City of Raleigh

COA-0034-2019

517 S BLOUNT STREET

PRINCE HALL
HISTORIC DISTRICT (R-10)

N

0 25 50 100 Feet

Nature of Project:
Construct rear stair and roof deck; construct egress area; install 6'7" fence; construct front ramp; restore storefront; remove bars from windows; install new window and door; install rear garage door; install new mechanical units; change paint colors

APPLICANT:
MEGAN TOMA

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0034-2019 517 S BLOUNT STREET
Applicant: MEGAN TOMA
Received: 3/13/19 Meeting Date(s):
Submission date + 90 days: 06/11/19 1) 04/25/2019 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: PRINCE HALL HISTORIC DISTRICT
Zoning: HOD-G
Nature of Project: Construct rear stair and roof deck; construct egress area; install 6'7" fence; construct front ramp; restore storefront; remove bars from windows; install new window and door; install rear garage door; install new mechanical units; change paint colors
DRAC: An application was reviewed by the Design Review Advisory Committee at the April 1, 2019 meeting. Members in attendance were David Maurer, Jenny Harper, and Mary Ruffin Hanbury; also present was Megan Toma, architect; and Collette Kinane and Tania Tully, staff.
Staff Notes:

- COA cases mentioned are available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Sections	Topic	Description of Work
1.1	Public Rights-of-Way & Alleys	Construct front ramp
1.3	Site Features and Plantings	Construct rear stair; install 6' fence; construct egress area
1.4	Fences and Walls	Install 6'7" fence
2.7	Windows & Doors	Remove bars from windows; install rear garage door; install new window and door
2.9	Storefronts	Restore storefront; remove bars from windows
2.11	Accessibility, Health, & Safety	Construct front ramp
3.4	Non-Residential Additions	Construct roof deck and rear stair

STAFF REPORT

Based on the information contained in the application and staff's evaluation:

A. Constructing rear stair and roof deck and the installation of mechanical units are not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.6, 1.3.7, 3.4.3, 3.4.4, 3.4.5, 3.4.6; however, the setback of the roof top deck **may be** incongruous according to *Guidelines* 3.4.3, 3.4.6, and the following suggested facts:

1* The building is identified in the South Person/South Blount Historic Overlay District report as a 1945 contributing structure. It is a "one-story concrete block commercial building with brick facing, shed roof with parapet, double entries, and barred display windows and doors with transoms."

2* The Special Character Essay for Prince Hall states "While most streets in the district are predominantly residential, commercial and institutional buildings are also present, including some landmarks of local African American history. South Blount Street in particular is essentially a commercial corridor within the neighborhood."

3* The application proposes the installation of a roof top deck and access stair.

4* The roof top deck is proposed to sit on the roof of the historic building, have a metal railing, and have a metal stair added to the rear for access; no character defining historic features will be impacted.

5* The application notes that the roof deck utilizes a pedestal system to float over the roof structure. An unlabeled diagram of the pedestals was included. The diagram appears to indicate that each pedestal is screwed into the roof through the pedestal base.

6* The historic building is approximately 14'4" tall to the top of the parapet.

7* The roof deck railing is not attached to the historic parapet and will extend approximately 2'3" above the parapet.

8* A rooftop railing was approved in Prince Hall at 216 E Lenoir Street (127-16-CA). The railing was located at the rear of the building and set back approximately 19' from the front facade. This project is still under construction.

9* The proposed railing is a dark grey/black metal frame with metal wire mesh panels similar to the railing at 20 E Hargett Street (081-12-CA). Specifications and detail drawings were provided.

10* The railing detail drawing also shows an entity between the railing and the parapet labeled "removable planter;" however, the planter base appears to be mounted to the roof decking using the pedestal system. Unmounted planters are considered furniture and not subject to COA review.

11* The deck and railing are located on the roof – about 4'8" from the front and 2' from both the north and south facades. A perspective drawing was provided to show the visibility of the railing; however, a sight line illustration was not provided.

12* The railing on the deck will be visible; due to the materials and height it does not overwhelm the historic building.

13* The stair is proposed to be constructed of the same material as the proposed railing and fence.

14* The use of metal with wire mesh allows the addition to differentiate from the historic structure and promotes visibility through the stair addition.

15* New mechanical units are proposed to be located under the stair. The installation of mechanical equipment is typically a minor work item and is included here for administrative efficiency.

16* Photographs of railing precedents were included, but locations were not identified.

17* A tree protection plan prepared by a certified arborist that identifies the species, location, and critical root zones of trees on the property was included. It includes tree protection fencing that appears to accommodate construction activity, laydown areas, and mulched areas.

B. Restoring the storefront; removing bars from windows; installing a new window and door; installing a rear garage door; constructing a front ramp; changing paint colors; constructing an egress area; and installing a 6'7" fence are not incongruous in concept according to *Guidelines* 1.1.2, 1.3.1, 1.3.2, 1.4.8, 2.7.1, 2.7.4, 2.7.5, 2.7.9, 2.9.1, 2.9.4, 2.9.5, 2.9.7, 2.11.2, 2.11.3, 3.4.3, 3.4.4, 3.4.5, 3.4.6; however, the height of the fence **may be** incongruous according to *Guidelines* 1.4.8; and the size and placement of a infill window on the north façade **is** incongruous according to *Guidelines* 2.7.7, 2.7.9, and the following suggested facts:

1* Several details are noted to be repaired and restored on the storefront, including: the brick detailing, windows (including transoms), and the CMU walls (remove paint). A quote for repairing the windows and replacing glass was included.

2* Terracotta coping is proposed to be repaired and reinstalled. The application does not state that the coping will be replaced in kind where deteriorated or missing.

3* Building details noted to be replaced are: scuppers, broken or missing panes of glass, the downspouts, and the front doors. A photograph of an entry door was provided, but specifications were not. Replacement details were not provided.

4* The application proposes the removal of the bars in front of the windows.

5* A door opening that has been blocked off with wood is proposed to be converted into a window. The proposed picture window fills the existing opening. The width of the opening is comparable to the existing windows; however, the location of the opening results in a window that is not in harmony with the existing windows. The proximity of the window to the ground is incongruous and atypical to a historic commercial structure. Window specifications were not provided.

6* The remains of a small metal roof located over the door opening are proposed to be removed.

7* The application includes paint details for the wood windows on the front facade, the masonry, and the new front doors. Paint specifications were provided, but samples were not.

8* A new garage door and rear entry door are proposed for the rear elevation in the location of an infilled window. Partial specifications were provided.

9* The application includes modifications to the public sidewalk to allow for ADA access. A detail drawing was not included.

10* A 6'7" tall metal welded wire fence that is similar in design to the railing was proposed. Photographs and renderings of the fence were provided, but specifications were not provided. Evidence supporting the congruity of a 6'7" tall welded wire fence in the Prince Hall Historic District was not provided.

11* Photographs fence precedents were included, but locations were not identified.

12* A decomposed granite egress area is indicated behind the structure extending into the rear yard. Specifications and details were not provided.

13* No details or specifications for exterior lighting were included, if any.

Pending the committee's determination regarding the setback of the roof top deck and the height of the fence, staff recommends that the committee approve the application with the following conditions:

1. That the front of the roof top deck be set further back from the front parapet. *Staff requests that the committee determine the exact amount.*

2. That the proposed window on the north façade match the sill height and dimensions of the existing windows.
3. That the terracotta coping be replaced in kind where it is deteriorated or missing.
4. That the planters not be mounted to the roof deck.
5. That the fence height be a maximum of 6′ tall.
6. That details and specifications for the following be provided to and approved by the commission prior to installation:
    a. Fence specifications;
    b. Window specifications;
7. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
    a. Front ramp detail drawing;
    b. Door specifications;
    c. Egress area specifications and details;
8. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
    a. Mechanical equipment specifications and screening details, if not going under the new stair;
    b. Paint samples;
    c. Exterior door specifications (front and rear);
    d. Garage door specifications;
    e. Downspouts;
    f. Scupper replacement, if any;
    g. Exterior lighting, if any.

Staff Contact: Collette Kinane, collette.kinane@raleighnc.gov

DEVELOPMENT SERVICES

Certificate of Appropriateness | Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Raleigh

This form can be submitted in person or via USPS at the above address.

Type or print the following:		
Applicant name: MEGAN TOMA		
Mailing address: 1712 N PINE STREET		
City: SAN ANTONIO	State: TX	Zip code: 78208
Date: 3/12/2019	Daytime phone #: 9198173313	
Email address: MSTOMA@TOMAFARREN.COM		
Applicant signature: MeToma		

- ☑ Minor work (staff review) – one copy
- Major work (COA committee review) – one copy
  (10 copies will be required after initial staff review)
  - ☐ Additions > 25% of building sq. footage
  - ☐ New buildings
  - ☐ Demolition of building or structure
  - ☑ All other
- ☐ Post approval re-review of conditions of approval

Office Use Only

Transaction #: _____

File #: COA-0034-2019

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 517 S. BLOUNT STREET
Historic district: PRINCE HALL
Historic property/Landmark name (if applicable):
Owner name: Blount Street Raleigh, LLC
Owner mailing address: 3348 Granville drive Raleigh, NC 27609

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address	Property Owner Name & Address
529 SOUTH WILMINGTON, LLC HANNER, SARAH BARBEE TRUSTEE 380 MYSTIC RIDGE LN ATLANTA GA 30342-2942	TUPPER MEMORIAL BAPTIST CHURCH 501 S BLOUNT STRALEIGH NC 27601-1827
ALLEY THREE LLC 133 FAYETTEVILLE ST FL 6 RALEIGH NC 27601-1356	HINTON, CHRISTOPHER J IMES, LINA 120 COLLETON RD RALEIGH NC 27610-2406
COLBY & HAITH PROPERTIES LLC 2435 E GOLDENROD STPHOENIX AZ 85048-9565	TRIANGLE GREEN PROPERTIES, LLC PO BOX 721 MORRISVILLE NC 27560-0721
CARLTON, MAURY W CARLTON, CARLETTE B 508 HILLWOOD CTGREENSBORO NC 27410-5614	GILBERT, ROBERT A GILBERT, SUSAN R 219 E LENOIR ST RALEIGH NC 27601-2332
IRVING, OPHELIA M IRVING, CYRETHA C 533 E LENOIR STRALEIGH NC 27601-2484	TUPPER MEMORIAL BAPTIST CHURCH 501 S BLOUNT ST RALEIGH NC 27601-1827
BESAJA LLC 203 YALE LN CHAPEL HILL NC 27517-8095	BLOUNT STREET RALEIGH LLC 3348 GRANVILLE DR RALEIGH NC 27609-6924

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

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 ☐	Office Use Only Type of work:_____

Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
2.9	STOREFRONTS	REPAIR/RESTORATION OF EXISTING WOOD STOREFRONT WINDOWS AND DOORS OF STREET FACING FACADE
2.5	ROOFS	ROOF AND ROOF STRUCTURE ARE IN DISREPAIR AND WILL BE REPLACED WITH A TPO ROOF AND PAVER SYSTEM TO ALLOW FOR AN OCCUPIABLE ROOF DECK.
1.4	FENCES	WELDED WIRE FENCING WILL BE INSTALLED AT THE BACK OF THE PROPERTY. A MODERN TAKE ON METAL AGGRICULTURAL AND CHAINLINK FENCING FOUND THROUGH OUT THE PRINCE H.
3.4	NON RESIDENTIAL ADDITION	A STAIR WILL BE ADDED TO THE BACK (EAST) SIDE OF THE BUILDING TO PROVIDE ACCESS TO THE ROOF DECK.

