



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Changes to COA-0014-2019 (porch alterations, exterior stair alteration, add basement door and covered entry);
Renew COA-0014-2020

407 N Blount St

Address

Blount Street

Historic District

Andrews-Duncan House

Historic Property

COA-0098-2020

Certificate Number

7/17/2020

Date of Issue

7/17/2021

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. Kinnale

Raleigh Historic Development Commission

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

Type or print the following:		
Applicant name: Brooke Tate		
Mailing address: 115 1/2 E. Hargett Street		
City: Raleigh	State: NC	Zip code: 27601
Date: 6-23-2020		Daytime phone #: 828-808-9997
Email address: brooke@maurerarchitecture.com		
Applicant signature: <i>Brooke Tate</i>		
<p>Minor work (staff review) – one copy</p> <p>Major work (COA committee review) – ten copies</p> <p style="padding-left: 40px;">Additions > 25% of building sq. footage</p> <p style="padding-left: 40px;">New buildings</p> <p style="padding-left: 40px;">Demolition of building or structure</p> <p style="padding-left: 40px;">All other</p> <p>Post approval re-review of conditions of approval</p>	<p style="text-align: center;">Office Use Only</p> <p>Transaction #: _____</p> <p>File #: <u>COA-0098-2020</u></p> <p>Fee: _____</p> <p>Amount paid: _____</p> <p>Received date: _____</p> <p>Received by: _____</p>	
Property street address: 407 N. Blount St. Raleigh, NC		
Historic district: North Blount Street Historic District		
Historic property/Landmark name (if applicable): Andrews Duncan House		
Owner name: Tina and Jeff Koniadaris		
Owner mailing address: 7104 Cove Lake Drive Wake Forest, NC 27587		

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? <input checked="" type="radio"/> Yes <input type="radio"/> No Did you consult with staff prior to filing the application? <input checked="" type="radio"/> Yes <input type="radio"/> No	Office Use Only Type of work: <u>89, 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).
		Revisions to original application- window sizes, door style, exterior stair layout, covered roof on exterior rear stair, existing asphalt shingles- See attached summary of work.

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>07/17/2021</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 R K</u>	Date <u>07/17/2020</u>



Andrews Duncan House

407 N. Blount St.

Summary of Work- Certificate of Appropriateness Major Works application, Revised for Minor Works 6-23-2020

The Major Works application for COA-0014-2019 dated March 2019 has been revised and shown as Revision 1 on the drawings. The revisions include the following: Asphalt Shingles are now existing and were installed prior to the closing of the property to the new Owners submitting this COA, new window sizes for the South Porch, new door to the Covered Porch, different rear exterior stair configuration from Covered Porch to grade, new covered stair to Basement and new Basement door. The new application has removed the chimney/fireplace on the covered porch as previously recommended. All revisions are italicized and bold below:

Built in 1879, the Andrews Duncan House is a Raleigh Historic Landmark (1972), located in the North Blount St. HD and was individually listed on the National Register of Historic Places in 1971. The building sits on a 0.03 acre parcel and has had modifications made to two porches on the south and west elevations. It is currently owned by the State of North Carolina. The building has been unoccupied for several years after being used as offices for the State; the prospective buyers plan to restore the property according to the Secretary of the Interior's Standards and retain the original use of a single-family residence. There are also covenants on the property held by the State of North Carolina that ensure the protection of historic, character-defining elements on the exterior and interior of the building upon its sale. As part of the sale of buildings along the 400 block of N. Blount St., a 12' easement was created to provide access to the block interior.

An existing, non-original addition is to be removed along with its brick foundation walls on the south elevation. The cut stone foundation of the original side porch is intact inside the newer brick foundation, and will be retained. Rebuilding a small addition on the existing cut stone foundation in this location is proposed. The design for the addition is based on a documentary image of the original porch and matches the existing porch details on the east elevation, see attached. A covered porch is proposed off of the south addition at the southwest corner of the building. Modifications have also been made to the west elevation of the building. The National Register nomination references a porch on the rear or west elevation similar to the porch on the front or east elevation. A door has been converted to a window (although the original architraves remain) and wooden stairs have been added to provide access to a first floor door. A separate set of wooden stairs provides access to a second floor door. The stairs and landings are to be removed. An exterior entrance to the basement is located under this deck and will also be removed. A new exterior concrete stair will be built in its place to accommodate access to a lowered basement floor *with a covered metal roof.*



1.5 Walkways, Driveways and Offstreet Parking

1.5.5 An existing gravel parking area is located along the easement access to the block interior and is to be enlarged. Four parking spots measuring 9'-0" by 18'-0" are proposed. An 18" perimeter for the parking area and a 4'-0" concrete walk are proposed.

2.1 Wood

2.1.1 Existing lap siding is to be retained, repaired and replaced as required to match the existing.

2.1.3 Existing wood trim and other decorative features are to be retained, repaired and replaced as required to match the existing.

2.2 Masonry

2.2.1 Remove non-original brick foundation on the south elevation and restore existing cut stone foundation behind it.

2.2.5 The existing cut stone foundation is to be repaired as necessary.

2.5. Roofs

2.5.5 *The original slate roof has been removed and replaced with asphalt shingles while under ownership of the State.* The built-in gutter system will be repaired along with any structural damage sustained by roof members. Existing downspouts will be replaced in kind. A new 1 ¾" standing seam metal roof is proposed, see attached specifications. The new roofing on proposed additions will also be 1 ¾" standing seam metal.

2.7 Windows and Doors

2.7.1-2.7.2 Two non-original doors installed in modified window openings will be removed on the south and west elevations. Where possible, existing windows will be restored to these locations.

2.7.4 All existing original windows and door are to be repaired. Any new window will match the existing in design, dimension, material and quality of material.

2.8 Entrances, Porches and Balconies

2.8.6 A new covered porch will be built at the southwest corner of the building matching the details of the documentary photograph and the existing historic porch on the east elevation.

2.10 Sustainability and Energy Retrofit

2.10.3 The existing mechanical units will be removed from the north side of the building. New exterior mechanical units will be placed in the same general location.

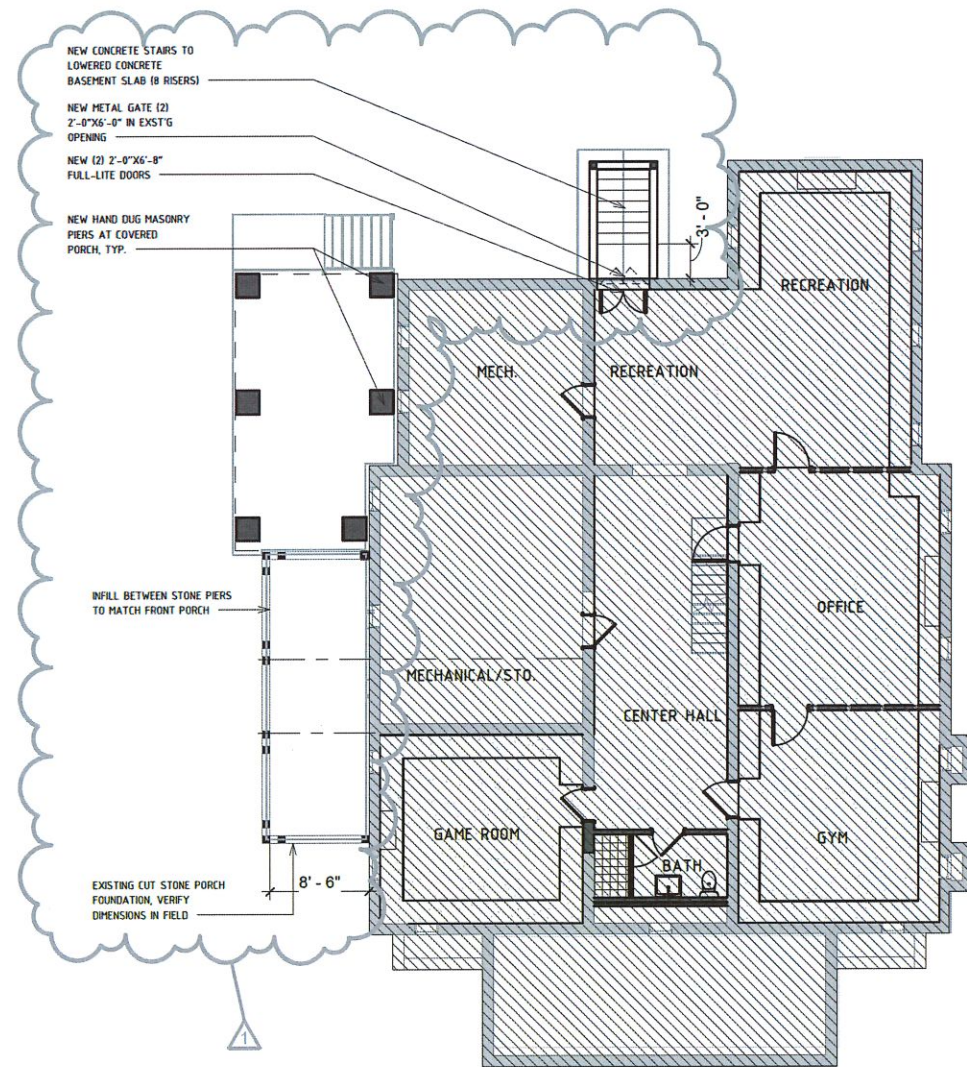
3.2 Additions

3.2.4-3.2.5 A tree protection plan is included that shows the critical root zone for individual trees to be retained and the location of tree protection fencing. There is a mature oak tree in close proximity to the building; due to the location of the existing parking area, the soil has likely been compacted within the critical root zone of this tree. In the material choice of gravel for the enlarged parking area and with the intention of hand digging to

