

City of Raleigh



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063-18-CA

309 N BLOUNT STREET

BLOUNT STREET
HISTORIC DISTRICT
(DX-3-DE)

0 25 50 100
Feet



Nature of Project:
Remove two trees; plant five trees.

APPLICANT:
JAMES GRADY ARCHITECT PLLC

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

063-18-CA 309 N BLOUNT STREET

Applicant: JAMES GRADY ARCHITECT PLLC, FOR NC ASSOCIATION OF REALTORS

Received: 4/12/2018

Meeting Date(s):

Submission date + 90 days: 7/11/2018

1) 5/24/2018 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Blount Street Historic District

Raleigh Historic Landmark: Heck-Andrews House

Zoning: HOD General

Nature of Project: Remove two trees; plant five trees

Staff Notes:

- COAs mentioned are available for review.
- Unified Development Code section 10.2.15.E.1 provides that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District...may not be denied.... However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance.... **If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.**”
- Two COAs have been approved for this property over the last two years:
 - COA 098-16-CA, approved with conditions: Construct rear addition; expand driveway/parking area; plant evergreen screening; construct pergola; install lighting; install new mechanical and electrical units and panels
 - COA 133-17-MW, approved: Renew COA 098-196-CA for construction of rear addition; expansion of driveway/parking area; planting evergreen screening; construction of pergola. Change the COA to include installation of storm windows and minor window size change on addition

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.3	Site Features and Plantings	Remove two trees; plant five trees

STAFF REPORT

Based on the information contained in the application and staff's evaluation:

- A. Planting five trees is not incongruous according to *Guidelines* 1.3.1, 1.3.5, 1.3.6, 1.3.7; removing two trees **may be** incongruous according to *Guidelines* 1.3.1, 1.3.5, 1.3.6, 1.3.7; however, removing an unhealthy tree is not incongruous according to *Guideline* 1.3.5, and removing a tree to meet accessibility considerations is not incongruous according to *Guidelines* 2.11.2, 2.11.5, 2.11.2.11.8, 2.11.8, and the following suggested facts:
- 1* A 22" maple and 20" maple on the west side of the site are propped for removal. In a previous COA application (COA 098-16-CA) the trees were retained and protected.
 - 2* A subsequent tree assessment from a licensed landscape architect states the 20" maple is diseased and dangerous. Replacement trees have been proposed. Removal of dead, diseased or dangerous trees when a replacement tree is proposed is a minor work item approvable by staff, and is included in this application for efficiency.
 - 3* The applicant states it has been determined that the 22" maple is too close to the new addition to ensure its health and "too close to allow ADA accessible access at the accessible route and HC ramp."
 - 4* The previously approved application (COA 098-16-CA) to rehabilitate the building included an addition that incorporates ADA parking and access at the rear of the building, thereby avoiding any change to the character-defining front and side elevations of the landmark.
 - 5* According to the applicant, the tree which had previously been thought to be a 20" oak on the west side of the property near the van accessible area has been determined to be a maple instead. The correction has been made on the drawing labeled AS-1e dated 4/9/18.

Staff suggests that the committee approve the application.

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) – **10 copies**
- ☐ Additions Greater than 25% of Building Square Footage
- ☒ New Buildings
- ☐ Demo of Contributing Historic Resource
- ☐ All Other
- ☐ Post Approval Review of Conditions of Approval

For Office Use Only

Transaction # _____

File # _____

Fee _____

Amount Paid _____

Received Date _____

Received By _____

Property Street Address: 309 North Blount Street, Raleigh, NC 27601

Historic District: Blount Street

Historic Property/Landmark name: Heck-Andrews House

Owner's Name: North Carolina Association of Realtors, Inc.

Lot size: 0.4 acres

(width in feet) 120

(depth in feet) 144.4

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
Minor Work- N/A	1704707598 NORTH CAROLINA ASSOCIATION OF REALTORS INC 4511 WEYBRIDGE LN GREENSBORO NC 27407-7877
1704705597 NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 116 W JONES ST RALEIGH NC 27603- 1300	1704706906 NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 116 W JONES ST RALEIGH NC 27603-1300
1704707466 NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 116 W JONES ST RALEIGH NC 27603- 1300	1704707707 NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 116 W JONES ST RALEIGH NC 27603-1300
1704709475 UNITED DAUGHTERS OF THE CONFEDERACY NC DIV INC 302 N BLOUNT ST RALEIGH NC 27601-1008	1704800505 NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 116 W JONES ST RALEIGH NC 27603-1300
1704800703 NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 116 W JONES ST RALEIGH NC 27603- 1300	

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: James Grady Architect PLLC, for the NC Association of Realtors

Mailing Address: 129 Sterlingdaire Dr.

City: Cary

State: NC

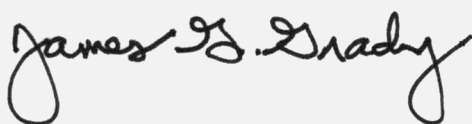
Zip Code: 27511

Date: April 11, 2017

Daytime Phone: (919) 834-5939

Email Address: jim@jgarchitect.net

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 _____

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)
1.4 / p5	The Secretary of the Interior's Standards for Rehabilitation	<p>We are applying for a major work update to the existing Certificate of Appropriateness RHDC 098-16-CA (309 N. Blount Street), approved with conditions; renewed 133-17-MW, to allow removal of two trees that we had hoped to save on the original COA application. As shown on drawing AS-1e, one is the 20" Oak, which further site measurements have shown to be located too close to the New Addition on the site of the former Historic Carriage House and also too close to allow ADA accessible access at the accessible route and HC Ramp. We have also found that we need to remove the diseased 22" Maple as shown on AS-1e to allow for a Turnaround area to be provided beside the existing Driveway in response to Administrative Site Plan Review Comments. As shown on drawing AS-1, we are proposing two replacement Nuttall Oak trees near the (2) trees that need to be removed, and three new Florida Maple street trees along North Street.</p> <p>All previously submitted and approved materials and details submitted for the existing COA application and approval conditions, including paint colors, aluminum pergola, windows, doors, storm windows, foundation, brick sample, and exterior lighting and hvac equipment details, as well as the previous design approach and appearance remain unchanged, as shown in the attached updated descriptions, submittals and drawings from the previously approved existing COA. Existing conditions at the site have not changed since the previous application, as shown in the updated site photos.</p> <p>The Heck-Andrews House is listed on the National Register of Historic Places. All work must comply with the Secretary's Standards, including restoration and renovation of the existing building for office use of the existing 2nd and 3rd floors, A-3 Assembly use (such as weddings and receptions) for the existing first floor and the exterior and site planning for the New Addition (which contains Toilets and Catering Support Spaces for the first floor assembly events).</p>

