# Certificate of Appropriateness Placard

for Raleigh Historic Resources

520 N BLOUNT STREET  
Address  
BLOUNT STREET  
Historic District

<table>
<thead>
<tr>
<th>Historic Property</th>
<th>170-15-MW</th>
<th>Certificate Number</th>
<th>12/14/2015</th>
<th>Date of Issue</th>
<th>6/14/2016</th>
<th>Expiration Date</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Project Description:</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Changes to previously approved COA (176-14-CA):</td>
</tr>
<tr>
<td>- screen rear porches,</td>
</tr>
<tr>
<td>- extend driveway,</td>
</tr>
<tr>
<td>- relocate fencing,</td>
</tr>
<tr>
<td>- plant trees,</td>
</tr>
<tr>
<td>- relocate retaining wall,</td>
</tr>
<tr>
<td>- light fixtures,</td>
</tr>
<tr>
<td>- ceiling fans,</td>
</tr>
<tr>
<td>- mailbox,</td>
</tr>
<tr>
<td>- front walk,</td>
</tr>
<tr>
<td>- plantings.</td>
</tr>
</tbody>
</table>

OK to PERMIT

Signature: [Signature]
Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

☐ Minor Work (staff review) – 1 copy  
☐ Major Work (COA Committee review) – 13 copies
☐ Most Major Work Applications
☐ Additions Greater than 15% of Building Square Footage
☐ New Buildings
☐ Demo of Contributing Historic Resource
☐ Post Approval Re-review of Conditions of Approval

- If completing by hand, please use BLACK INK. Do not use blue, red, any other color, or pencil as these do not photocopy.

<table>
<thead>
<tr>
<th>Property Street Address</th>
<th>520 N Blount St.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic District</td>
<td>Blount St. Commons</td>
</tr>
<tr>
<td>Historic Property/Landmark name (if applicable)</td>
<td>NA</td>
</tr>
<tr>
<td>Owner’s Name</td>
<td>Mackey McDonald &amp; Maggie McDonald</td>
</tr>
<tr>
<td>Lot size</td>
<td>11,582 $2 ft.</td>
</tr>
</tbody>
</table>

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>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
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<tr>
<td></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.
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 6/15/16. 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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature [Signature]

Date 12/14/15

Project Categories (check all that apply):

- [ ] Exterior Alteration
- [x] Addition
- [ ] New Construction
- [ ] Demolition

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

- [x] No
- [ ] Yes

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>
<tbody>
<tr>
<td>n/a</td>
<td>Exterior light fixtures, ceiling fans, mailbox</td>
<td>Selections and placement of exterior accessories</td>
</tr>
<tr>
<td>n/a</td>
<td>Screen in rear porches</td>
<td>Screen lower and upper rear porches, Lower porch will have screen door.</td>
</tr>
<tr>
<td>2.5/p.17</td>
<td>Extend repair driveway</td>
<td>Extend existing driveway to rear of property. Repair concrete entrance where broken.</td>
</tr>
<tr>
<td>2.3/p.13</td>
<td>Update existing landscape plan</td>
<td>Add 3 trees and two sidewalks. Fence planned location slightly adjusted.</td>
</tr>
<tr>
<td></td>
<td>change to 176-14, CA</td>
<td></td>
</tr>
</tbody>
</table>

(Office Use Only)

Type of Work ____________________

[-] 99

Page 2 of 3  Application for Certificate of Appropriateness
<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>YES</th>
<th>N/A</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
</table>

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. **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.

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

8. **Fee** (See Development Fee Schedule)
COA Minor Works Application: 520 N Blount St.

Addition of Exterior Lighting, Ceiling Fans and Screens on Rear Porches:

We could not find reference to outdoor light fixtures and ceiling fans or screened in porches in the Design Guidelines. Therefore we chose the selections and placement of the items below based on other houses in the neighborhood and photos of similar historical homes.

CAMBRIDGE SCONCE by Restoration Hardware

The Cambridge sconce will be used on the anterior and posterior of the house as depicted on the attached elevation drawings under the description of lantern. The large sconces will be used for the anterior of the house and the small sconces will be placed at the rear of the house.

Details:

- Made of steel and brass
- Wet UL listed: suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- Hangs vertically, shade pointing down

DIMENSIONS

- Small Sconce: 7¼"W x 6½"D x 14½"H
- Large Sconce: 10½"W x 11¼"D x 18¾"H
- Home Decorators "Altura" 60" Outdoor Oil Rubbed Bronze Ceiling Fan

There will be a total of four outdoor ceiling fans on the anterior of the house. The placement of the fans can be seen on the attached front elevation depiction.

Details:
Product Dimensions 21.6 x 19.1 x 11 inches
Color Brown
Finish Bronze
Material Metal
Plug Profile Downrod
Classic Horizontal Mailbox by America’s Finest Mailboxes

There will be one mailbox placed to the right of the front door. The placement can be seen on the front elevation depiction. (Design Guidelines 2.1, .7)

Details:
Product Details
Product Type: Wall mounted
Material: Brass
Overall: 8.25" H x 16.5" W x 5.63" D
ANTERIOR ELEVATION w/ FIXTURE PLACEMENT
SCREENED IN PORCHES

We would like to screen in the Lanai on first floor at the rear of the house. The screen will include a double wooden screen door on the right side of the porch leading onto the patio. We would also like to screen in the private belvedere on the second floor at the rear of the house. A depiction of the screening and door placement can be seen on the attached side and posterior elevations.