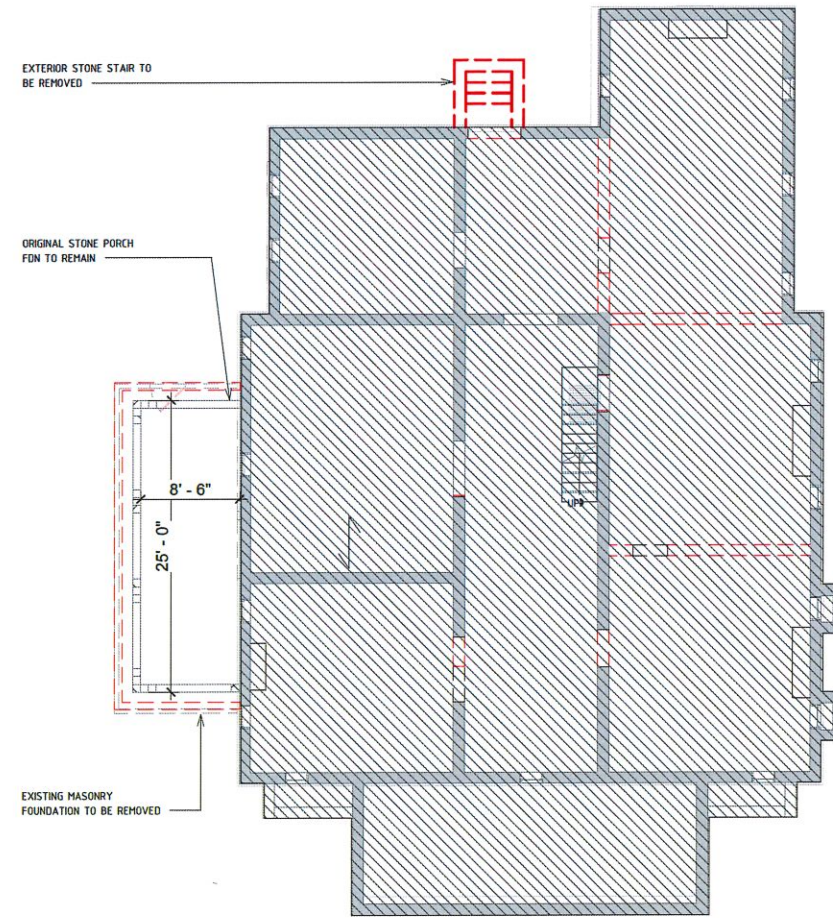


excavate for the new covered porch pier foundations, the future owners plan to retain this tree and protect it during construction activities.

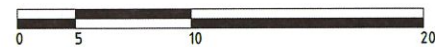
3.2.8 The new addition on the south elevation is located where the original side porch was located, and the intent is to rebuild on the existing cut stone foundation of the original porch. The new exterior stair is located where the existing stair is located but has to be enlarged to accommodate more stairs to a new basement finish floor and meet building code and egress requirements. ***A new door will be installed at this basement entrance.***



407 N. BLOUNT STREET PROPOSED BASEMENT PLAN
SCALE: 3/32" = 1'-0"



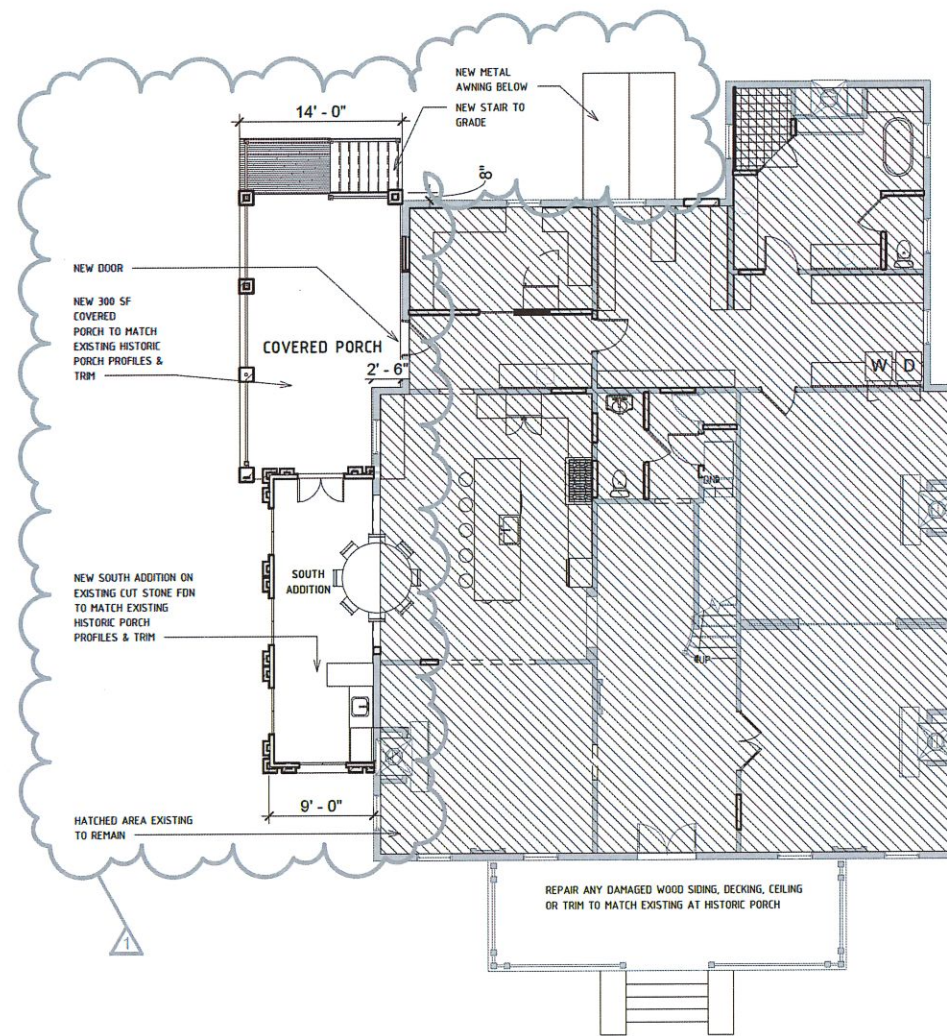
407 N. BLOUNT STREET EXISTING BASEMENT PLAN
SCALE: 3/32" = 1'-0"



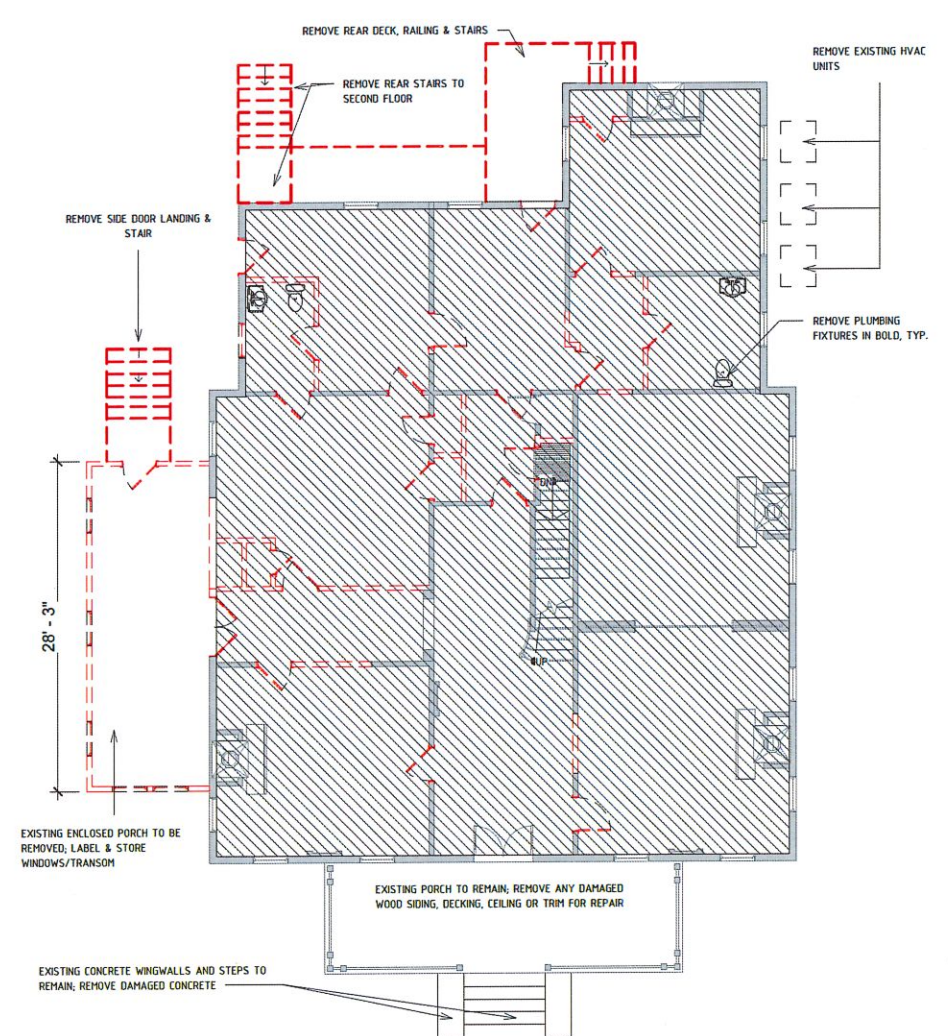
DEMOLITION PLAN KEY	
	INDICATED WALLS, DOORS, FINISHES, ETC. TO BE REMOVED
	ALL INTERIOR CHANGES TO BE APPROVED BY NC SHPO



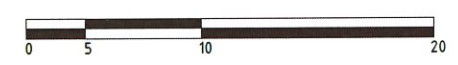
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407 N. BLOUNT STREET PROPOSED FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