1.5 / p6	Historic Preservation and Sustainability	The house has remained an un-occupied residential occupancy for many years, and has no existing functional mechanical, plumbing, and electrical systems, or insulation of the building envelope. Therefore, all new, energy – efficient PME systems will be provided at both the existing building and the new addition. An energy-efficient water-source heat pump system with ground loops will be provided to minimize on site hvac equipment and noise. Ductwork will be located at the existing basement and and 2 nd floor ceilings to preserve existing historic fabric. The exterior envelope of the existing historic building will be improved with the addition of historic appearance storm windows and insulation at the attic. A standing seam roof matching the light grey color of the standing seam roof on the existing historic house is planned.
2.3 / p15	Site Features and Plantings	Except for removal of the existing oak, which additional site measurements have determined to be located too close to the New Addition on the site of the former historic Carriage House, making this major work update necessary, and removal of the existing diseased 22" maple at the Turnaround, all existing trees are being preserved and protected, and the existing historic stone fountain circular base at the driveway entrance is being preserved. The existing planted areas adjacent to the house are being preserved or augmented. A new evergreen shrub screen is proposed to screen the new parking area from the North Lawn. At the South Property line, a new evergreen shrub screen is planned to provide enclosure of the small South Lawn area and screen it from the existing parking area at the back of the neighboring Andrews-London house. Two Nuttall Oak trees and shrubbery plantings are proposed along the west side of the driveway to screen the property from the Bath Building to the west. The footprint of the New Addition closely matches the footprint of the historic Carriage House, which was demolished in 1998. Alternate #1 for an Aluminum Pergola will provide softening of the east wall of the New Addition at the South Lawn, beside the existing South Porch, if the budget allows.
2.5 / p19	Walkways, Driveways, and Offstreet Parking	The existing driveway paving area is being expanded, utilizing matching cobblestone weaved concrete pavers to be extended into the existing mulched parking area at the North Lawn to provide for three parking spaces with a Turnaround west of the Existing Driveway. An accessible route is being provided from the existing sidewalk beside the Existing Driveway at North Street to the accessible entrance which begins at the HC Ramp at the northwest corner of the New Addition.
2.7 / p23	Lighting	Recessed down-lights are proposed at the existing porches. Historic reproduction pole mounted light fixtures, similar in appearance, but of a smaller scale to the fixtures at the nearby governor's mansion, are planned at the locations indicated on the Site Plan AS-1. Wall mounted recessed lights directed downward are proposed along the HC Ramp at the New Addition.

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" 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.	Yes				

Minor Work (staff review) – 1 copy					
Major Work (COA Committee review) – 10 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 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 <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 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 Label Creator to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

COA Application- Project Description

Heck-Andrews House Renovations

The Heck-Andrews House Renovations Project Work includes restoration and renovation of the existing building interiors for office use of the existing 2nd and 3rd floors and Assembly uses, such as weddings and receptions, for the existing first floor interiors and New Addition (which contains Toilets and Catering Support Spaces for the first floor assembly events). The renovated basement interiors will be utilized for storage. The renovated 2nd floor will be occupied by the North Carolina Association of Realtors (New Owner). The 3rd floor office suite will be leased out.

The footprint of the New Addition closely follows the location of the former Carriage House, which was demolished in 1998. The design of the New Addition makes historical references to the former Carriage House in its massing, former 1st story garage roof profile, North And South Porch and Entry Locations, and in the perimeter accessible ramp and Deck at the east and south sides of the building where overhanging porch areas existed on the former Carriage House.

The existing driveway paving area is being expanded, utilizing matching cobblestone weaved concrete pavers to the North Lawn area to provide for three new parking spaces. This area has already been marked off for temporary parking on the existing site. A Turnaround space is being provided at the west side of the drive. An accessible route is being provided from the existing sidewalk beside the Existing Driveway at North Street to the accessible entrance which begins at the HC Ramp at the northwest corner of the New Addition.

A new evergreen shrub screen is planned to screen the new parking area from the North Lawn. At the South Property line, a new evergreen shrub screen is planned to provide enclosure of the small South Lawn area and screen it from the existing parking area at the back of the neighboring Andrews-London house. Two Nuttall Oak trees and shrubbery plantings are proposed along the west side of the driveway to screen the property from the Bath Building to the west.

Alternate #1, for an Aluminum Pergola, will provide softening of the east wall of the New Addition at the South Lawn, beside the existing South Porch, if the budget allows.

Recessed down-lights are proposed for lighting the existing porches. Historic reproduction pole mounted light fixtures, similar in appearance, but of a smaller scale to the fixtures at the nearby governor's mansion, are planned at the locations indicated on Site Plan AS-1. Wall mounted recessed lights directed downward are proposed along the HC Ramp at the New Addition.

COA Application- Materials Listing Heck-Andrews House Renovations

Also See Architectural Drawings A-5, A-6, A-7, A-8 Materials And Colors

Wood: All new wood siding, trim, and moldings shall match materials, colors, color configurations, and historic profiles at the existing Heck-Andrews House.

Brick & Mortar: All new brick and mortar shall match existing historic brick and mortar at the Heck-Andrews House.

Standing Seam Roofing: All new standing seam roofing shall match exist. Heck-Andrews House standing seam roofing color and profiles.

Metal Guardrails: New guardrails shall be galvanized steel, painted Color 3 (historic sash color).

Metal Handrails: New handrails shall be painted Schedule 40 galvanized steel, painted Color 3 (historic sash color).

**COA Application- Photographs Of Existing HAH Conditions And
Former Carriage House (Demolished 1998)
Heck-Andrews House Renovations**

Heck-Andrews House Existing Conditions- April, 2018



Existing Heck-Andrews House East Elevation From N. Blount Street



Existing Heck-Andrews House North & East Elevations
From Corner Of North And Blount Streets



Existing Heck-Andrews House North Elevation From North St.



