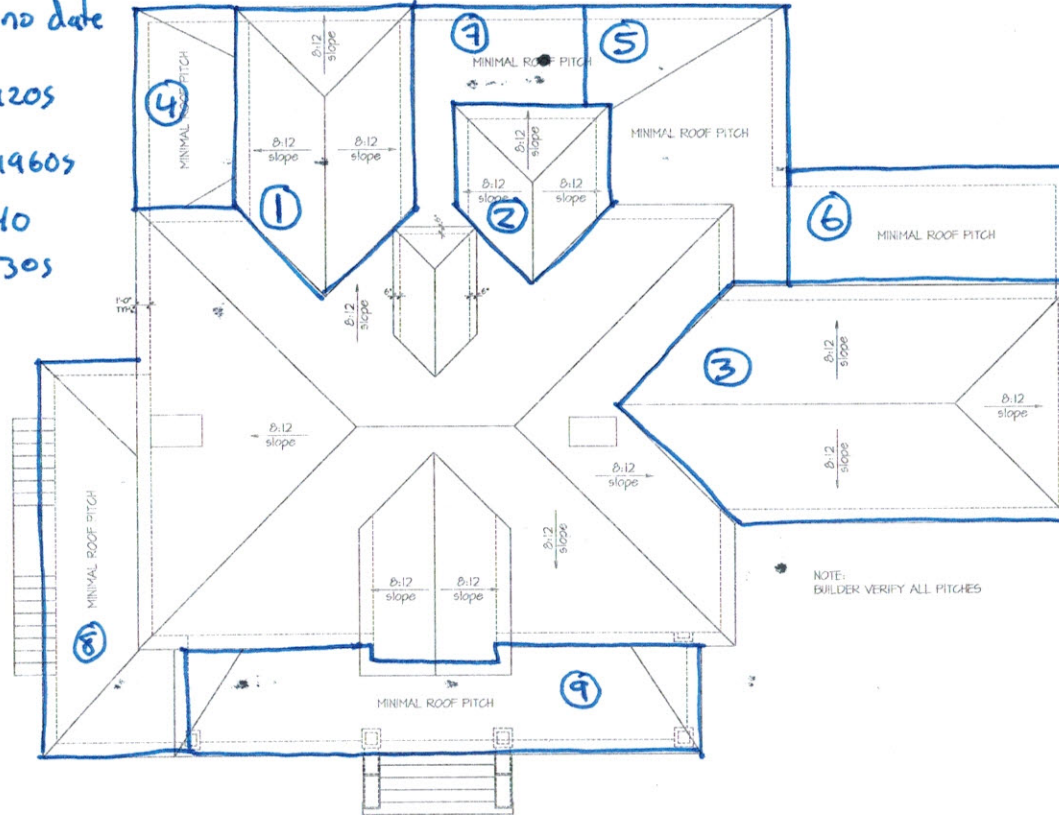
N/F
HARRIETT MADELIN CHANCE
DB 13252, PG 854
PIN 1714.17-10-9141
ZONED R-10

N/F
CARRIE MAE KELLY
DB 2920, PG 580
PIN 1714.17-10-7096
ZONED R-10

ROOF ADDITIONS

1. Kitchen, early or original (before the mid 1920s)
2. Bathroom wing, early or original, before the mid 1920s
3. Hip-roofed bedroom wing, early 1930s
4. Laundry room addition, no date
5. Back bedroom, early 1920s
6. rear addition, 1950s or 1960s
7. Adjacent bathroom, 1940
8. Sunroom, enclosed 1930s
9. Front porch, enclosed, late 20th century

* Scope of work affects roof lines
6 & #3



① EXISTING ROOF PLAN
1/4"=1'-0"



212 STATE RESIDENCE
212 STATE STREET
RALEIGH, NC 27601

DATE: 8-23-16

REVISION BY





ROOF PLAN

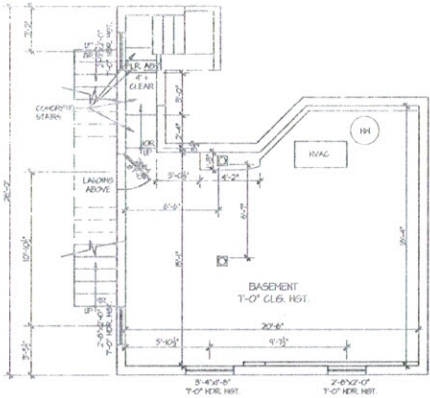
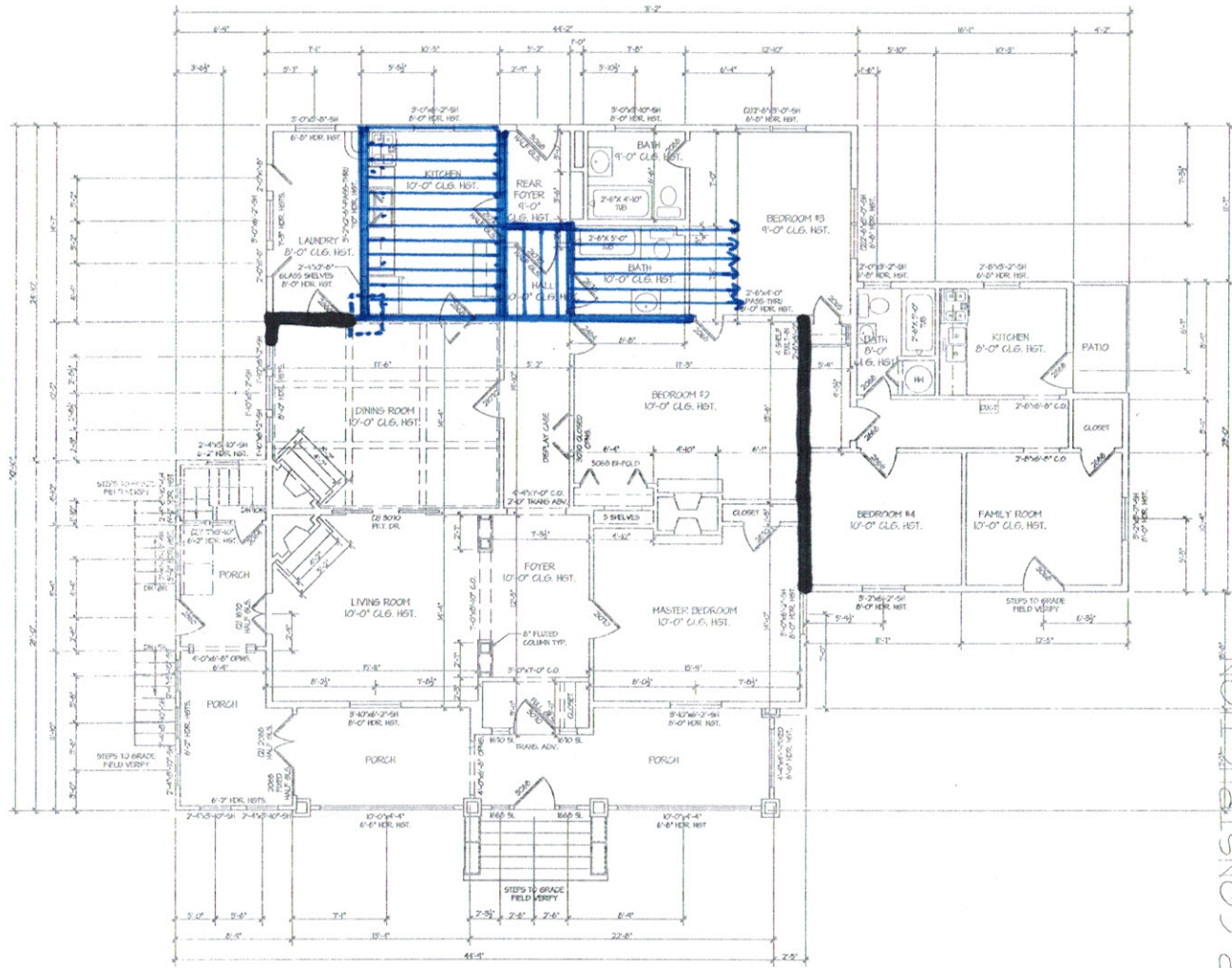
SC-1/4"=1'-0"

