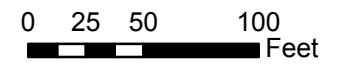




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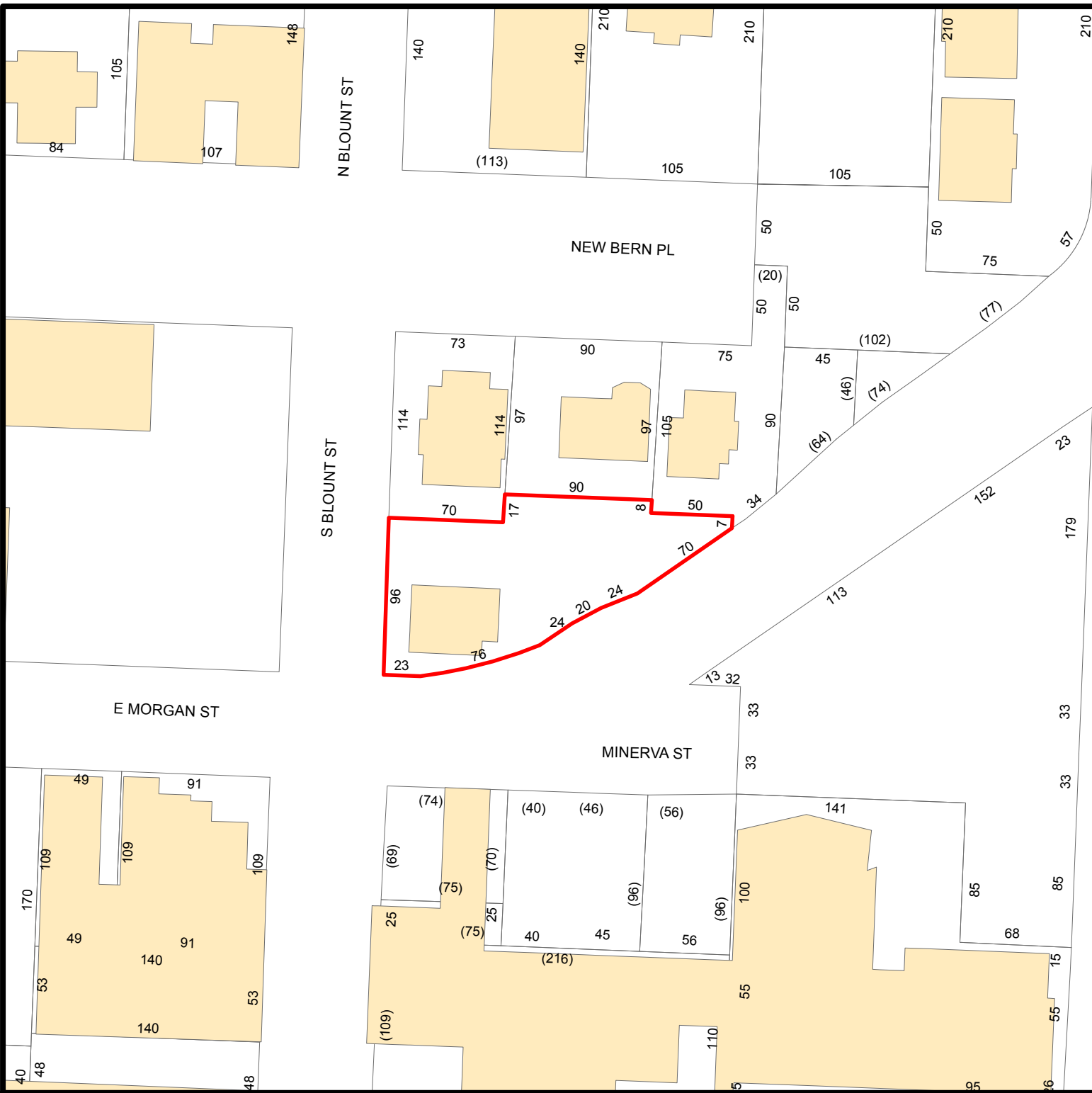
164-16-CA

11 S BLOUNT STREET
(HORTON-BECKHAM-BRETSCH HOUSE)
CAPITOL SQUARE HISTORIC DISTRICT
(HOD-G, LANDMARK)



Nature of Project:
Install 42" tall 40" wide ground sign.

