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## 133-16-CA

210 N STATE STREET  
(LEMUEL & JULIA DELANY HOUSE)

RALEIGH HISTORIC  
LANDMARK

0 25 50 100 Feet



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

**APPLICANT:**  
NORTH STATE STREET LLC



# Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services  
Customer Service Center  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
eFax 919-996-1831



<input type="checkbox"/> Minor Work (staff review) – 1 copy <input checked="" type="checkbox"/> Major Work (COA Committee review) – 13 copies <ul style="list-style-type: none"> <li><input type="checkbox"/> Additions Greater than 25% of Building Square Footage</li> <li><input type="checkbox"/> New Buildings</li> <li><input checked="" type="checkbox"/> Demo of Contributing Historic Resource</li> <li><input checked="" type="checkbox"/> All Other</li> </ul> <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;"><b>For Office Use Only</b></p> Transaction # <u>483001</u> File # <u>133-116-CA</u> Fee <u>\$ 147<sup>00</sup></u> Amount Paid <u>\$ 147<sup>00</sup></u> Received Date <u>8/8/16</u> Received By <u>[Signature]</u>
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Property Street Address: 210 N. State Street

Historic District: N/A

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

Owner's Name: North State Street LLC

Lot size	(width in feet) 53'	(depth in feet) 148'
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For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys:

Property Address	Property Address
*309 N. Tarboro St.	1114 E. Lane St.
*311 N. Tarboro St.	**1201 E. Lane St.
***219 N. Tarboro St.	**302 N. State St.
***1203 E. Lane St.	305 N. State St.
213 N. Tarboro St.	1113 E. Lane St.
208 N. State St.	215 N. Tarboro St.
206 N. State St.	* , ** , *** share ownership (* = 1 owner, ** = 1 owner)
211 N. State St.	

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

Applicant: North State Street LLC

Mailing Address: 310 Heck Street

City: Raleigh

State: NC


Zip Code: 27601

Date: 8/8/16

Daytime Phone: 919-398-3927

Email Address: stuart@fivehorizonsdevelopment.com

Applicant Signature:



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

Yes  No

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

**Design Guidelines** - Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
See Additional	Sheets	See Additional Scope of Work Sheet



**Minor Work Approval (office use only)**

Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until \_\_\_\_\_. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) \_\_\_\_\_ Date \_\_\_\_\_

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.  Minor Work (staff review) – 1 copy  Major Work (COA Committee review) – 13 copies ✓			✓		
1. <b>Written description.</b> 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. <b>Description of materials</b> (Provide samples, if appropriate)	<input type="checkbox"/>		✓		
3. <b>Photographs</b> of existing conditions are required.	<input checked="" type="checkbox"/>		✓		
4. <b>Paint Schedule</b> (if applicable)  AS IS	<input type="checkbox"/>	<input type="checkbox"/>			0
5. <b>Plot plan</b> (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. <b>Drawings showing proposed work</b> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale <input type="checkbox"/> 8-1/2" x 11" or 11" x 17" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" or 11" x 17" snap shots of individual drawings on the big sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
7. <b>Stamped envelopes</b> addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. <b>Fee</b> (See <u>Development Fee Schedule</u> )	<input checked="" type="checkbox"/>		✓		