A-3

NOT FOR CONSTRUCTION

JOIST LAYOUT

-  main girder
-  joist
-  large masonry pier
-  masonry wall



② EXISTING BASEMENT

① EXISTING FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

1/4"=1'-0"



② PROPOSED WEST ELEVATION
(FRONT) 1/4"=1'-0"



① EXISTING WEST ELEVATION
(FRONT) 1/4"=1'-0"

NOT FOR CONSTRUCTION

212 STATE RESIDENCE
212 STATE STREET
RALEIGH, NC 27601

DATE:
8-23-16

REVISION	BY

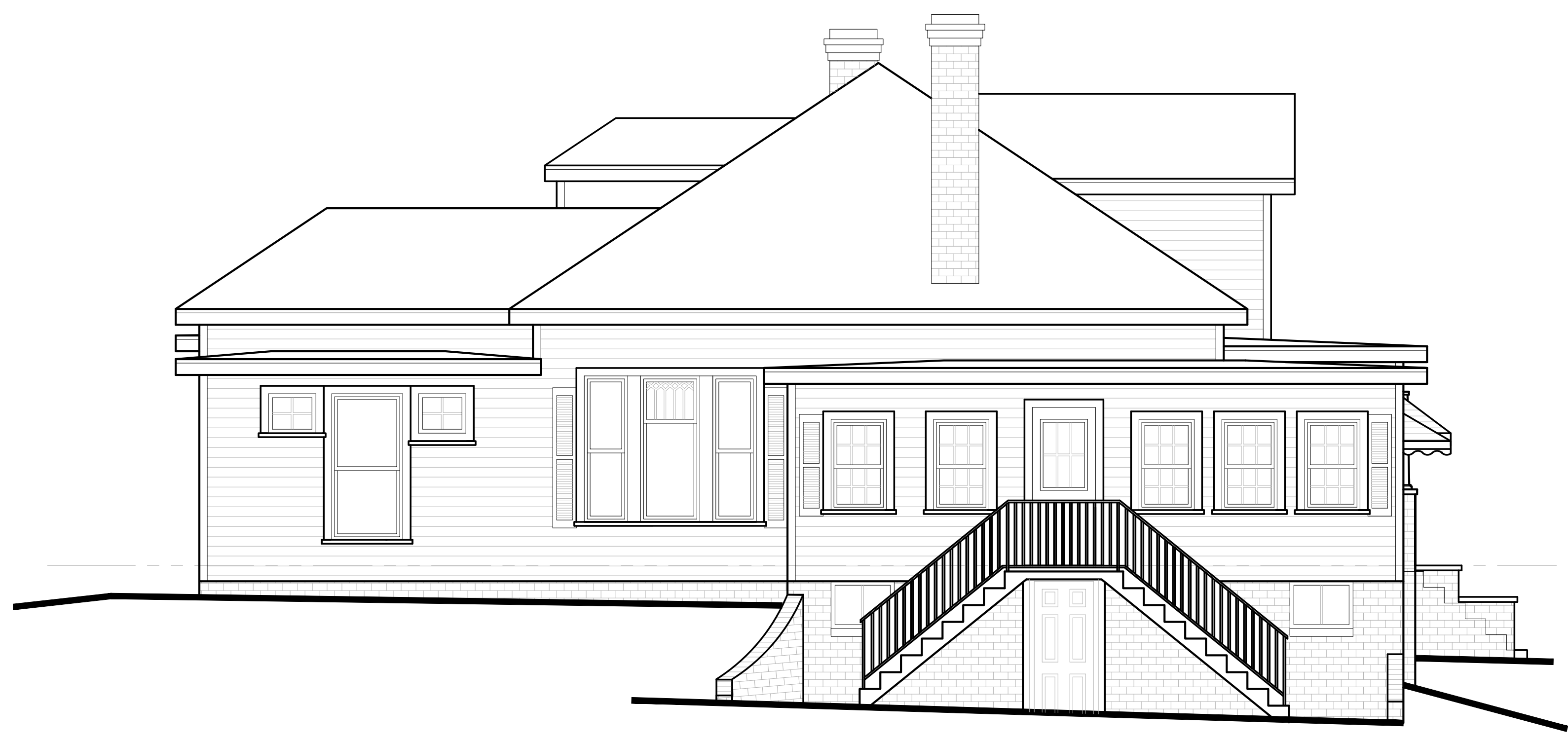
BUILDING
ELEVATIONS

SC: 1/4"=1'-0"

A=4



② PROPOSED NORTH SIDE ELEVATION
(LEFT SIDE) 1/4"=1'-0"