APPLICANT:
Campbell Law
School, Campbell
University



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. <u>Minor Work (staff review) – 1 copy</u> <u>Major Work (COA Committee review) – 10 copies</u>			✓		
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 <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.	☐	☐	✓		
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 <u>Label Creator</u> to determine the addresses.	✓	☐	✓		
8. Fee (See <u>Development Fee Schedule</u>)	✓		✓		

Sign for Campbell Community Law Clinic at 11 S. Blount Street

Written Description of Project

Campbell Law School requests approval to install a ground sign for its Campbell Community Law Clinic at 11 S. Blount Street. The proposed location for the sign is in the front yard of the 0.35-acre site, in the triangle formed by the house/porch/walkway and the intersection of Blount and Morgan Streets. This section of the yard is also raised above the sidewalk between the house and approximately 37-in high retaining walls outlining the front yard and the southside yard. Please see attached plot plan with location denoted and the photographs showing existing conditions and sign in proposed location.

Campbell Law School and its sign vendor have designed a sign that will enhance the architectural integrity of the building, and its materials, size, scale, and color are compatible with the character of the house and the district.

Sign dimensions are 42 inches tall, from the bottom of the posts to the tops of the posts and sign. The sign will be 40 inches wide and 2 inches deep, flanked by two, 2-inch square posts. See attached photos of sign design, colors, and dimensions.

The sign will be constructed of redwood, painted using colors outlined below. The colors are the same colors found on the house.

1. The posts and border around the sign will be painted the salmon color on the trim of the house and porch. This is a custom Sherwin Williams color named Rear Trim, composed of four different colors.
2. The main field of the sign will be SW Aloof Gray, which is the main color of the house.
3. The sign lettering, border outline, and the tops of the posts will be black.

The Campbell Law School logo official colors are as follows:

	PMS	RGB	HEX#
Orange	158C	234, 113, 37	#ea7125
Black	Black	0, 0, 0	#000000

The base of the sign can be screened by small plantings to enhance its appearance, if required.

While the Section 2.8 (Signage) of the Historic Development Commission's Design Guidelines states that for commercial adaptive uses in historic districts with residential character, as is the case with the Capitol Square District, that small simple constructed signs affixed to the body of the building near the front door are considered appropriate, there are several unique circumstances that the commission members should take into consideration with regard to the Horton-Beckham-Bretsch House.

Although housed in a residential structure, the Campbell Community Law Clinic is a non-profit organization which requires high visibility to its clients and the community it serves to be successful. The Capitol Square Historic District has a mix of commercial and residential properties, and the Horton-Beckham-Bretsch House is located adjacent to the Downtown Raleigh commercial district, across both streets on which it is situated.

The landmark designation report for the house states "The house was moved in 1982 from 111 N. McDowell Street, in the northeast corner of the Capitol Square Historic Overlay District, to its current site at 11 S. Blount Street in the southeast corner of the district, and thus has lost its integrity of location." The site itself isn't historic in nature, only the structure.

This proposed location will be more visible to both vehicle and pedestrian traffic than two possible locations on the body of the building which are considered appropriate in the Capitol Square Historic District. One location on the front of the house, immediately to the left of the door and below or above the light, is 27 inches wide and would support only a 22-in sign. The other location is on the front wall of the house on the Morgan Street side between the door and the window. Although the wall space is 50 inches wide, the front façade is recessed approximately three feet from the front door, making it less visible. Both locations are blocked by trees, porch posts, and street parking signage. The fact that traffic on both of the cross streets of Blount and Morgan are one-way make it difficult to see a sign affixed to the house from either the southbound Blount Street or the eastbound Morgan Street.