## 210 N. State Street – Major COA Scope of Work

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



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



- #3 – Shrub / Hedge Removal





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



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



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

- Repair / Rehabilitate Existing Structure

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



-



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





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

Existing Elevations



Front (West) Elevation



Left (North) Elevation 1 of 2





Left (North) Elevation 2 of 2



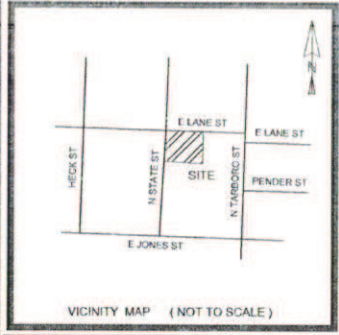
Rear (East) Elevation





Right (South) Elevation

# PLOT PLAN



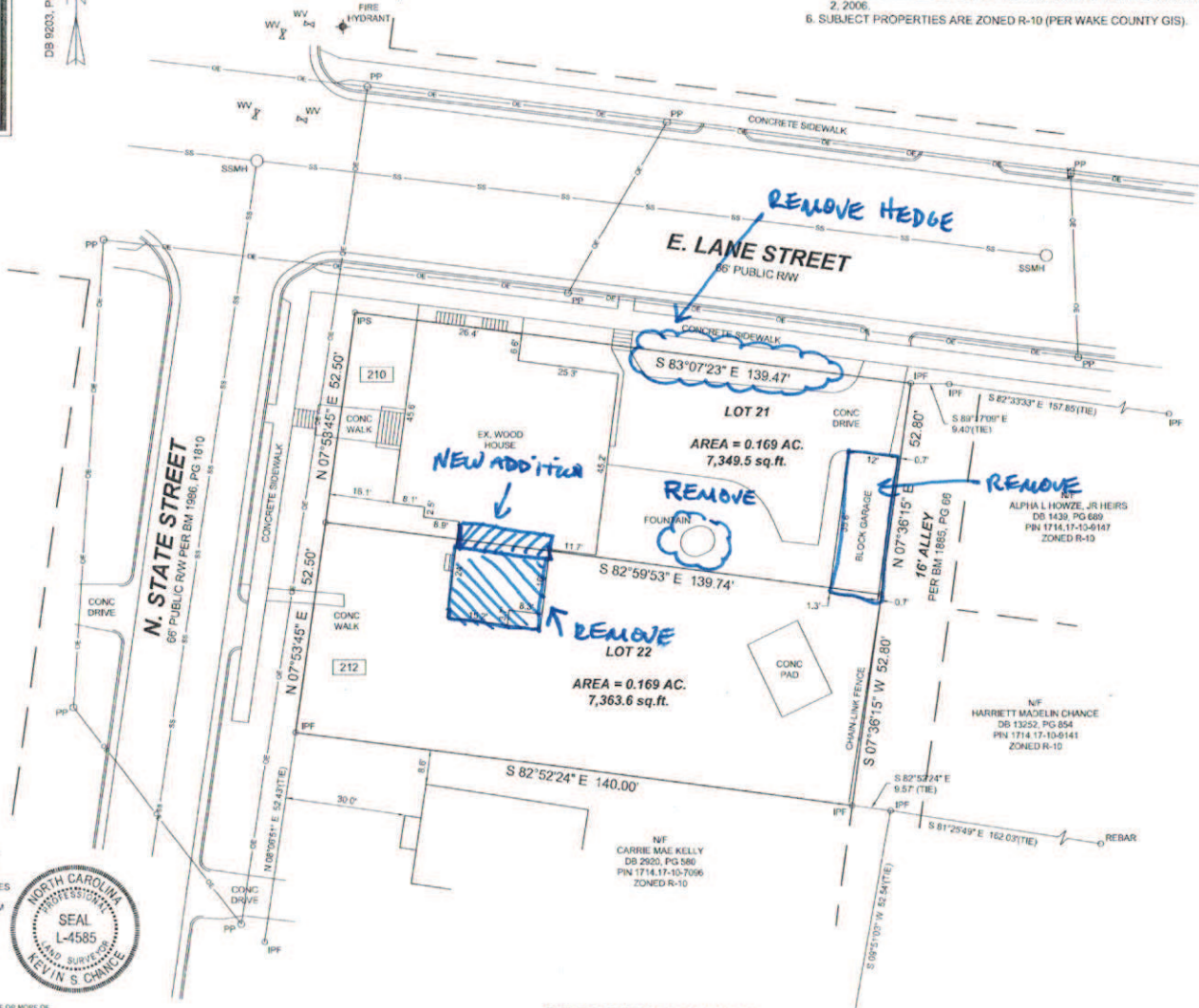
## PRELIMINARY MAP

NOT FOR SALES, CONVEYANCES OR RECORDING

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

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

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



## PRELIMINARY MAP

NOT FOR SALES, CONVEYANCES OR RECORDING



STATE OF NORTH CAROLINA  
 WAKE COUNTY  
 I, KEVIN S. CHANCE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME (OR UNDER MY DIRECT SUPERVISION) - (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_) THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000+ THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.  
 WITNESS MY HAND AND SEAL THIS 15TH DAY OF JULY, 2016.  
 \_\_\_\_\_ P.L.S. 4585 (N.C.)



- I, KEVIN S. CHANCE, PROFESSIONAL LAND SURVEYOR NO. L-4585, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED PLUS CHECK:
- 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. 4-4081

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


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

SHEET 1 OF 1

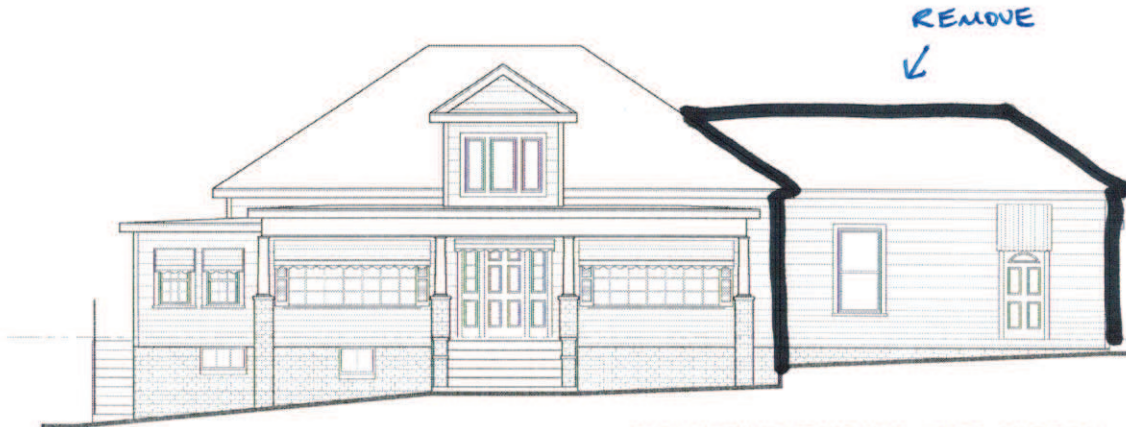
CHANCE SURVEY COMPANY, P.A.  
 LICENSE NO. C-2364  
 6900 FIELD HILL ROAD  
 RALEIGH, NORTH CAROLINA - 27603  
 PHONE (919) 326-5795  
 WWW.CHANCESURVEY.COM  
 E-MAIL: kchance@ncr.com



AS-is 1/2



② EXISTING REAR ELEVATION  
1/4"=1'-0"



① EXISTING FRONT ELEVATION  
1/4"=1'-0"

A MAY DRAFTING  
SOLUTIONS

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

RESIDENCE  
212 N. STATE STREET  
RALEIGH, NC 27601

DATE: 7.25.2016

REVISION BY

EXISTING  
BUILDING  
ELEVATIONS

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

A=4



AS-IS 3/2



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



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

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

RESIDENCE  
212 N. STATE STREET  
RALEIGH, NC 27601

DATE: 7.25.2016

REVISION	BY

EXISTING  
BUILDING  
ELEVATIONS

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

A-5

# PROPOSED



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



② PROPOSED REAR ELEVATION  
1/4"=1'-0"



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



① PROPOSED FRONT ELEVATION  
1/4"=1'-0"

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

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

RESIDENCE  
212 N. STATE STREET  
RALEIGH, NC 27601

DATE: 8.1.2016

REVISION BY

PROPOSED  
BUILDING  
ELEVATIONS

SC-1/4"-10"

A-6