Existing Magnolia to Remain (Left); Diseased 22" Maple To Be Removed (Center Left) and 20" Oak To Be Removed (Center Right)



Existing Magnolia to Remain (Left); Diseased 22" Maple To Be Removed (Center Left) and 20" Oak To Be Removed (Right At Retaining Wall)



Existing Heck-Andrews House West Elevation



Existing Heck Andrews House South Yard And South/East Elevation
From N. Blount St., With Neighboring Andrews-London House



Existing Heck-Andrews House Standing Seam Roof Color And Profile

Photos Of Former Carriage House (Demolished 1998)



North Elevation Of Former Carriage House



Partial East Elevation Of Former Carriage House And South Elevation Of Previously Enclosed Heck-Andrews House South Porch

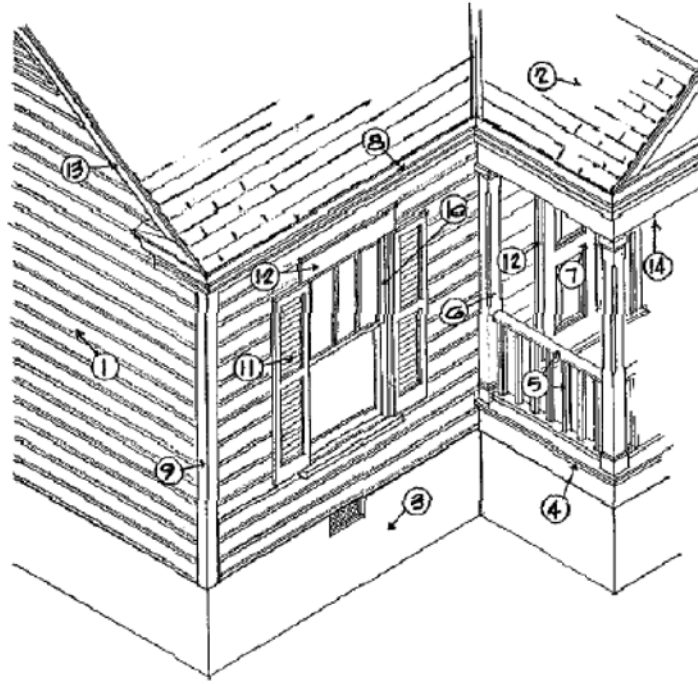


East Elevation Of Former Carriage House, Partial South Elevation Of Previously Enclosed Heck-Andrews House South Porch, And Partial North Elevation At Back Porch Of Andrews-London House



South Elevation Of Former Carriage House (Demolished 1998) From Parking Area At Andrews-London House

Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule


Applicant

James Grady, Architect for the North Carolina Association of Realtors (Owner)

Address

James Grady, PhD, AIA, James Grady Architect Inc, 202 Hillcrest Rd. Raleigh, NC 27605

Paint Manufacturer (Please submit color chips with this schedule) SEE COA Appendix 1- Exterior Finish Color Definitions

Color Schedule

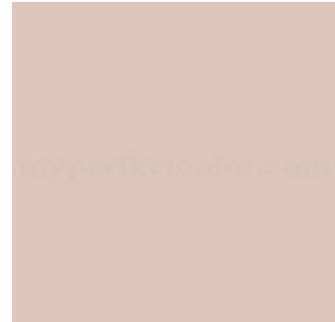
1	Body of House	Color 1- Base Color- Shall Match Existing HAH Historic Base Color
2	Roofing	Color 5- Standing Seam Metal Roofing Shall Match Existing Standing Seam Roof Color & Profile
3	Foundation	Brick - Shall Match Existing Historic HAH Brick & Mortar
4	Porch Floor	Color 6- Battleship Grey, Shall Match Existing HAH Porch Flooring Color
5	Railing	Black - Typical At All New Addition Metal Handrails & Guardrails - Color 3- HAH Sash Color
6	Columns	Color 2- Trim Color- Shall Match Existing Historic HAH Trim Color
7	Entrance Door	Mahogany Graining- Base: Color 4, Graining: Color 3- Shall Match Exist. Historic HAH Door Graining
8	Cornice	Color 2- Trim Color- Shall Match Existing Historic HAH Trim Color
9	Corner Boards	Color 2- Trim Color- Shall Match Existing Historic HAH Trim Color
10	Window Sash	Color 3- Sash Color- Shall Match Existing Historic HAH Sash Color
11	Shutter	Not Applicable
12	Door & Window Trim	Color 2- Trim Color- Shall Match Existing Historic HAH Trim Color
13	Rake	Color 2- Trim Color- Shall Match Existing Historic HAH Trim Color
14	Porch Ceiling	Color 2- Trim Color- Shall Match Existing Historic HAH Trim Color
15	Other	See Submitted Plan & Elevation Drawings

COA Application Appendix 1 - Heck-Andrews House Renovations

Exterior Finish Color Definitions

(All Munsell specified paint colors shall match samples from Munsell Labs)

Paint 'Color 1', Base Color, shall be: As shown in Historic Finishes Analysis as Munsell 2.5YR 8/2, Original 1902 medium cream-rose base color.



Paint 'Color 2', Trim Color, shall be: As shown in Historic Finishes Analysis as Munsell 5GY 4/2, Original 1902 dark green-yellow accent color.



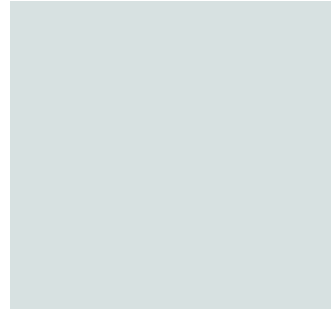
Paint 'Color 3', Sash Color, shall be: As shown in Historic Finishes Analysis as Munsell 10R 3/6, Original 1902 sash color.



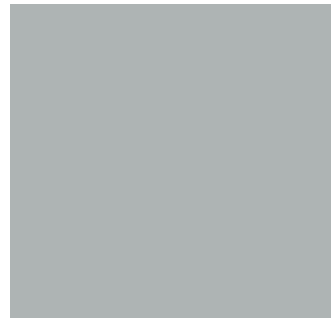
Paint 'Color 4' shall be: As shown in Historic Finishes Analysis as Munsell 5R 5/8, Original 1902 Mahogany grained door base color.



Paint 'Color 5', Standing Seam Roof Color, shall be: Satin Grey Metal Color to match weathered Terne Coated Stainless steel at Heck-Andrews House existing standing seam roof areas.



Paint 'Color 6', Porch Flooring Color, shall be: Battleship Grey, to match existing Heck-Andrews House Porch flooring.



NOTE: All finish colors shall be approved by the Architect, the Owner, the Raleigh Historic Districts Commission, and the State Of North Carolina Historic Preservation Office.



DESIGN
CONCEPTS

Community + Landscape Architects

April 26, 2018

Jim Grady, PhD, AIA
James Grady Architect, PLLC
129 Sterlingdaire Drive
Cary, NC 27511

Re: Trees for Removal at Heck Andrews House

Dear Jim:

In response to your request for a letter regarding the condition of two trees proposed for removal at the Heck Andrews house at 309 N. Blount Street in Raleigh I visited the site today and inspected the trees in their current condition.

The trees are located along the west property line, and are the southern-most two of a line of trees running north and south just west of the existing driveway. The two trees of concern are shown adjacent to the house in the photo below. The tree farthest to the left is the most southerly of the two discussed here. The one to its right is the other tree of concern.