Driveway Extension and Repair. (Design Guidelines Section 2.5)

There is currently a shared gravel driveway on the left side of the property that extends half the depth of the lot (as seen in the photo below). It is currently not usable since you cannot park in the shared portion of a shared driveway. The property line runs diagonal on the driveway which would allow us enough room to park two cars at the rear of the driveway if it were extended to the back of the lot. The rear portion of the driveway would be surrounded by fencing on both sides as seen on the landscape plan drawing. For that reason we would like to extend the driveway to the rear of the property using the same gravel material for the remaining length.

The driveway has a concrete entrance that is badly broken apart and cracked (as seen in photos below). We would like to repair the damage to put the driveway back to its original condition using the same materials and finish. (Design Guidelines 2.5, .3)

Photo 1: Shows the current gravel driveway.
Photo 2: Shows rear of property where we would like to extend the gravel driveway.

Photo 3,4,5: Shows the current damage to the concrete entrance to the driveway.
Landscape Plan

The landscape plan has been adjusted from a previously approved plan to allow the addition of the driveway (both the old and new landscape plans are attached). This moved the approved wooden fencing at the back right of the property to the left by 10 ft. Below is a list of a few other items that have been added to the plan:

Rear of Property:
1. The flowering dogwood at the right rear of the property has been changed to an October Glory Red Maple and an additional Red Maple has been added beside it.
2. A side gate has been added to the right beside the driveway.
3. A 3 ft. sidewalk has been added that connects the patio to the side gate.
4. The retaining wall has been extended inward onto the property to allow for a ramped walkway instead of stairs.

Front of Property:
1. Two Dogwood trees have been added, one on either side of the front walkway. (Design Guidelines 2.1, .9 also 2.3, .4)
2. A variety of Holly and also flowering bushes have been added along the left side of the property and along the front façade of the house. (All species are identified on the landscape drawing). (Design Guidelines 2.1, .9 also 2.3, .4))
3. A sidewalk has been added connecting the front sidewalk and driveway. (Design Guidelines 2.5, .4)
Access to adjoining property
508 grade concrete ramp walkway

Adjoining Property

New Timber Retaining Wall
35° to 45° height

existing brick wall
existing wooden fence

existing timber wall

6' wooden fence

Yard Drainage System
w/ (4) 12" basins

Concrete Sidewalk

510

4' gate

Double 4' gate

Gravel Driveway

existing neighboring dam fence

existing City of Raleigh brick sidewalk

City of Raleigh street curb

existing City of Raleigh brick sidewalk

Patio

Residence

Concrete Sidewalk

5DRs
O110

5DRs
O110

5DRs
O110

5DRs
O110

5DRs
O110

5DRs
O110

existing City of Raleigh brick sidewalk

Blount Street

NEW LANDSCAPE PLAN
# Plant Material List

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Qty</th>
<th>Size</th>
<th>Phase</th>
</tr>
</thead>
<tbody>
<tr>
<td>GGA</td>
<td>Green Giant Arborvitae</td>
<td>Thuja plicata 'Green Giant'</td>
<td>9</td>
<td>25 gallon</td>
<td>1</td>
</tr>
<tr>
<td>IBH</td>
<td>Inkberry Holly</td>
<td>Ilex glabra 'Shamrock'</td>
<td>3</td>
<td>3 gallon</td>
<td>1</td>
</tr>
<tr>
<td>LLH</td>
<td>Limelight Hydrangea</td>
<td>Hydrangea paniculata 'Limelight'</td>
<td>2</td>
<td>7 gallon</td>
<td>1</td>
</tr>
<tr>
<td>LOR</td>
<td>Chinese Fringeflower</td>
<td>Lysimachia chinensis</td>
<td>5</td>
<td>7 gallon</td>
<td>1</td>
</tr>
<tr>
<td>SLH</td>
<td>Oakland 'Jolly'</td>
<td>Ilex x 'Oakland'</td>
<td>2</td>
<td>1.5 gallon</td>
<td>1</td>
</tr>
<tr>
<td>OLL</td>
<td>Otto Lykken Laurel</td>
<td>Prunus laurocerasus 'Otto Lykken'</td>
<td>6</td>
<td>7 gallon</td>
<td>1</td>
</tr>
<tr>
<td>ORM</td>
<td>October Glory Red Maple</td>
<td>Acer rubrum 'October Glory'</td>
<td>2</td>
<td>5&quot; cal, 12' ht</td>
<td>1</td>
</tr>
<tr>
<td>RUS</td>
<td>Russian Sage</td>
<td>Perovskia atriplicifolia</td>
<td>6</td>
<td>1 gallon</td>
<td>1</td>
</tr>
<tr>
<td>STO</td>
<td>Saw Tooth Oak</td>
<td>Quercus acutissima</td>
<td>1</td>
<td>3&quot; cal, 12' ht</td>
<td>1</td>
</tr>
<tr>
<td>SDR</td>
<td>Sweet Drift Rose</td>
<td>Rosa 'Meiswettem'</td>
<td>1.8</td>
<td>3 gallon</td>
<td>1</td>
</tr>
<tr>
<td>WFD</td>
<td>*Flowering Dogwood (or Crape Myrtle)</td>
<td>Cornus florida</td>
<td>2</td>
<td>2&quot; cal, 8' ht</td>
<td>1</td>
</tr>
</tbody>
</table>
OLD LANDSCAPE PLAN

The rear yard is designed in a manner to optimize play space for children.