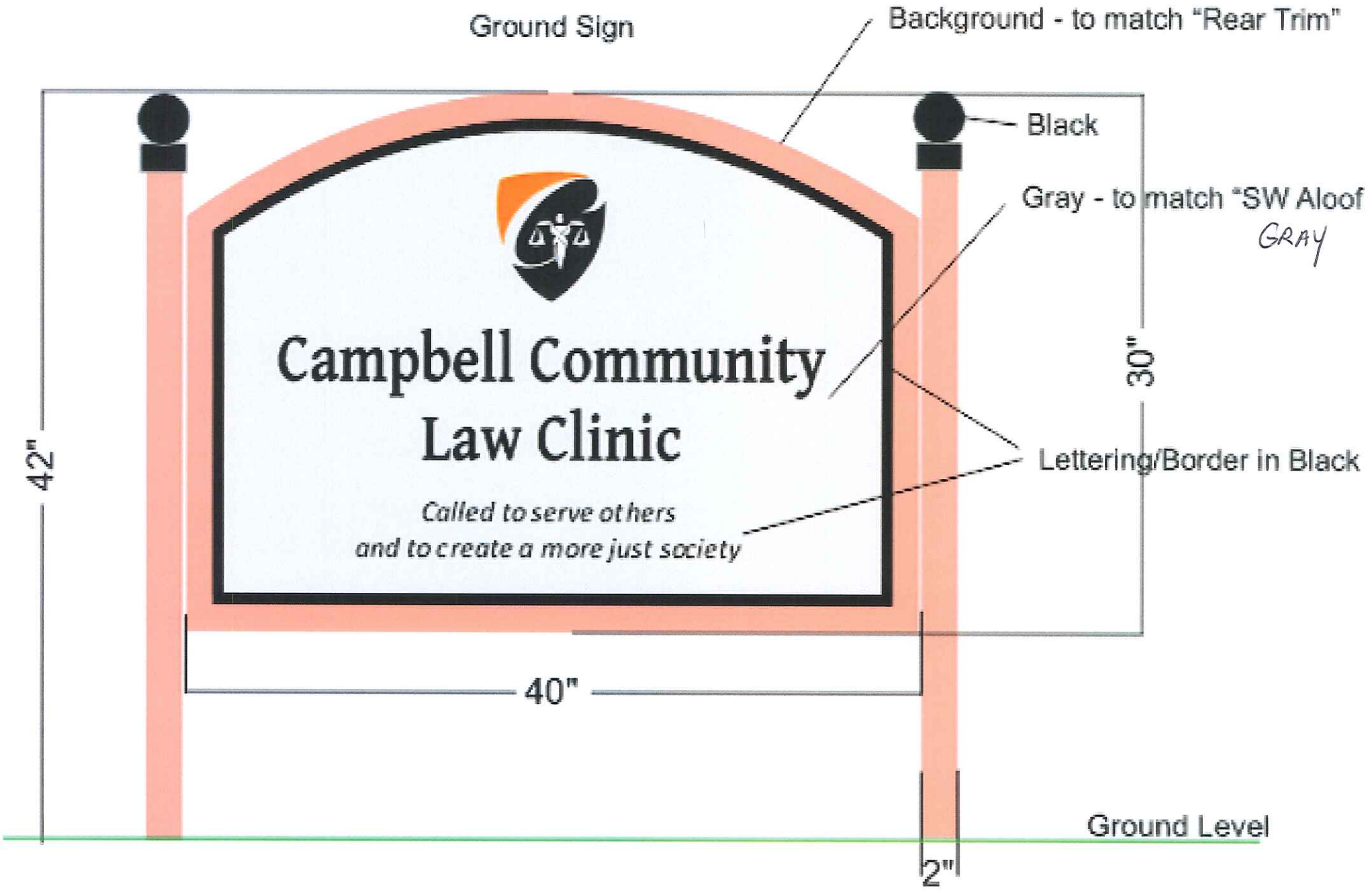
Also, per the Guidelines, the alternative of "...applying a sign to the glazing of a storm or front door as is seen along North Blount Street" would probably not be a good option as the front door glass panels on 11 South Blount Street are extremely narrow.

