



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Renew COA 133-16-CA: alter parking/driveway areas; un-enclose front porch; remove awnings; remove vinyl siding, soffit, and fascia; remove iron bars on windows; remove shutters.

Conditions remain to be met. Individual blue placards will be issued as conditions are met.

212 N State St

Address

Historic District

Lemuel & Julia Delany House

Historic Property

COA-0088-2019

Certificate Number

8/22/2019

Date of Issue

8/22/2020

Expiration Date

This card must be kept posted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Signature, _____

Collette R. Kinn

Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.

Staff Notes:

The documentation submitted with this Minor Work application included the full summary of work from the original COA application. Please see the Certified Record for COA 133-16-CA for complete details on approvals for each proposed project.

Certificate of Appropriateness | Application

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



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

Type or print the following:		
Applicant name: Stuart Cullinan		
Mailing address: 2321 Blue Ridge Rd		
City: Raleigh	State: NC	Zip code: 27607
Date: 07/10/2019	Daytime phone #: 919-398-3927	
Email address: stuart@mergecap.com		
Applicant signature:		
<input checked="" type="checkbox"/> Minor work (staff review) – one copy Major work (COA committee review) – one copy (10 copies will be required after initial staff review) <input type="checkbox"/> Additions > 25% of building sq. footage <input type="checkbox"/> New buildings <input type="checkbox"/> Demolition of building or structure <input type="checkbox"/> All other <input type="checkbox"/> Post approval re-review of conditions of approval		Office Use Only Transaction #: <u>COA-0088-2019</u> File #: _____ Fee: _____ Amount paid: _____ Received date: _____ Received by: _____
Property street address: 212 N. State St, Raleigh, NC 27601		
Historic district:		
Historic property/Landmark name (if applicable): Delaney House		
Owner name:		
Owner mailing address:		

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

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 <input type="checkbox"/> No <input checked="" type="checkbox"/> Did you consult with staff prior to filing the application? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Office Use Only Type of work: <u>91</u>
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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).
1.5	Site Renovations	alter parking / driveway areas
2.8	Exterior Renovations	Unenclose front porch
2.4,2.6,2.7	Exterior Renovations	Remove awnings, bars, shutters, vinyl siding

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 <u>08/22/2020</u> . 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)	<u>Collette K K</u>
Date	<u>08/22/2019</u>

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).	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.)	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Site Drawings. Required for projects that include any addition, demolition, fences, walls, or other landscape work. <ul style="list-style-type: none"> 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 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Architectural Drawings showing existing and proposed work (if applicable) <ul style="list-style-type: none"> 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. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



October 11, 2016

North State Street LLC
310 Heck Street
Raleigh NC 27601

RE: 133-16-CA (210 N State Street)—Approved as Amended with Conditions

Dear Mr. Cullinan:

Your application, 133-16-CA, which was presented at the September 22, 2016 meeting of the Certificate of Appropriateness (COA) Committee of the Raleigh Historic Development Commission, was approved as amended with the following condition(s):

1. That the 365-day demolition delay allowed by state statute and city code be waived for the removal of the garage structure.
2. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard for the garage demolition:
 - a. Post demo site plan;
 - b. Photographs and measured drawings documenting the building.
3. That the areas of removed concrete and garage be seeded and planted with grass until such times as replacement features are approved and work begins.
4. That should the applicant find that more than 50% of the wood siding underneath the synthetic siding need replacing, the applicant will stop work and consult with staff to determine the appropriate next step.
5. That should several contiguous wood siding boards need be replaced, the boards will be woven in so as to avoid matching vertical seams.
6. That the porch supports be retained.
7. That details and specifications for the following be provided to and approved by staff prior to construction or installation:
 - a. Window trim if missing underneath vinyl siding;
 - b. Eave and trim reconstruction if necessary after removal of vinyl.
8. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard for that item:
 - a. Accurate drawing of the final front porch configuration/details;
 - b. Porch railing;
 - c. New awning;
 - d. Gutters and downspouts;
 - e. Rear door;
 - f. New paint colors.

