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
Submission date + 90 days: 7/11/2018
Meeting Date(s):
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:
  o 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
  o 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

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.3</td>
<td>Site Features and Plantings</td>
<td>Remove two trees; plant five trees</td>
</tr>
</tbody>
</table>

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
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).

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
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<tr>
<td>Minor Work- N/A</td>
<td>1704707598 NORTH CAROLINA ASSOCIATION OF REALTORS INC 4511 WEYBRIDGE LN GREENSBORO NC 27407-7877</td>
</tr>
<tr>
<td>1704705597 NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 116 W JONES ST RALEIGH NC 27603-1300</td>
<td>1704706906 NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 116 W JONES ST RALEIGH NC 27603-1300</td>
</tr>
<tr>
<td>1704707466 NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 116 W JONES ST RALEIGH NC 27603-1300</td>
<td>1704707707 NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 116 W JONES ST RALEIGH NC 27603-1300</td>
</tr>
<tr>
<td>1704709475 UNITED DAUGHTERS OF THE CONFEDERACY NC DIV INC 302 N BLOUNT ST RALEIGH NC 27601-1008</td>
<td>1704800505 NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 116 W JONES ST RALEIGH NC 27603-1300</td>
</tr>
<tr>
<td>1704800703 NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 116 W JONES ST RALEIGH NC 27603-1300</td>
<td></td>
</tr>
</tbody>
</table>
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@garchitect.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 __________________

Brief Description of Work (attach additional sheets as needed)

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

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work</th>
</tr>
</thead>
</table>
| 1.4 / p5     | The Secretary of the Interior’s Standards for Rehabilitation | 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.

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.

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).
### 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 2nd 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.

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.

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.

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.

### Site Features and Plantings

- **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.

### 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.**

---

**TO BE COMPLETED BY APPLICANT**

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.

<table>
<thead>
<tr>
<th>YES</th>
<th>N/A</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>YES</td>
</tr>
</tbody>
</table>

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**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:** ______________________
### 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.)

2. **Description of materials** (Provide samples, if appropriate)

3. **Photographs** of existing conditions are required. Minimum image size 4” x 6” as printed. Maximum 2 images per page.

4. **Paint Schedule** (if applicable)

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.

6. **Drawings** showing existing and proposed work
   - Plan drawings
   - Elevation drawings showing the façade(s)
   - Dimensions shown on drawings and/or graphic scale (required)
   - 11” x 17” or 8-1/2” x 11” reductions of full-size drawings. If reduced size is so small as to be illegible, make 11” x 17” or 8-1/2” x 11” snap shots of individual drawings from the big sheet.

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.

8. **Fee** *(See Development Fee Schedule)*
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 2\textsuperscript{nd} and 3\textsuperscript{rd} 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 2\textsuperscript{nd} floor will be occupied by the North Carolina Association of Realtors (New Owner). The 3\textsuperscript{rd} 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 1\textsuperscript{st} 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 Turnarounds 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 existing 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

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

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


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.
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