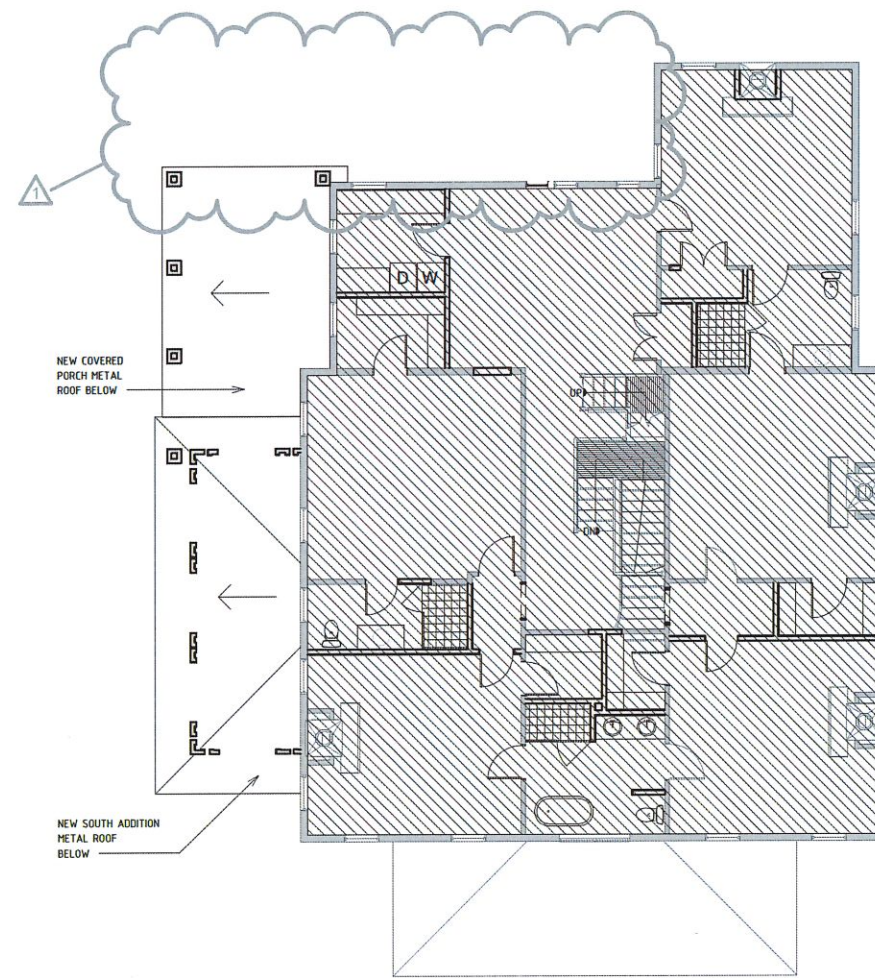
407 N. BLOUNT STREET EXISTING FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



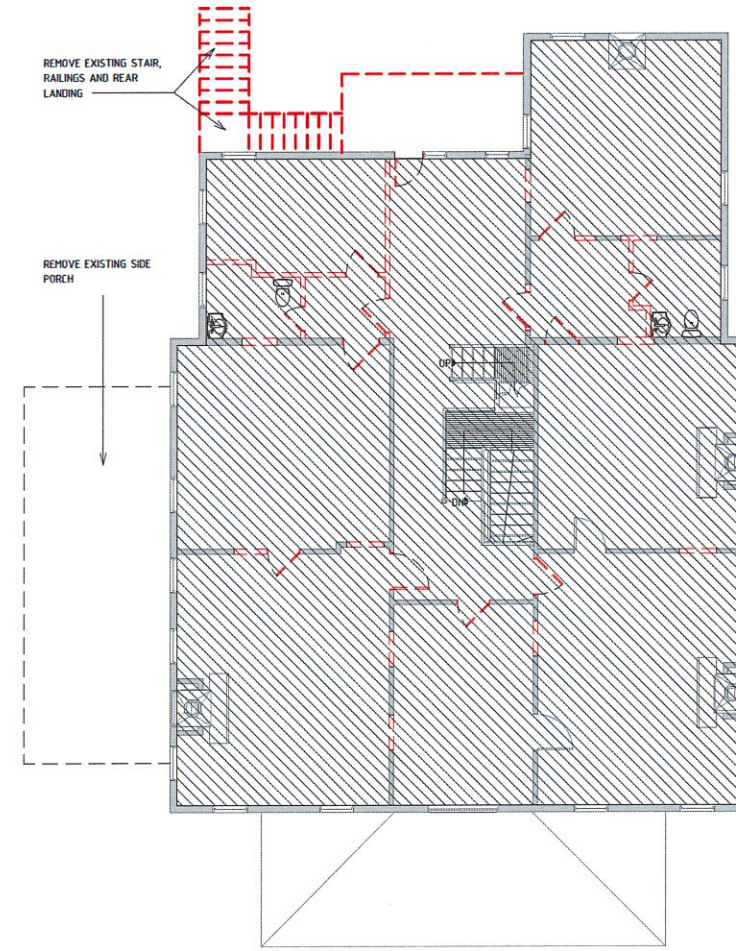
DEMOLITION PLAN KEY	
---	INDICATED WALLS, DOORS, FINISHES, ETC. TO BE REMOVED
	ALL INTERIOR CHANGES TO BE APPROVED BY NC SHPO



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407 N. BLOUNT STREET PROPOSED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



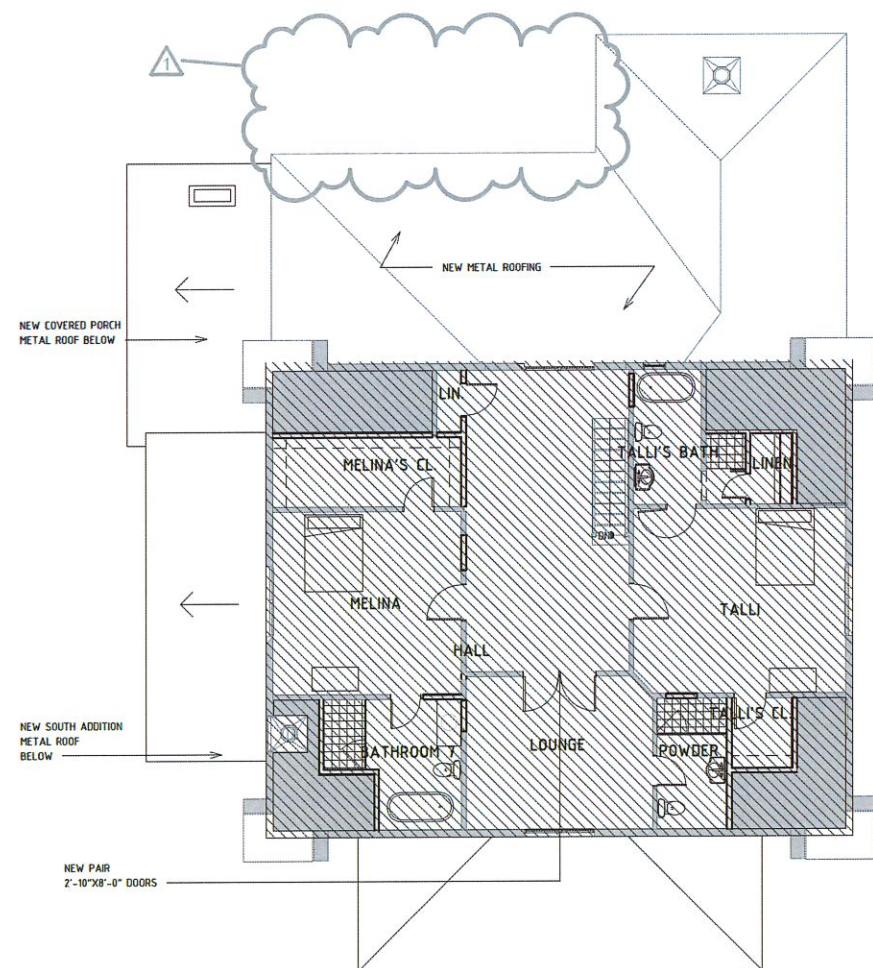
407 N. BLOUNT STREET EXISTING SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



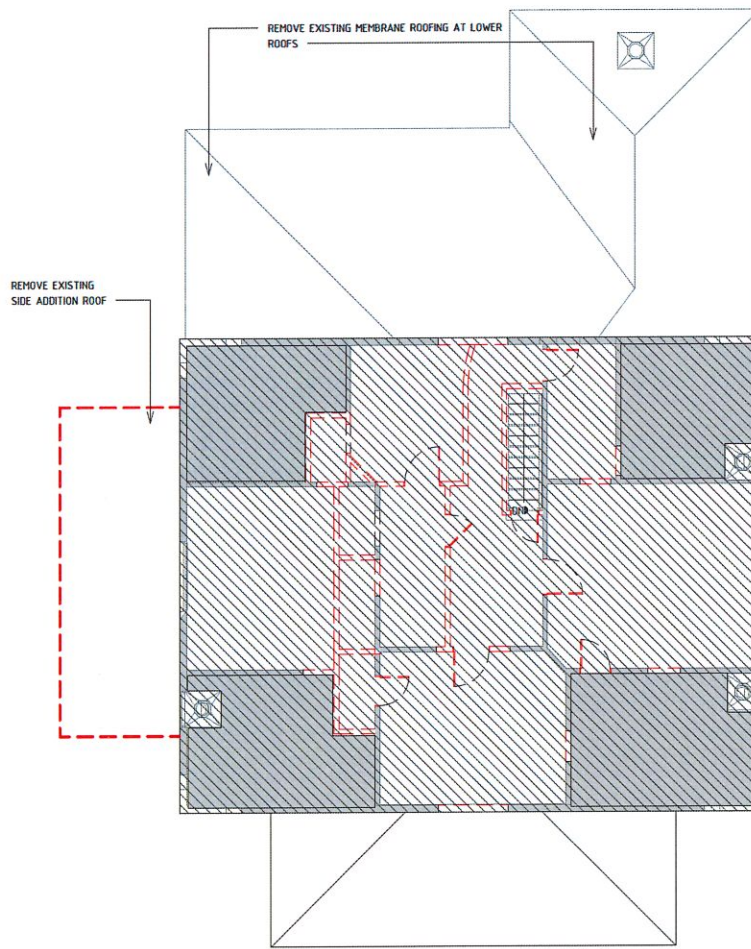
DEMOLITION PLAN KEY	
	INDICATED WALLS, DOORS, FINISHES, ETC. TO BE REMOVED
	ALL INTERIOR CHANGES TO BE APPROVED BY NC SHPO