① EXISTING NORTH SIDE ELEVATION
(LEFT SIDE) 1/4"=1'-0"

NOT FOR CONSTRUCTION

212 STATE RESIDENCE
212 STATE STREET
RALEIGH, NC 27601

DATE:
8-23-16

REVISION	BY

BUILDING
ELEVATIONS

SC: 1/4"=1'-0"

A-4.1



② **PROPOSED EAST ELEVATION**
(REAR) 1/4"=1'-0"



① **EXISTING EAST ELEVATION**
(REAR) 1/4"=1'-0"

212 STATE RESIDENCE
212 STATE STREET
RALEIGH, NC 27601

DATE:
8-23-16

REVISION	BY

BUILDING
ELEVATIONS

SC: 1/4"=1'-0"

NOT FOR CONSTRUCTION

A-4.2



② PROPOSED SOUTH SIDE ELEVATION
(RIGHT SIDE) 1/4"=1'-0"



① EXISTING SOUTH SIDE ELEVATION
(SOUTH SIDE) 1/4"=1'-0"

212 STATE RESIDENCE
212 STATE STREET
RALEIGH, NC 27601

DATE:
8-23-16

REVISION	BY

BUILDING
ELEVATIONS

SC: 1/4"=1'-0"

NOT FOR CONSTRUCTION

A-4.3

212 STATE RESIDENCE
212 STATE STREET
RALEIGH, NC 27601

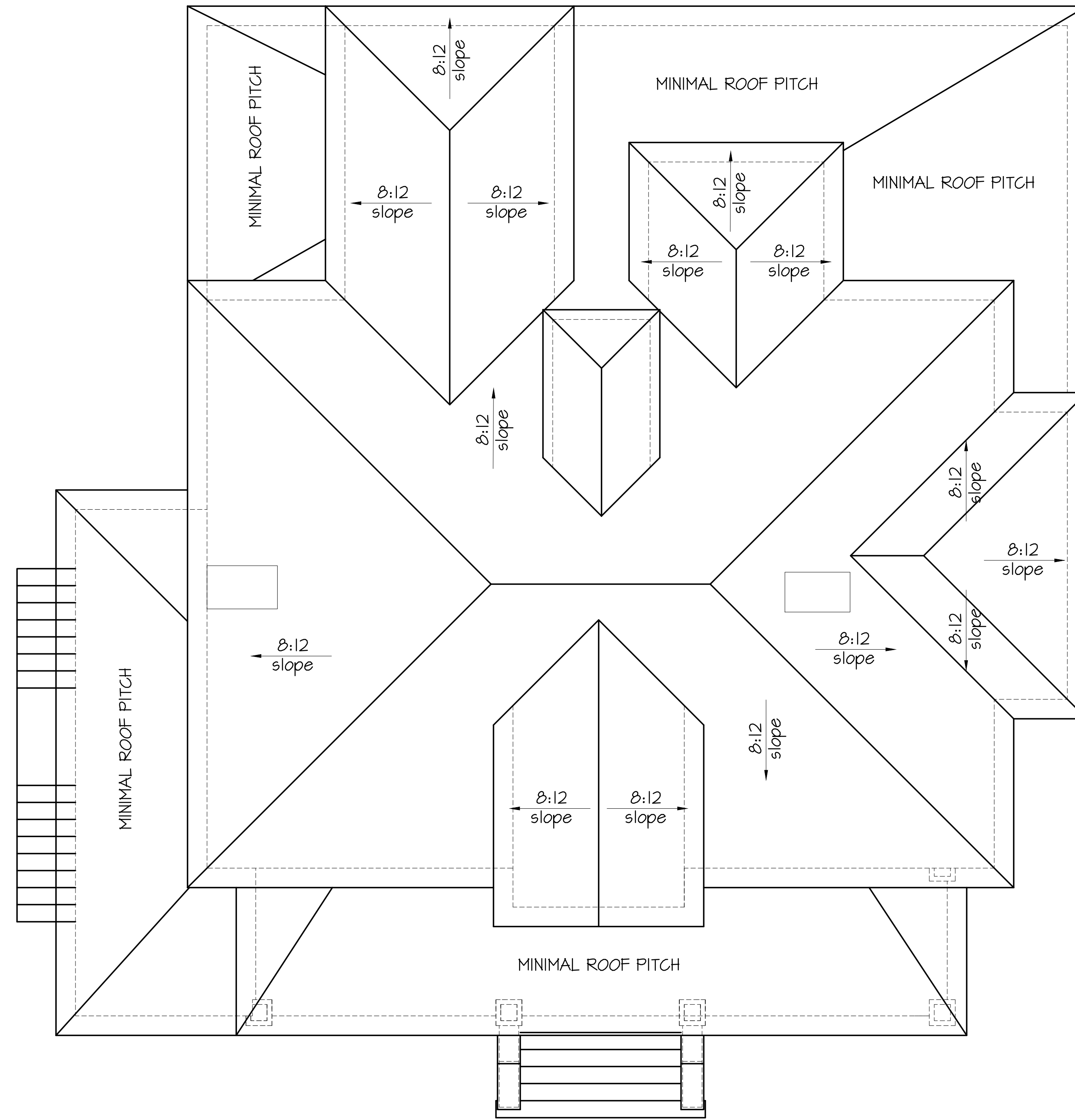
DATE:
8-23-16

REVISION	BY

ROOF
PLAN

SC: 1/4"=1'-0"

