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

☐ 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 Re-review of Conditions of Approval

For Office Use Only
Transaction # 490573
File # K05-16-CA
Fee $147
Amount Paid $147
Received Date 10/16/16
Received By Amended

Property Street Address 421 N. Blount St., Raleigh NC
Historic District Blount St. HD
Historic Property/Landmark name (if applicable) Norris Heartt House
Owner’s Name State of North Carolina
Lot size .33 acres (width in feet) 70’ (depth in feet) 208’

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>
</tr>
</thead>
<tbody>
<tr>
<td>See attached</td>
<td></td>
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</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 Maurer Architecture
Mailing Address 115.5 E. Hargett St., Ste. 300
City Raleigh State NC Zip Code 27601
Date 12.05.16 Daytime Phone 919-829-4969
Email Address david@maurerarchitecture.com

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

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 (attach additional sheets as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.3</td>
<td>Site features &amp; Plantings</td>
<td>Remove three existing trees and replant three new trees.</td>
</tr>
<tr>
<td>2.4</td>
<td>Fences &amp; Walls</td>
<td>Remove non-historic accessory building and surrounding chain link fence. Remove existing storm windows, gutters &amp; downspouts, and HVAC/electrical equipment. Remove non-contributing porch, porch steps and porch foundation. Remove brick steps at the south entry and north side porch. Remove five existing windows, and replace with double-hung wood windows to match adjacent windows. Rebuild two canted bays and center porch in historic footprint, based on photographic documentation and existing details. Construct 2 entry porches, steps and handicap ramp. Replace roof, repaint building. Add balustrade on second floor balconies and infill balustrade on existing north side porc. Construct a 189 SF addition on the rear or west elevation of the building to provide stair access &amp; storage. Construct new asphalt parking area in location of existing parking area. Create new brick access walkway. Add new landscaping and screen plantings, new HVAC equipment and site lighting. Repair/restore existing brick walk with a footprint modification, and install artificial turf in the east yard. Construct 12&quot; brick columns and install metal fencing along the east property line.</td>
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<tr>
<td>2.5</td>
<td>Walkways, Driveways, &amp; Off-street Parking</td>
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<td>2.6</td>
<td>Garages &amp; Accessory Buildings</td>
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<td>2.7</td>
<td>Lighting</td>
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<tr>
<td>3.1</td>
<td>Wood</td>
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<td>3.2</td>
<td>Masonry</td>
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<td>3.3</td>
<td>Paint</td>
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<tr>
<td>3.5</td>
<td>Roofs</td>
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<tr>
<td>3.6</td>
<td>Exterior Walls</td>
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<td>3.7</td>
<td>Windows &amp; Doors</td>
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<tr>
<td>3.8</td>
<td>Entrances, Porches, and Balconies</td>
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<tr>
<td>4.2</td>
<td>Additions to Historic Buildings</td>
<td></td>
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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 ________________

<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
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</thead>
<tbody>
<tr>
<td>Attach 8-1/2&quot; x 11&quot; or 11&quot; x 17&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></td>
</tr>
<tr>
<td><strong>Minor Work</strong> (staff review) – 1 copy</td>
<td></td>
</tr>
<tr>
<td><strong>Major Work</strong> (COA Committee review) – 10 copies</td>
<td></td>
</tr>
<tr>
<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>YES</td>
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<tr>
<td>2. Description of materials (Provide samples, if appropriate)</td>
<td>YES</td>
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<tr>
<td>3. Photographs of existing conditions are required. Minimum image size 4&quot; x 6&quot; as printed. Maximum 2 images per page.</td>
<td>YES</td>
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<tr>
<td>4. <strong>Paint Schedule</strong> (if applicable)</td>
<td>YES</td>
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<tr>
<td>5. <strong>Plot plan</strong> (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>YES</td>
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<tr>
<td>6. <strong>Drawings</strong> showing existing and proposed work</td>
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<tr>
<td>□ Plan drawings</td>
<td>YES</td>
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<tr>
<td>□ Elevation drawings showing the façade(s)</td>
<td>YES</td>
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<tr>
<td>□ Dimensions shown on drawings and/or graphic scale (required)</td>
<td>YES</td>
</tr>
<tr>
<td>□ 11&quot; x 17&quot; or 8-1/2&quot; x 11&quot; reductions of full-size drawings. If reduced size is so small as to be illegible, make 11&quot; x 17&quot; or 8-1/2&quot; x 11&quot; snap shots of individual drawings from the big sheet.</td>
<td>YES</td>
</tr>
<tr>
<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>
<td>YES</td>
</tr>
<tr>
<td>8. <strong>Fee (See Development Fee Schedule)</strong></td>
<td>YES</td>
</tr>
<tr>
<td>Document ID</td>
<td>Address Information</td>
</tr>
<tr>
<td>-------------</td>
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</tbody>
</table>
| 1704715649  | BLOUNT STREET COMMONS MASTER PROPERTY ASSN INC  
J PATRICK GALVIN  
4350 VON KARMAN AVE STE 200  
NEWPORT BEACH CA 92660-2041 |
| 1704800810  | NORTH CAROLINA STATE OF STATE PROPERTY OFFICE  
116 W JONES ST  
RALEIGH NC 27603-1300 |
| 1704810334  | HEYENS HOLDING COMPANY NC, LLC  
500 N BLOUNT ST  
RALEIGH NC 27604-1120 |
Norris Heartt House, 421 N Blount St.

