

# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

520 N BLOUNT STREET

Address

BLOUNT STREET

Historic District

Historic Property

170-15-MW

Certificate Number

12/14/2015

Date of Issue

6/14/2016

Expiration Date

**Project Description:**

- Changes to previously approved COA (176-14-CA):
- screen rear porches,
- extend driveway,
- relocate fencing,
- plant trees,
- relocate retaining wall,
- light fixtures,
- ceiling fans,
- mailbox,
- front walk,
- plantings.

OK to PERMIT

Signature

Raleigh Historic Development Commission

*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.*

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



# Planning & Development

Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 eFax 919-996-1831

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



RALEIGH HISTORIC DEVELOPMENT COMMISSION

- Minor Work (staff review) – 1 copy
- Major Work (COA Committee review) – 13 copies
  - Most Major Work Applications
  - Additions Greater than 25% of Building Square Footage
  - New Buildings
  - Demo of Contributing Historic Resource
- Post Approval Re-review of Conditions of Approval

**For Office Use Only**

Transaction # 453557  
 File # 170-15-MW  
 Fee \$29  
 Amt Paid \$29  
 Check # 2315  
 Rec'd Date 11/16/15  
 Rec'd By Bowman  
 app complete 11/24/15

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

Property Street Address 520 N Blount St.

Historic District Blount St. Commons

Historic Property/Landmark name (if applicable) NA

Owner's Name Mackey McDonald + Maggie McDonald

Lot size 11,552 sq ft (width in feet) 76 ft (depth in feet) 152 ft

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys:

Property Address	Property Address

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

Applicant Maekay + Maggie McDonald

Mailing Address 710 Independence Pl., unit 509

City Raleigh State NC Zip Code 27603

Date 11/15/2015 Daytime Phone 443.310.8205

Email Address maggiemcdonald@gmail.com

Signature of Applicant Maggi McDonald + Maekay McDonald

**Minor Work Approval (office use only)**

Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until 6/15/16. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature [Signature] Date 12/14/15

Project Categories (check all that apply):

- Exterior Alteration -- addition of fixtures + trees
- Addition -- trees
- New Construction
- Demolition

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

- Yes
- No

(Office Use Only)

Type of Work \_\_\_\_\_

89,

\_\_\_\_\_

\_\_\_\_\_

Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work
<u>N/A</u>	<u>Exterior light fixtures Ceiling fans + mailbox</u>	<u>selections + placement of exterior accessories</u>
<u>N/A</u>	<u>Screen in rear porches</u>	<u>Screen lower and upper rear porches, lower porch will have screen door.</u>
<u>2.5 / pg. 17</u>	<u>Extend + repair driveway</u>	<u>Extend existing driveway to rear of property + repair concrete entrance where broken.</u>
<u>2.1 / pg. 9 2.3 / pg. 13</u>	<u>update existing landscape plan</u>	<u>add 3 trees and two sidewalks. Fence planned location slightly adjusted.</u>
		<u>changes to 176-14. CA</u>

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>Attach 8-1/2 " x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.</p> <p><b>Minor Work (staff review) – 1 copy</b></p> <p><b>Major Work (COA Committee review) – 13 copies</b></p>					
1. <b>Written description.</b> Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>				
2. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. <b>Photographs</b> of existing conditions are required.	<input checked="" type="checkbox"/>				
4. <b>Paint Schedule</b> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
5. <b>Plot plan</b> (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. <b>Drawings</b> showing proposed work <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Plan drawings</li> <li><input checked="" type="checkbox"/> Elevation drawings showing the new façade(s).</li> <li><input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale.</li> <li><input checked="" type="checkbox"/> 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys. (Required for Major Work)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. <b>Fee</b> (See <b>Development Fee Schedule</b> )	<input checked="" type="checkbox"/>				

COA Minor Works Application: 520 N Blount St.