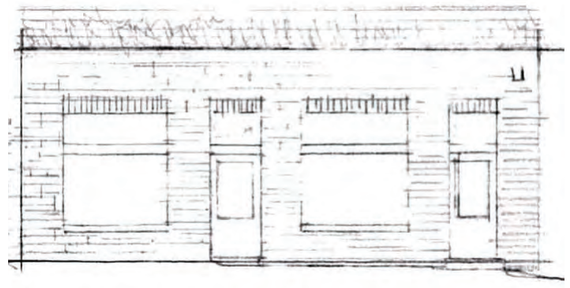
Minor Work Approval (office use only)

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			Office Use Only		
	Yes	N/A	Yes	No	N/A
Attach 8-1/2"x11" or 11"x17" 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) – 1 copy (10 copies will be required after initial staff review).	☑		☑	☐	☐
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, tree species, etc.)	☑		☑	☐	☐
2. **Description of materials** (Provide samples, if appropriate)	☑		☑	☐	☐
3. **Color Photographs** of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page. Photos should be of each side of the house, fully show the yards, and include streetscapes.	☑		☑	☐	☐
4. **Paint Schedule** (if applicable)	☐	☐	☐	☐	☐
5. **Site Drawings**. Required for projects that include any addition, demolition, fences, walls, or other landscape work. • Plot plan | showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc. • Tree survey | include size, species, and critical root zone for each tree over 8" diameter when measured 4' above ground level • Tree protection plan | include material staging area, construction access, limits of disturbance, location of tree protection fencing • Grading plan • Dimensions shown on drawings and/or graphic scale (required) • 11"x17" or 8-1/2"x11" reductions of full-size drawings	☐	☐	☐	☐	☐
6. **Architectural Drawings** showing existing and proposed work (if applicable) • Plan drawings • Elevation drawings showing the façade(s). For additions, deck, and porches, include the grade. • Dimensions shown on drawings and/or graphic scale (required) • 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, on all sides of the property, as well as the property owner (required for Major Work). Use the Label Creator to determine the addresses.	☐	☐	☐	☐	☐
8. **Fee** (See Development Fee Schedule)	☐		☐	☐	☐



517 S BLOUNT ST. RALEIGH
HISTORIC REVIEW DOCUMENT
TOMA | FARREN ARCHITECTS

1.3 Site Features and Plantings

.3 Protect and maintain historic building materials and plant features through appropriate treatments, including routine maintenance and repair of constructed elements and pruning and vegetation management of plantings.
.6 Design new construction or additions so that large trees and other significant site features, such as vistas and views are preserved.
.7 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone of trees.
.11 Introduce contemporary equipment or incompatible site features, including satellite dishes, playground equipment, mechanical units, and swimming pools, in locations that do not compromise the historic character of the building, site, or district. Locate such features unobtrusively, and screen them from view.
.13 It is not appropriate to alter the topography of a site substantially through grading, filling, or excavating, nor is it appropriate to relocate drainage features, unless there is a specific problem.

1.4 Fences and Walls

.8 Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the historic district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district or landmark.

1.8 Signage

.1 Retain and preserve historic signs that contribute to the overall historic character of the building or the district.

2.2 Masonry

.1 Retain and preserve masonry features that contribute to the overall historic character of a building and a site, including walls, foundations, roofing materials, chimneys, cornices, quoins, steps, buttresses, piers, columns, lintels, arches, and sills.
.2 Protect and maintain historic masonry materials, such as brick, terra-cotta, limestone, granite, stucco, slate, concrete, cement block, and clay tile, and their distinctive construction features, including bond patterns, corbels, water tables, and historically painted or unpainted surfaces.
.3 Protect and maintain historic masonry surfaces and features through appropri-ate methods:

- Inspect surfaces and features regularly for signs of moisture damage, vegetation, structural cracks or settlement, deteriorated mortar, and loose or missing masonry units.
- Provide adequate drainage to prevent water from standing on flat, horizontal surfaces, collecting on decorative elements or along foundations and piers, and rising through capillary action.
- Clean masonry only when necessary to remove heavy soiling or prevent deterioration. Use the gentlest means possible.
- Repaint historically painted masonry surfaces when needed.

.4 Repair historic masonry surfaces and features using recognized preservation methods for piecing-in, consolidating, or patching damaged or deteriorated masonry. It is not appropriate to apply a waterproof coating to exposed masonry rather than repair it.
.5 Repoint masonry mortar joints if the mortar is cracked, crumbling, or missing or if damp walls or damaged plaster indicate moisture penetration. Before repointing, carefully remove deteriorated mortar using hand tools. Replace the mortar with new mortar that duplicates the original in strength, color, texture, and composition. Match the original mortar joints in width and profile.
.10 Repaint historically painted masonry surfaces in colors that are appropriate to the historic material, building, and district. It is not appropriate to paint unpainted masonry surfaces that were not painted historically.

2.5 Roofs

.1 Retain and preserve roofs and roof forms that contribute to the overall historic character of a building, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices.
.5 If full replacement of a deteriorated historic roofing material or feature is necessary, replace it in kind, matching the original in scale, detail, pattern, design, material, color, and details such as ridge and hip caps. Consider compatible substitute materials only if using the original material is not technically feasi-ble.

2.5 Roofs (continued)

.8 If new gutters and downspouts are needed, install them so that no architectur-al features are lost or damaged. Select new gutters and downspouts that match trim color, unless they are copper. For modest postwar roofs, galvanized metal may be an appropriate choice. Retain the shape of traditional half-round gutters and downspouts if replacing them.
.11 Install ventilators, solar collectors, antennas, skylights, or mechanical equipment in locations that do not compromise character-defining roofs or on roof slopes not visible from the street.

2.6 Exterior Walls

.3 Protect and maintain the material surfaces, details, and features of historic exterior walls through appropriate methods:

- Inspect regularly for signs of moisture damage, vegetation, fungal or insect infestation, corrosion, and structural damage or settlement.
- Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along foundations.
- Clean exterior walls as necessary to remove heavy soiling or to prepare for repainting. Use the gentlest methods possible.
- Retain protective surface coatings, such as paint or stain, to prevent deterioration.
- Reapply protective surface coatings, such as paint or stain, when they are damaged or deteriorated.

.4 Repair historic exterior wall surfaces, details, and features using recognized preservation repair methods for the surface material or coating.

2.7 Windows and Doors

.1 Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, sashes, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds.
.2 Retain and preserve doors that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and

hardware.
.3 Protect and maintain the wood and metal elements of historic windows and doors through appropriate methods:

- Inspect regularly for deterioration, moisture damage, air infiltration, paint failure, and corrosion.
- Provide adequate drainage to prevent water from standing on nearly flat, horizontal surfaces such as window and door sills.
- Clean the surface using the gentlest means possible.
- Limit paint removal and reapply protective coatings as necessary. Remove heavy paint buildup on windows and doors to facilitate their operation
- Reglaze sash as necessary to prevent moisture infiltration.
- Weatherstrip windows and doors to reduce air infiltration and increase energy efficiency.

.4 Repair historic windows and doors and their distinctive features through recog-nized preservation methods for patching, consolidating, splicing, and reinforcing.
.5 If replacement of a deteriorated historic window or door feature or detail is nec-essary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, material, and quality of material. Consider compatible substitute materials only if using the original material is not technically feasible.
.6 If a historic window or door unit is deteriorated beyond repair, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible.
.7 If a historic window or a door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.
.9 If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining facade of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but not to duplicate the original.
.11 It is not appropriate to remove original doors, windows, shutters, blinds, hardware, and trim from a character-defining facade.
.12 It is not appropriate to remove any detail material associated with windows and doors, such as stained glass, beveled glass, textured glass, or tracery, unless an accurate restoration requires it.
.13 It is not appropriate to use snap-in muntins to create a false divided-light appearance.
.14 It is not appropriate to replace clear glazing with tinted or opaque glazing.

2.9 Storefronts

.1 Retain and preserve storefronts that contribute to the overall historic character of a building, including such functional and decorative features as transoms, display windows, doors, entablatures, pilasters, recessed entries, and signs.
.2 Protect and maintain historic storefront features and materials through appropriate methods:

- Inspect regularly for signs of moisture damage, rust, fungal or insect infestation, cracked glass, and structural damage or settlement.
- Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements.
- Clean painted surfaces regularly using the gentlest means possible, and repaint only when the paint film is damaged or deteriorated.
- Retain protective surface coatings, such as paint or stain, to prevent damage to storefront materials from moisture or ultraviolet light.

.3 Repair historic storefront features using recognized preservation methods for patch-ing, consolidating, splicing, and reinforcing.
.5 If replacement of an entire historic storefront feature is necessary, replace it in kind, matching the original feature in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
.6 If a historic storefront feature or an entire storefront is missing, replace it with a new feature or storefront based on accurate documentation. If accurate documentation is not available, then utilize a new design compatible with the building in scale, size, material, and color.
.10 It is not appropriate to clean storefronts with destructive methods such as sand blasting, power washing, and using propane or butane torches. Clean using gentle methods such as low-pressure washing with detergents and natural bristle brushes. Chemical strippers can be used only if gentler methods are ineffective.
.11 It is not appropriate to strip wooden storefront surfaces that were historically paint-ed down to bare wood and apply clear stains or sealers to create a natural wood appearance.
.12 It is not appropriate to replace or cover wooden storefront and entry elements with contemporary substitute materials such as aluminum or vinyl.

2.10 Sustainability and Energy Retrofit

.3 If a new mechanical system is needed, install it so that it causes the least amount of alteration to the building's exterior facades, historic building fabric, and site features.
.8 Locate new mechanical equipment and utilities, including heating and air condi-tioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear facade. Screen them from view.

2.11 Accessibility, Health and Safety

.1 In considering changes to a historic building, review accessibility and life-safety code implications to determine if the proposed change is compatible with the building's historic character and setting or will compromise them.
.2 Meet accessibility and life-safety building code requirements in such a way that the historic site and its character-defining features are preserved.
.3 Meet accessibility and life-safety building code requirements in such a way that the historic building's character-defining facades, features, and finishes are preserved.
.4 Determine appropriate solutions to accessibility with input from historic preser-vation specialists and local disability groups.
.5 If needed, introduce new or additional means of access that are reversible and that do not compromise the original design of a historic entrance or porch.
.6 Consult with local advocacy groups to find ways to reasonably accommodate access.
.7 Work with code officials in exploring alternative methods of equal or superior effectiveness in meeting safety code requirements while preserving significant historic features.
.8 Locate fire doors, exterior fire stairs, or elevator additions on rear or non-charac-ter defining facades. Design such elements to be compatible in character, materi-als, scale, proportion, and finish with the historic building.

3.3 Additions

.1 Construct additions, if feasible, to be structurally self-supporting to reduce any damage to the historic building. Sensitively attach them to the historic building so that the loss of historic materials and details is minimized.
.2 Design additions so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.
.3 Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
.4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone.
.5 It is appropriate to implement a tree protection plan prior to the commencement of construction activities.
.6 Locate a new addition on an inconspicuous face of the historic building, usually the rear one.
.7 Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.
.8 Design an addition to be compatible with the historic building in mass, architectural style, materials, color, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.
.10 It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature.
.11 It is not appropriate to construct an addition that significantly changes the proportion of original built mass to open space on the individual site.
.12 It is not appropriate to construct an addition if the overall proportion of built mass to open space on its site will significantly vary from the surrounding buildings and sites that contribute to the special character of the historic district.

3.4 Non-Residential Guidelines

.1 Conform to the design guidelines found in Section 3.2 regarding all other aspects of additions.
.2 Design commercial additions with an architectural and urban scale compatible with the special character of the district and using details that contribute to the building's integration into the special character of the site and district including: cornice lines, belt courses, fenestration bands, height, material selection, roof form, and street walls.
.3 Design commercial additions so that the pedestrian experience of the special character of the district's historic sense of time and place is retained.
.4 Limit the height of additions in relationship to historic buildings so they do not diminish or visually overpower the historic building.
.5 Design additions to be compatible with the historic building in perceived height from the street, yet differentiate the addition from the historic building. Additions constructed on a site adjacent to a historic building may be treated as a separate or new building.
.6 Design rooftop additions to be subordinate to historic buildings, compatible and proportional, such that the massing and placement maintains the pedestrian experience of the district's historic sense of time and place. Generally, set back rooftop additions from the primary facade of the building. Set back new floors substantially so that the original building height and facade are clearly distinguishable from the new upper floor(s) as seen from the street.
.7 Generally limit the height of additions on the site of a contributing building as of the date of district designation to within 10 percent of the height of well- related nearby historic buildings.
.8 At the building-wall line, generally limit the height of additions on a vacant lot and on sites of non-contributing buildings as of the date of district designation to within 10 percent of the height of well-related nearby buildings. Accommodate additional height behind the building-wall line through the use of design details that reduce the perceived building height and mass, including: stepbacks, fenestration, or bay patterns.
.9 Reduce the perceived height and mass of additions by relating buildings to the human scale through the use of architectural elements, proportion, materials, and surface articulation. Maintain a distinction between the upper levels and the street level. Select exterior materials that have a texture, pattern, and scale similar to those in the historic district.
.10 Coordinate the top of the building addition with the overall building design. Substantially setback additional building height from the primary street facade to preserve the pedestrian scale and urban proportions of the building.
.11 Regardless of the overall mass or height of an addition, maintain consistent massing and perceived building height at the street level.
.12 It is not appropriate to construct half-level or split-level first floors that extend both above and below the sidewalk grade.