The southernmost tree is identified on the original survey as a 20" Maple. There was some question earlier that this might be an Oak instead of a Maple, largely due to its form and bark, which are very different from the two Maples north of it in the row. After inspecting it in full leaf today, I believe it is actually a Black Maple (*Acer nigrum*), which is a subspecies of Sugar Maple and exhibits darker, more furrowed bark than the regular Sugar Maple. This probably led to the confusion. These Maples hybridize quite a bit, so variations in form occur from one to another, making exact identification a little more difficult. The tree is also outside of the normal range for Black Maples, but seems to be doing quite well. This tree appears to be in good health and form.

The second tree of concern lies approximately 28 feet to the north and is labeled as a 20" Oak on the original survey, but in my opinion is actually a Red Maple. This error in labeling on the survey contributed to the earlier confusion regarding the species of the tree to the south just discussed above by leading to speculation that the labels were reversed on the survey. This tree is in very poor condition, as shown in the images below, with a large, deep cavity running up the trunk on its west side and spalling bark on much of its trunk and branches. I would consider this tree a hazard at this time, especially given its location adjacent to the driveway.



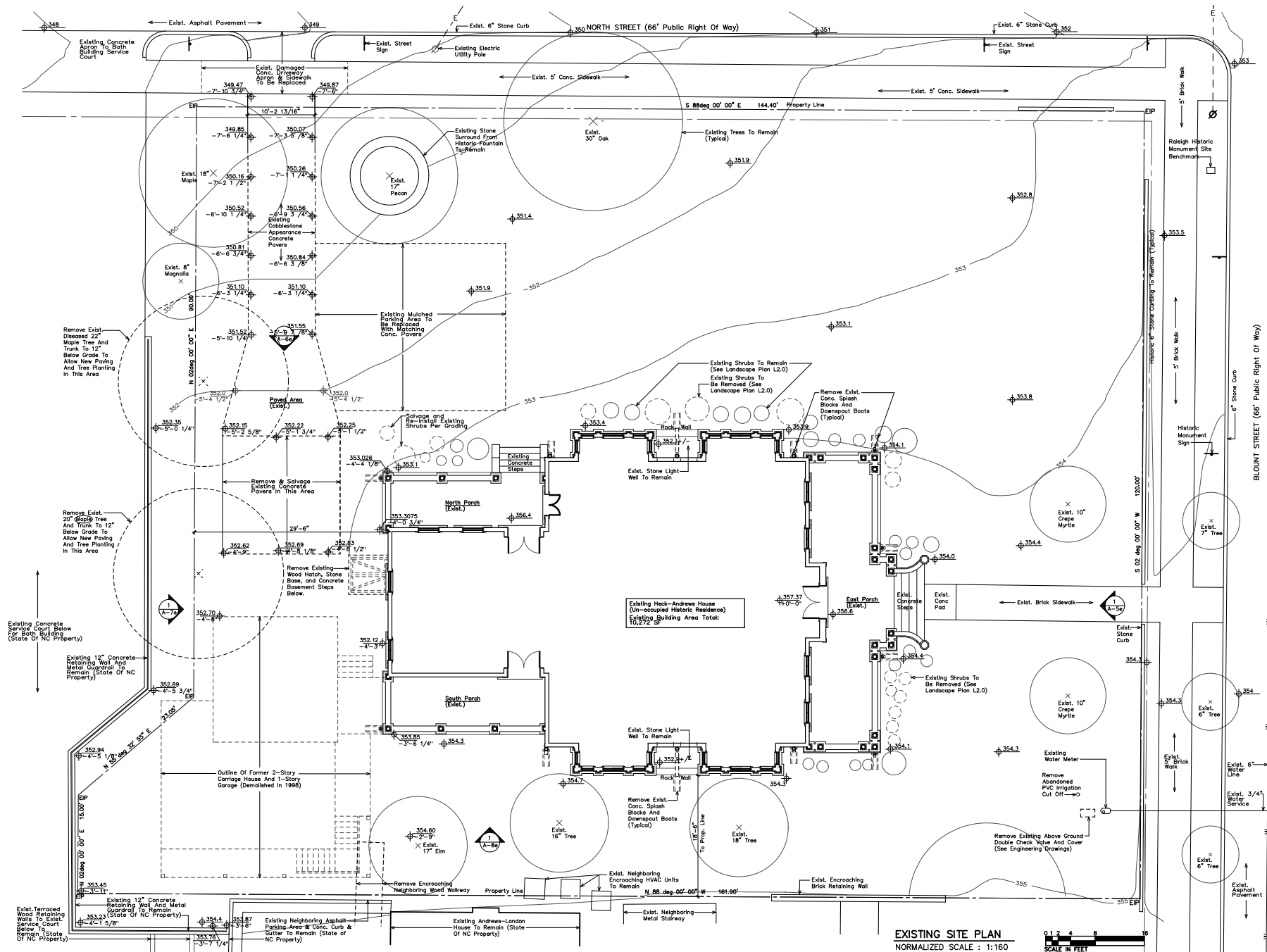
I hope this summary provides the information needed at this time.