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407 N. BLOUNT STREET PROPOSED THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



407 N. BLOUNT STREET EXISTING THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

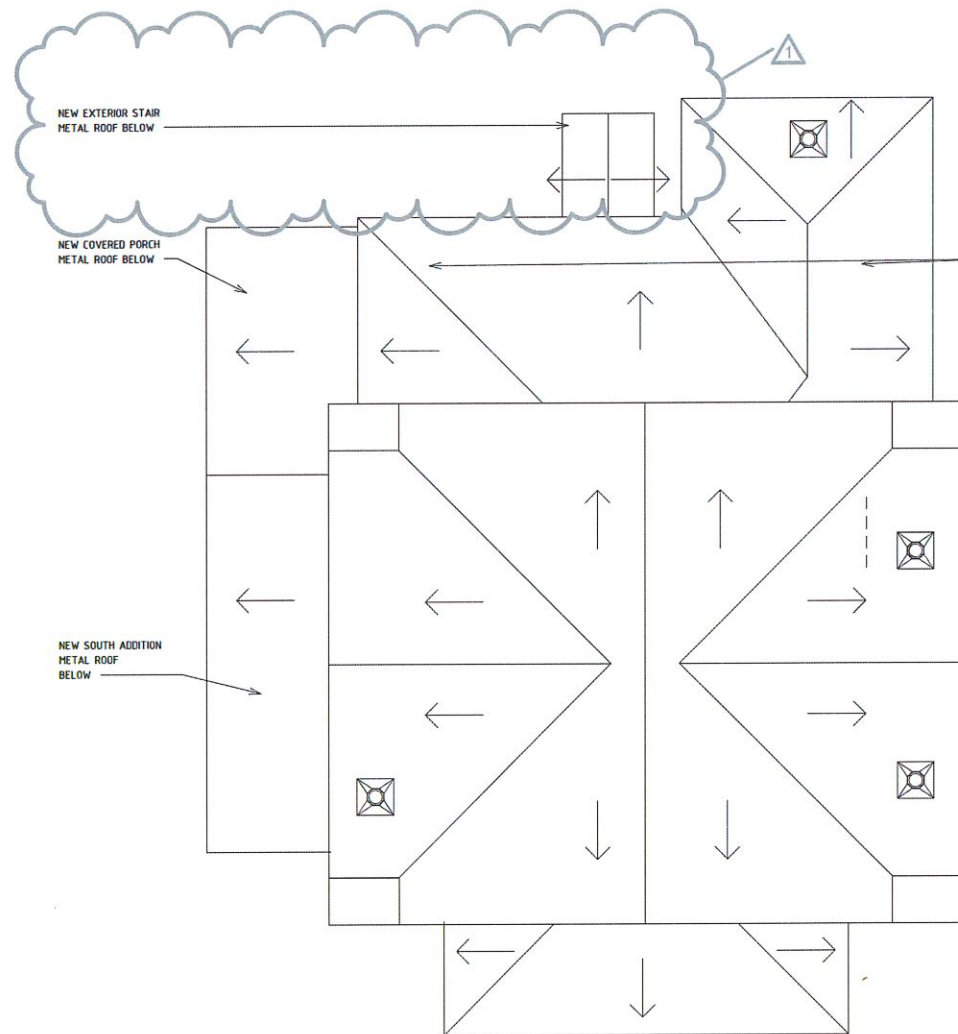


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	ALL INTERIOR CHANGES TO BE APPROVED BY NC SHPO

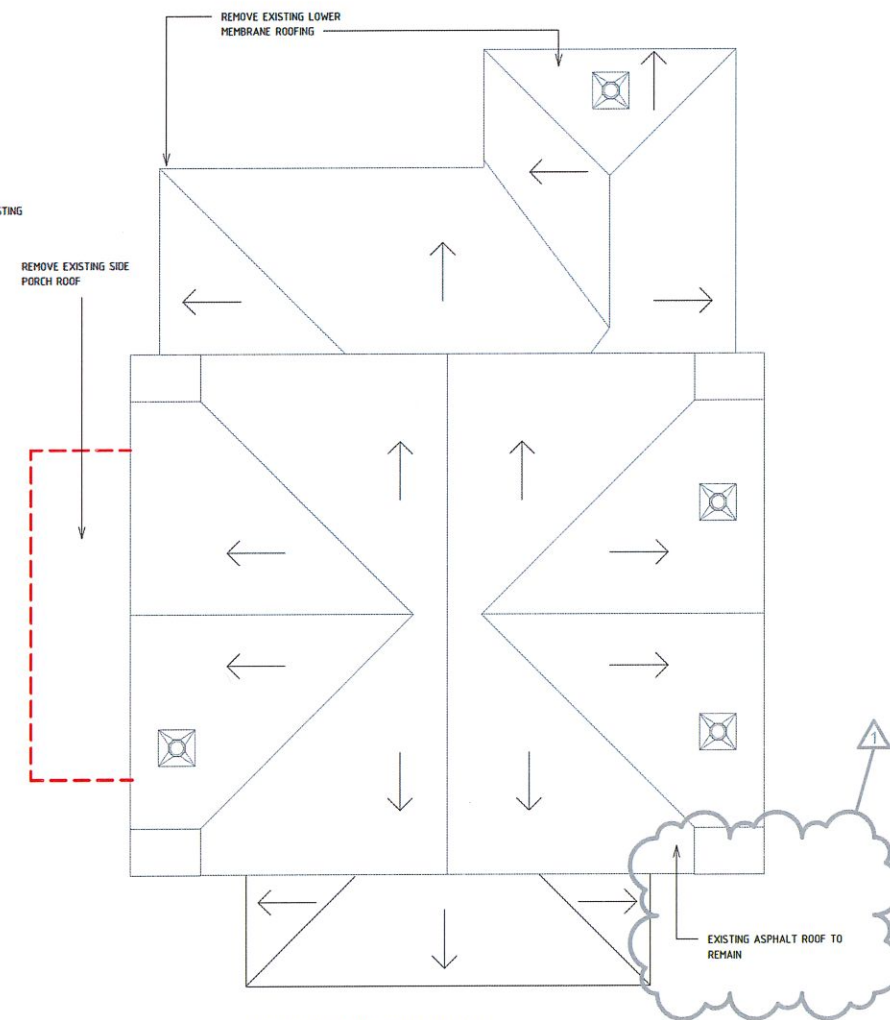


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407 N. BLOUNT STREET PROPOSED ROOF PLAN
SCALE: 3/32" = 1'-0"