\* Gate Dosing &  
Screening Specs to be  
submitted as conditions  
to 176-14-CA

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

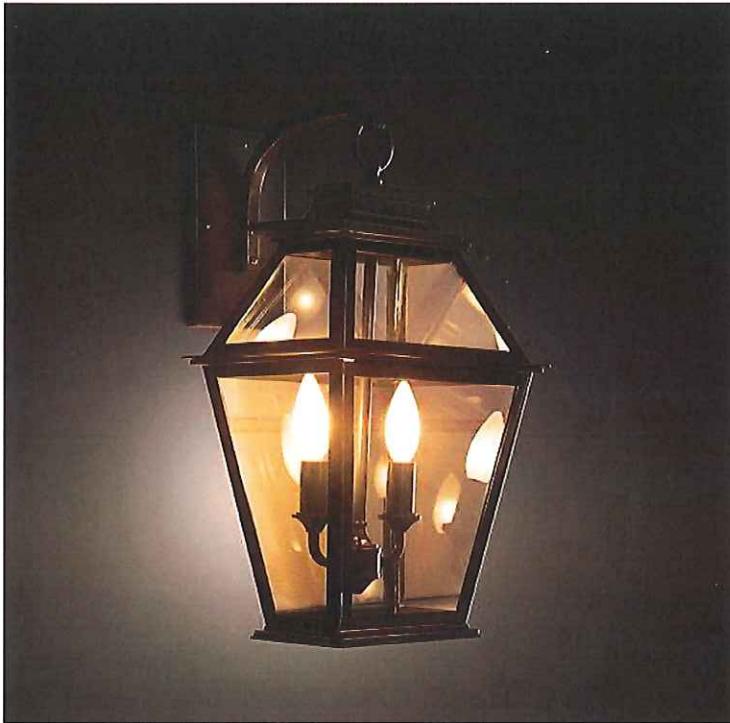
AGT

12/14/15

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

#### CAMBRIDGE SCONCE by Restoration Hardware

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



1/1/15

#### Details:

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

#### DIMENSIONS

- Small Sconce: 7¼"W x 6½"D x 14½"H
- Large Sconce: 10½"W x 11½"D x 18¾"H

- Home Decorators "Altura" 60" Outdoor Oil Rubbed Bronze Ceiling Fan

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



Details:

Product Dimensions 21.6 x 19.1 x 11 inches

Color Brown

Finish Bronze

Material Metal

Plug Profile Downrod

## Classic Horizontal Mailbox by America's Finest Mailboxes

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



Details:

Product Details

Product Type: Wall mounted

Material: Brass

Overall: 8.25" H x 16.5" W x 5.63" D



ANTERIOR ELEVATION w/ FIXTURE PLACEMENT





Screen door located on right side of porch.

- Lanterns
- Screened-in Porch
- Screened Door

POSTERIOR FIXTURE + SCREENING ELEVATION



SIDE ELEVATION w/ SCREENS

## SCREENED IN PORCHES

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

## Driveway Extension and Repair: (Design Guidelines Section 2.5)

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

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

Photo 1: Shows the current gravel driveway.