The Special Character of the Prince Hall Historic District

The Prince Hall Historic District (designated in 2012) is an urban residential area that has been part of an African American neighborhood since at least Reconstruction. The district is situated several blocks southeast of the Capitol, within the boundaries of the original William Christmas plan for Raleigh. Neighboring Shaw University contributed to the area's vitality during the century following the Civil War, as the university made Raleigh a magnet for African Americans free to settle where they pleased. While most streets in the district are predominantly residential, commercial and institutional buildings are also pres-ent, including some landmarks of local African American history. South Blount Street in particular is essentially a commercial corridor within the neighborhood. It is home to the Masonic Temple Building (1907) and the Tupper Memorial Baptist Church (1913), both designated Raleigh Historic Landmarks for their association with African American history. Most surviving residences date to the late-19th and early-20th centuries, while the district's historic commercial and civic buildings are from the first half of the 20th century.

The district comprises slightly more than four city blocks. Streets intersect in a clean grid and concrete sidewalks line both sides of each street. Street curbs are either granite or poured concrete. Some blocks historically did not have driveways from the roadway while others feature concrete aprons combined with gravel two-strip driveways. The topography is generally flat, but in some areas, such as at S. Bloodworth and E. Davie Streets, retaining walls of stone, concrete, and brick hold back the earth where houses sit well above the street. Poured concrete steps lead up the grade to dwellings. Throughout the district, buildings
adhere to a uniform setback. They stand near the street on deep, narrow parcels and are closely spaced in typical urban fashion. Fences are uncommon, although a few wrought iron fences encircle front yards or vacant parcels and some chain-link fencing is present. While there are many vacant lots today, the neighborhood was historically more densely developed. Fragments of that pattern are particularly evident at the 300 block of E. Cabarrus Street, the 200 block of E. Lenoir Street, and at the south end of S. Blount Street.

Houses are one and two stories and are generally modest. Most stand on brick foundations, have front porches, and historically had weatherboard exteriors. Some original wood exterior cladding has been covered with asbestos, aluminum, or vinyl siding in the second half of the 20th century. Many dwellings are late-19th-and early-20th century Queen Annes ranging from modest shotgun houses and triple-A cottages to more fully realized, higher-style designs. Though small and simple house types, these neighborhood dwellings were not necessarily without style. A few have sawn exterior trim enlivening facades and porches; good examples include the shotgun house at 514 S. Bloodworth (ca. 1880) and the triple-A cottage at 309 E. Cabarrus Street (ca. 1890). The single-story Dr. Peter Williams House at 223 E. Lenoir Street (ca. 1890) is a larger Queen Anne with more complicated massing, including a turret roof over a corner porch bay. The house also features a decorative frieze and a stained glass lunette window in one of the gables.

The 20th century brought new architectural styles to the neighborhood. The house at 312 E. Cabarrus Street (ca. 1922) is a good example of the Craftsman style, while 121 E. South Street (1925) is a mix of Craftsman and Colonial Revival styles. More modest vernacular houses show the influence of these styles as well. A few houses are unique surviving examples of their style in the district, including the Neoclassical Revival house at 215 E. Cabarrus Street (ca. 1917) and the large Minimal Traditional house at 215 E. Lenoir Street (ca. 1950). Beginning around the turn of the 21st century, a few new houses and a three-story apartment building have been built at scattered locations throughout the district. Two early-21st century two-story Neo-Queen Anne houses at the 400 block of S. Bloodworth Street have cementitious siding and narrow, tall proportions. The ca. 1995 apartment building at 508 S. Person Street is Neo-Craftsman with a brick exterior.

The Rogers-Bagley-Daniels-Pegues House (ca. 1855) at 125 E. South Street stands within the district and represents the pre-Civil War history of the area. A series of prominent white families owned the Greek Revival-Italianate house before Shaw's dean of theology, Dr. Albert Pegues, became the first African American to own the dwelling in 1919. The house was designated a Raleigh Historic Landmark in 2009 for both its architectural and historical significance.

Churches introduce the Gothic Revival style to the district. The churches have masonry exteriors—two are brick veneers applied in the mid-20th century and the third is a concrete-block building with a decorative pebbled finish to the blocks. Other masonry buildings include the three-story Masonic Temple Building (1907) at 427 S. Blount Street, the largest building in the district. It
features a cutaway corner entry, storefronts at the street, and segmental-arched windows. The imposing brick-veneered Tupper Memorial Baptist Church (1913) at 501 S. Blount Street stands across S. Cabarrus Street from the Masonic Temple Building; together, the two buildings telegraph the cultural importance of this stretch of the street to the neighborhood.

Several small commercial buildings along S. Blount Street and scattered throughout the district's residential blocks are extremely simple and date to the 1940s and later. Many are masonry, featuring either concrete-block construction or brick exteriors. In 2006, Shaw University built an Early Childhood Development Center at the northwest corner of E. Lenoir and S. Bloodworth streets. While the brightly painted stucco building could not be mistaken for an historic structure, its massing and setbacks are so in keeping with historic patterns that it stands harmoniously in the district.

The district also includes Stronach's Alley, a remnant of an urban development pattern that has been erased from the city. The alley bisects the block bounded by S. Wilmington, E. Cabarrus, S. Blount, and E. Lenoir streets. Once lined with small dwellings—mostly shotgun houses—dating from the late-19th century, the alley was the center of a mostly residential block that also included a church, a hospital, a movie theater, two missions, and cotton warehouses. None of the houses that fronted Stronach's Alley remain, and few other buildings on the block are still standing. The alley is open to traffic however, and is paved with much-patched asphalt. Vacant lots and gravel and asphalt parking lots flank the alley today. Another short alley, Regan Lane, extends south from E. Cabarrus Street partway into the block. No dwellings remain on the narrow lots there.

Despite the many lost buildings throughout the Prince Hall Historic District, the surviving built environment retains a strong sense of place and history, helping to convey the important and often overlooked African American history of Raleigh.

APPLICABLE GUIDELINES

HISTORIC COMPS WITHIN 1.5 BLOCKS
517 S. BLOUNT STREET | HISTORIC REVIEW

1 **515 S BLOUNT STREET**
1 STORY COMMERCIAL
MASONRY

2 **519 S BLOUNT STREET**
2 STORY RESIDENCE
WOOD FRAMED
SET BACK FROM STREET

3 **524 S BLOUNT ST**
1 STORY COMMERCIAL
MASONRY

PROPERTY OF
BLOUNT STREET RALEIGH, LLC

REID #0029674 — RALEIGH TOWNSHIP
517 S. BLOUNT STREET — WAKE COUNTY
SCALE: 1"=30' — RALEIGH, NORTH CAROLINA
REFERENCES: DEED BOOK 17343, PAGE 1422 — MARCH 13, 2019

NOTES:

1) Raw error of closure exceeds 1:10,000.

2) The basis of all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Deed Book 17343, Page 1422 & Wake County GIS unless otherwise noted.

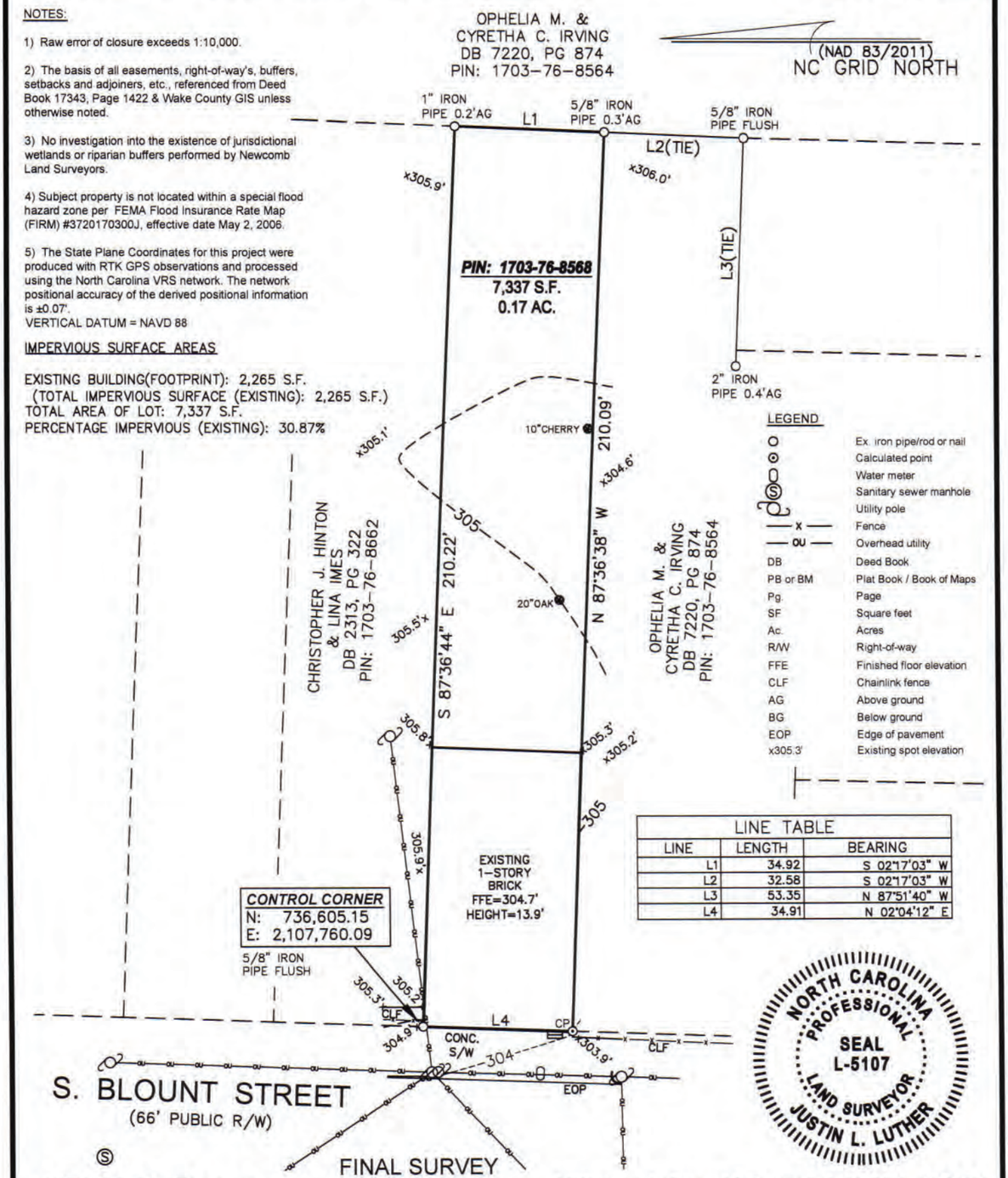
3) No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.

4) Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720170300J, effective date May 2, 2006.

5) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.
VERTICAL DATUM = NAVD 88

IMPERVIOUS SURFACE AREAS

EXISTING BUILDING(FOOTPRINT): 2,265 S.F.
(TOTAL IMPERVIOUS SURFACE (EXISTING): 2,265 S.F.)
TOTAL AREA OF LOT: 7,337 S.F.
PERCENTAGE IMPERVIOUS (EXISTING): 30.87%



LINE TABLE		
LINE	LENGTH	BEARING
L1	34.92	S 02°17'03" W
L2	32.58	S 02°17'03" W
L3	53.35	N 87°51'40" W
L4	34.91	N 02°04'12" E

NORTH CAROLINA PROFESSIONAL SEAL L-5107 LAND SURVEYOR JUSTIN L. LUTHER

FINAL SURVEY

NEWCOMB *land surveyors, Llc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615*
Phone (919) 847-1800, License # P-0203

This survey performed and map prepared without benefit of a title report. This survey subject to any facts and easements which may be disclosed by a full and accurate title search.