407 N. BLOUNT STREET EXISTING ROOF PLAN
SCALE: 3/32" = 1'-0"

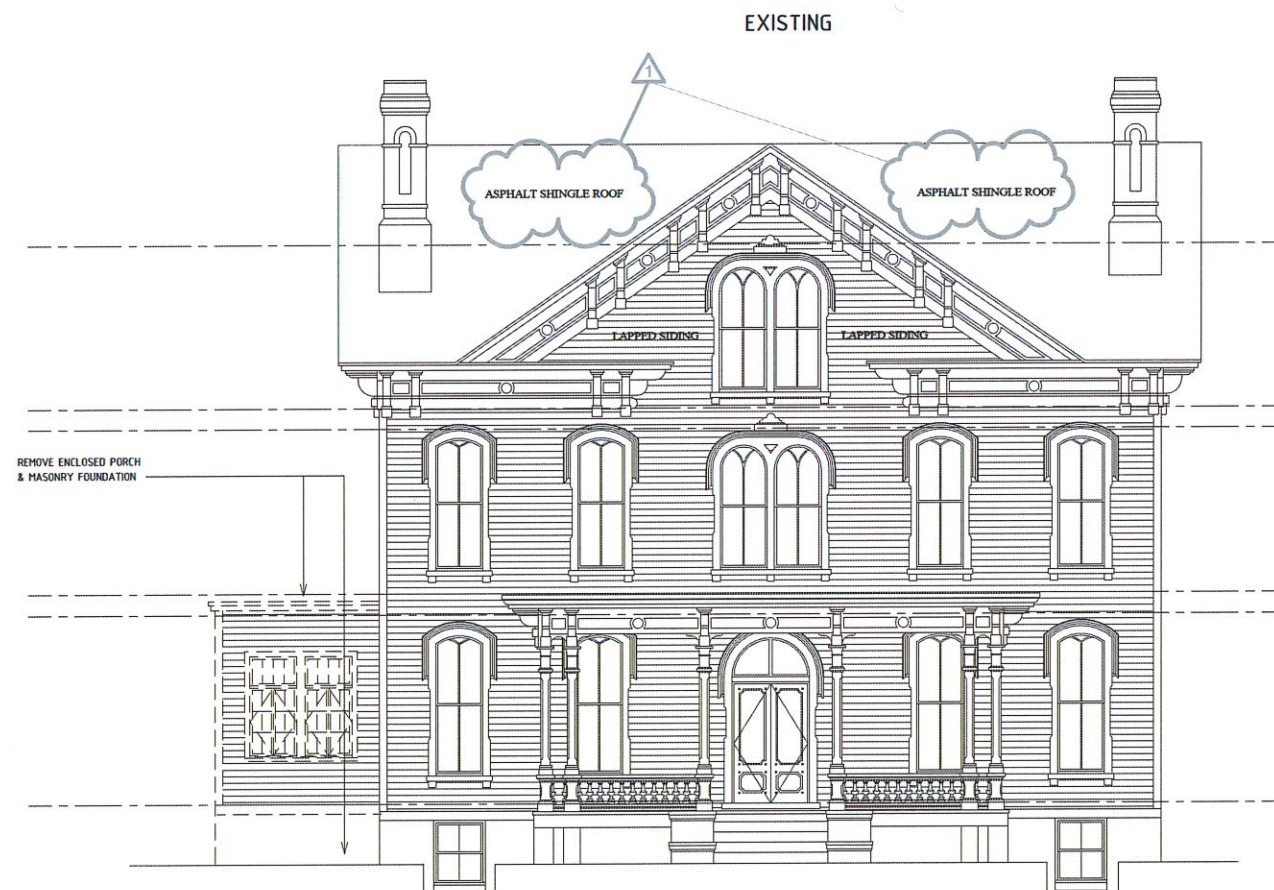


DEMOLITION PLAN KEY	
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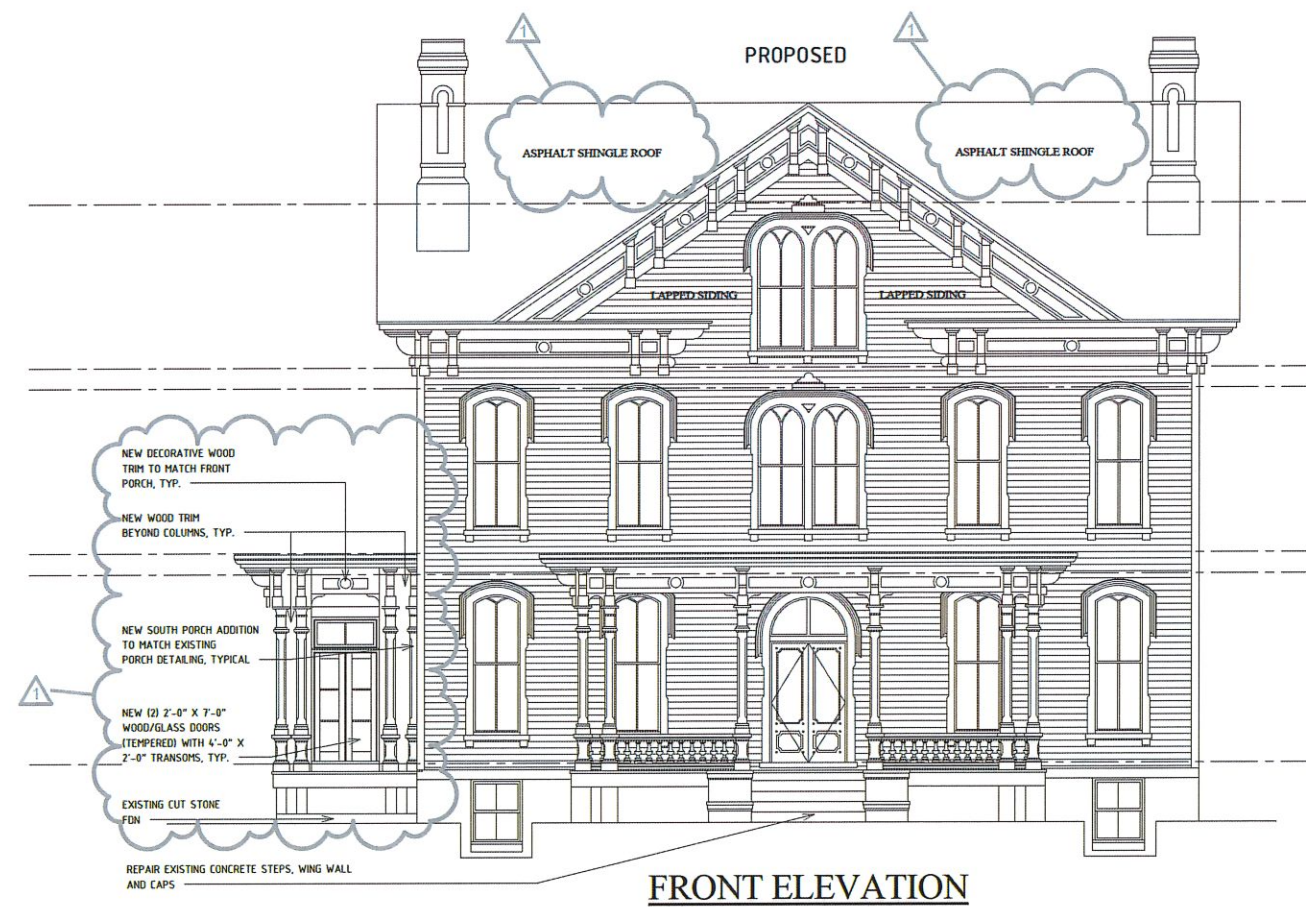


407 N. BLOUNT STREET EAST ELEVATION
SCALE: 1/8" = 1'-0"

DEMOLITION PLAN KEY	
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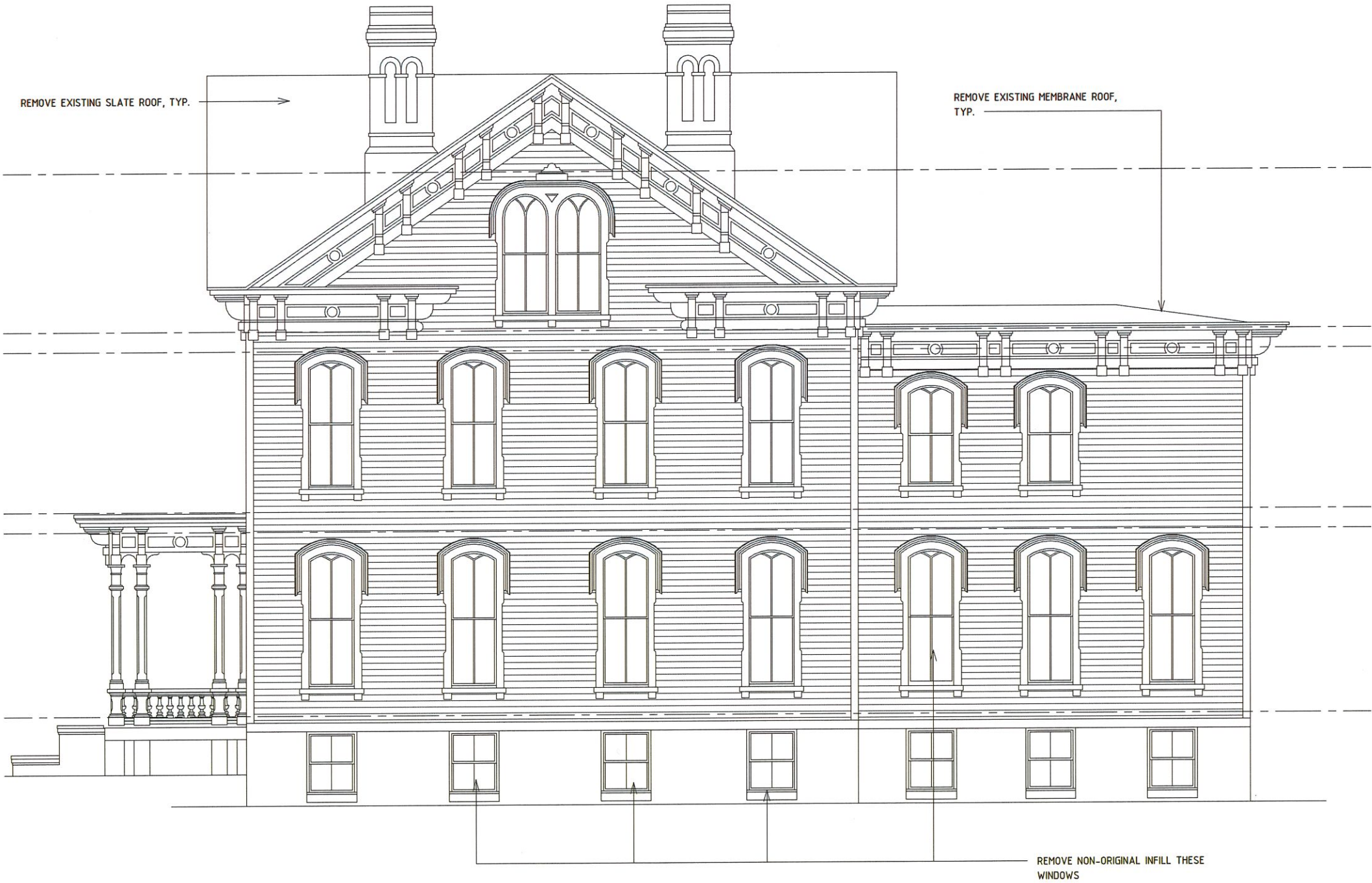


