

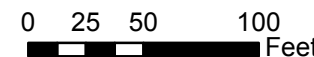


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002-17-CA

210 N STATE STREET
(LEMUEL AND JULIA
DELANY HOUSE)

RALEIGH HISTORIC LANDMARK



Nature of Project: Demolish house.

APPLICANT:
NORTH STATE STREET, LLC

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



- ☐ Minor Work (staff review) – 1 copy
- ☒ Major Work (COA Committee review) – 13 copies
- ☐ Additions Greater than 25% of Building Square Footage
- ☐ New Buildings
- ☒ Demo of Contributing Historic Resource
- ☐ All Other
- ☐ Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 499817

File # 002-17-CA

Fee 147 \$587

Amount Paid \$147 pd \$440

Received Date 1-6-17

Received By flum

Property Street Address: 210 N. State Street

Historic District: N/A

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

Owner's Name: North State Street LLC

Lot size 7,844 SF

(width in feet) 53'

(depth in feet) 148'

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. | |

14 copies

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: 1/6/16

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

Type of Work _____

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 |
| <p>Attach 8-1/2" x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.</p> <p>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</p> | | | | | |
| 1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.) | <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) | <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" 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 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). Use the Label Creator to determine the addresses. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 8. Fee (See Development Fee Schedule) | <input checked="" type="checkbox"/> | | | | |

210 N. State Street – Major COA Scope of Work

Summary

The purpose of this proposal is completely remove the existing house and rear garage and all site hardscape and softscape improvements.

Attachments

- Existing Conditions Survey
- Existing Conditions Pictures (BELOW)



West Elevation



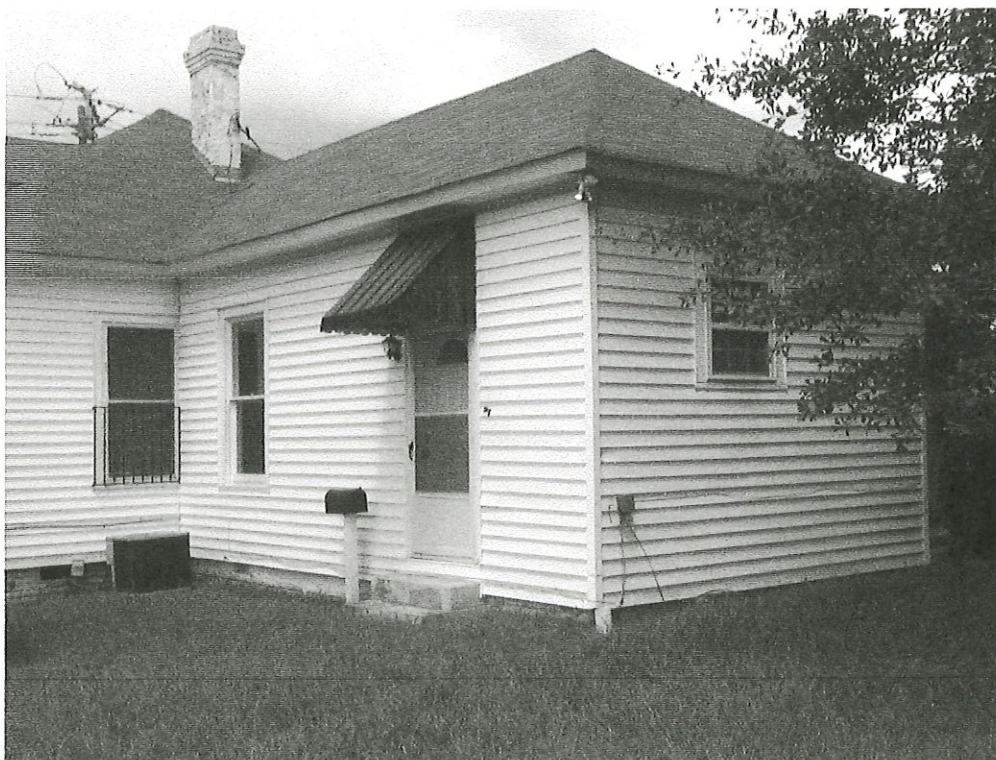
North Elevation 1 of 2



North Elevation 2 of 2



East Elevation



South Elevation

Scope of Work

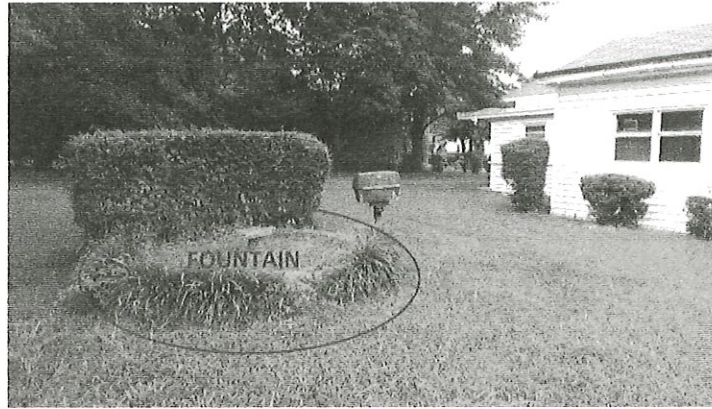
- **House Demolition** – All aspects of the existing single family house and apartment will be demolished from the property. This includes but is not limited to the:
 - main structure
 - attached apartment
 - steps attached to the front porch
 - walkway and steps from curb to steps attached the front porch
 - side concrete steps from Lane St. to the area behind the house
 - pair of steps from Lane St. leading up and into the house
- **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.



- **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 will be removed.



- **Remove 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.