197171
PIN: 1703-76-9593

I, Justin L. Luther, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted; that the boundaries not surveyed are clearly indicated as drawn from information noted under references; that the ratio of precision or positional accuracy exceeds 1:10,000; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)

Witness my original signature, license number and seal this 13th *day of* MARCH *,2019.*

Professional Land Surveyor L-5107

WEST FACADE - RESTORE PAINTED WOOD STOREFRONT AND DOORS. SALVAGE GLASS AND CHECK CASHING SIGNAGE ON LEFT WINDOW, PROVIDE ADA ENTRY RAMP UP TO LEFT ENTRY DOOR.

WEST FACADE - REMOVE WINDOW BARS, RESTORE EXISTING WOOD STOREFRONT WINDOWS AND DOORS

EXISTING BUILDING IMAGES
517 S. BLOUNT STREET | HISTORIC REVIEW

WEST + SOUTH FACADE - RESTORE BRICK DETAILING, REMOVE PAINT, REPLACE EXISTING DOWNSPOUT

SOUTH FACADE - REPLACE GLASS IN EXISTING WINDOWS WHERE NEEDED, REMOVE WINDOW BARS

EXISTING BUILDING IMAGES

517 S. BLOUNT STREET | HISTORIC REVIEW

NORTH FACADE- REPLACE DOOR WITH WINDOW, REMOVE BARS FROM WINDOW REMOVE METAL OVERHANG,

NORTH FACADE - EXISTING WINDOWS - REPLACE GLASS WHERE NEEDED, REAPPLY TERRACOTTA COPING

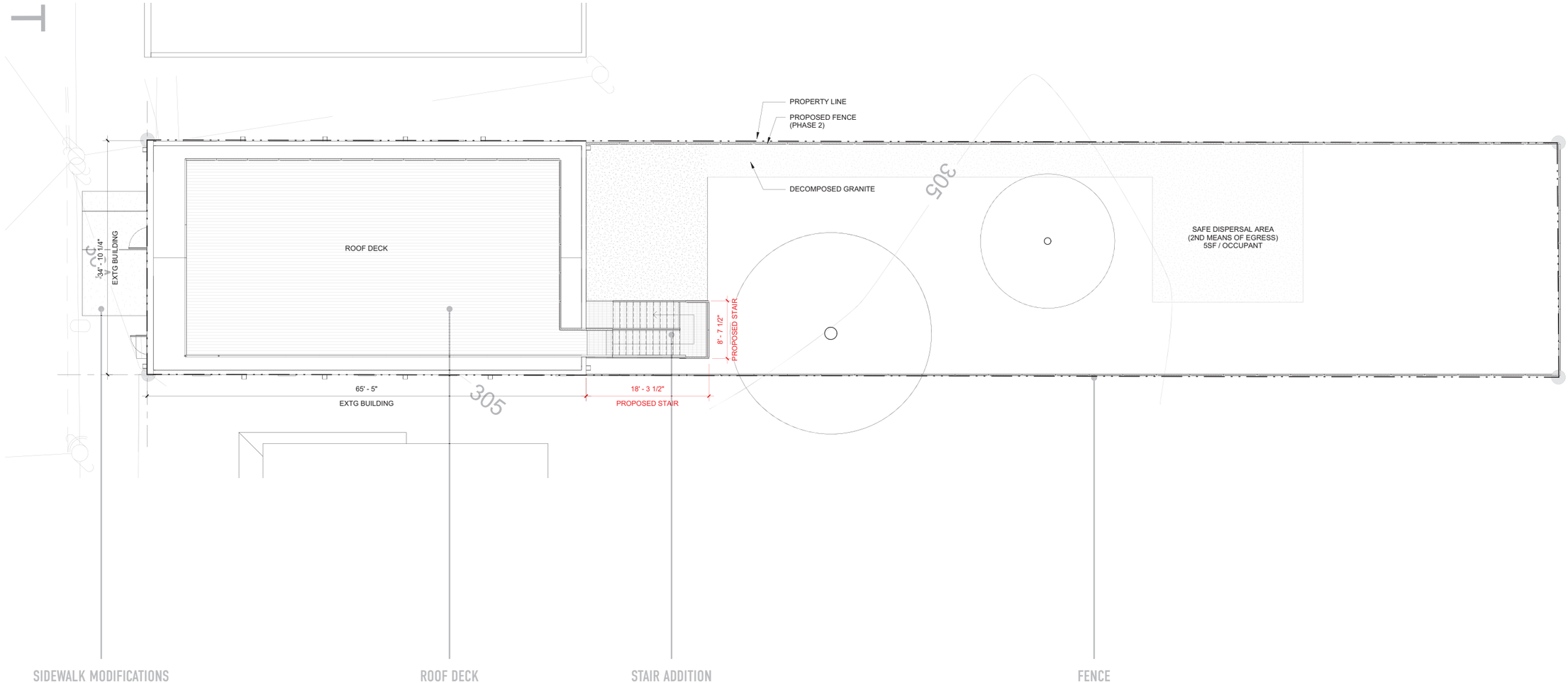
STREET + NORTH FACADE - RESTORE BRICK DETAILING, REMOVE PAINT FROM CMU - REMOVE PAINT FROM BIRCK , REPOINT AS NEEDED,

EXISTING BUILDING IMAGES
517 S. BLOUNT STREET | HISTORIC REVIEW

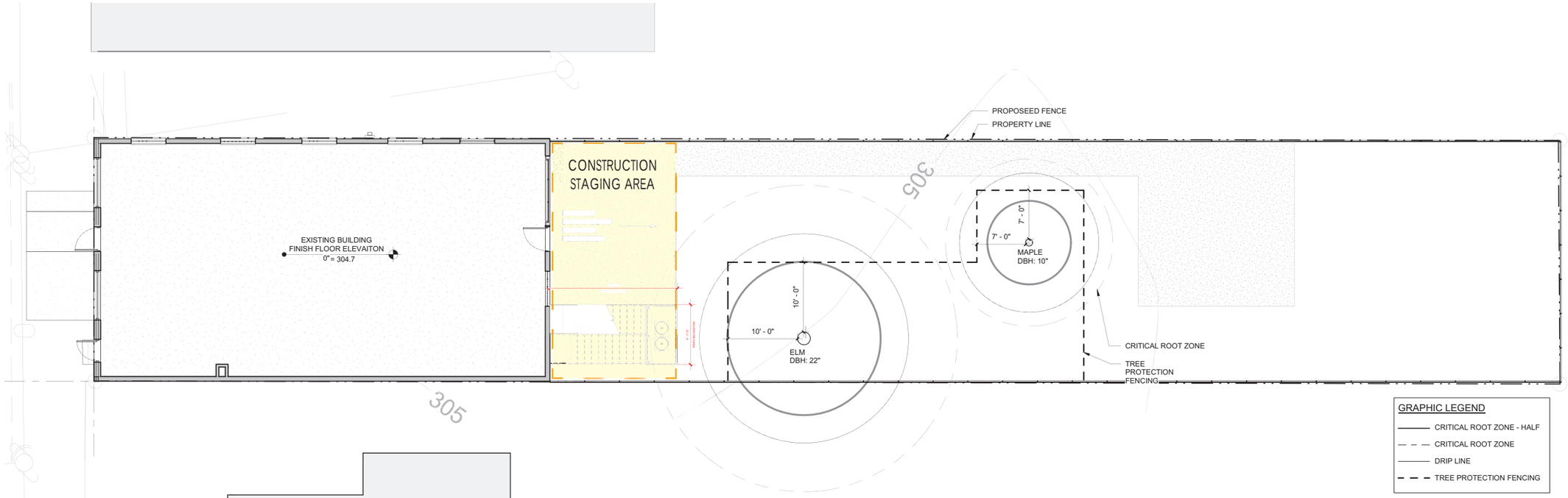
NEW OPENING WHERE EXISTING PUNCHED WINDOWS WERE INFILLED

VIEW OF BACK YARD

EXISTING BUILDING IMAGES
517 S. BLOUNT STREET | HISTORIC REVIEW



PROPOSED SITE PLAN 1/16" = 1'
517 S. BLOUNT STREET | HISTORIC REVIEW



Inspection date: 3/11/2019
Type of inspection: Visual
Tree Species: Elm
Tree location: 517 S. Blount St, Raleigh NC
Elm is located approximately 25' behind building.
Tree diameter at chest height 22".

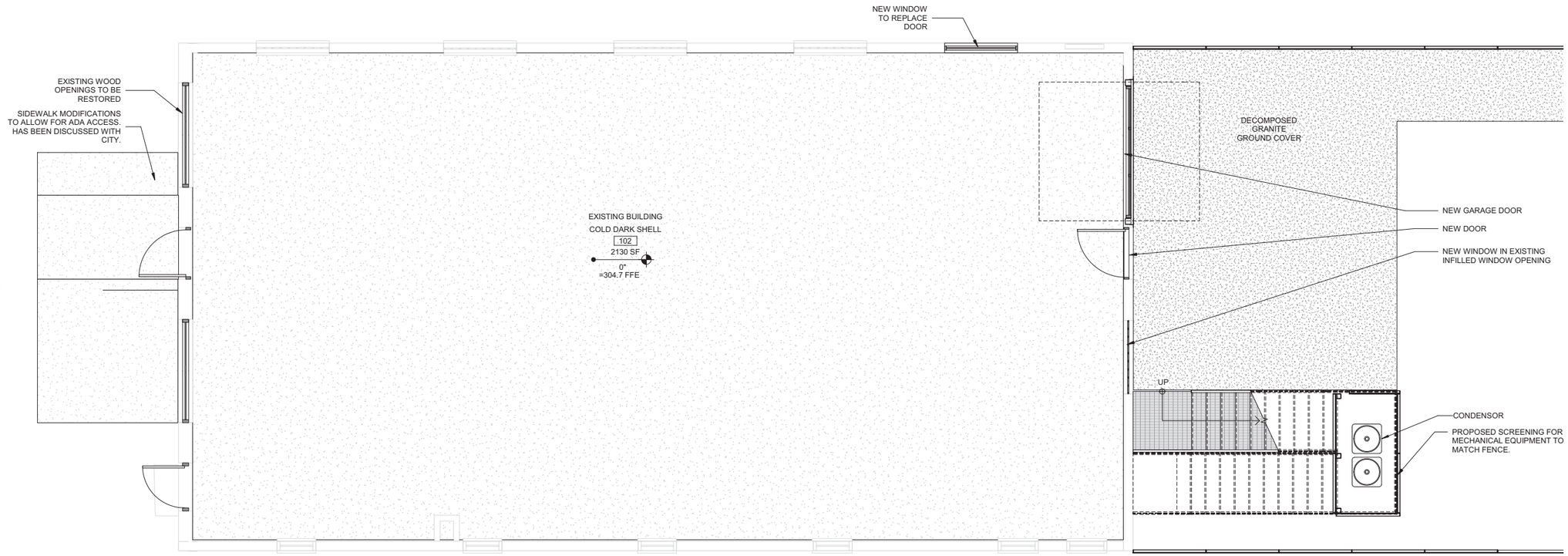
Visual Analysis: The tree stands in an abandoned lot. It is starting bud break; it is alive and appears to be healthy although the leaves are not out yet.
It does not look as though it has ever been maintained.

Prior to construction I recommend spreading wood chips around the base of the elm a minimum of 8' from the trunk, no more than 4" thick and install tree protection fencing around tree 8-10' from base.