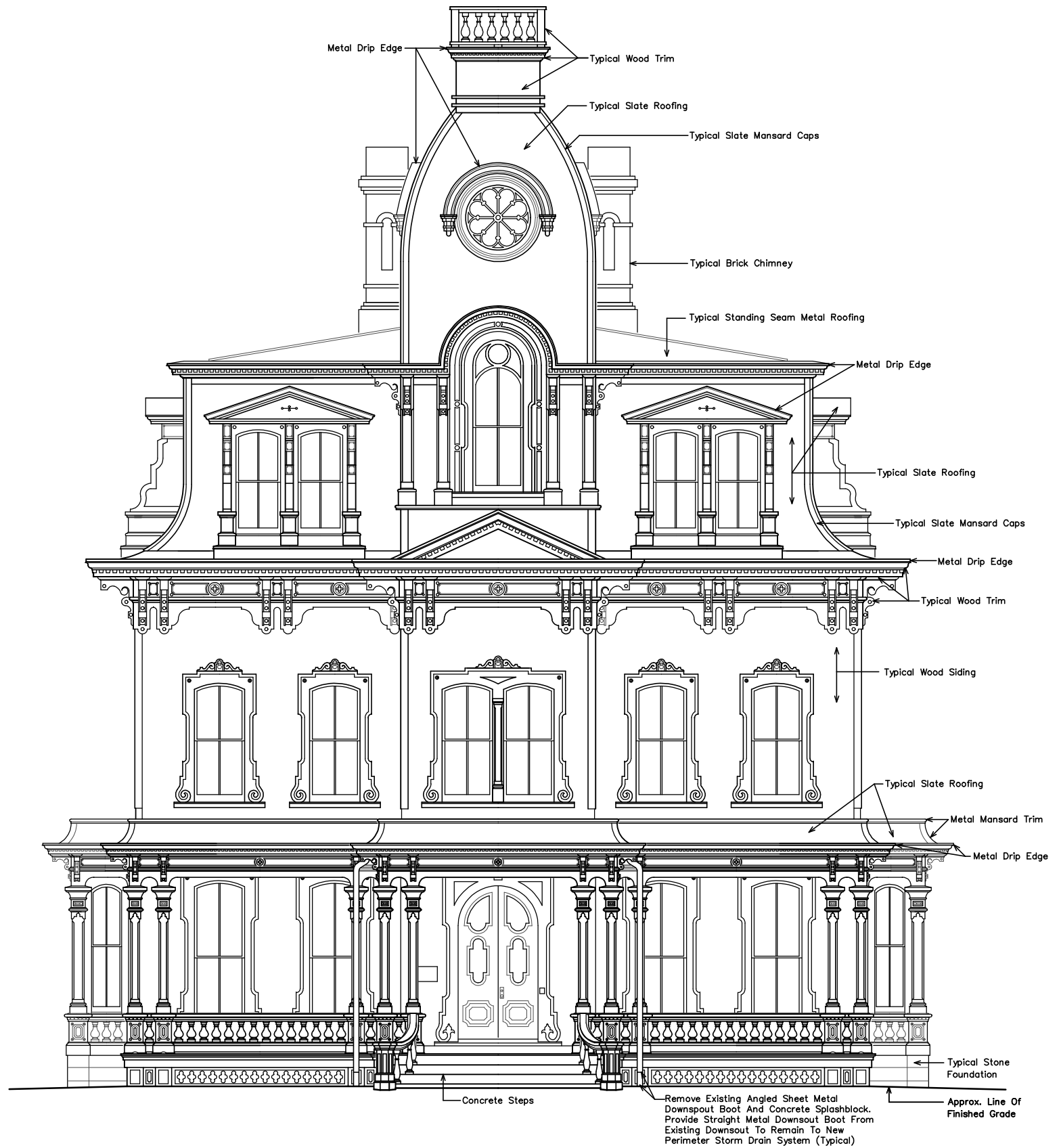
Very Truly Yours,



Robby Layton, PhD, FASLA
North Carolina Landscape Architect #1815
Principal
Rob@dcla.net
Phone: 303-817-6898

April 26, 2018





DRAWINGS SUPPORTING
CERTIFICATE OF
APPROPRIATENESS APPLICATION
TO THE CITY OF RALEIGH, NC

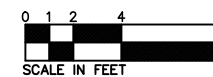
DRAWN BY: JGG
DATE: 9 APR 2018

PEN TABLE:
jgg 11x17-8

PROJECT: Heck-Andrews House Renovations
309 NORTH BLOUNT ST RALEIGH, NC 27601

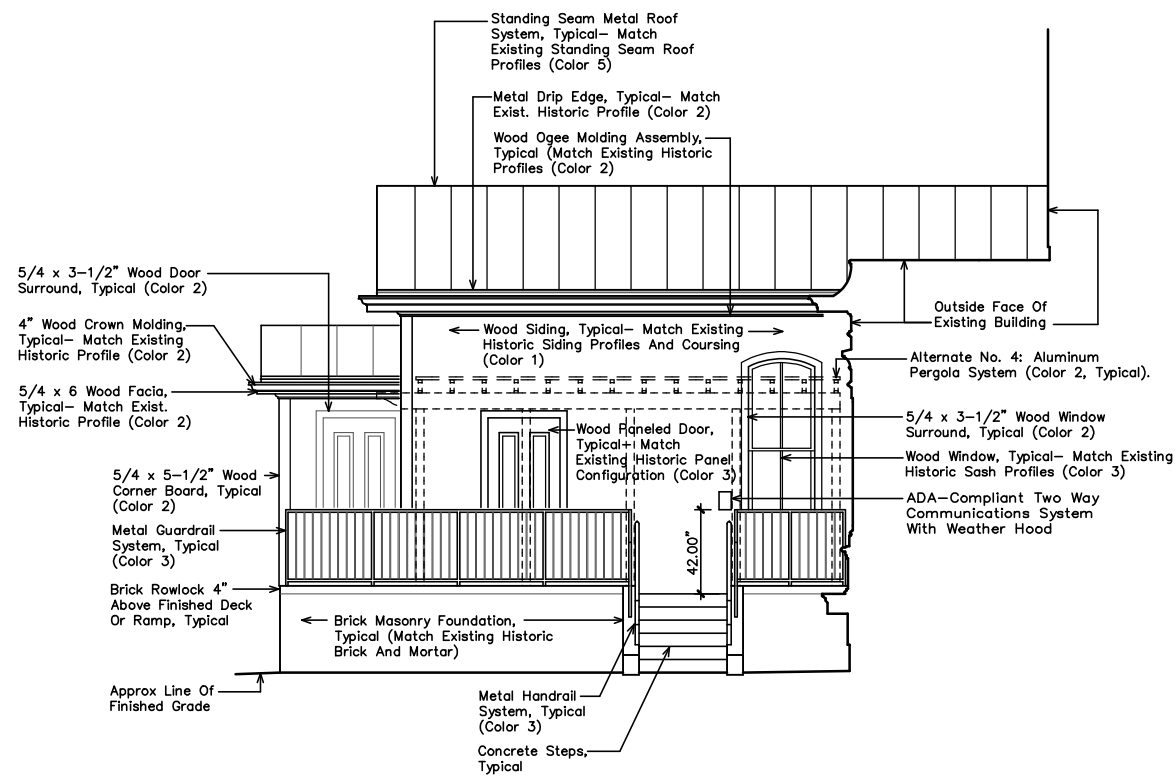
OWNER: North Carolina Association of Realtors

EXISTING EAST BUILDING ELEVATION
SCALE : 1/8" = 1'-0"



James Grady Architect PLLC
129 STERLINGDAIRE DR CARY, NC 27511
Phone: (919) 834-5939 Fax: (919) 834-5939
E-mail: jim@jgarchitect.net

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DRAWINGS SUPPORTING
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TO THE CITY OF RALEIGH, NC

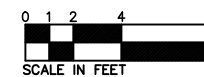
DRAWN BY: JGG
DATE: 9 APR 2018

PEN TABLE:
jgg 11x17-8

PROJECT: Heck—Andrews House Renovations
309 NORTH BLOUNT ST RALEIGH, NC 27601

OWNER: North Carolina Association of Realtors

EAST BUILDING ELEVATION— RENOVATION AND ADDITION
SCALE : 1/8" = 1'-0"