VICINITY MAP (NOT TO SCALE)

- REFERENCES:
1. DB 9203, PG 82
 2. MB 1885, PG 66
 3. PIN 1714.17-10-7197 (LOT 21)
 4. 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

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 3)
 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 3; 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.

P.L.S. 4385 (N.C.)



I, KEVIN S. CHANCE, PROFESSIONAL LAND SURVEYOR NO. L-4585, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THIS DAY:

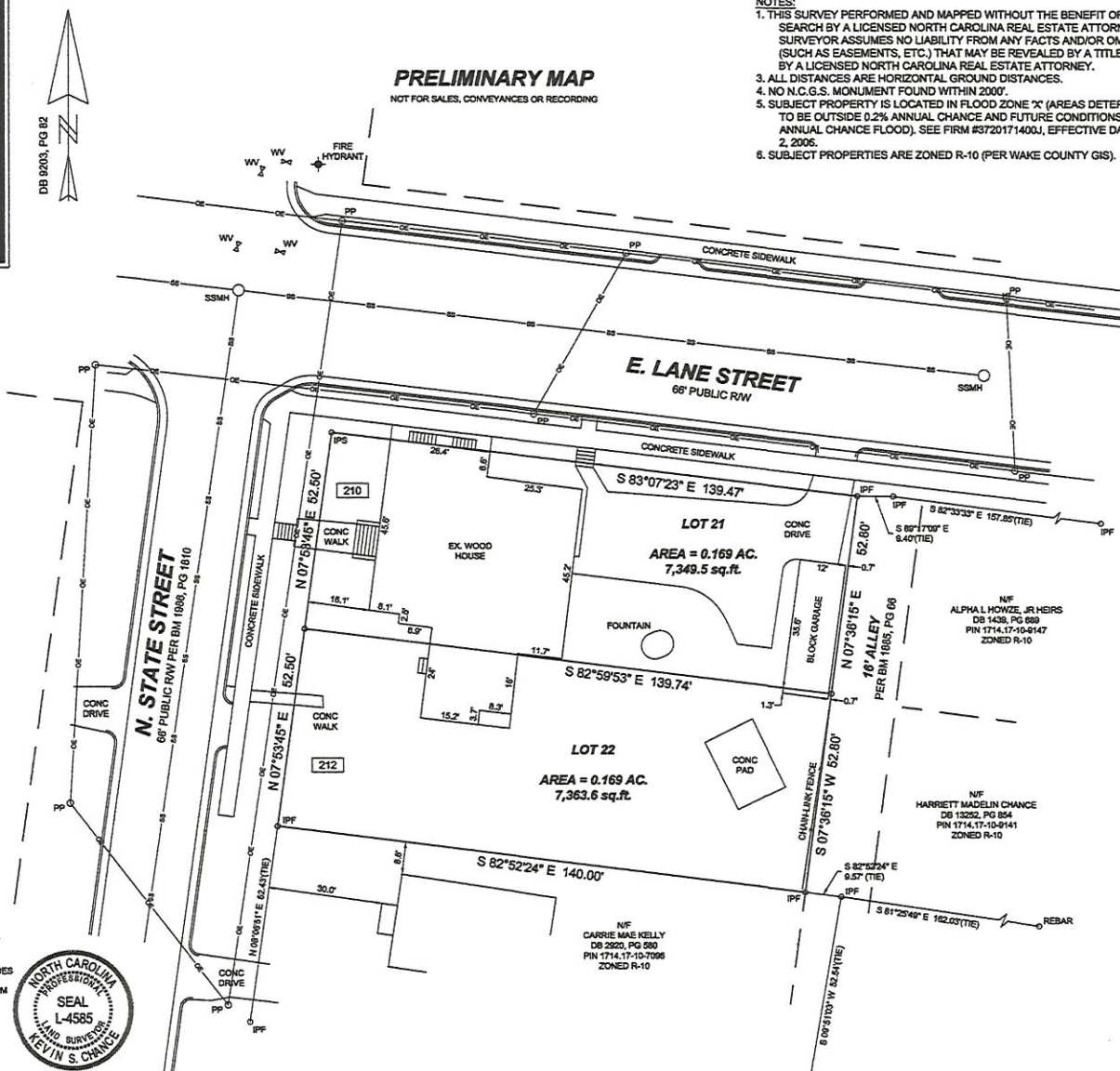
☐ C. ANY ONE OF THE FOLLOWING:

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.

P.L.S. 5-4282

PRELIMINARY MAP

NOT FOR SALES, CONVEYANCES OR RECORDING

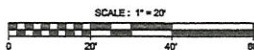


NOTES:

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.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. NO N.C.G.S. MONUMENT FOUND WITHIN 2000'.
4. 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 #3720171400, EFFECTIVE DATE MAY 2, 2006.
5. SUBJECT PROPERTIES ARE ZONED R-10 (PER WAKE COUNTY GIS).

PRELIMINARY MAP

NOT FOR SALES, CONVEYANCES OR RECORDING



| | |
|-------------|-----------------|
| DATE: | 15 JULY 2016 |
| SCALE: | 1" = 20' |
| DRAWN BY: | KSC |
| CHECKED BY: | KEVIN S. CHANCE |
| FILE NAME: | 1714.17-10-8102 |

| DATE | REVISIONS | BY |
|------|-----------|----|
| | | |
| | | |
| | | |
| | | |

EXISTING CONDITIONS SURVEY OF

LOTS 21 & 22, ADDITION TO IDLEWILD

RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

| | | | |
|--------|---|----|---|
| TITLE: | 1 | OF | 1 |
|--------|---|----|---|

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 E-MAIL: ksc@chance-survey.com