The ground, or yard, sign that we propose is compatible in material, size, color, scale, and character with the structure and does not obstruct or damage any facades or architectural details of the house.



Campbell Community Law Clinic

*Called to serve others
and to create a more just society*



Ground Sign

Background - to match "Rear Trim"

Black

Gray - to match "SW Aloof
GRAY

42"

30"

**Campbell Community
Law Clinic**

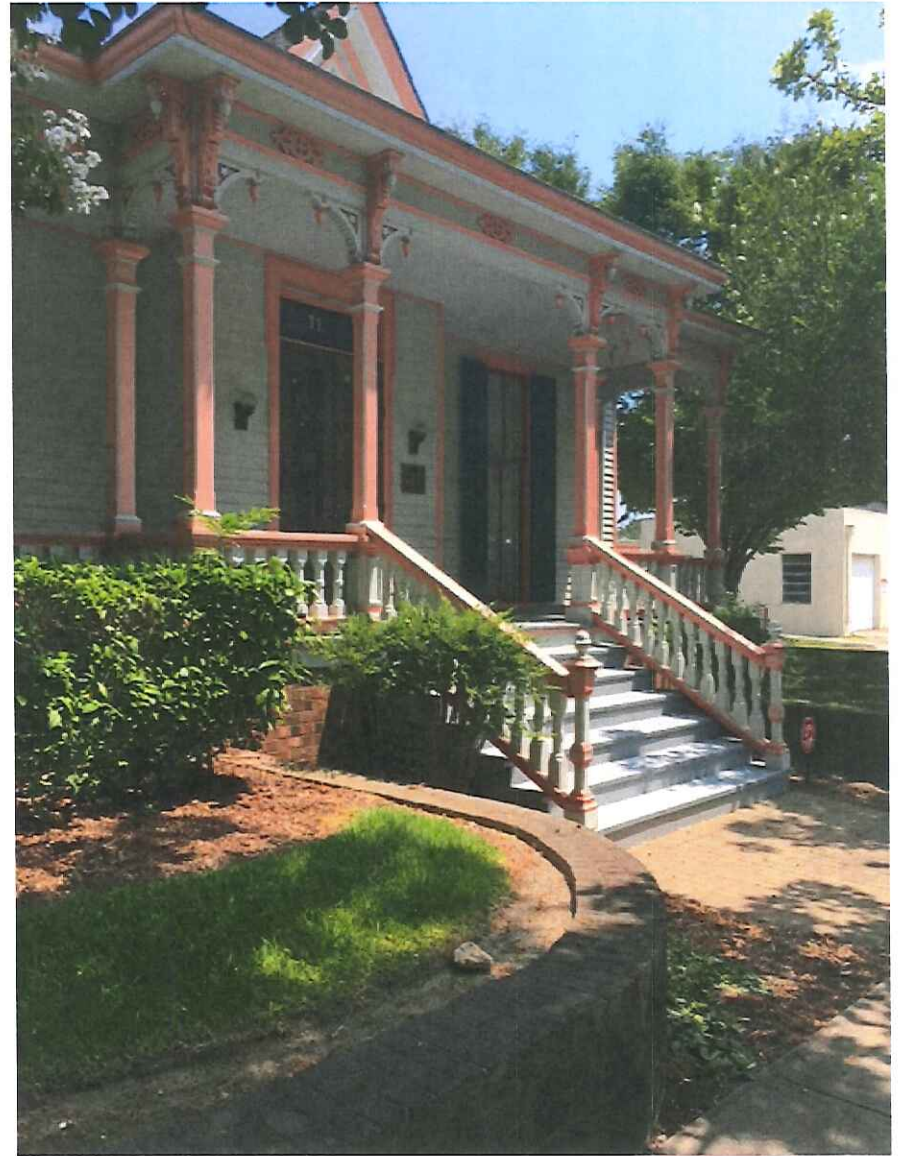
*Called to serve others
and to create a more just society*