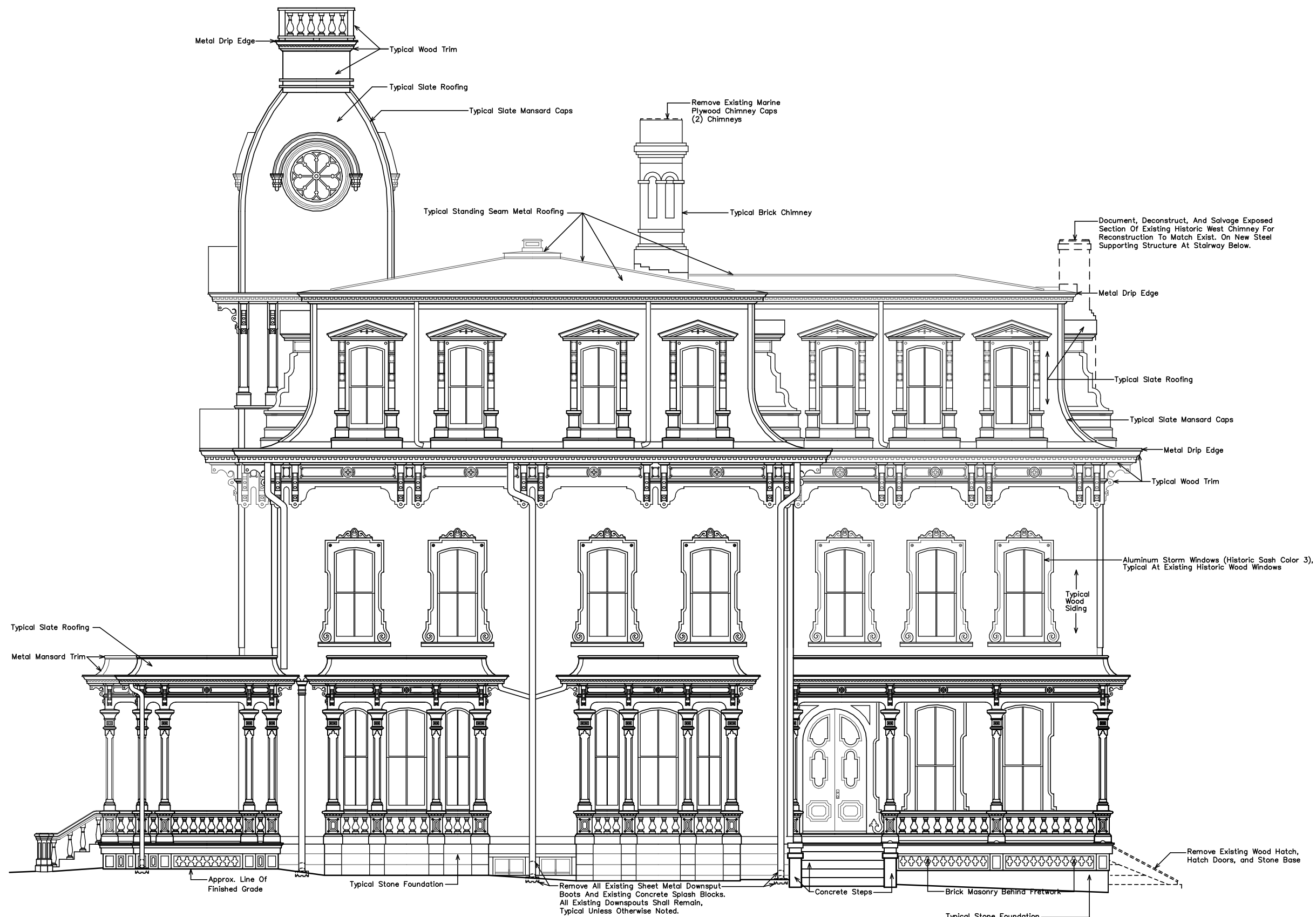
James Grady Architect PLLC

129 STERLINGDAIRE DRIVE CARY, NC 27511

Phone: (919) 834-5939 Fax: (919) 834-5939

E-mail: jim@jgarchitect.net

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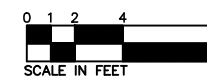
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Jga 11x17-8

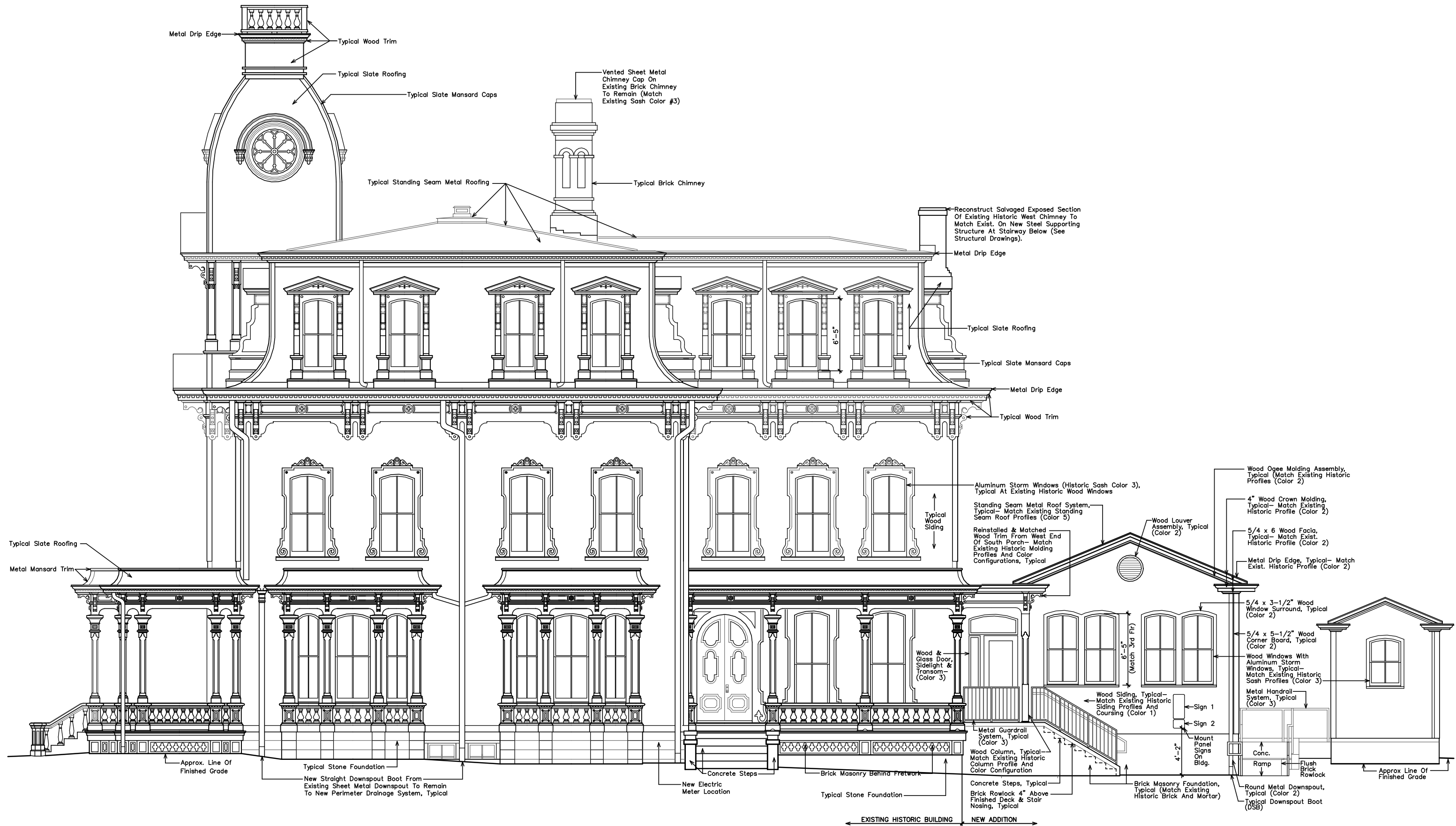
PROJECT: Heck-Andrews House Renovations
309 NORTH BLOUNT ST RALEIGH, NC 27601
OWNER: North Carolina Association of Realtors