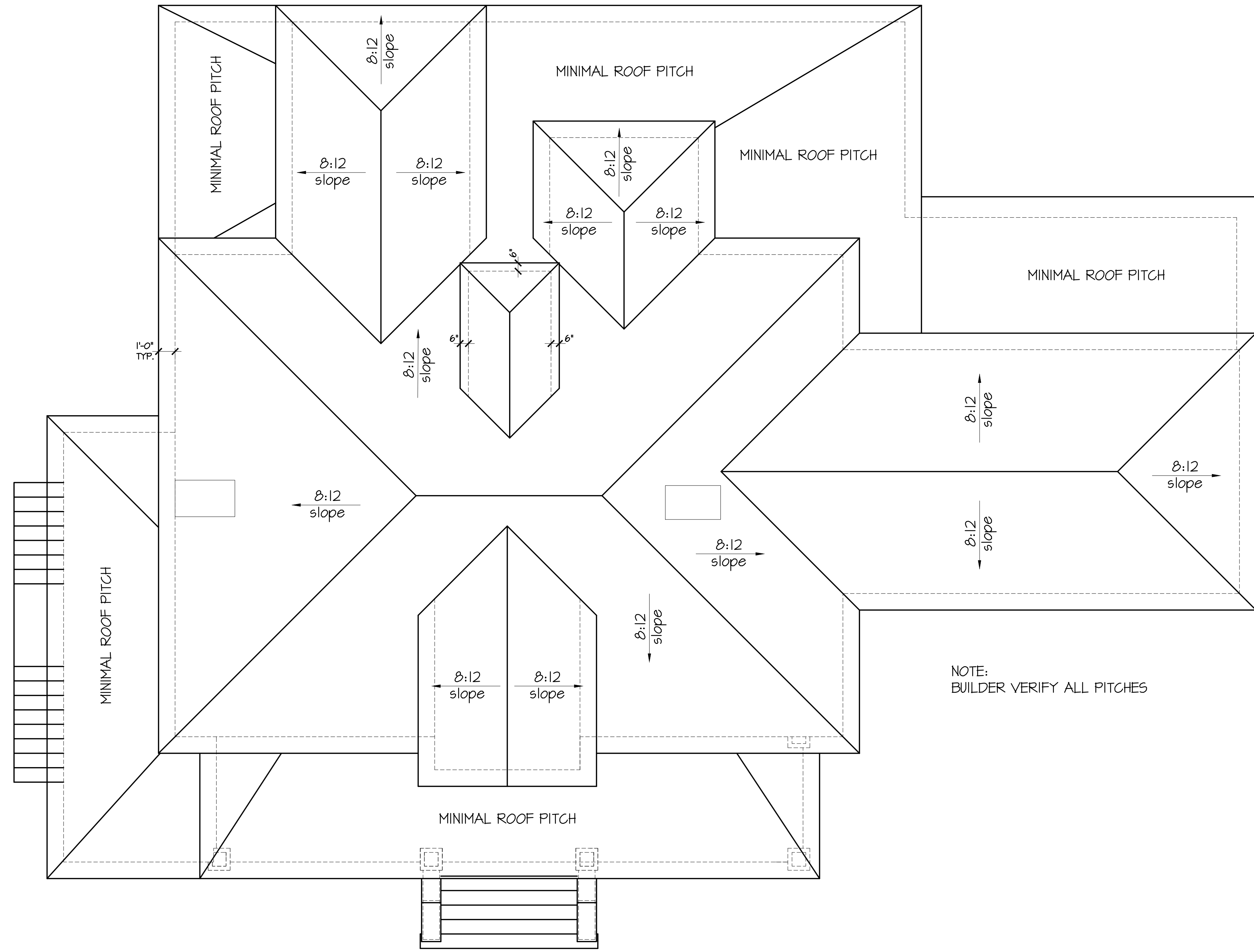
A-3.1



NOTE:
BUILDER VERIFY ALL PITCHES

PROPOSED ROOF PLAN
1/4"=1'-0"

NOT FOR CONSTRUCTION



NOTE:
BUILDER VERIFY ALL PITCHES

① ——— **EXISTING ROOF PLAN**
1/4"=1'-0"

NOT FOR CONSTRUCTION

212 STATE RESIDENCE
212 STATE STREET
RALEIGH, NC 27601

DATE: 8-23-16

REVISION	BY

ROOF PLAN

SC: 1/4"=1'-0"