The right side of the yard is being intentionally left undeveloped because the homeowners have future plans to one day add a small swimming pool and a firepit to this space.

- If an Oak species is required to "replace" the tree that will need to be removed, the homeowners would like to plant either a Blackjack Oak or a Crimson Spire Oak, due to their smaller stature, in the back left corner of the property.
Maggie: Thank you for submitting a Minor Work application for 520 N Blount St. I've reviewed the application and I have a few comments. Additional materials may be sent in by email.

- Please send in additional pictures of the front-yard (showing house and front property), the rear of the building, and side of the building for which work is proposed.
- In addition, on the landscaping plan please show the extent of the current driveway and proposed driveway and add dimensions for that element.
- Please include any specs you have for the gate materials.
- Please include specs or a picture of a similar door to the one you are proposing for the rear screened porch.

There are also a few clarifications needed:

- Please confirm that the screening of the porches will be inside the railings/posts and wood framed. If you do not have a drawing, then a photo of the sample screening method is needed.
- Provide some clarity or the size (height and width) of the light fixtures.
- It also looks like fixtures are proposed on the outer-side of the front columns, which would not be appropriate. Lights are traditionally on the walls of houses, not the columns.

Thanks,

Daniel
Hi Daniel,

Attached is an updated landscape plan with a driveway division between the new and old driveways including distances for each. The picture of the driveway that I previously sent you is a bit deceptive. New gravel has been added during construction to support the additional vehicles and deliveries. The new gravel makes it appear that the driveway ends at the midway of the side of the house. The original gravel driveway actually extends to the beginning of the chain link fence.

Please let me know if you need anything else.

Thank you,

Maggie McDonald
Hi Daniel,

I'll take additional photos of the construction and send them in tomorrow. Also, just to avoid any confusion this is a property that is under-construction and the entire yard is currently dirt and gravel.

In regards to the door on the screened in porch, I know that it will be a double door and wooden. Other than that we have not picked out the exact door at this time but will make sure to submit it and receive approval before it is purchased.

The fencing material is the same as the neighbors, as we will be continuing our fence off of theirs, and was approved in our major works application earlier this year. Below are pictures of the existing fence and retaining wall at the back of the property, also approved earlier this year.

Existing fence.
Existing retaining wall that will be extended.

This is the where retaining wall will be extended.

Please see responses to the clarifications below.

- Please confirm that the screening of the porches will be inside the railings/posts and wood framed. If you do not have a drawing, then a photo of the sample screening method is needed. Screening will be inside the posts/railings. We have not made the exact screening selection at this time but will submit a photo and rendering of the screening and door when the selections are made and before they are purchased for prior approval.
• Provide some clarity on the size (height and width) of the light fixtures. Dimensions for the light fixtures are included in the application below their individual pictures.
• It also looks like fixtures are proposed on the outer-side of the front columns, which would not be appropriate. Lights are traditionally on the walls of houses, not the columns. The fixtures are being proposed on the wall of the house, not on the outer portion of the column. Sorry for the confusion, they are blocked by the columns in the elevation so I placed them atop the columns as if you could see through them to where they will be on the wall.

Best Regards,

Maggie McDonald

On Fri, Nov 20, 2015 at 2:46 PM, Band, Daniel <Daniel.Band@raleighnc.gov> wrote:

Maggie: Thank you for submitting a Minor Work application for 520 N Blount St. I’ve reviewed the application and I have a few comments. Additional materials may be sent in by email.

• Please send in additional pictures of the front-yard (showing house and front property), the rear of the building, and side of the building for which work is proposed.
• In addition, on the landscaping plan please show the extent of the current driveway and proposed driveway and add dimensions for that element. Currently unconstructed
• Please include any specs you have for the gate materials.
• Please include specs or a picture of a similar door to the one you are proposing for the rear screened porch. No decision on door yet

There are also a few clarifications needed:

• Please confirm that the screening of the porches will be inside the railings/posts and wood framed. If you do not have a drawing, then a photo of the sample screening method is needed.
• Provide some clarity on the size (height and width) of the light fixtures.
• It also looks like fixtures are proposed on the outer-side of the front columns, which would not be appropriate. Lights are traditionally on the walls of houses, not the columns.

Thanks,

Daniel
Hi Daniel,

As requested, below are a few pictures of the front, back and side of the property.

Existing rear/side fence. New fencing will be site built to match.