407 N. BLOUNT STREET EAST ELEVATION
SCALE: 1/8" = 1'-0"

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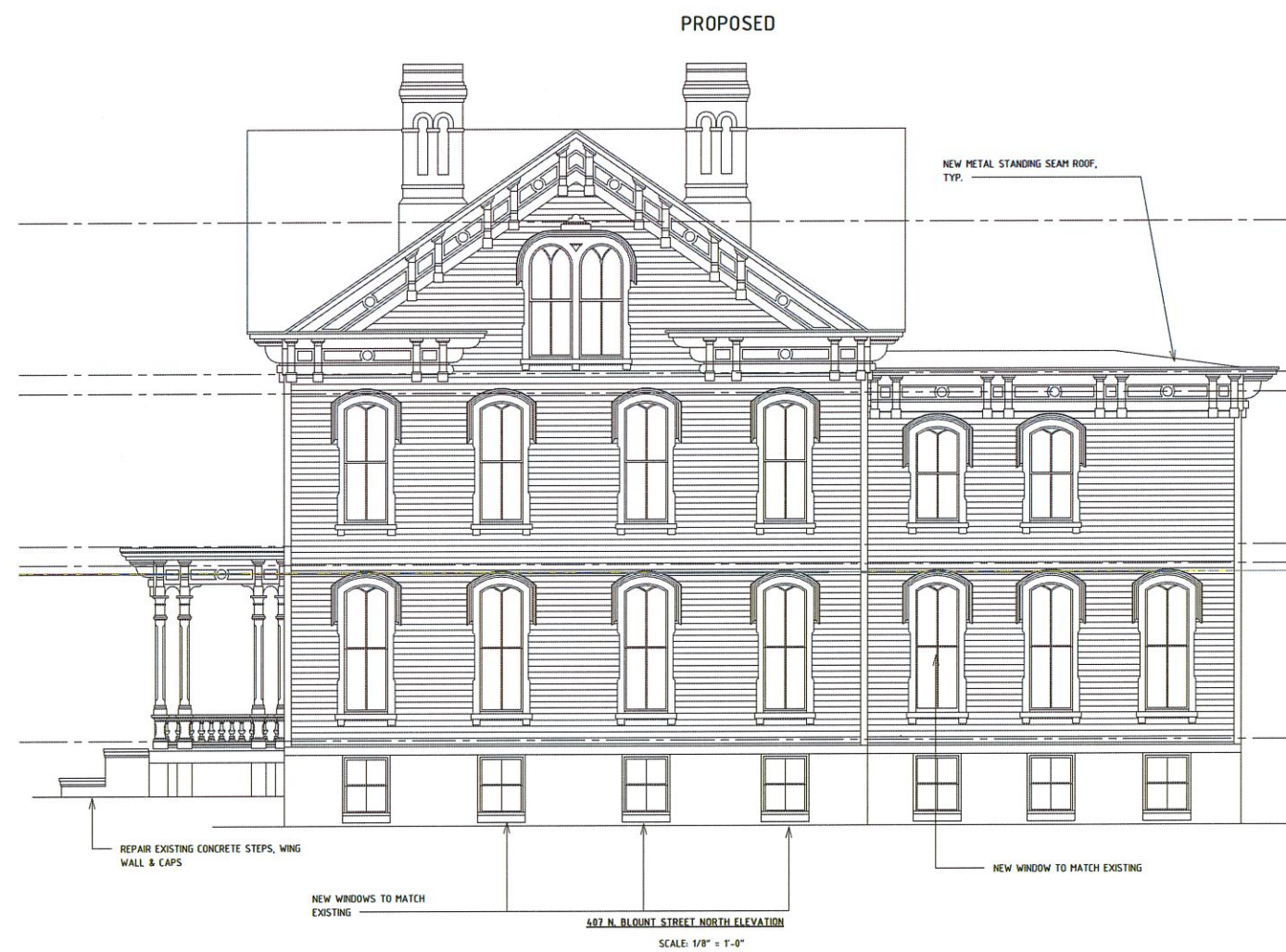
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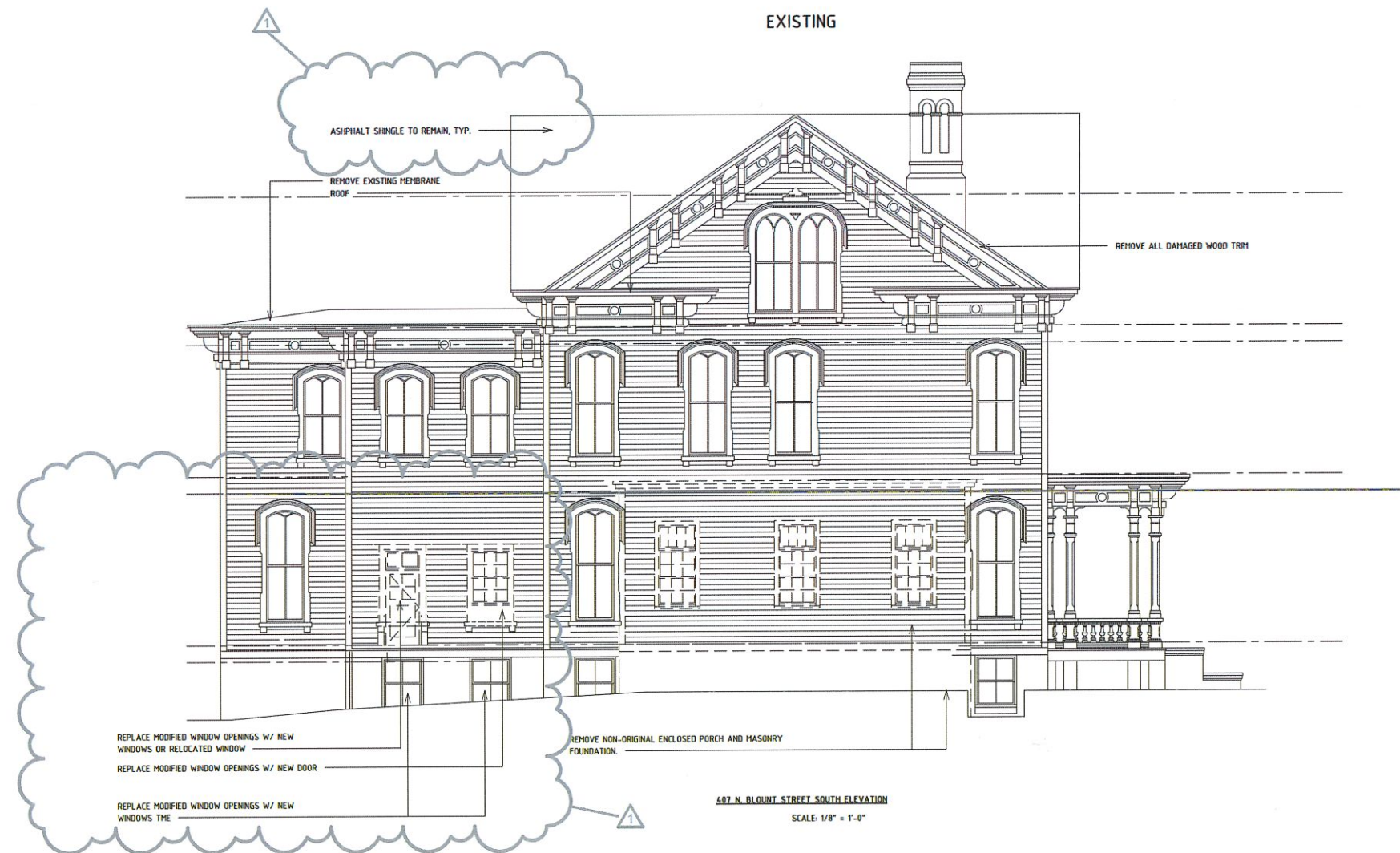


407 N. BLOUNT STREET NORTH ELEVATION
SCALE: 1/8" = 1'-0"

DEMOLITION PLAN KEY	
----	INDICATED WALLS, DOORS, FINISHES, ETC. TO BE REMOVED



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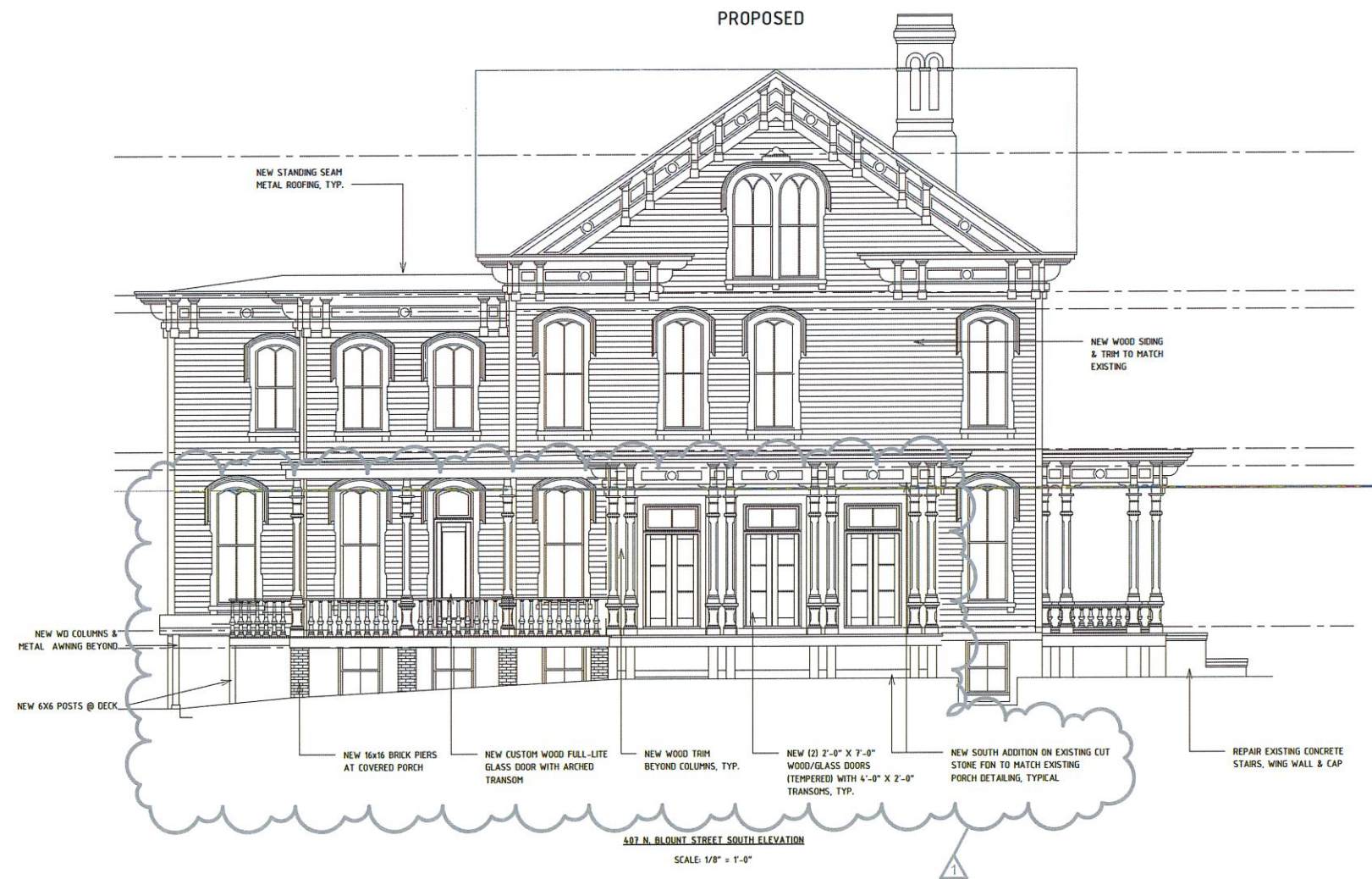