A=3

212 STATE RESIDENCE
212 STATE STREET
RALEIGH, NC 27601

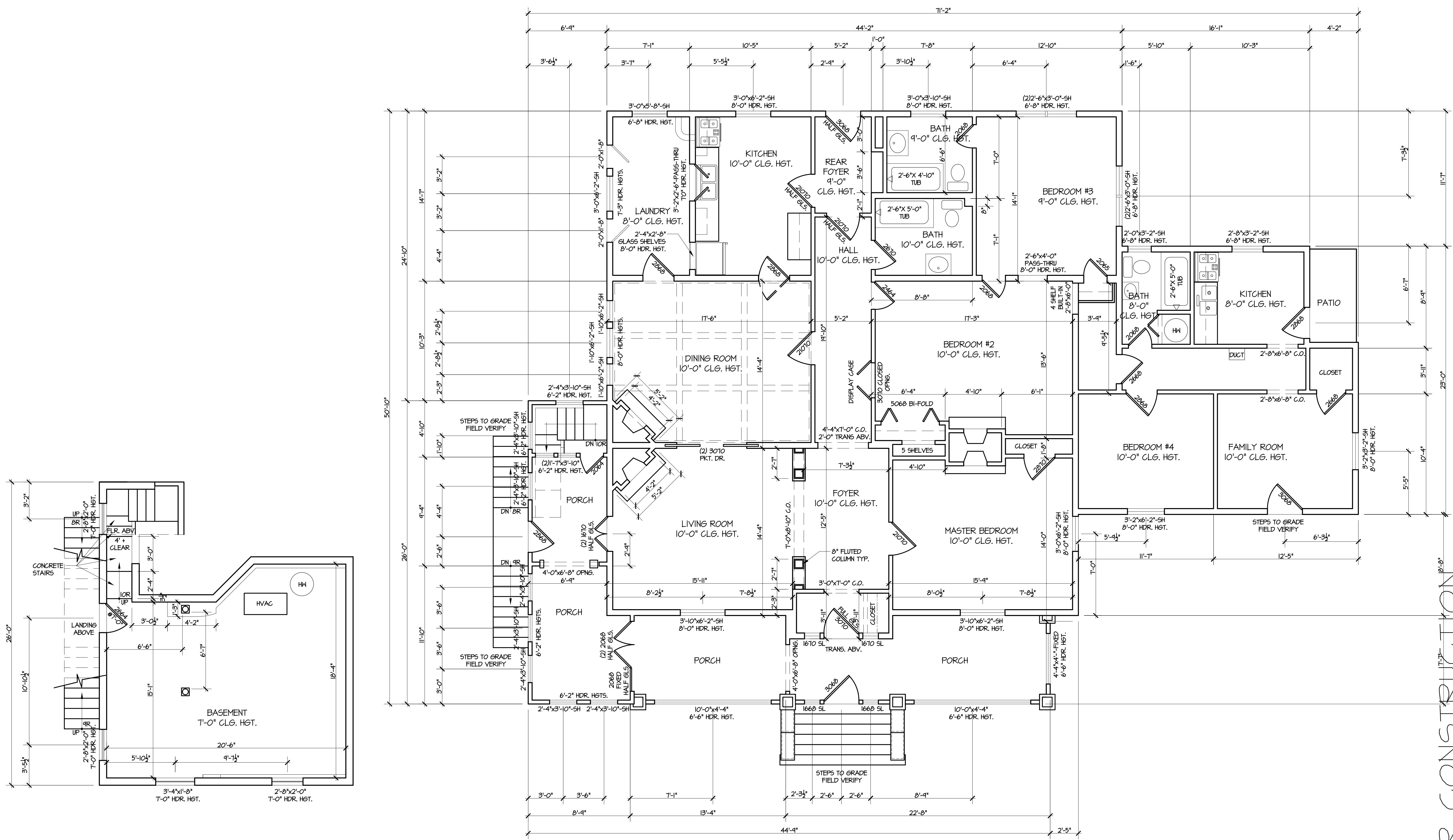
DATE: 8-23-16

REVISION	BY

FLOOR PLANS

SC: 1/4"=1'-0"

A-2



2 EXISTING BASEMENT

1 EXISTING FIRST FLOOR PLAN

1/4"=1'-0"

NOT FOR CONSTRUCTION

212 STATE RESIDENCE
 212 STATE STREET
 RALEIGH, NC 27601

DATE: 8-23-16

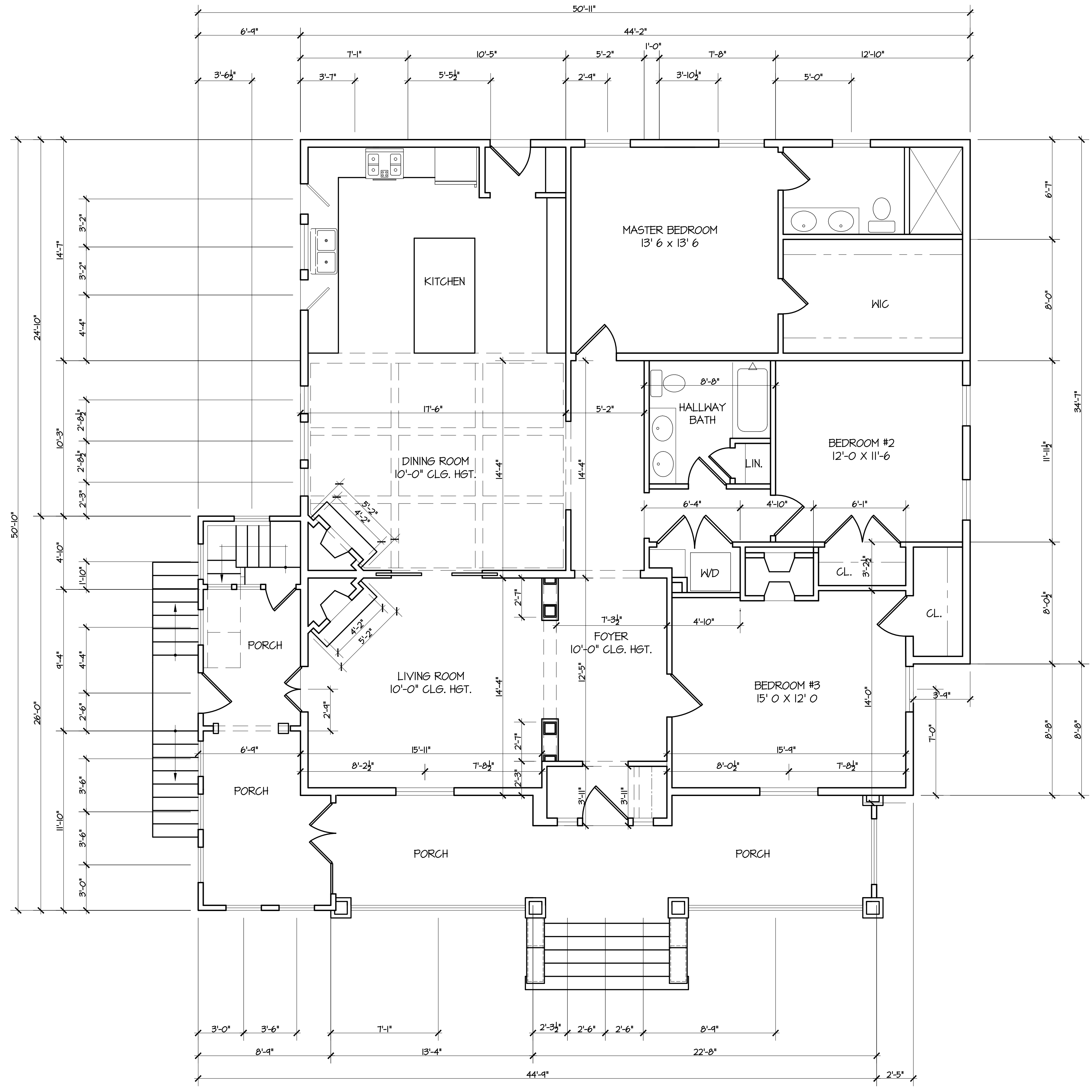
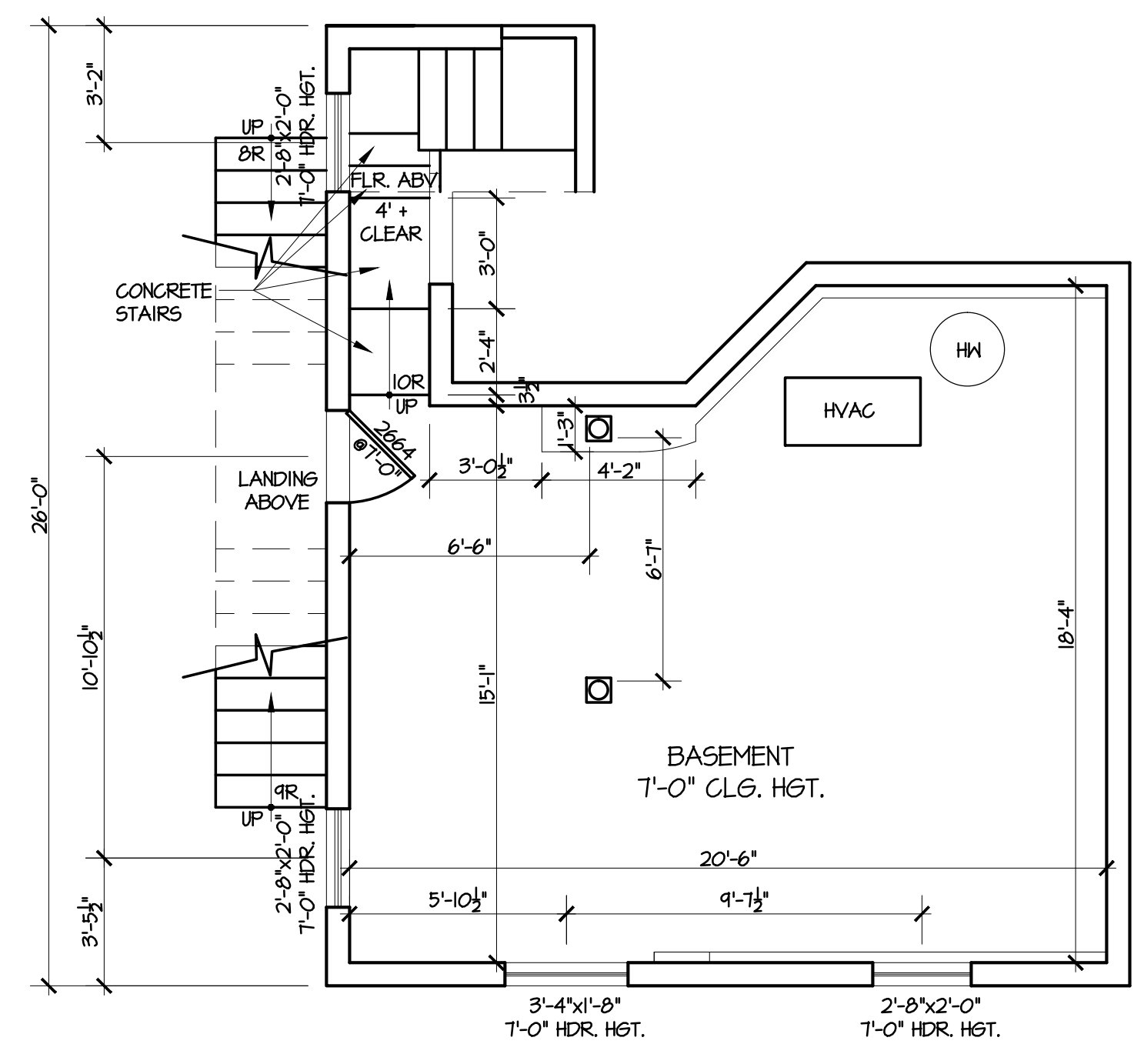
REVISION	BY