EXISTING NORTH BUILDING ELEVATION
SCALE : 1/8" = 1'-0"



James Grady Architect PLLC
129 STERLINGDAIRE DRIVE CARY, NC 27511
Phone: (919) 834-5939 Fax: (919) 834-5939
E-mail: jim@jgarchitect.net

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DRAWN BY: JGG
DATE: 9 APR 2018

PEN TABLE:
jga 11x17-8

PROJECT: Heck-Andrews House Renovations
309 NORTH BLOUNT ST RALEIGH, NC 27601

OWNER: North Carolina Association of Realtors

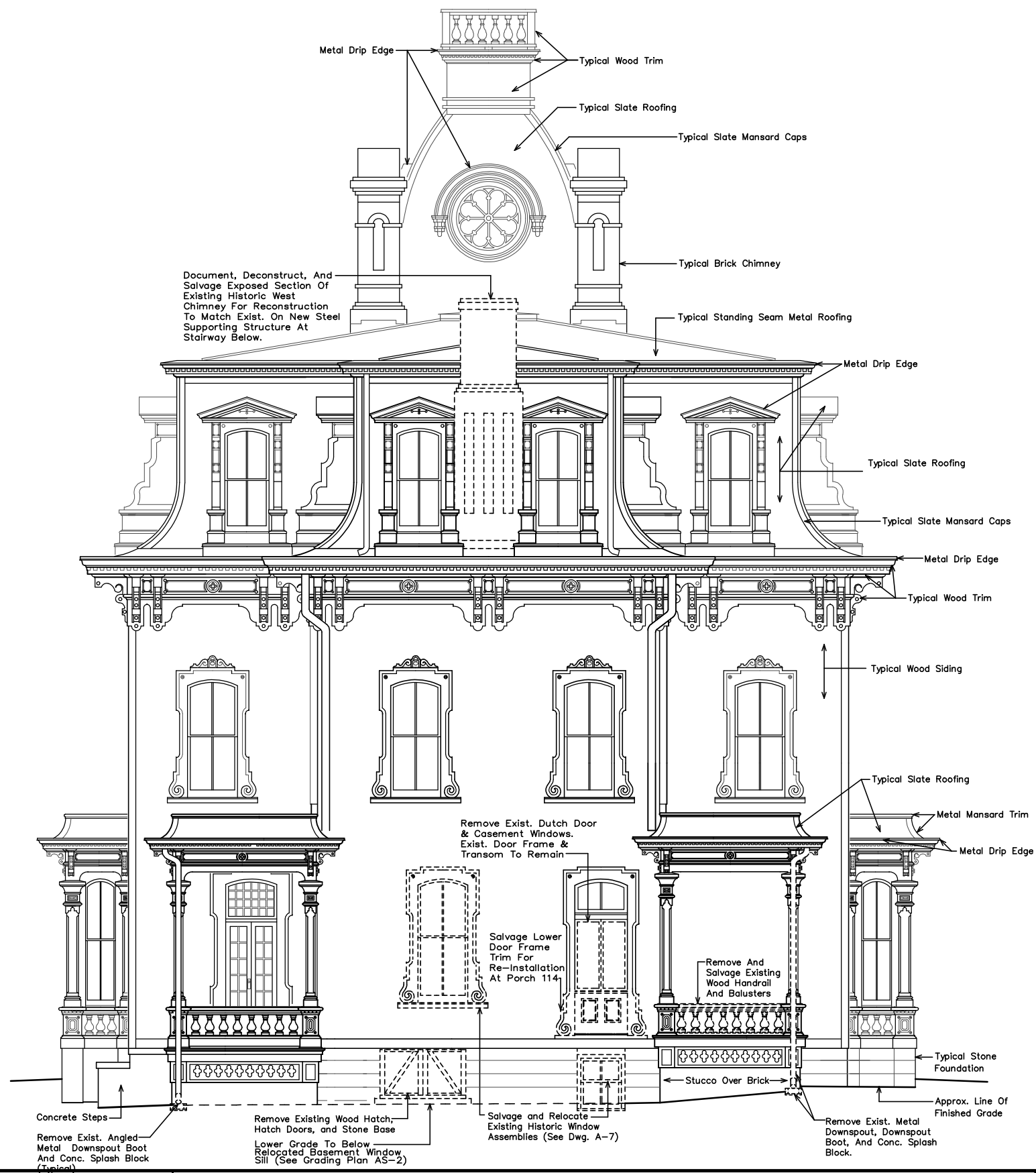
NORTH BUILDING ELEVATION— RENOVATION AND ADDITION

SCALE : 1/8" = 1'-0"

0 1 2 4 8
SCALE IN FEET

James Grady Architect PLLC
129 STERLINGDAIRE DRIVE CARY, NC 27511
Phone: (919) 834-5939 Fax: (919) 834-5939
E-mail: jim@jgarchitect.net

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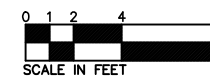
DRAWINGS SUPPORTING
CERTIFICATE OF
APPROPRIATENESS APPLICATION
TO THE CITY OF RALEIGH, NC