Lettering/Border in Black

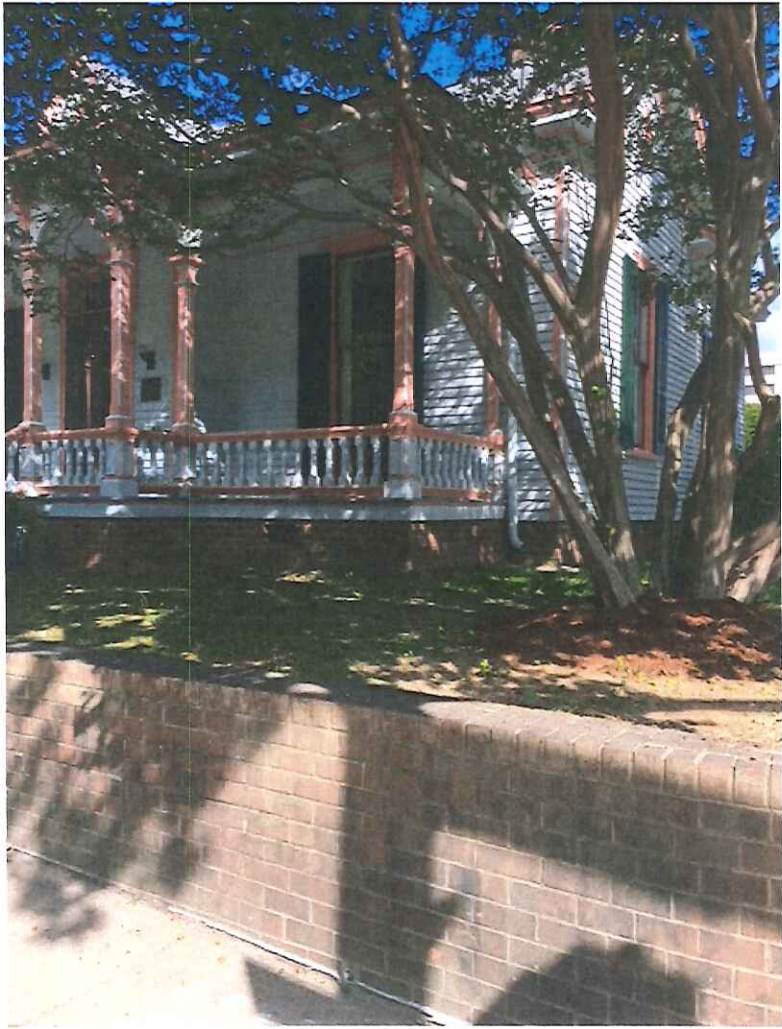
40"

Ground Level

2"