FLOOR PLANS

SC: 1/4"=1'-0"

A=2.1

NOT FOR CONSTRUCTION



2 EXISTING BASEMENT PLAN
 1/4"=1'-0"

1 PROPOSED FLOOR PLAN
 1/4"=1'-0"

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 type="checkbox"/> Minor Work (staff review) – 1 copy <input checked="" type="checkbox"/> Major Work (COA Committee review) – 13 copies <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input checked="" type="checkbox"/> Demo of Contributing Historic Resource <input checked="" 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>483001</u> File # <u>133-116-CA</u> Fee <u>\$ 147⁰⁰</u> Amount Paid <u>\$ 147⁰⁰</u> Received Date <u>8/8/16</u> Received By <u>[Signature]</u>
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Property Street Address: 210 N. State Street

Historic District: N/A

Historic Property/Landmark name (if applicable): Delaney House

Owner's Name: North State Street LLC

Lot size	(width in feet) 53'	(depth in feet) 148'
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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
*309 N. Tarboro St.	1114 E. Lane St.
*311 N. Tarboro St.	**1201 E. Lane St.
***219 N. Tarboro St.	**302 N. State St.
***1203 E. Lane St.	305 N. State St.
213 N. Tarboro St.	1113 E. Lane St.
208 N. State St.	215 N. Tarboro St.
206 N. State St.	*, **, *** share ownership (* = 1 owner, ** = 1 owner)
211 N. State St.	

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: North State Street LLC

Mailing Address: 310 Heck Street

City: Raleigh

State: NC


Zip Code: 27601

Date: 8/8/16

Daytime Phone: 919-398-3927

Email Address: stuart@fivehorizonsdevelopment.com

Applicant Signature:



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

Yes No

Office Use Only	
7	Type of Work
71, 63, 40, 29	
2, 57, 16, 99, 80	
75, 34, 18, 84, 51	

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)
See Additional	Sheets	See Additional Scope of Work Sheet

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 _____. 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) _____ Date _____

	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 ✓			✓		
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 type="checkbox"/>		✓		
3. Photographs of existing conditions are required.	<input checked="" type="checkbox"/>		✓		
4. Paint Schedule (if applicable) AS IS	<input type="checkbox"/>	<input type="checkbox"/>			0
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 proposed work <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" or 11" x 17" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" or 11" x 17" 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). Use the <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. Fee (See <u>Development Fee Schedule</u>)	<input checked="" type="checkbox"/>		✓		

210 N. State Street – Major COA Scope of Work

- Demo of Contributing Historic Resource
 - #1 – (4.2 - .1, .2, .6, .7) Side Apartment Removal / Modification – Previous owners constructed a damaging attached apartment to the south side of the house as shown in the pictures below. This apartment is not accessible from the house and has a separate entrance and encroaches onto the vacant property at 212 N. State. It also eliminated all the exterior windows from an interior bedroom that now has no ingress / egress. A part of this scope of work is to remove the apartment and add about 160 SF to enlarge the interior bedroom space to make way for a full bathroom.



- #2 – Garage Removal – The current garage is a cinderblock structure with



- #3 – Shrub / Hedge Removal



- #4 – Water Fountain Removal – The water fountain has been not functional for decades.



- #5 – Limb up Cedar trees. The pair of Cedar trees in front of the house need pruning and limbing up. If it is advised that one of the two trees is damaged and needs to be removed we ask permission to remove the 2nd pair. In their place we propose to plant



- - #6 – Removal of large portions of rear concrete pad and driveway relocation. The current driveway starts toward the rear of the property off of Lane St. We plan to relocate the driveway to be +/- 35' behind the house. Today it is 65' behind the house. In doing so we plan to remove large parts of the concrete pad to be replaced with grass.