DRAWN BY: JGG
DATE: 9 APR 2018

PEN TABLE:
jgo 11x17-8

PROJECT: Heck-Andrews House Renovations
309 NORTH BLOUNT ST RALEIGH, NC 27601
OWNER: North Carolina Association of Realtors

EXISTING WEST BUILDING ELEVATION
SCALE : 1/8" = 1'-0"



James Grady Architect PLLC
129 STERLINGDAIRE DRIVE CARY, NC 27511
Phone: (919) 834-5939 Fax: (919) 834-5939
E-mail: jim@jgarchitect.net

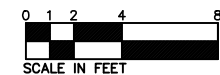
A-7e



DRAWINGS SUPPORTING
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APPROPRIATENESS APPLICATION
TO THE CITY OF RALEIGH, NC
DRAWN BY: JGG
DATE: 9 APR 2018
PEN TABLE:
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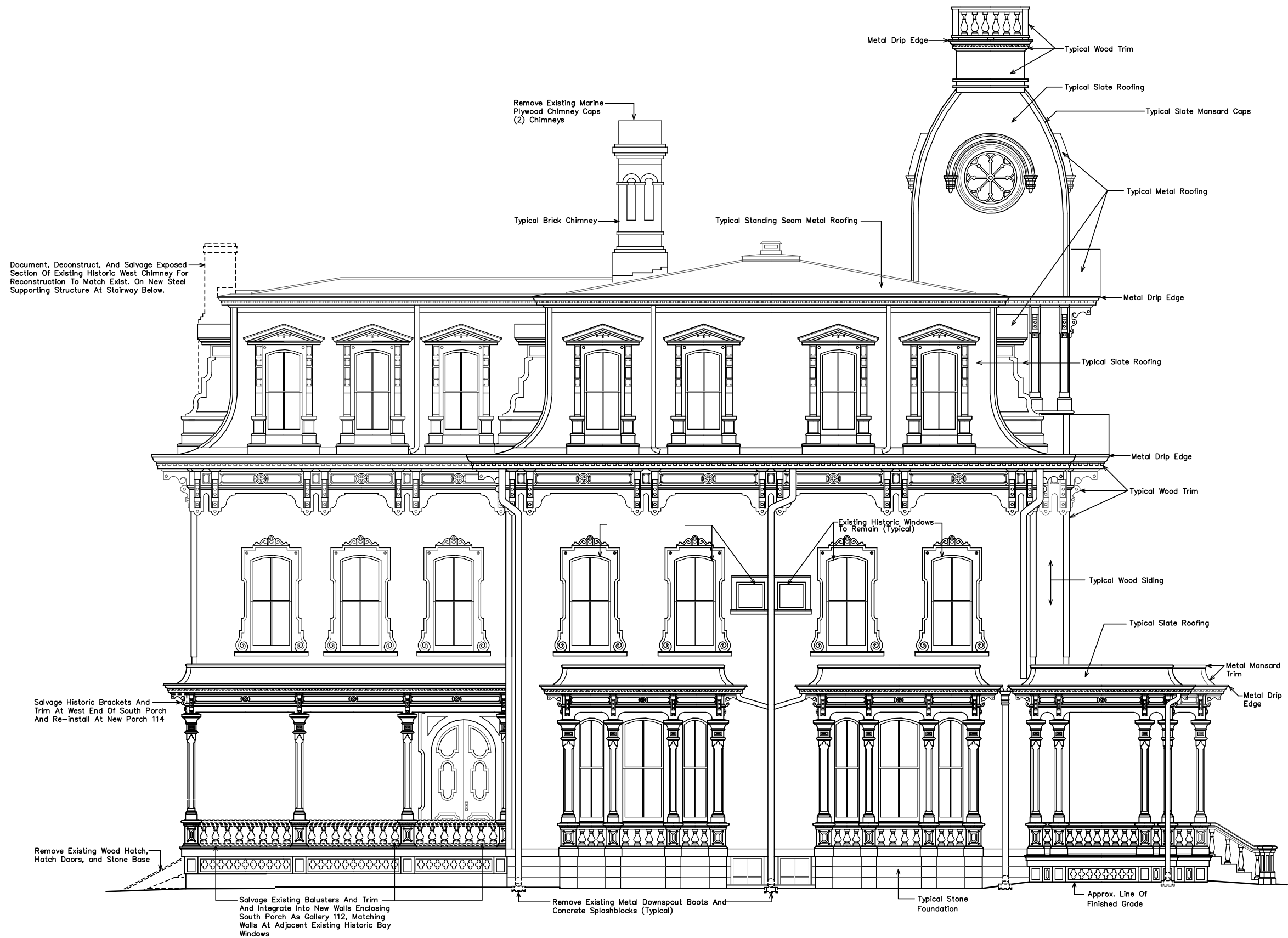
PROJECT: Heck-Andrews House Renovations
309 NORTH BLOUNT ST RALEIGH, NC 27601
OWNER: North Carolina Association of Realtors

WEST BUILDING ELEVATION- RENOVATION AND ADDITION
SCALE : 1/8" = 1'-0"



James Grady Architect PLLC
129 STERLINGDAIRE DRIVE CARY, NC 27511
Phone: (919) 834-5939 Fax: (919) 834-5939
E-mail: jim@jgarchitect.net

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DRAWINGS SUPPORTING
CERTIFICATE OF
APPROPRIATENESS APPLICATION
TO THE CITY OF RALEIGH, NC

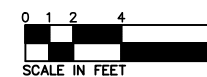
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DATE: 9 APR 2018

PEN TABLE:
jga 11x17-8

PROJECT: Heck-Andrews House Renovations
309 NORTH BLOUNT ST RALEIGH, NC 27601

OWNER: North Carolina Association of Realtors

EXISTING SOUTH BUILDING ELEVATION
SCALE : 1/8" = 1'-0"



James Grady Architect PLLC
129 STERLINGDAIRE DRIVE CARY, NC 27511
Phone: (919) 834-5939 Fax: (919) 834-5939
E-mail: jim@jgarchitect.net

A-8e



DRAWINGS SUPPORTING
CERTIFICATE OF
APPROPRIATENESS APPLICATION
TO THE CITY OF RALEIGH, NC

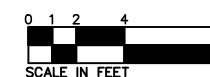
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DATE: 9 APR 2018

PEN TABLE:
jga 11x17-8

PROJECT: Heck-Andrews House Renovations
309 NORTH BLOUNT ST RALEIGH, NC 27601

OWNER: North Carolina Association of Realtors

SOUTH BUILDING ELEVATION- RENOVATION AND ADDITION
SCALE : 1/8" = 1'-0"



James Grady Architect PLLC
129 STERLINGDAIRE DRIVE CARY, NC 27511
Phone: (919) 834-5939 Fax: (919) 834-5939
E-mail: jim@jgarchitect.net

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