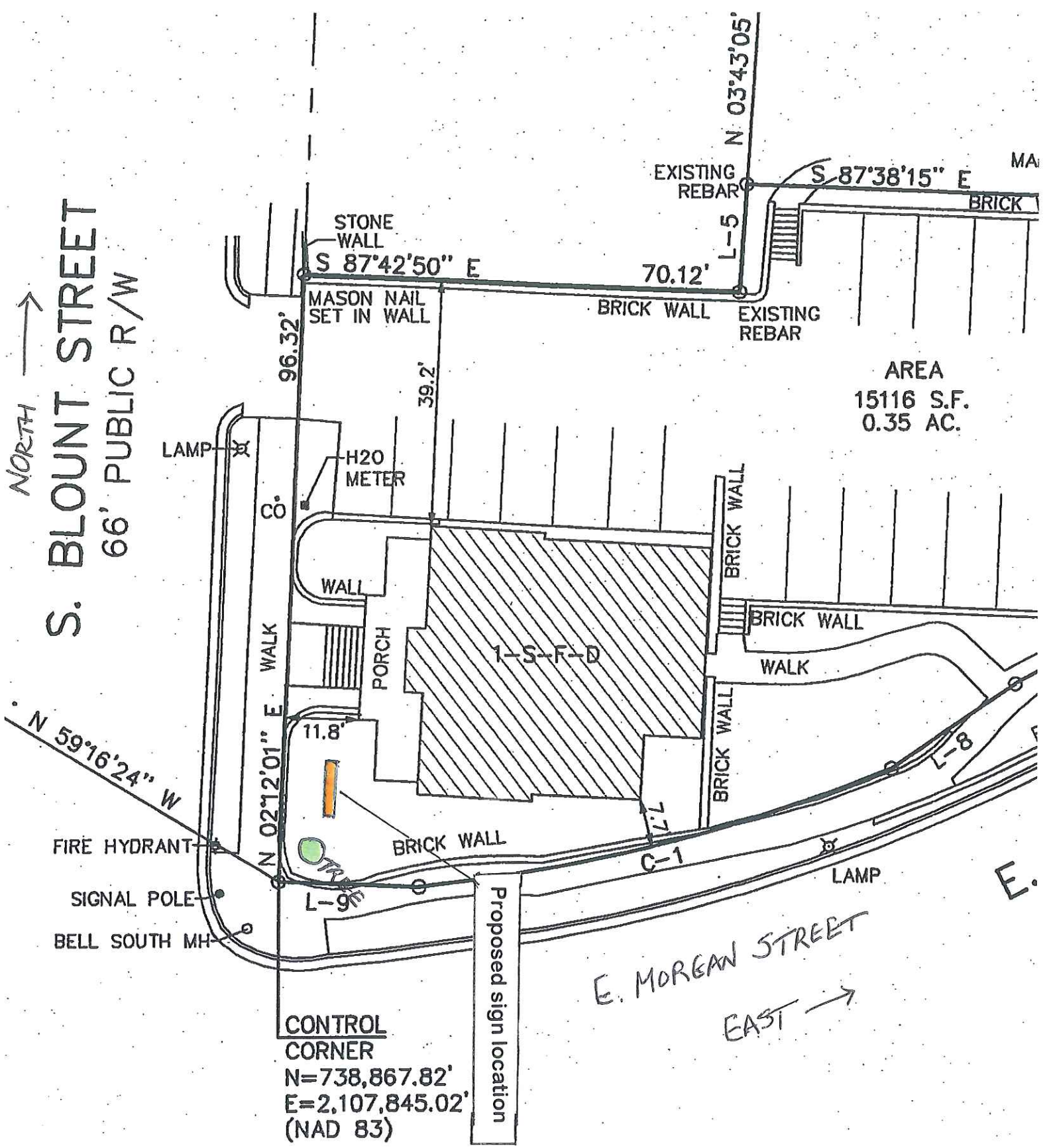







**Campbell Community
Law Clinic**
Gavel to serve others
and to create a more just society

NORTH →
S. BLOUNT STREET
66' PUBLIC R/W



AREA
15116 S.F.
0.35 AC.

**CONTROL
CORNER**
N=738,867.82'
E=2,107,845.02'
(NAD 83)

Proposed sign location

E. MOREAN STREET
EAST →

1703789953
BRETSCH LLC
214 NEW BERN PL
RALEIGH NC 27601-1416

1703786949
NORTH CAROLINA STATE OF
STATE PROPERTY OFFICE
116 W JONES ST
RALEIGH NC 27603-1300

1703787737
TRUSTEES OF EDENTON STREET UNITED
METHODIST CHURCH...
228 W EDENTON ST
RALEIGH NC 27603-1714

1703788787
MARBLES KIDS MUSEUM
201 E HARGETT ST
RALEIGH NC 27601-1437

1703789747
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1703798092
200 NEW BERN PL LLC
GRAY WOLF HOLDINGS INC
7 CORPORATE CENTER CT STE B
GREENSBORO NC 27408-3839

1703799072
P3 ASSOCIATES
5625 GREENEVERS DR
RALEIGH NC 27613-6198

1703881970
BLOUNT HOURLY PARKING SERVICE LLC
3323 ALLEGHANY DR
RALEIGH NC 27609-6903

1703890062
DANER LLC
214 NEW BERN PL
RALEIGH NC 27601-1416

1703891014
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1703891065
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590