- Repair / Rehabilitate Existing Structure

- #1 – (3.8 - .1, .7, .9) Re-Expose the front porch. The front porch was enclosed and heated by a previous owner. We propose to remove the existing front door, enclosure walls and re-expose the porch pickets, handrails and columns. The front porch “opening” boundaries are below.



-



- If the front porch handrail and pickets were removed when the front porch was closed in then we propose to build handrails / pickets similar to the picture above.
- #2 – Remove Awnings – The only awnings on the original structure are on the front elevation. We propose to remove the awnings.
- #3 – (3.1 - .2, .5,) Remove vinyl siding, soffit, fascia and repair, replace, refinish original with wood siding and trim.
- #4 – (3.2 - .3, .5, .10) Repair replace compromised, damaged exterior brick foundation areas
- #5 – Remove iron bars on windows. There are several iron bars on the rear elevation.
- #6 – Add ½ round gutters and round downspouts around roof.
 - The current gutters are in poor condition and many downspouts have been removed. We propose to replace the entire gutter system with new ½ round gutters.
- #7 – Remove front and side elevation exterior shutters. There are shutters on the front and left sides of the house but the shutter positioning is inconsistent and they are not operable or functional shutters.
- #8 – Rebuild awning on side sun room exterior entry door.



- #10 – Remove underground storage tank. There is an underground storage to the left of the double steps on the left side (north) elevation. This process involves digging the tank out of the ground and filling the area back in with stone and soil.
- #11 – (3.1.7) Exterior Paint – Scope includes priming and painting wood lap siding and priming and paint the brick foundation and front porch concrete steps. Colors are TBD.
- #12 – (3.3 - .4, .8) Repair as-needed any wrought iron handrails or fencing (front steps and side steps).

Existing Elevations



Front (West) Elevation



Left (North) Elevation 1 of 2



Left (North) Elevation 2 of 2

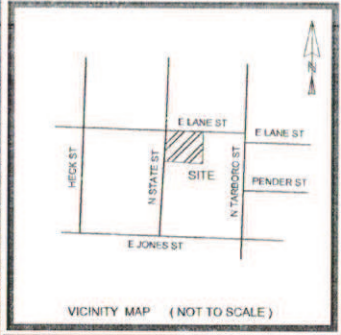


Rear (East) Elevation



Right (South) Elevation

PLOT PLAN



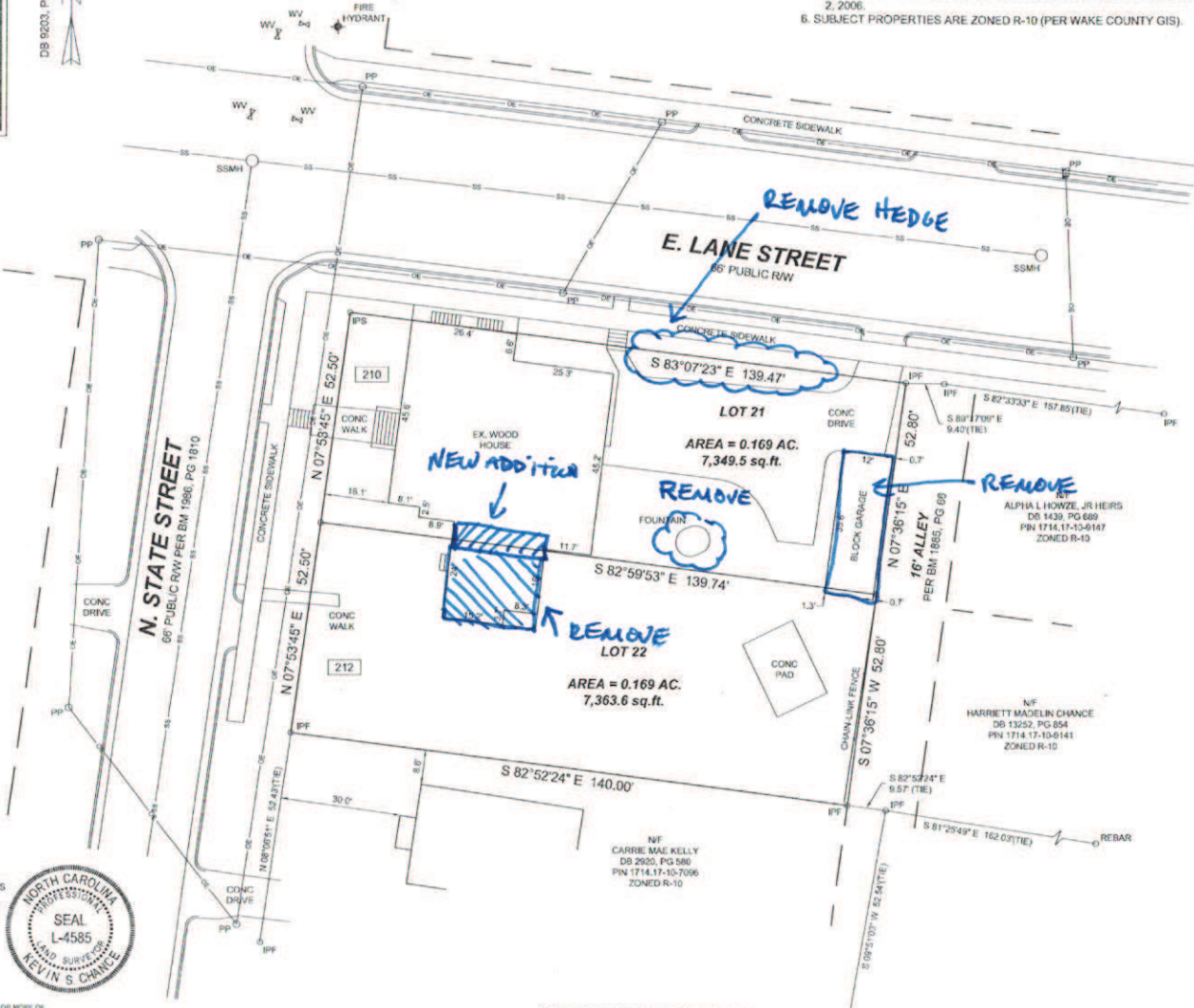
PRELIMINARY MAP

NOT FOR SALES, CONVEYANCES OR RECORDING

- NOTES:
- THIS SURVEY PERFORMED AND MAPPED WITHOUT THE BENEFIT OF A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY. THE SURVEYOR ASSUMES NO LIABILITY FROM ANY FACTS AND/OR OMISSIONS (SUCH AS EASEMENTS, ETC.) THAT MAY BE REVEALED BY A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - NO N.C.G.S. MONUMENT FOUND WITHIN 2000'.
 - SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD). SEE FIRM #372017400J, EFFECTIVE DATE MAY 2, 2006.
 - SUBJECT PROPERTIES ARE ZONED R-10 (PER WAKE COUNTY GIS).