Respectfully submitted,

Andrew Wharton
Everett Tree Service
ISA Certified Arborist
SO-1562

TREE PROTECTION PLAN 1/16" = 1'
517 S. BLOUNT STREET | HISTORIC REVIEW

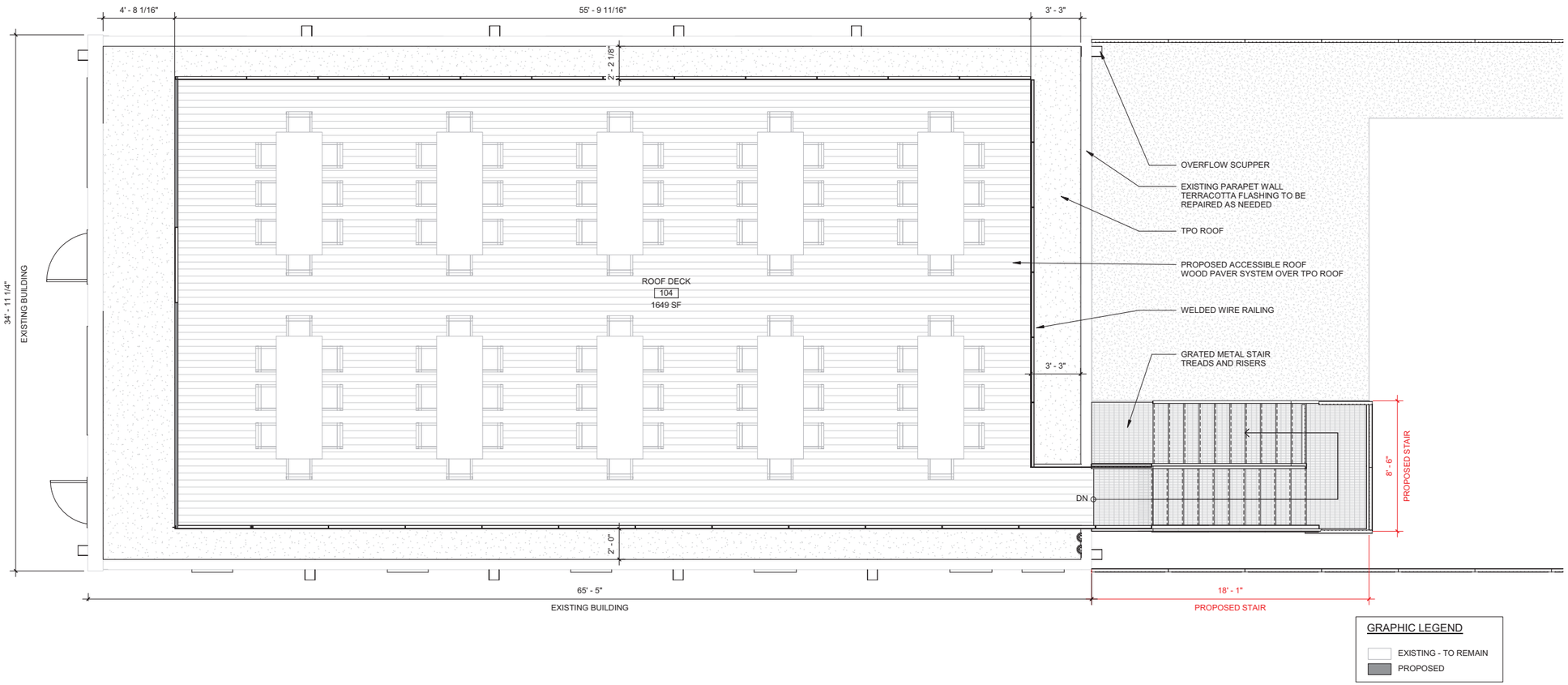


GRAPHIC LEGEND

- EXISTING - TO REMAIN
- PROPOSED

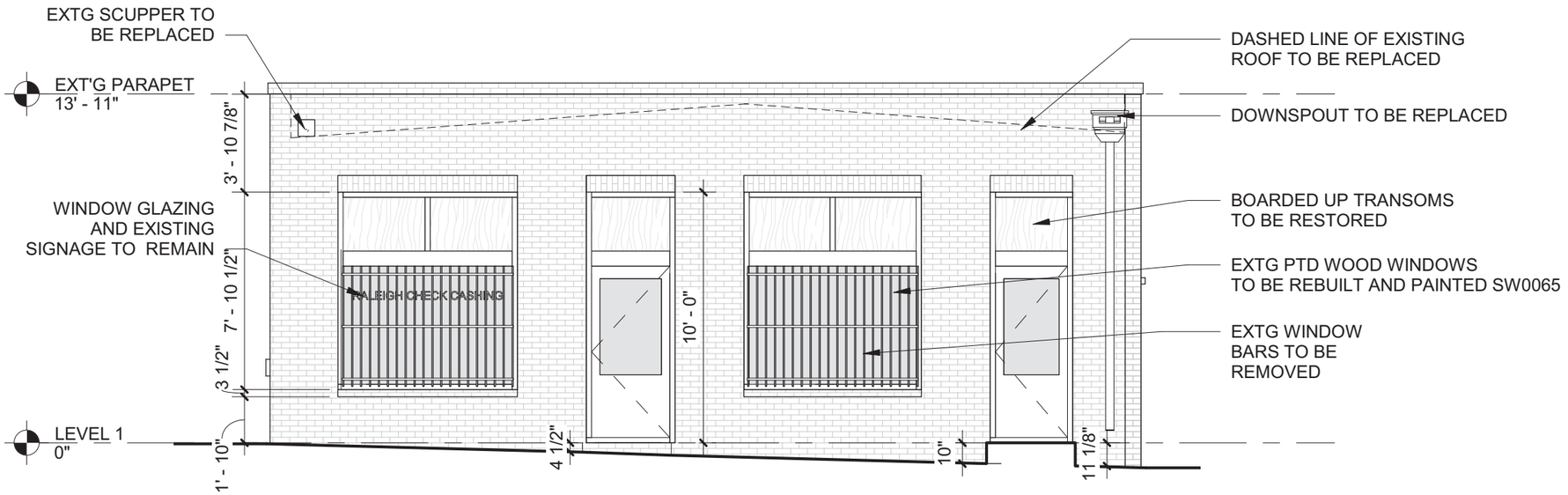
PROPOSED ROOF PLAN 1/8" = 1'

517 S. BLOUNT STREET | HISTORIC REVIEW

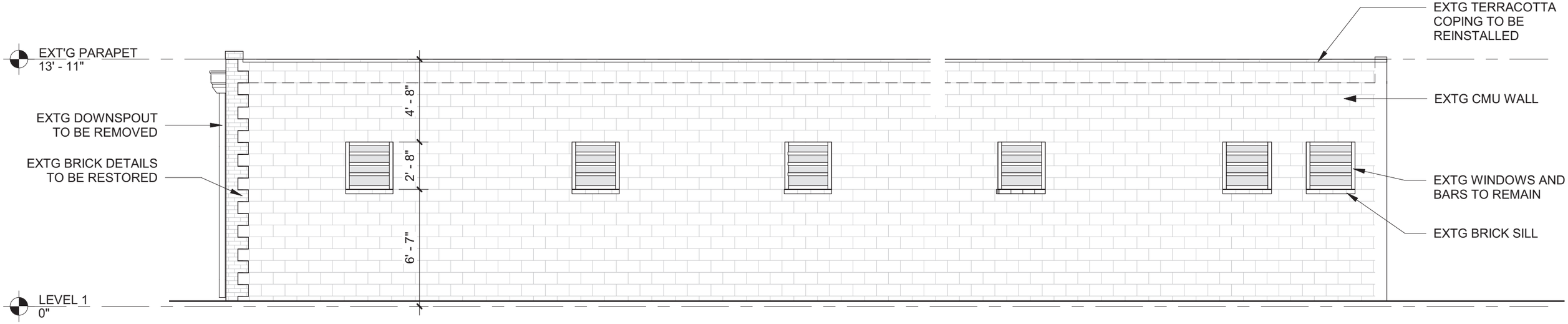


PROPOSED ROOF PLAN 1/8" = 1'

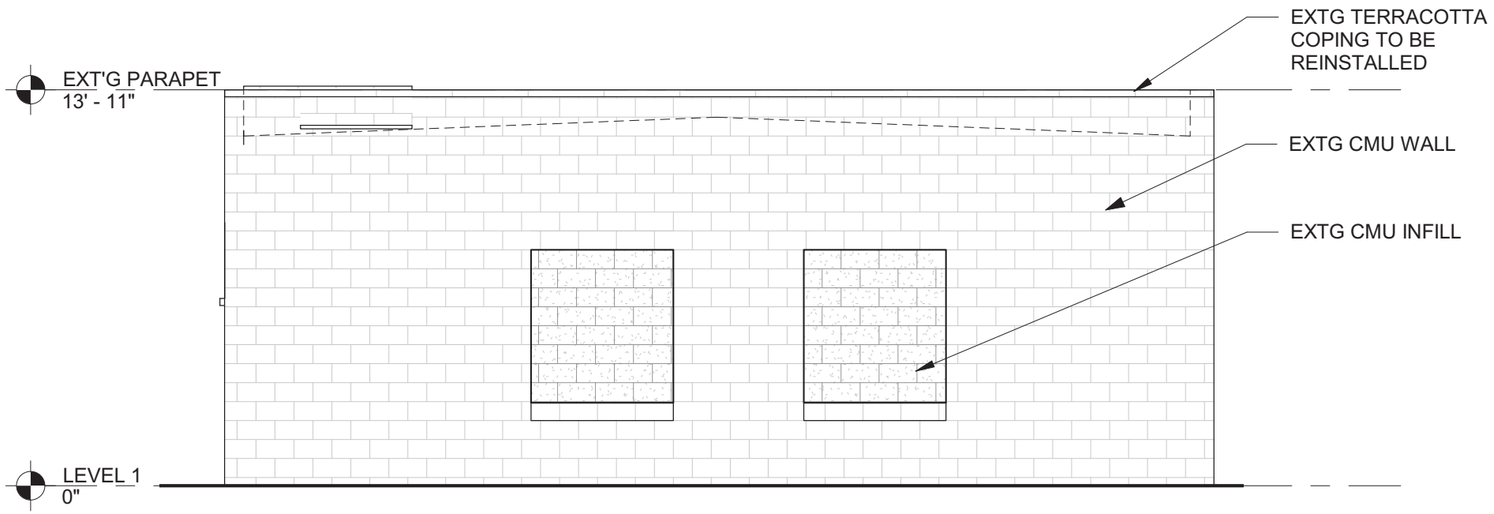
517 S. BLOUNT STREET | HISTORIC REVIEW



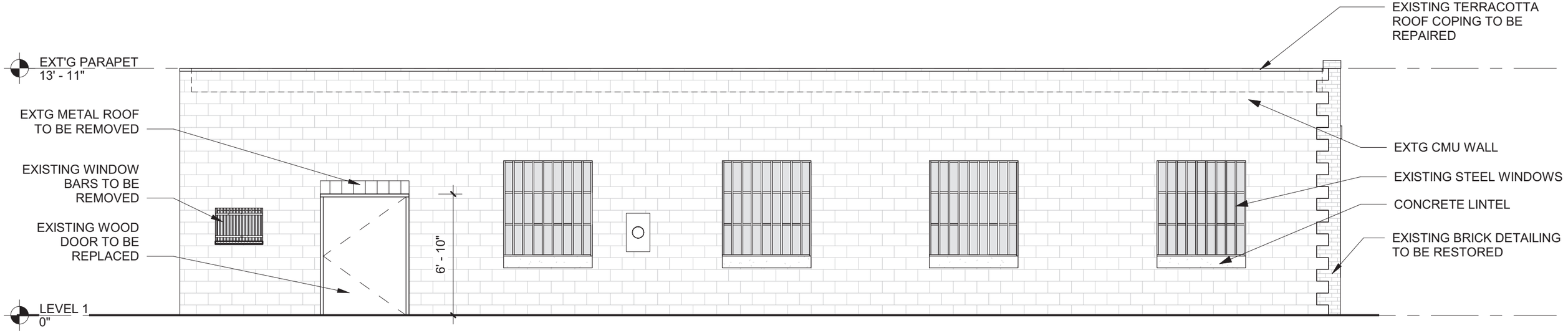
WEST
EXISTING EXTERIOR ELEVATION 3/16"= 1'
517 S. BLOUNT STREET | HISTORIC REVIEW