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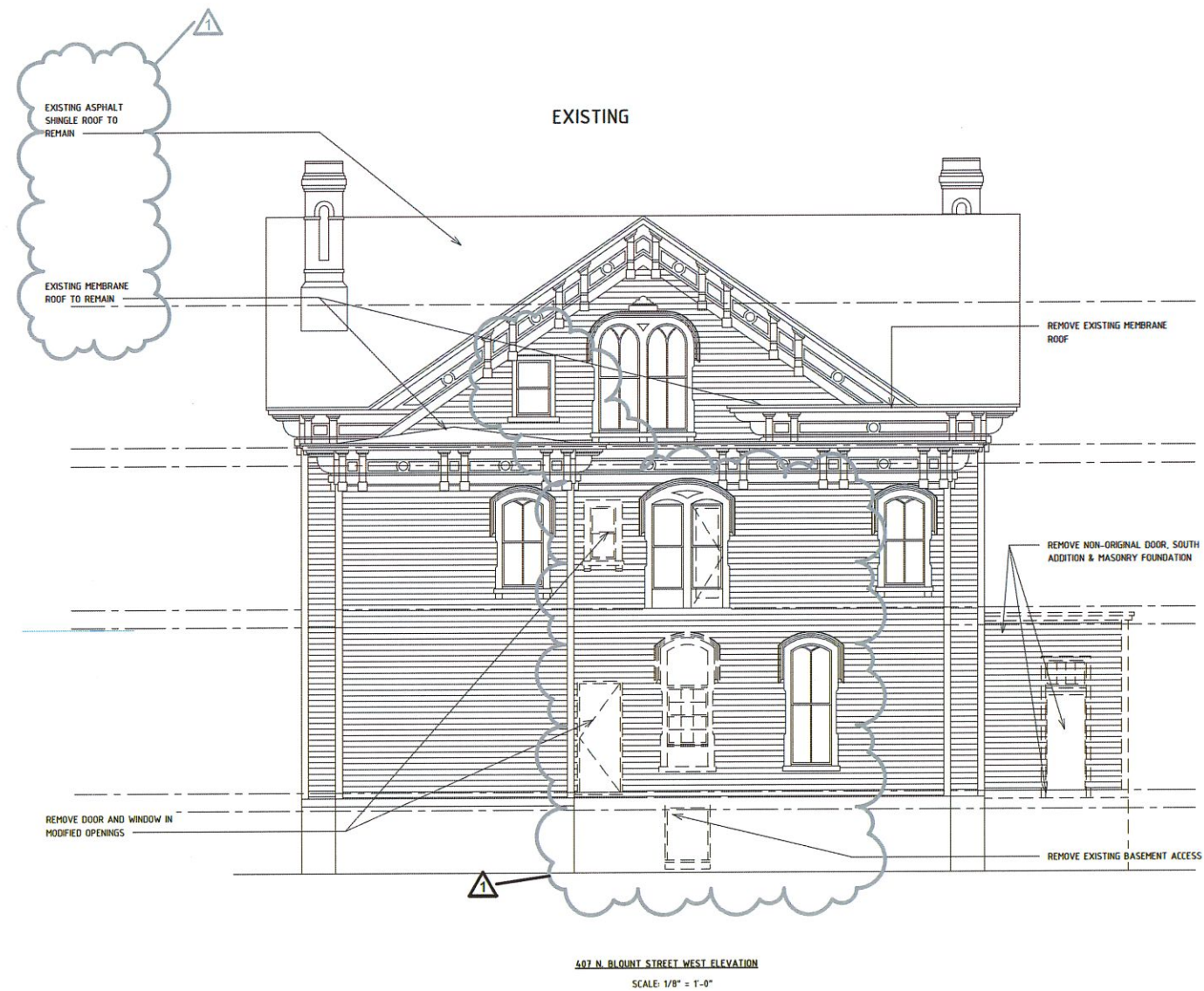
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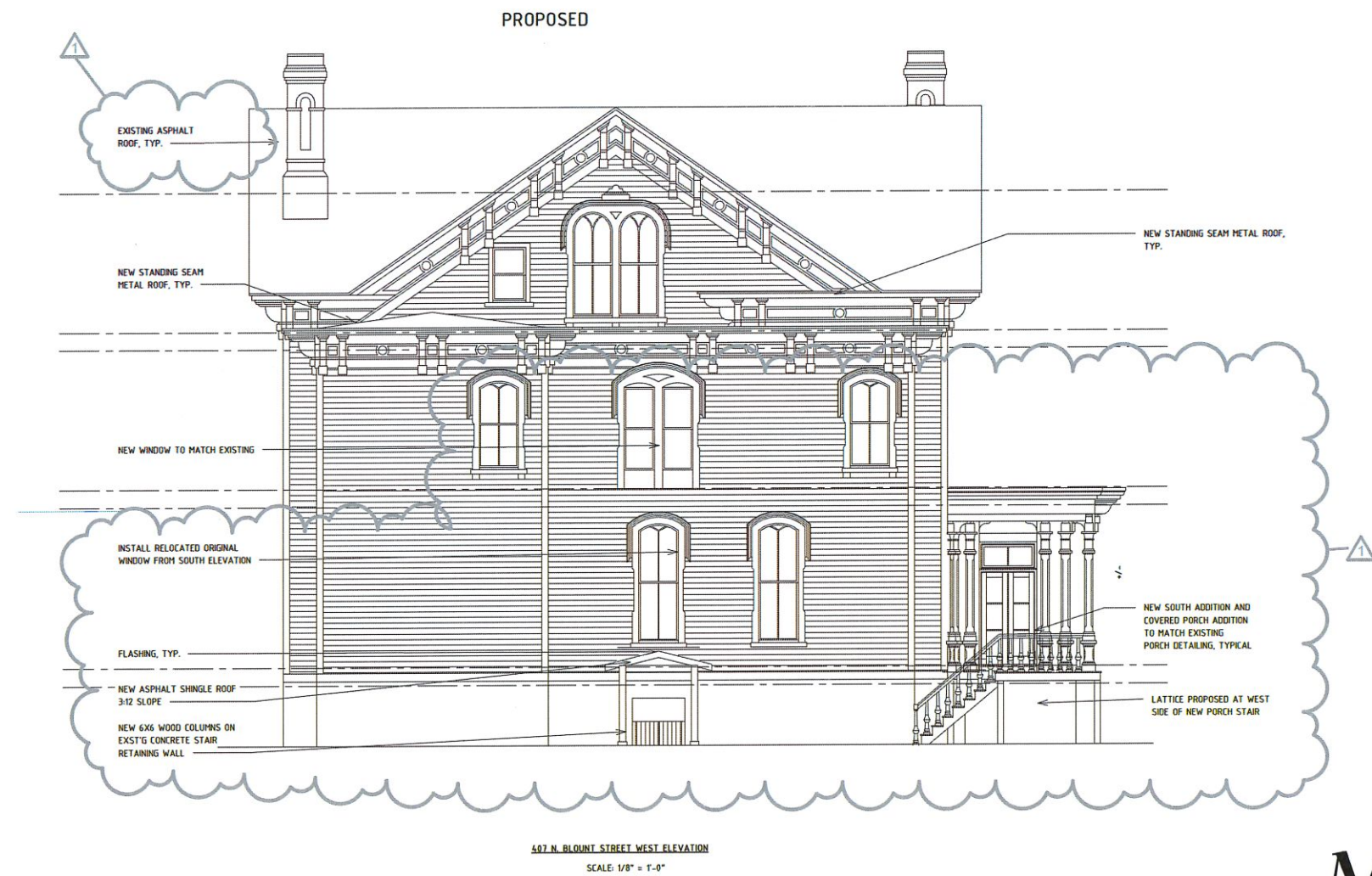
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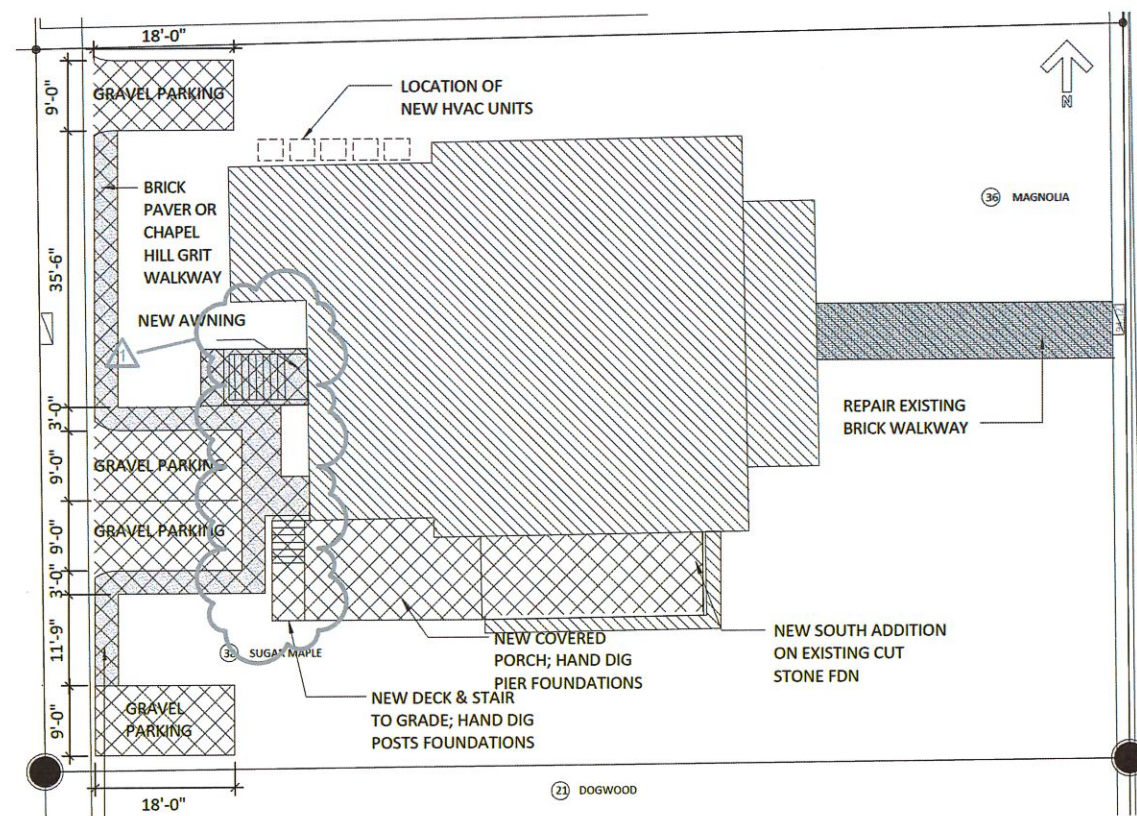
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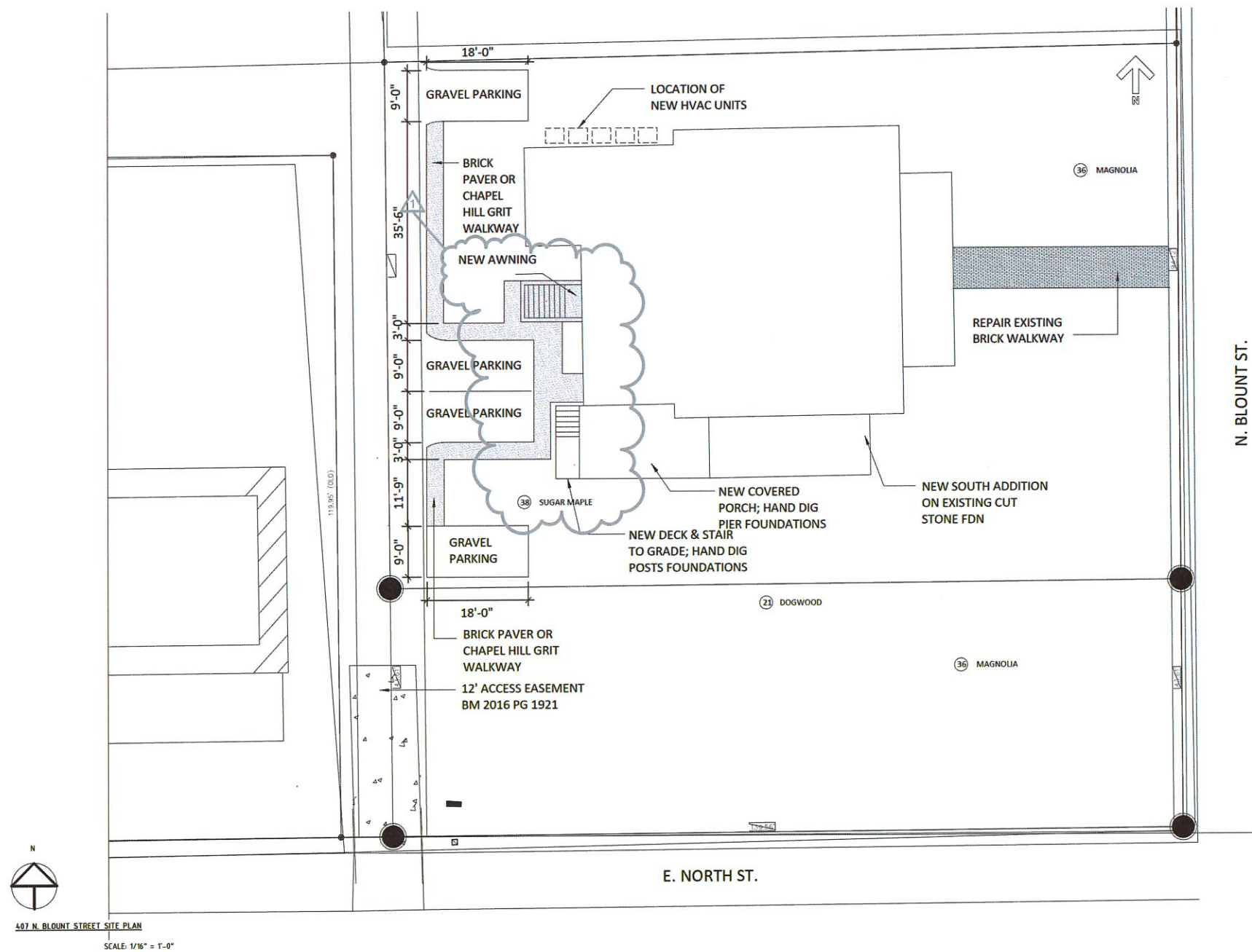

