133-16-CA
210 N STATE STREET
(LEMUEL & JULIA DELANY HOUSE)
RALEIGH HISTORIC LANDMARK

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
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 to 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.
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 3
PROPOSED EAST ELEVATION
(REAR)

EXISTING EAST ELEVATION
(REAR)
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

For Office Use Only
Transaction # 483001
File # 133-101110 CA
Fee $147.00
Amount Paid $147.00
Received Date 8/16/10
Received By

☐ 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

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’

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:

<table>
<thead>
<tr>
<th>Property Address</th>
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<tr>
<td>*309 N. Tarboro St.</td>
<td>1114 E. Lane St.</td>
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<td>*311 N. Tarboro St.</td>
<td>**1201 E. Lane St.</td>
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<td>***219 N. Tarboro St.</td>
<td>**302 N. State St.</td>
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<td>***1203 E. Lane St.</td>
<td>305 N. State St.</td>
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<td>213 N. Tarboro St.</td>
<td>1113 E. Lane St.</td>
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<td>208 N. State St.</td>
<td>215 N. Tarboro St.</td>
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<tr>
<td>206 N. State St.</td>
<td>*, *<em>, *** share ownership (</em> = 1 owner, ** = 1 owner)</td>
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<tr>
<td>211 N. State St.</td>
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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

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

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<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
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<td>See Additional</td>
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See Additional Scope of Work Sheet

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Office Use Only

- Type of Work:  
  - 71, 63, 40, 29  
  - 29, 57, 16, 99, 80  
  - 15, 39, 16, 89, 51
**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_________________________**

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<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
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<td>Attach 8-1/2&quot; x 11&quot; 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.</td>
<td>YES N/A YES NO N/A</td>
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<td><strong>Minor Work (staff review) – 1 copy</strong></td>
<td></td>
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<tr>
<td><strong>Major Work (COA Committee review) – 13 copies</strong></td>
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<td>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.)</td>
<td>NO</td>
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<td>2. Description of materials (Provide samples, if appropriate)</td>
<td>NO</td>
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<td>3. Photographs of existing conditions are required.</td>
<td>NO</td>
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<td>4. Paint Schedule (if applicable)</td>
<td>NO</td>
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<tr>
<td>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.</td>
<td>NO</td>
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<td>6. Drawings showing proposed work</td>
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<td>□ Plan drawings</td>
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<td>□ Elevation drawings showing the new façade(s)</td>
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<td>□ Dimensions shown on drawings and/or graphic scale</td>
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<td>□ 8-1/2&quot; x 11&quot; or 11&quot; x 17&quot; reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2&quot; x 11&quot; or 11&quot; x 17&quot; snap shots of individual drawings on the big sheet.</td>
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<td>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.</td>
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<td>8. Fee (See Development Fee Schedule)</td>
<td>YES</td>
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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
• 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
  o #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.
o #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.

o #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.

o #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
AS-IS 2/12

EXISTING RIGHT SIDE ELEVATION

EXISTING LEFT SIDE ELEVATION