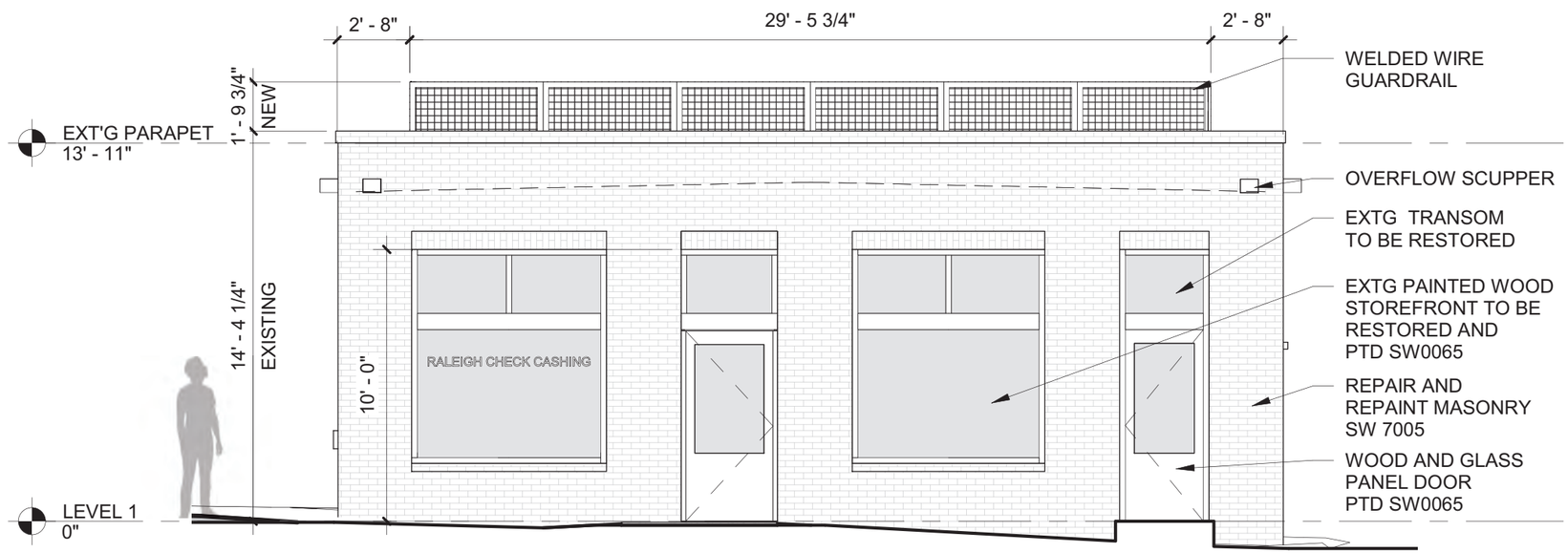
SOUTH
EXISTING EXTERIOR ELEVATION 3/16"= 1'
517 S. BLOUNT STREET | HISTORIC REVIEW



EAST
EXISTING EXTERIOR ELEVATION 3/16"= 1'
517 S. BLOUNT STREET | HISTORIC REVIEW



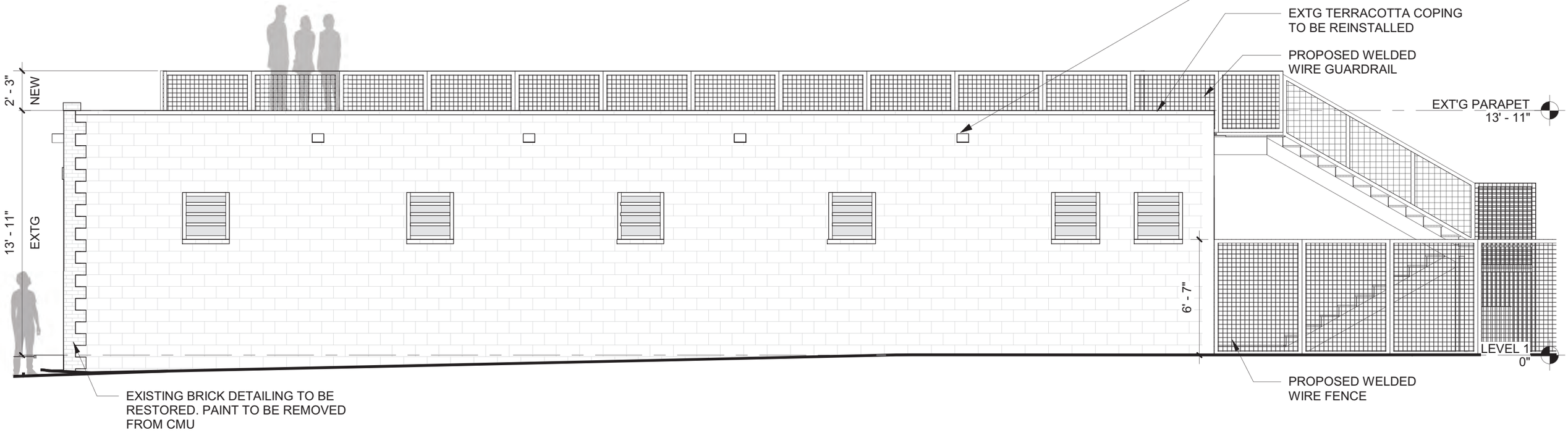
NORTH
EXISTING EXTERIOR ELEVATION 3/16"= 1'
517 S. BLOUNT STREET | HISTORIC REVIEW



WEST

PROPOSED EXTERIOR ELEVATION 3/16" = 1'

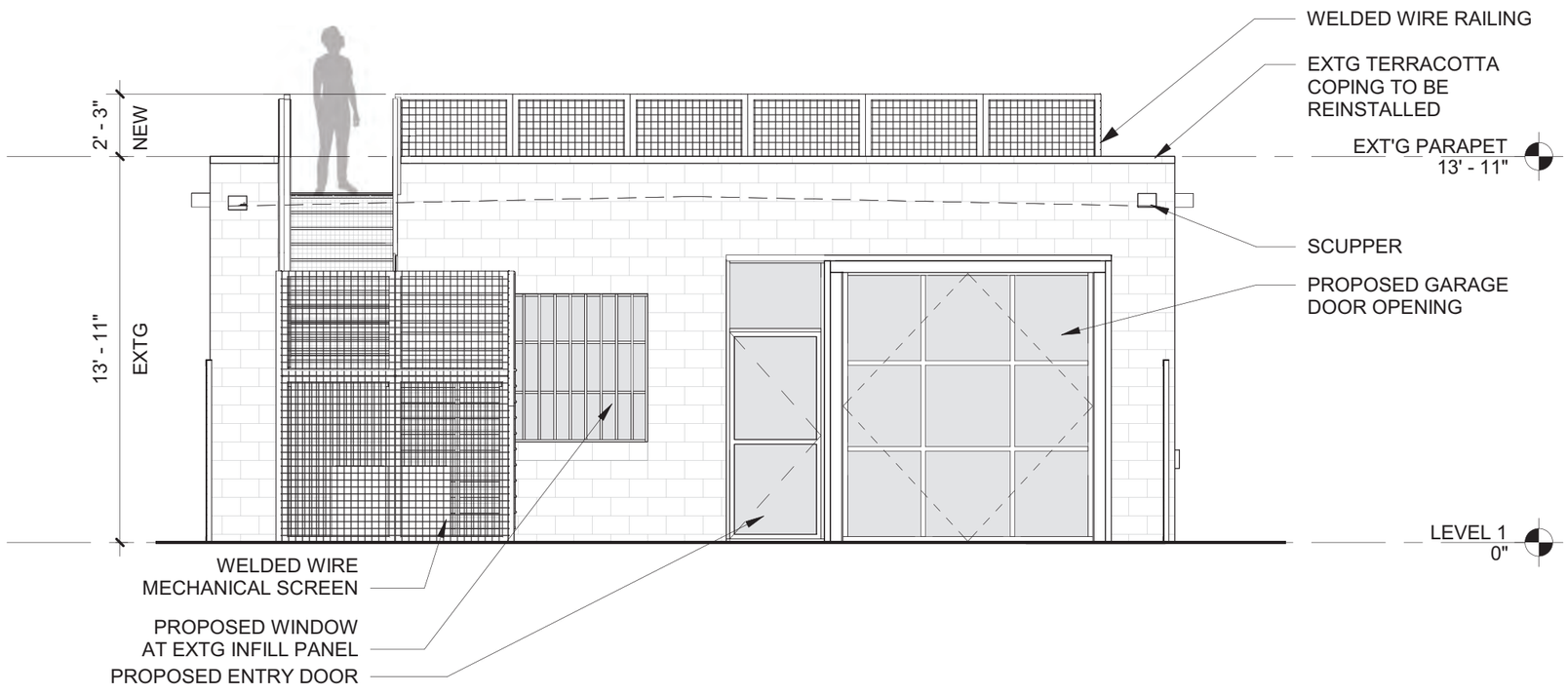
517 S. BLOUNT STREET | HISTORIC REVIEW



NORTH

PROPOSED EXTERIOR ELEVATION 3/16" = 1'

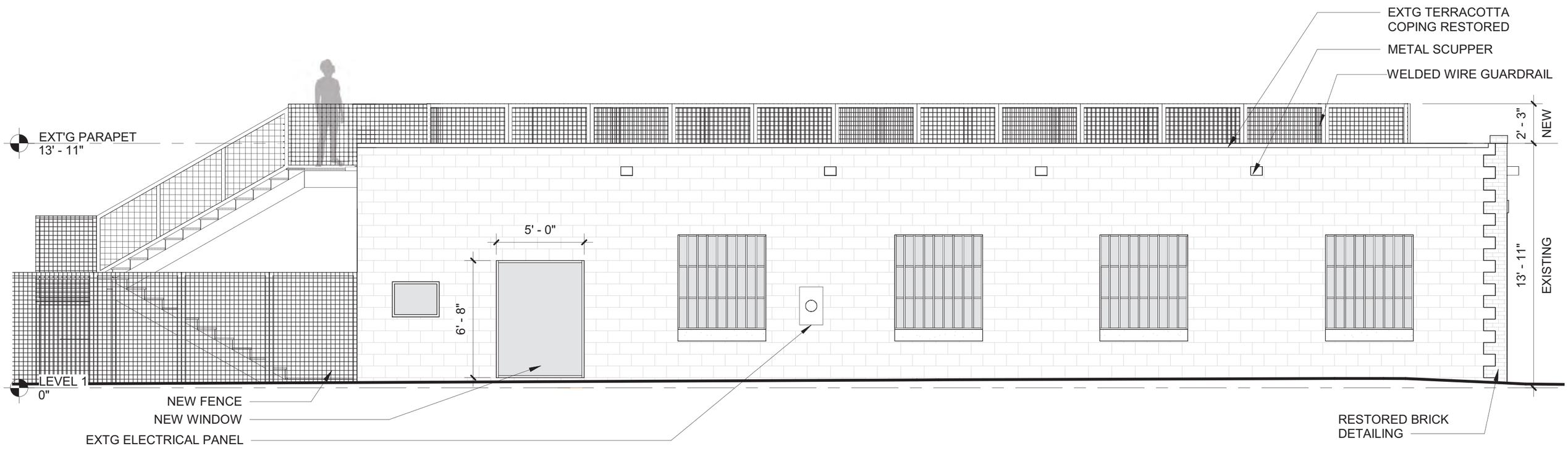
517 S. BLOUNT STREET | HISTORIC REVIEW



EAST

PROPOSED EXTERIOR ELEVATION 3/16" = 1'

517 S. BLOUNT STREET | HISTORIC REVIEW



SOUTH

PROPOSED EXTERIOR ELEVATION 3/16" = 1'