Certificate of Appropriateness  12.22.16

Description of Work:

The building is a contributing structure in the North Blount St. Historic District. The original portion of the house was constructed in 1879 in the Victorian Italianate style, similar to several of its peers located in the district. Sanborn maps from 1903 show a different configuration of the east or front elevation than what currently exists (see attached Appendix A). A Sanborn map from 1914 also shows the canted bays and one-story porch that was original to the structure (see attached Appendix B). The house was sold by the original owners to the subsequent owners, the Heartts, who made an addition to the rear portion of the building and also removed the original bay and porch configuration. A new, double-height Georgian style porch was constructed around this time. A 1949 Sanborn map documents that the front or east elevation has been modified (see attached Appendix C). The building was used as an apartment house until the State of North Carolina purchased the property in 1968. The interior was reconfigured for office use at that time.

It has been determined by NC SHPO that the current porch configuration was constructed after the period of significance for the district. As this project will be seeking historic tax credits, the applicant is working closely with the State Historic Preservation Office to ensure compliance with the Secretary of the Interior’s Standards for Rehabilitation. It is proposed to remove the double-height, non-contributing porch, porch columns and masonry foundation. Two existing windows on the first floor of the east façade will also be removed. Two new canted bays with center porch will be constructed, matching the footprint of the original porch configuration. Construction details will be based on findings during demolition of the east wall, as well as the existing details on the north side porch and box bay. Additional documentation is provided regarding the historically significant canted bay and porch configuration that is proposed for restoration. A photograph from the papers of Cornelia Norris dated December 28, 1913 shows a
partial view of what is believed to be the original front porch. The balustrade and bracket details match the existing details on the north elevation porch (Appendix D). A photograph from the Elizabeth Norris Collection, dated 1967, shows the residence with balustrades at the second floor balconies (Appendix E). New windows for the porch bays will match in design and detail the existing windows in the box bay on the north elevation. The new wood porch floor and ceiling will be painted tongue and groove. New wood siding to match the existing will be woven into the first floor of the east façade, and the existing second floor windows and roof form will remain undisturbed. New balustrades to match the existing are proposed for the existing second floor balconies, as well as the opening on the north side porch/box bay on the first floor.

All existing storm windows, storm doors, gutters & downspouts will be removed from the building. The existing asphalt shingle roof will be removed and replaced with a new roof to match. Existing HVAC and electrical equipment will be removed from the exterior of the building, as will non-original masonry steps at the south entry and the north side porch. An existing door at grade will be removed from the west elevation. All windows will remain, with the exception of five existing wood, double-hung windows.

One window on the south façade's second story is proposed for removal. A new wood, double-hung window matching the details, dimensions and sill height of the adjacent original window will be installed, with wood siding woven into the existing exterior wall. Two existing windows on the west elevation will be removed, and new wood, double-hung windows matching the details, dimensions and sill height of adjacent windows will be installed. Two existing windows on the north elevation will be removed, and new wood, double-hung windows matching the details, dimensions and sill height of adjacent windows will be installed.
There will be the addition of two new covered porches, one on the south and one on the north elevation. These porches, proposed to be wood decking with ramp/stair access, will have necessary railings, landings, etc. as required by the Building Code. Details are currently still in development for new porches. There will be a small one-story addition (189 SF) to the west elevation providing access to a new interior stair and space for storage. The addition will have aluminum clad casement windows (spec included) and transom, wooden vertical tongue and groove siding (1” x 6”), 8” corner boards and brick foundation to match the existing. The addition is inset 10” from the existing NW corner of the building. Details are in development and additional information will be provided as it becomes available. New half round gutters and downspouts will be installed, as well as storm windows on all new and existing windows. The building will be repainted; a color palette has yet to be determined.