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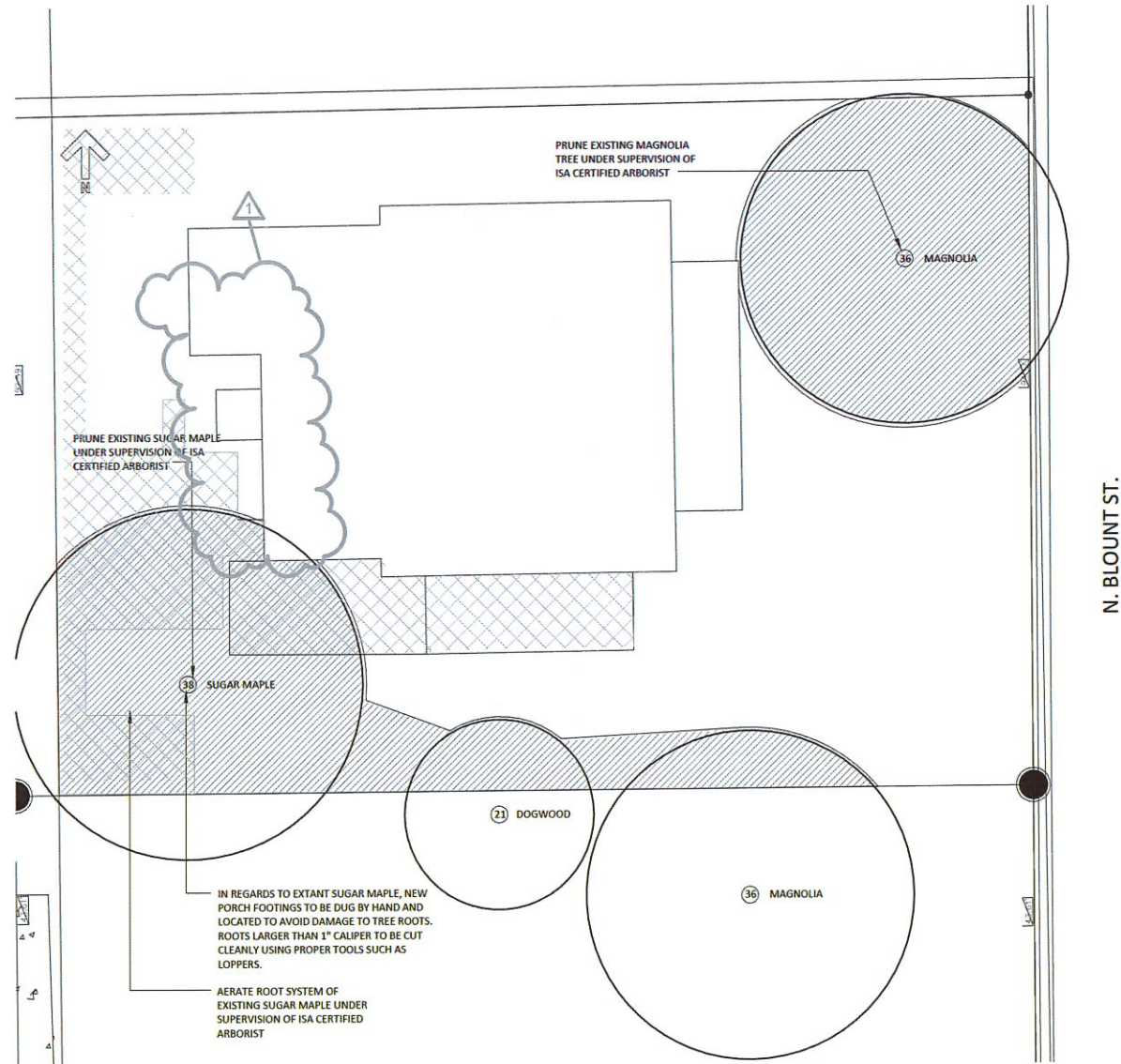


EXISTING TO PROPOSED BUILT AREAS		SF	% OF 13045 SF SITE
	EXISTING, INCLUDING SOUTH PORCH	4006 SF	31%
	PROPOSED	5241 SF	40%



A-14





407 N. BLOUNT STREET TREE PROTECTION DIAGRAM
SCALENTS

A-16



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407 NORTH BLOUNT ST
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Certificate of Appropriateness Application

01.16.19



01- Existing East or Main Elevation



02 - Existing Southeast Corner of Building



03- Existing Side Porch on South Elevation



04 - Existing Side Porch on South Elevation

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407 NORTH BLOUNT ST
RALEIGH NC

Certificate of Appropriateness Application

01.16.19



05- Existing Side Porch at Southwest Corner of Building



06 - Existing West Elevation

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RALEIGH NC

Certificate of Appropriateness Application

01.16.19



06- Henry Clay Oak c. 1917

Original porch on south elevation can be seen.

From the Albert Barden Collection, courtesy State Archives of NC. N.53.15.1653