517 S. BLOUNT STREET | HISTORIC REVIEW

PROPOSED RENDERING - STREET
517 S. BLOUNT STREET | HISTORIC REVIEW

PROPOSED RENDERING - BACK YARD
517 S. BLOUNT STREET | HISTORIC REVIEW

SW 7674
Peppercorn
Interior / Exterior
Locator Number: 236-C7

PAINTED STEEL

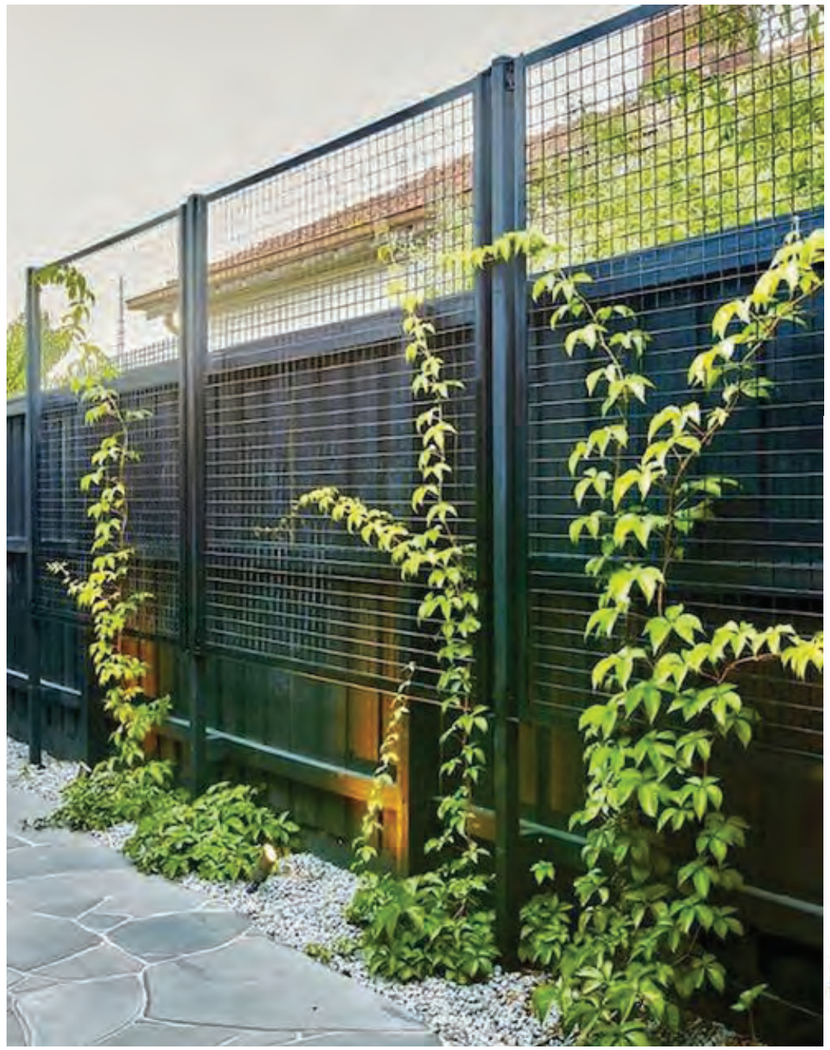
SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1

PAINTED BRICK

SW 0065
Vogue Green
Interior / Exterior

PAINTED WOOD STOREFRONT

EXAMPLE FOR MAIL SLOT + SIGNAGE



WELDED WIRE FENCING

ROOF DECK WOOD PAVER SYSTEM

PLANTER BOXES

GUARDRAIL/RAILING/FENCE PRECEDENT IMAGES

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McNICHOLS® WIRE MESH

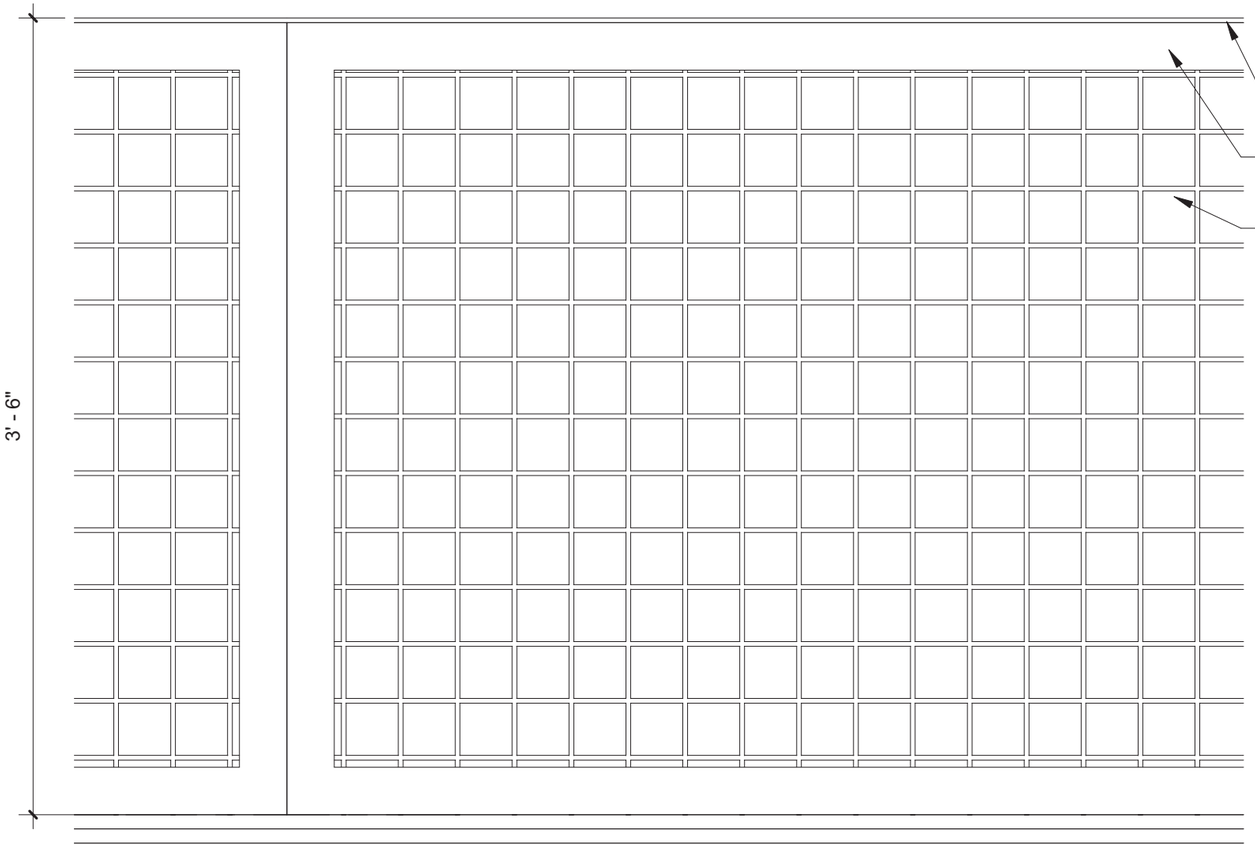
Square, Carbon Steel, Cold Rolled, Welded - Trimmed, 4" x 4" Mesh (Square), 3.7500" x 3.7500" Opening (Square), 0.250" Thick (2-3/4 Gauge) Wire Diameter, 90% Open Area

McNICHOLS® Wire Mesh, Square, Carbon Steel, Cold Rolled, Mill Finish, Welded - Trimmed, 4" x 4" Mesh (Square), 3.7500" x 3.7500" Opening (Square), 0.250" (2-3/4 Gauge) Thick Wire Diameter, 90% Open Area

ITEM 3604250041 - 48" x 120"

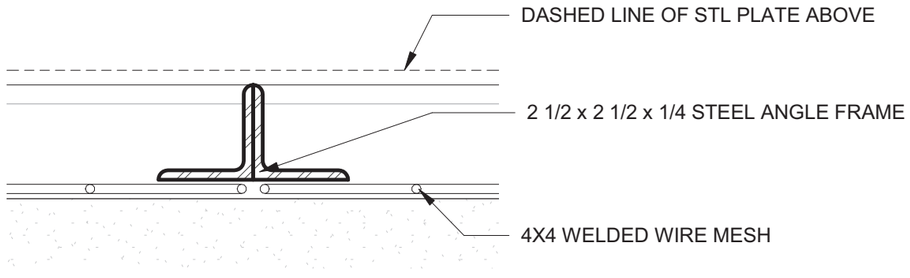
ITEM SPECIFICATIONS

Item Number	3604250041
Product Line	Wire Mesh
Mesh Type	Square
Construction Type	Welded
Primary Material	Carbon Steel (CS)
Alloy, Grade or Type	Cold Rolled (CR)
Material Finish	Mill Finish
Weave or Trim Type	Welded - Trimmed
Mesh Size	4" x 4"
Opening Size	3.7500" x 3.7500"
Wire Diameter / Wire Gauge	0.250" Thick (2-3/4 Gauge)
Percent Open Area	90%
Weight	0.86 Lbs./Square Foot
Product Form	Sheet
Sizes (Width x Length)	48" x 120"



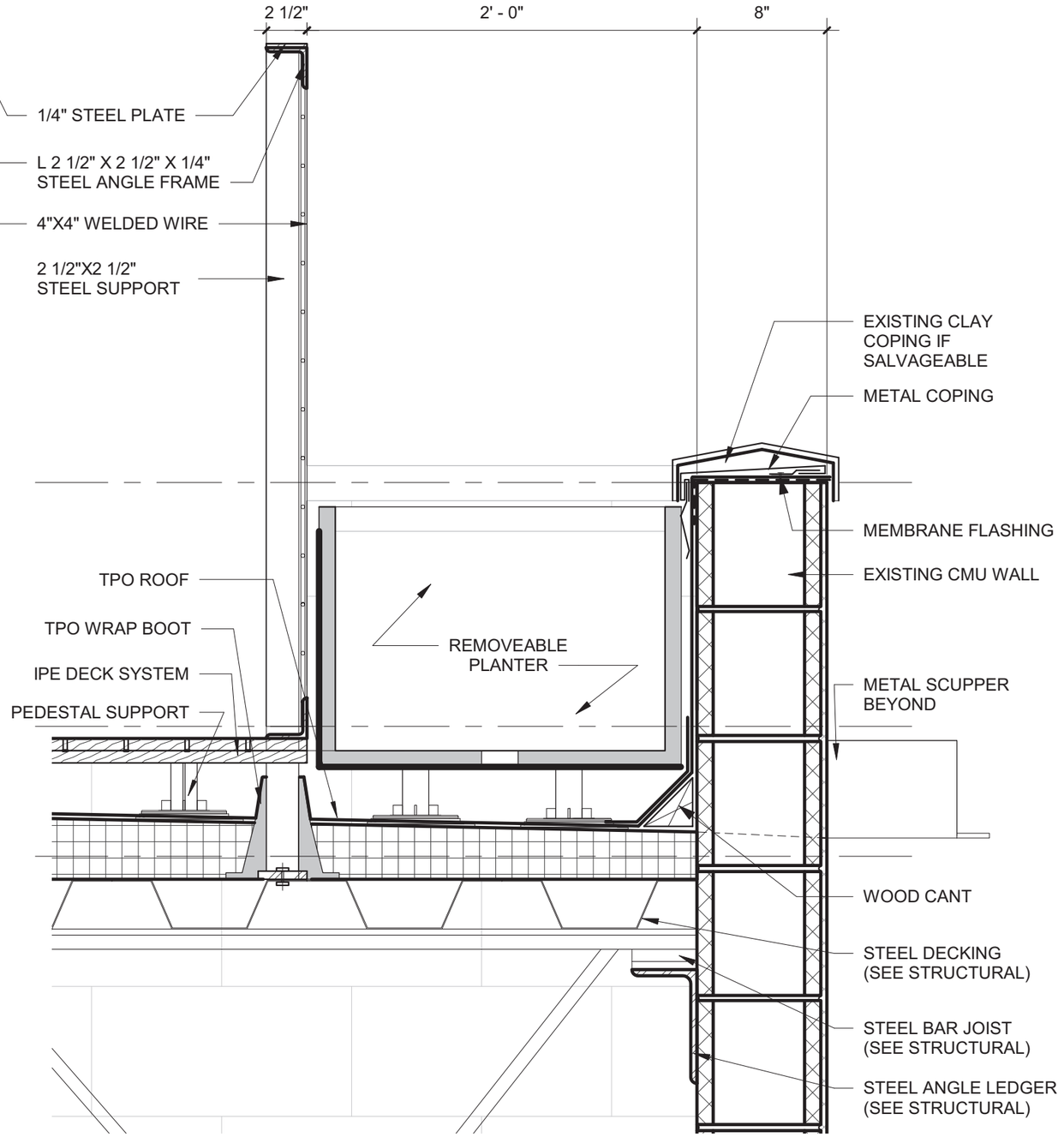
1 TYP ELEVATION DTL - GUARDRAIL + FENCE

SCALE: 1 1/2" = 1'-0"



3 TYP PLAN DTL - GUARDRAIL + FENCE BALUSTER

SCALE: 3" = 1'-0"