Included in
COA-0068

Conditions
Remaining
To Be
Met

Post Office Box 829
Raleigh, North Carolina 27602
(919) 832-7238 ph
(919) 516-2682 fax

www.rhdc.org

A draft Certified Record that describes the committee's action is enclosed. The draft will become final when the committee votes at its next meeting to approve the September



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

210 N STATE STREET

Address

Historic District

DELANY HOUSE

Historic Property

133-16-CA

Certificate Number

09-22-2016

Date of Issue

03-22-2017

Expiration Date

Project Description:

- Alter parking/driveway areas;
- un-enclose front porch;
- remove awnings;
- remove vinyl siding, soffit & fascia;
- remove iron bars on windows;
- remove shutters;
-

As of October 11, 2016 conditions remain to be met for other
work items in this COA case

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Signature

Raleigh Historic Development Commission

A handwritten signature in dark ink, appearing to read "Elizabeth Calabrese", is written over a horizontal line. The signature is stylized and includes a date "10/11" at the end.

Pending the resolution of appeals, commencement of work is at your own risk.

Minor Work

Exterior Repairs & Un-enclose Front Porch

This application requests for the renewal of previously approved work associated with the Delaney house at 212 N. State. This work was approved in COA 133-16-CA. As this is a renewal of a formerly approved, but expired COA, this is classified as Minor Work.

From Article XV – Certificate of Appropriateness List:

	TYPE OF WORK	STAFF REVIEW (minor work)	CERTIFICATE OF APPROPRIATENESS COMMITTEE (major work)
91	Renewal of expired Certificates of Appropriateness	X	

The below is taken directly from the previously approved COA 133-16-CA:

Summary

The purpose of this project is to restore the house to as close as is feasibly possible to the original condition. The house was added on in many different ways over the years. In the few cases where the scope of work does not necessarily restore the house to its exact original condition we believe the work does not make its current condition worse.

I have spent time in the attic investigating the roof system and as much of the crawl space as I can reach to evaluate what added and in what order compared to the LD report. My investigations confirmed the location and number of additions outlined in the report. I have outlined some of these findings in the attached Roof and Floor Joists guides.

A major component of this COA is a re-drawing of the property lines. This is a critical item as it makes the restoration and preservation of the home feasible.

Attachments

- As-Is and Proposed Floor Plans and Elevations
- Plot Plan showing with new driveway location
- Pictures (CD)
- Floor joists observations - drawing
- Roof additions - drawing
- Existing Elevations



West Elevation



North Elevation 1 of 2



North Elevation 2 of 2



East Elevation



South Elevation

Structure Scope of Work

- **Expose the front porch / remove**
 - The LD Report notes: *On the west and north elevations is a wraparound porch, the north section of which was enclosed as a sun room in the 1930s and the remainder enclosed in the late twentieth century. The report also states, *On the west and north elevations is a wraparound porch, the north section of which was enclosed as a sun room in the 1930s and the remainder enclosed in the late twentieth century. The south section of the porch retains tapered square-section wood supports on brick pedestals. The modern enclosure between the supports has multi-pane windows and an entry with sidelight.**
 - We believe an important component of the total proposed scope of work is exposing the front porch (removing the *modern enclosure between the supports....*) Behind the current front door is a grand 8' door with side lites and full transom and the ceiling shows evidence of a beadboard porch ceiling. The 1930s sun room enclosure is connected to the front porch via a unique triple bi-fold wood door.
 - Detailed scope includes removing the sided façade to hopefully expose hidden porch balusters, handrails and columns, remove irregular multi-pane windows, remove *aluminum awnings*, remove ceiling tiles to expose beadboard ceiling. No change is proposed for the roofline above the porch area.



Area to be exposed in RED.



If the front porch handrail and pickets were removed when the front porch was closed in then we propose to build handrails / pickets similar to the picture above.