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



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





## Landscape Plan

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

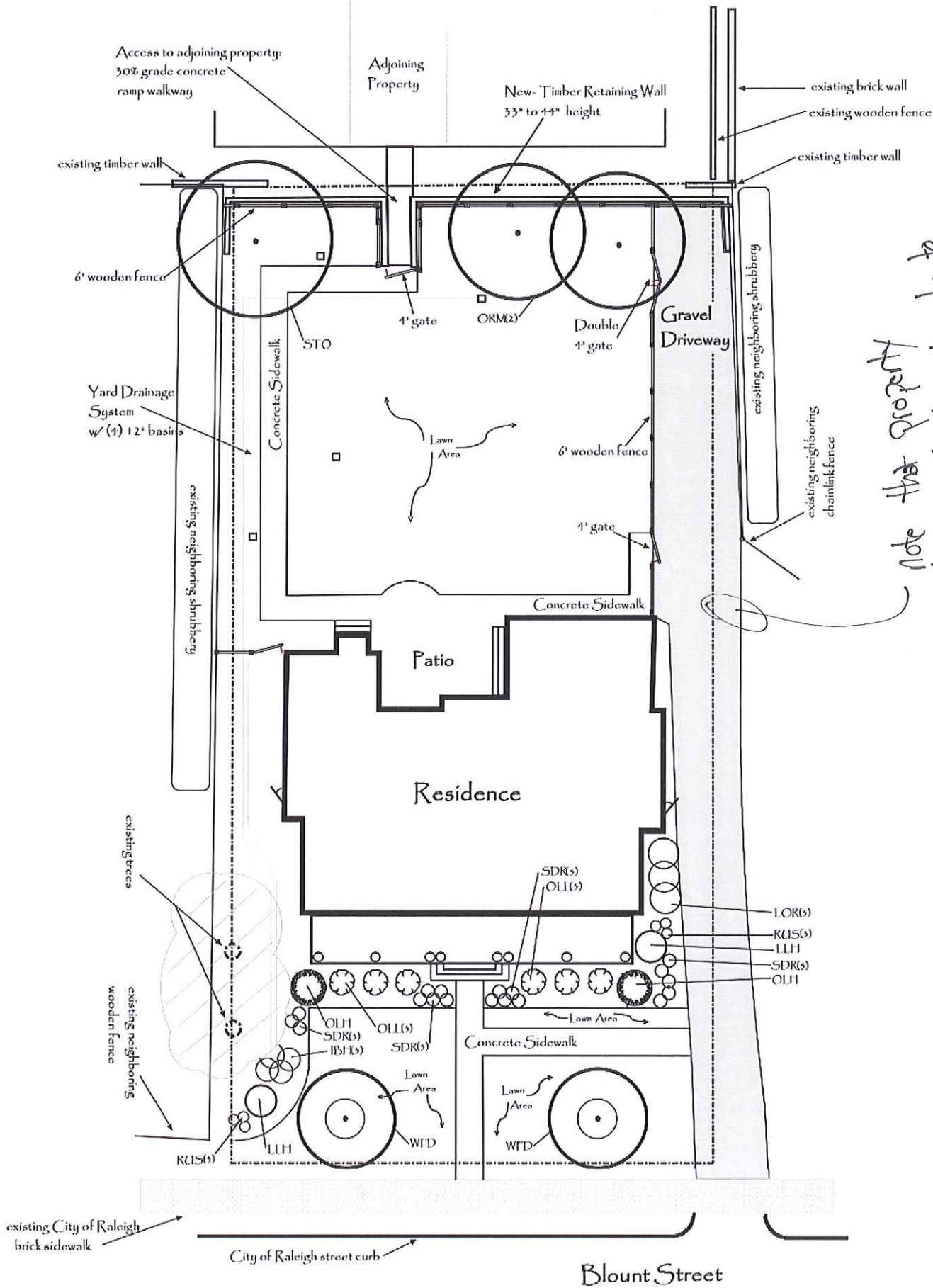
### Rear of Property:

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

### Front of Property:

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





*Note that property lines + legal authority to do work is a civil matter. AGT*

NEW LANDSCAPE PLAN

Blount Street

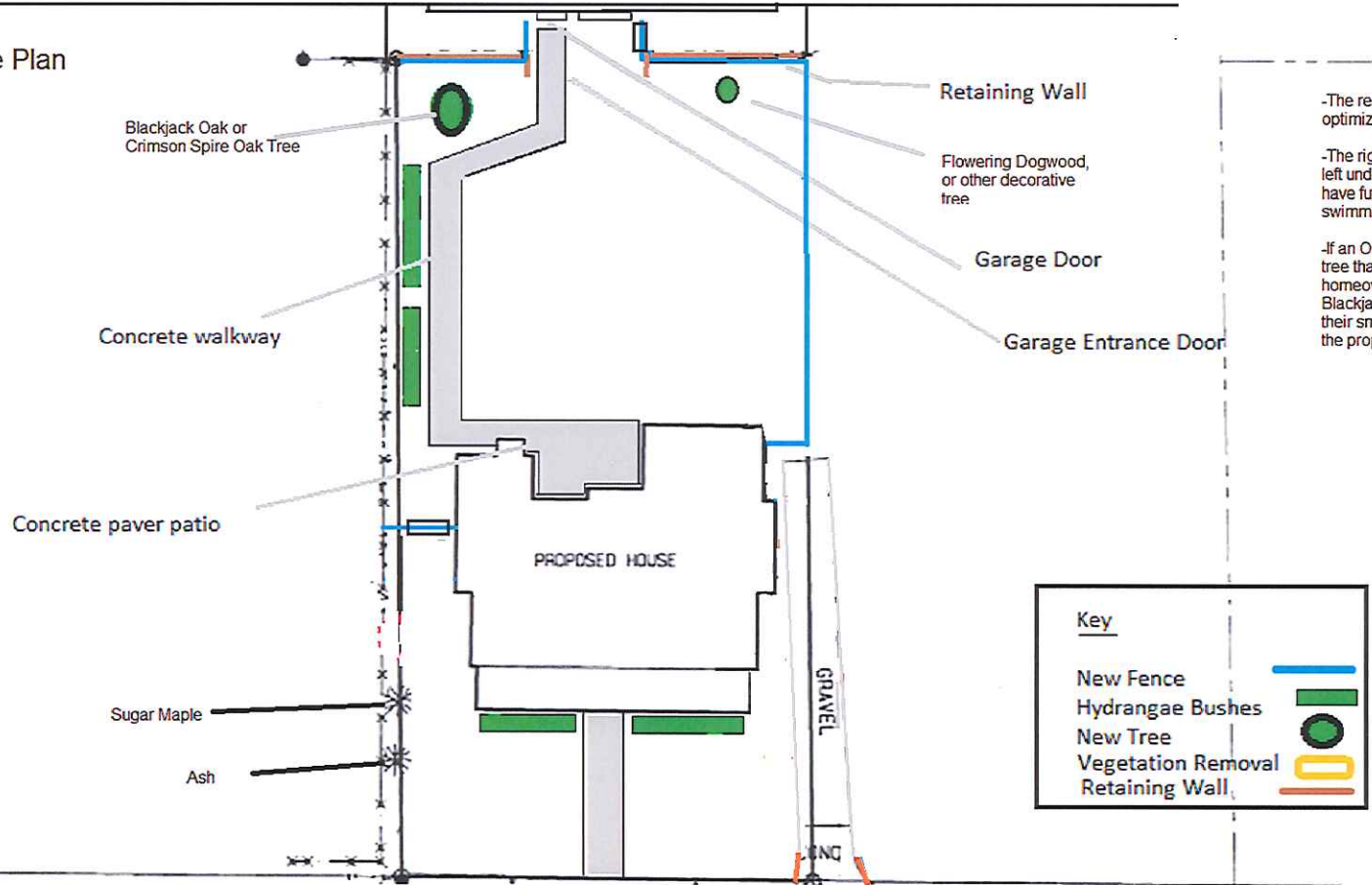
City of Raleigh street curb

existing City of Raleigh brick sidewalk





Image 23:  
Landscape Plan



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

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

-If an Oak species is required to "replace" the tree that will need to be removed, the homeowners would like to plant either a Blackjack Oak or a Crimson Spire Oak, due to their smaller stature, in the back left corner of the property.

Key

- New Fence —
- Hydrangae Bushes ■
- New Tree ●
- Vegetation Removal □
- Retaining Wall —

OLD LANDSCAPE PLAN

## Band, Daniel

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**From:** Band, Daniel  
**Sent:** Friday, November 20, 2015 2:46 PM  
**To:** 'maggiebellmcdonald@gmail.com'  
**Cc:** Tully, Tania; Robinson, Simone  
**Subject:** Minor Work Application - 520 N Blount

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

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

There are also a few clarifications needed:

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

Thanks,

Daniel

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Daniel Band, Planner I  
Long Range Planning Division  
Raleigh Planning Department  
919-996-2180 - OEP, 2<sup>nd</sup> Floor

Hi Daniel,

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

Please let me know if you need anything else.

Thank you,  
Maggie McDonald



## Band, Daniel

---

**From:** Maggie McDonald <maggiellmcdonald@gmail.com>  
**Sent:** Friday, November 20, 2015 5:12 PM  
**To:** Band, Daniel  
**Subject:** Re: Minor Work Application - 520 N Blount

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Daniel,

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

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

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



Existing fence.



Existing retaining wall that will be

extended.



This is the where retaining wall will

be extended.

Please see responses to the clarifications below.

- Please confirm that the screening of the porches will be inside the railings/posts and wood framed. If you do not have a drawing, then a photo of the sample screening method is needed. **Screening will be inside the posts/railings. We have not made the exact screening selection at this time but will submit a photo and rendering of the screening and door when the selections are made and before they are purchased for prior approval.**

- Provide some clarity on the size (height and width) of the light fixtures. **Dimensions for the light fixtures are included in the application below their individual pictures.**
- It also looks like fixtures are proposed on the outer-side of the front columns, which would not be appropriate. Lights are traditionally on the walls of houses, not the columns. **The fixtures are being proposed on the wall of the house, not on the outer portion of the column. Sorry for the confusion, they are blocked by the columns in the elevation so I placed them atop the columns as if you could see through them to where they will be on the wall.** ✓

Best Regards,

Maggie McDonald

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

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

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

There are also a few clarifications needed:

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

Thanks,

Daniel



Hi Daniel,

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

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

Neighbor Friendly.