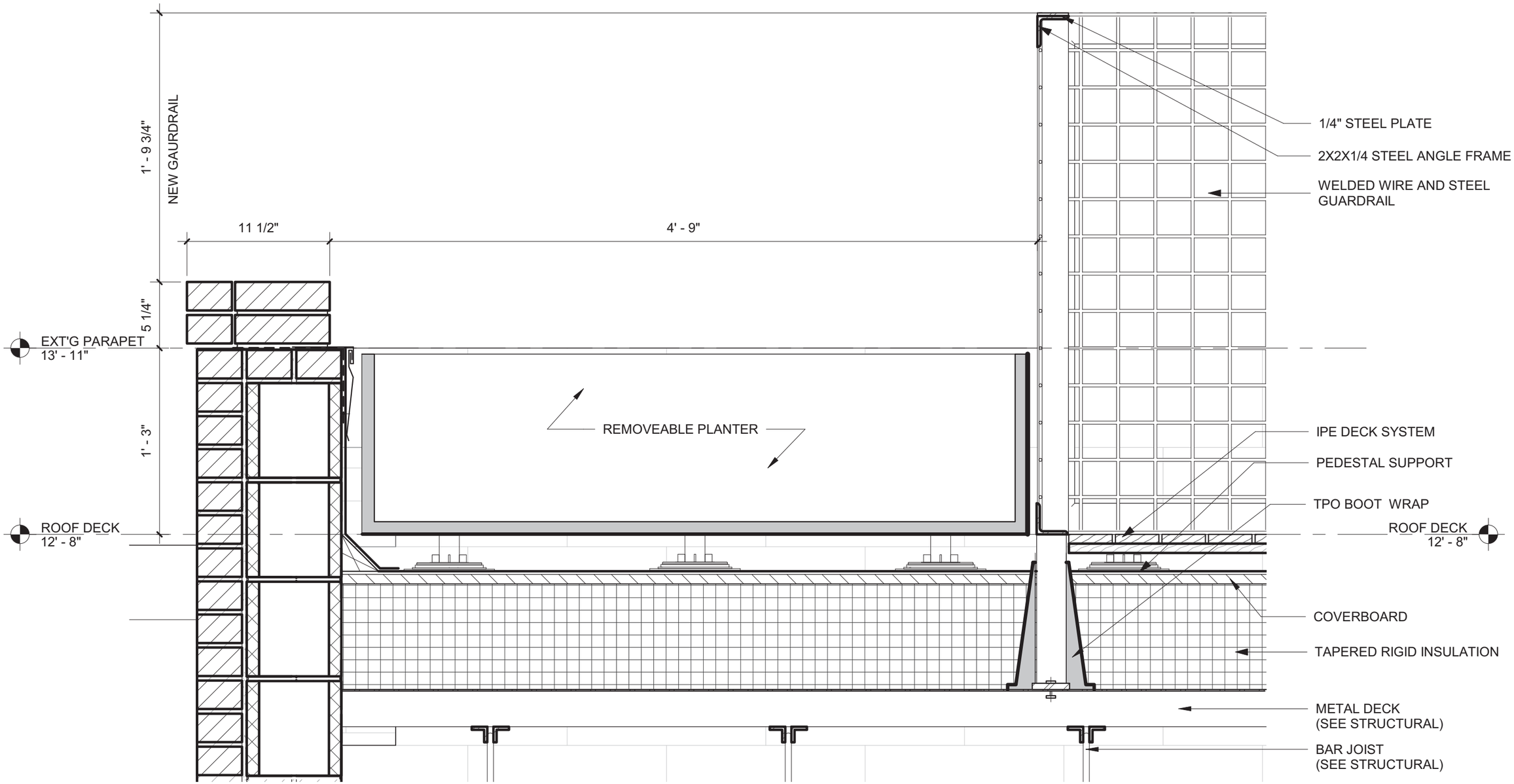


2 SECT DTL AT CMU PARAPET + GUARDRAIL

SCALE: 1 1/2" = 1'-0"

WELDED WIRE GUARDRAIL AND FENCE DETAILS

517 S. BLOUNT STREET | HISTORIC REVIEW



1 SECT DTL AT BRICK PARAPET + GUARDRAIL

SCALE: 1 1/2" = 1'-0"

BRICK PARAPET + GUARDRAIL DETAIL

517 S. BLOUNT STREET | HISTORIC REVIEW

511/521/522 ALUMINUM DOOR SYSTEMS

ALUMINUM SECTIONAL DOORS

VISUAL ACCESS.
LIGHT INFILTRATION.
CONTEMPORARY LOOK.

OVERHEAD DOOR®

INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

Glass options for Models 511/521

Specialty Glass

- Laminated White – privacy
- Low E Glass** – thermal efficiency
- Tempered Glass – enhanced safety
- Tinted Glass** – color options: Green, Gray, Bronze

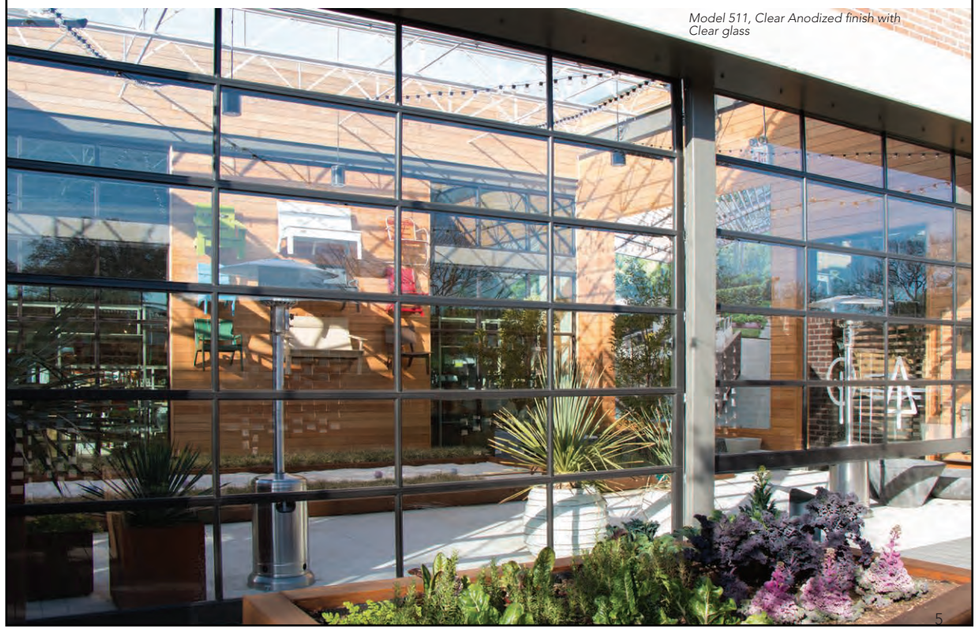
Glass alternatives

- Clear Lexan® Polycarbonate** – shatter resistant
- Multi Wall Polycarbonate – superior strength with UV protection; color options: Clear, White, Bronze
- Plexiglas® Acrylic** – shatter resistant
- Impact Clear and Frosted Polycarbonate - 0.250" minimum

Double Strength DSB** (Standard) | Obscure | Satin Etched | Gray Tint | Green Tint | Bronze Tint | Impact Frosted Polycarbonate

Actual glass may vary from brochure photos due to fluctuations in the printing process. Check with your Overhead Door™ Distributor to view a glass sample.

** Insulated options available.



Model 511, Clear Anodized finish with Clear glass

5

PROPOSED GARAGE DOOR SYSTEM

517 S. BLOUNT STREET | HISTORIC REVIEW

Tony Stewart
590 Pocomoke Rd.
Franklinton, NC 27525
919-795-0209 Office
Email: specialtybuilder@yahoo.com

March 12, 2019
501 S Blount St.
Historic window repair
Window Replacement/repair

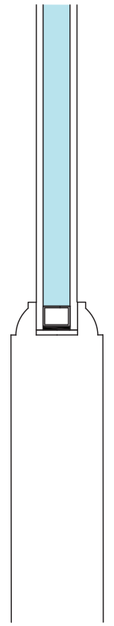
Rebuild 6 window frams and janbs back to origional.
Install 6 pcs. Ig tempered glass.

Labor	$400.00
Materials	$3200.00
Total	$7200.00

Material deposit required to order the window glass

Terms: Due upon completion

Please feel free to call or email me with any questions or concerns.
Thanks Tony



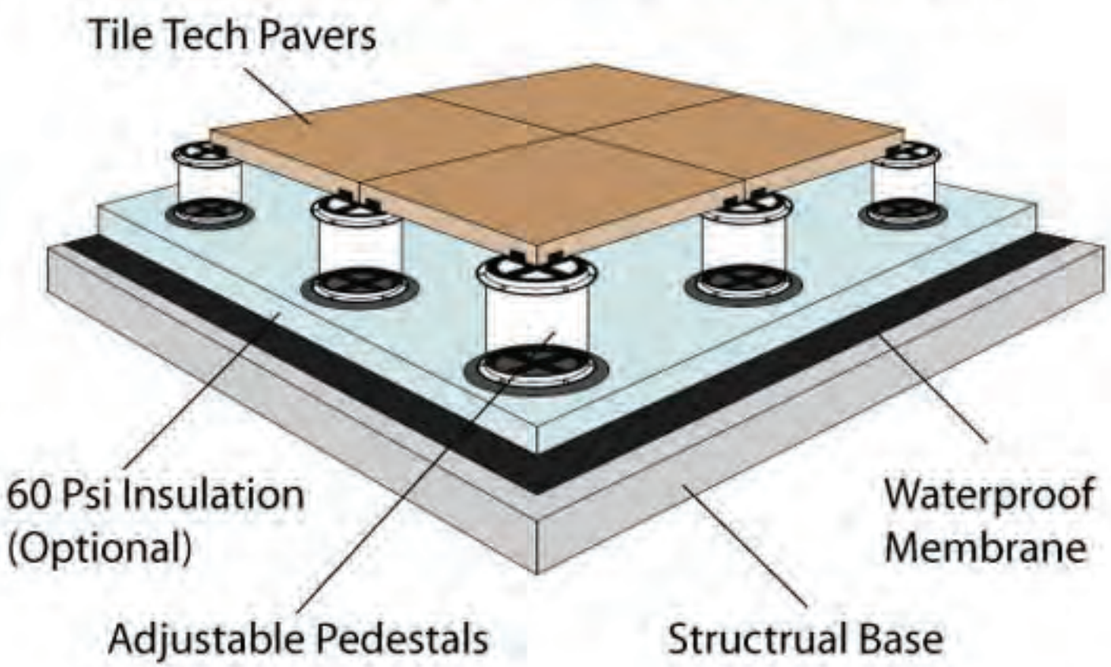
Glass Profile

BO6501
Low-E
1-1/8" Double Hip
Rai
Ovolo Sticking
Wide Layout

PROPOSED CUSTOM ENTRY DOORS - PAINTED TO MATCH WINDOWS

PROPOSED WINDOW + DOOR RESTORATION - TO MATCH EXISTING

Pedestal Installation



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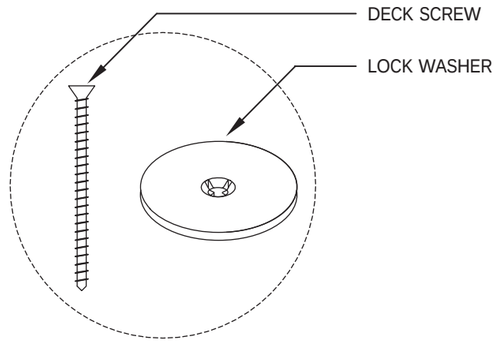
WOOD TILE & PEDESTAL APPLICATION

TRANSITION, ALIGNMENT & LOCK DOWN DETAILS



INSERT THE LOCK WASHER IN TO THE KURF CUT BETWEEN THE UPPER SLAT AND BOTTOM RAIL OF 3 WOOD PAVERS. INSERT THE 4th PAVER IN TO THE 4TH CORNER. ONCE ALL 4 PAVERS ARE TIGHTLY IN PLACE INSERT SCREW THROUGH LOCK WASHER AND HAND TIGHTEN IN TO PEDESTAL TOP UNTIL ALL 4 PAVERS ARE SECURELY FASTENED TO THE PEDESTAL. DO NOT OVER TIGHTEN.