- **Relocate windows / exterior door along east elevation (back)** – The rear windows and doors to not hold any significance in the report. The existing 1920s bedroom addition uses a short twin window that is not in keeping with the other rear and side elevation windows. The symmetry under the louvered dormer was maintained by replacing the door with a window. We plan to re-use windows where possible and when not possible will replace with wood windows and with the same lite orientation.
- **Remove Awnings** – Page 5 of the LD report mentions *aluminum awnings shelter the south-section entry and windows...* The report does not mention the aluminum awnings on the front porch or sun-room windows. There is no mention of when the awnings were added and if they were significant. We propose to remove all awnings.
- **Remove vinyl siding, soffit, fascia** – Page 5 of the LD report mentions *The house has vinyl siding over the original weatherboards.* To restore the house closer to original condition the *original* weatherboards will be exposed and all wood will be repaired, replaced to the original condition.
- **Repair replace brick foundation** – The LD report does not mention the foundation of the main structure. Several areas are damaged and need repair. The brick foundation is painted white.

- **Remove iron bars on windows** – The LD report does not mention “iron bars” or other window security devices. We plan to remove all iron bars from the windows. There is mention of a *metal gate across the opening* to the lower basement level from Lane Street. We do not plan to modify this gate.
- **Add ½ round gutters and round downspouts** – The LD report does not mention gutters. There are existing PVC gutters. Many downspouts are missing. There is evidence of a concrete “trough” style French drain around the front porch and back of the build. We propose to remove this and regrade the area. Adding proper gutters and downspouts will assist in this effort.
- **Rebuild north elevation awning** – The LD report does not mention or have a picture of this awning. We will submit to staff a picture of an awning from a similar styled house. Shingle is expected to match existing roof.



- **Remove underground storage tank** – The LD report does not mention an underground storage tank. There is evidence of a UST along the north elevation to the east of the sun room. This process involves digging the tank out of the ground and filling the area back in with stone and soil.
- **Exterior Paint** – Scope includes priming and painting wood lap siding and priming and paint the brick foundation and front porch concrete steps. Colors are TBD.
- **Metal Handrails** – The LD report mentions *metal handrails* leading up the north steps. **Repair** as-needed any wrought iron handrails or fencing (front steps and side steps).
- **Replace fiberglass rear door** - The LD report does not mention the significance of the rear door which is a 9-lite fiberglass door. The scope includes replacing the fiberglass wood door with a full-lite solid wood door.

Site / Property Scope of Work

- **Garage Removal** – The LD report mentions, *Behind the house, at the northeast corner of the lot, stands a ca 1940 single-car garage of painted cinder block construction with an asphalt-shingled gable roof and plywood sheathing in the gables. Extending to the rear is an original shed-roofed chicken house with low windows and a panel door.* The LD report does not detail how or why this garage is significant and it was not a part of the original house. It is in disrepair and is to be removed.



- **Shrub / Hedge Pruning and or Removal** – The hedge will be pruned. Depending on the age and condition the hedge may be removed and another planted hedge put in its place. Several of the surrounding bushes seen in the far left of the photo below will be removed.



- **Water Fountain Removal** – The LD report mentions the fishpond – *Due to ivy and other vegetation it is unknown whether the circular stone fishpond curb with center concrete foundation pedestal and basin that once sat between the chicken house and workshop still remains.* The fishpond is no longer functional, does not hold water, does not pump water, and is in disrepair. Scope includes removing the pond and bushes hedge and grill.



- **Limb up or remove Cedar trees** – The LD report mentions *Lebanon cedars* by name but does not mention their significance. The pair of Cedar trees in front of the house need pruning and limbing up. If it is discovered that one of the two trees is damaged we plan to remove both.



- **Relocate driveway and remove parking pad** - The current driveway starts toward the rear of the property off of Lane St. Scope includes relocating the driveway N. State St. for closer access to the front door and to create more rear yard space. The LD report does not mention the driveway or parking pad at all.
- **Redraw the lot boundary for 210 and remove lot 212 from landmark status** – Restoring the Delaney House is important due to its significance in the neighborhood. The bedroom wing encroaches onto the adjacent lot (212 N. State) which is otherwise vacant. The purpose of the scope change is to allow for the construction of two other dwellings on the property. The goal is to save this house but to justify the cost, removing the designation on the surrounding property or pursuing a different method that results in the construction of two dwellings is needed. The property is a total of .36 acres and can accommodate a total of three dwellings. Construction of the additional dwellings ensure the home is carefully restored.