- REFERENCES:
- DB 9203, PG 82
 - MB 1885, PG 66
 - PIN 1714.17-10-7197 (LOT 21)
 - PIN 1714.17-10-6102 (LOT 22)

- LEGEND:
- IPF = IRON PIPE FOUND
 - IPS = IRON PIPE SET
 - CP = COMPUTED POINT
 - N/F = NOW OR FORMERLY
 - R/W = RIGHT OF WAY
 - LP = LIGHT POLE
 - PP = POWER POLE
 - OE- = OVERHEAD ELECTRIC LINE
 - SSMH = SANITARY SEWER MANHOLE
 - WV = WATER VALVE



PRELIMINARY MAP

NOT FOR SALES, CONVEYANCES OR RECORDING



STATE OF NORTH CAROLINA
WAKE COUNTY

I, KEVIN S. CHANCE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME (OR UNDER MY DIRECT SUPERVISION) - (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____) THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000+ THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS 15TH DAY OF JULY, 2016.

F.L.S. 4585 (N.C.)



- I, KEVIN S. CHANCE, PROFESSIONAL LAND SURVEYOR NO. L-4585, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED PLUS CHECK:
- C. ANY ONE OF THE FOLLOWING:
- THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE OR NATURAL FEATURE, SUCH AS A WATERCOURSE, OR
 - THAT THE SURVEY IS A CONTROL SURVEY.
- F.L.S. 4-4081

DATE: 15 JULY 2016	BY:
SCALE: 1" = 20'	REVISIONS:
DRAWN BY: KSC	DATE:
CHECKED BY: JSC	
FILE NAME: 1505.CHANCE	
SHEET NO: 21 & 22 OF 2	

EXISTING CONDITIONS SURVEY OF
LOTS 21 & 22, ADDITION TO IDLEWILD
RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET 1 OF 1

CHANCE SURVEY COMPANY, P.A.
LICENSE NO. C-2364

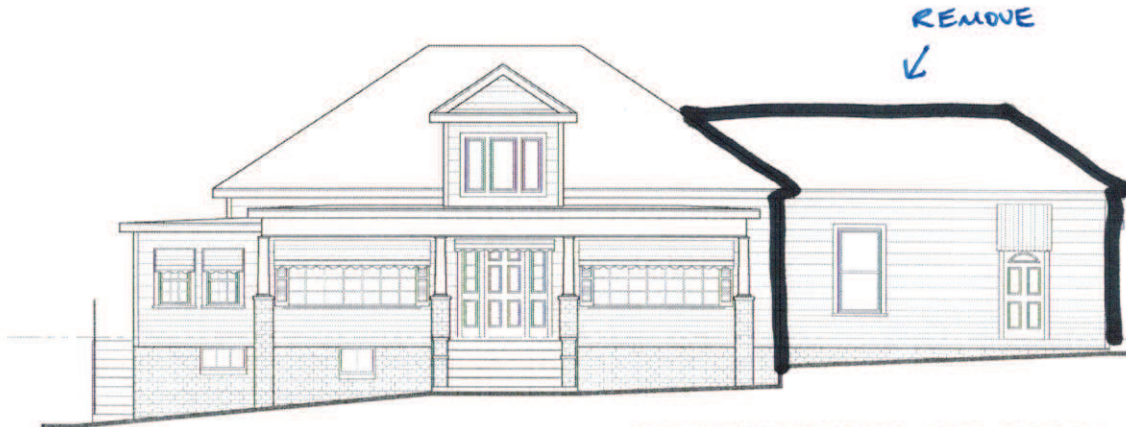
6900 FIELD HILL ROAD
RALEIGH, NORTH CAROLINA - 27603

PHONE (919) 326-5795
WWW.CHANCESURVEY.COM
E-MAIL: kchance@ncr.com

AS-is 1/2



② EXISTING REAR ELEVATION
1/4"=1'-0"



① EXISTING FRONT ELEVATION
1/4"=1'-0"

A MAY DRAFTING
SOLUTIONS

4519 LANGSHIRE DR
RALEIGH, NC 27615
CONTACT:
AUGUSTINE MAY
EMAIL: ADMAY@AMAYDRAFTING.COM
PHONE: 919-482-1006

RESIDENCE
212 N. STATE STREET
RALEIGH, NC 27601

DATE: 7.25.2016

REVISION BY

REVISION	BY

EXISTING
BUILDING
ELEVATIONS

50-1/4"=1'-0"

A=4

AS-IS 3/2



② EXISTING RIGHT SIDE ELEVATION
1/4"=1'-0"



① EXISTING LEFT SIDE ELEVATION
1/4"=1'-0"

A MAY DRAFTING
SOLUTIONS
4515 LANGSHIRE DR.
RALEIGH, NC 27615
CONTACT:
ADAM MAY
EMAIL: ADMAYMAY@GMAIL.COM
PHONE: 919-452-7096

RESIDENCE
212 N. STATE STREET
RALEIGH, NC 27601

DATE: 7.25.2016

REVISION	BY

EXISTING
BUILDING
ELEVATIONS

SCALE: 1/4"=1'-0"

A-5

PROPOSED



④ PROPOSED RIGHT SIDE ELEVATION
1/4"=1'-0"



② PROPOSED REAR ELEVATION
1/4"=1'-0"



③ PROPOSED LEFT SIDE ELEVATION
1/4"=1'-0"



① PROPOSED FRONT ELEVATION
1/4"=1'-0"

A WAY DRAFTING
SOLUTIONS
1220 LEEVILLE RD
RALEIGH, NC 27615
CONTACT:
AARON HATHAWAY
EMAIL: AHATHAWAY@HOTMAIL.COM
PHONE: 919-852-7126

FIVE HORIZONS
DESIGN
310 HECK STREET
RALEIGH, NC 27601
CONTACT: STUART CULLINAN
EMAIL: hvc@fivehorizonsdevelopment.com

RESIDENCE
212 N. STATE STREET
RALEIGH, NC 27601

DATE: 8.1.2016

REVISION BY

PROPOSED
BUILDING
ELEVATIONS

SC-1/4"-10"

A-6