Site work will consist of the demolition of the existing concrete block building, chain link fence and the parking area markers currently on site. There will be construction of a new asphalt parking area in the same location to support the building. A new, wood handicap ramp will be constructed on the north side of the building to provide access to the new north porch, and a new brick walkway will be constructed to provide access to the new south porch. Three trees are proposed for removal and a tree protection plan is provided. Three new trees will be planted and landscaping will be added throughout the property. The existing brick walk on the east side of the site will be repaired/RESTORED with a change in footprint. Examples of decorative brickwork found throughout the district has been included. Four, 12” brick columns are proposed along the east property line, with a metal fencing infill. The intention is to prevent foot traffic from continuing from the sidewalk along N. Blount St. to the State employee parking lot to the north of the Norris Heartt House, as has occurred for many years. Photographs of the existing conditions have been provided, along with examples of other brick columns and metal fences found throughout the district. The intention is to provide a visual barrier to prevent foot traffic, and not to provide screening or privacy for the building. There is no other fencing proposed on
the site. Examples of other simple property demarcations and 'visual fencing' in the district is provided. Lastly, artificial turf is proposed for the eastern portion of the site. Specifications are included and the precedent 133-15-CA is sited for approval of artificial turf in the historic district. See site plan prepared by registered landscape architect for additional details.
421 N. Blount St.
Certificate of Appropriateness application

01 - Existing east or main elevation

02 - Existing side porch with box bay on north elevation
421 N. Blount St.
Certificate of Appropriateness application 10.10.16

05 - Existing west elevation

06 - Southwest corner of building
421 N. Blount St.
Certificate of Appropriateness application 10.10.16

07- Partial south elevation

08- Partial south elevation
421 N. Blount St.
Certificate of Appropriateness application

09- Partial south elevation

10- Southeast corner of building
11- Existing non-contributing concrete block building on the northwest corner of lot

12- North end of property
13- Existing block building and chainlink fence to be removed

14- Western end of lot showing existing parking area and trees
Views of existing brick walk with distinctive markings matching sidewalk, historic carriage stone at street and footpath crossing east yard of property from State of North Carolina employee parking to the sidewalk along N. Blount St. The existing brick walk is in poor condition.

NORRIS HEARTT HOUSE, 421 N. BLOUNT - EXISTING CONDITIONS
Views depicting other examples of brick columns, metal fencing, planter wall & decorative brickwork in the N. Blount St. Historic District. Pictured (1.-4.) is 511 North Blount St., approved with COA 192-14-CA, (5.) the brick columns at Merrimon Wynne, 500 & 510 N. Blount St., and (6.) and a portion of the brick columns and fencing at the Executive Mansion, 200 N. Blount St.

NORRIS HEARTT HOUSE, 421 N. BLOUNT ST.
Views depicting the brick sidewalk with center feature located at 302 N. Blount St. The distinctive brick markings match the brick at the Norris Heartt House, 421 N. Blount St., and is found throughout the district.
Concrete Curbing

1 5/8" Synthetic Grass Blades (Approximately 5/8" Exposed)

Sand Infill (Installed Into Thatch Layer)

MaxxFlow™ Primary Turf Backing (Weed Barrier Integrated into Backing)

Minimum 3" Aggregate Base Topped With 1" of Fines & Compacted to 90%

Natural Soil Surface

Composite Nailer Board Positioned 1" Down From Top of Curbing

NOTES:
1. 100% POLYETHYLENE GRASS FIBER AND SECONDARY THATCH FIBER.
2. ADA COMPLIANT SYNTHETIC GRASS ACCESSIBLE SURFACE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER’S SPECIFICATIONS.
4. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER’S SPECIFICATIONS.

EasyTurf Commercial – Elite Line

Nutmeg Lush (GF-LIT-XM-ON)

100% NYLON FREE FIELDTURF SYNTHETIC GRASS SYSTEM.

REVISION DATE 9/1/2014

2750 La Mirada Drive • Vista, CA 92081 • Phone: (866) 327-9887 • www.easyturf.com
Nutmeg LUSH

GF-LIT-XM-ON
Pile Height: 1 5/8"
Face Weight: 65 oz
Gauge: 3/8"
Field Green/Olive Green Polyethylene
FieldTurf REVOLUTION Fiber
3 Ends of Olive Green Thatch
MaxxFlow Coating

A luxurious product that intertwines soft, multi-colored FieldTurf REVOLUTION fibers with shorter curled nutmeg-colored blades to create the softest, most natural looking lawn ever produced. FieldTurf’s proprietary REVOLUTION blade technology includes a proprietary polymer formula and industry leading ultraviolet inhibitor technology eliminating breaking points.

(Blend of Field and Olive Green FieldTurf REVOLUTION polyethylene fiber)

Great For:
Front Yards
Back Yards
Indoor/Outdoor Fields
Multi-Use Fields

EasyTurf recommends 2 lbs. of Sand per sq. ft. of Nutmeg LUSH Artificial Grass
UNIT SECTIONS – WOOD COLLECTION
Aluminum-Clad Exterior

Alder or Douglas Fir Interior

Pine or Mahogany Interior

Not to Scale