



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

420 S BLOODWORTH STREET

Address

PRINCE HALL

Historic District

Historic Property

122-17-MW

Certificate Number

07-24-2017

Date of Issue

01-24-2018

Expiration Date

Project Description:

- Changes to previous COA 059-16-CA;
- Adjust deck to add patio
- Adjust window spacing on non-historic facades
- Adjust rear balcony

This card must be kept pasted 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, _____

Raleigh Historic Development Commission

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

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



**DEVELOPMENT
SERVICES
DEPARTMENT**

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



<input checked="" type="checkbox"/> Minor Work (staff review) – 1 copy <input type="checkbox"/> Major Work (COA Committee review) – 10 copies <ul style="list-style-type: none"> <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;">For Office Use Only</p> Transaction # <u>517977</u> File # <u>122-17-MW</u> Fee <u>\$29</u> Amount Paid <u>\$29</u> Received Date <u>6/13/17</u> Received By <u>ACTH</u> Amended <u>7/5/17</u>
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Property Street Address **420 S Bloodworth St** AND 7/21/17

Historic District **Prince Hall HOD**

Historic Property/Landmark name (if applicable) **N/A**

Owner's Name **Guesthouse, LLC**

Lot size 5,143	(width in feet) 43	(depth in feet) 119.5
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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 (Label Creator).

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 **Nicole Alvarez**

Mailing Address **Clearscapes: 311 W Martin Street, Suite 200**

City **Raleigh**

State **NC**

Zip Code **27601**

Date **6/12/2017**

Daytime Phone **919-821-2775**

Email Address **nalvarez@clearscapes.com**

Applicant Signature

Office Use Only

Will you be applying for rehabilitation tax credits for this project? Yes No

Type of Work _____

89

Did you consult with staff prior to filing the application? Yes No

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)
2.3/12-13	Site Features	Revision to approved COA: adjust deck for patio, adjust window spacing on non-historic facades, and match balcony. Reference attached written description and drawings for more detailed information. AMENDED 7/21/17 MR REMOVE WOOD PLANTER ON REAR DECK/PATIO - DETAILS TO BE PROVIDED ON LATER COA APPLICATIONS
2.4/14-15	Fences and Walls	
3.7/38-41	Windows and Doors	

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 1/24/18. 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) *Melissa Robb* Date 7/24/18

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" 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. <u>Minor Work (staff review) – 1 copy</u> <u>Major Work (COA Committee review) – 10 copies</u>			X		
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>		X		
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			X
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing existing and proposed work <input checked="" type="checkbox"/> Plan drawings <input checked="" type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input checked="" type="checkbox"/> 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"/>			
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). Use the <u>Label Creator</u> to determine the addresses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			X
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>		X		

\$29

**Minor Work Application
Transaction #: 517977
Cycle 2**

**Gorham House
420 S. Bloodworth St.**

July 1, 2017

Description:

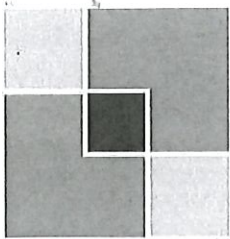
This application is to request approval of design revisions to an approved COA. The project site is located within the Prince Hall Historic Overlay District.

A COA was issued for this project on 04/28/2016 with certificate number 059-16-CA, and renewed on 11/02/2016 with certificate number 169-16-MW. A COA was also issued on 03/30/2017 with certificate number 060-17-MW during the Administrative Site Review process.

This application includes revisions in response to design development and refinement. The layout of windows (at non-historic sides and rear elevations) has been adjusted in response to floor plan revisions and to create a more balanced elevation design – materials to remain as approved and window grilles to be revised. Already-approved retaining wall to change to parged CMU toward rear property (remaining brick in front yard). Approved wood deck to be smaller to allow for brick patio on grade. Approved two-story rear porch to be smaller. Metal awning at rear to be balcony matching approved rear porch details. Small portion of eave at rear façade to be adjusted for design and constructability. Chimneys no longer to be re-constructed.

All details (window and door details, railings, retaining walls, and eave construction) will be provided along with the conditions of the approved COA 059-16-CA, prior to construction.

Please see attached drawings for reference and more details. COA approval letter with conditions is also attached for reference.



RHDC
 RALEIGH HISTORIC
 DEVELOPMENT COMMISSION

May 6, 2016

Nicole Alvarez & Matt Tomasulo
 215 Haywood Street
 Raleigh NC 27601

RE: 059-16-CA (420 S Bloodworth Street)— Approved as Amended with Conditions

Dear Ms. Alvarez & Mr. Tomasulo:

Your application, 059-16-CA, which was presented at the April 28, 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 physical elements of the tree protection plan be constructed prior to relocation of the house on the site.*
2. *That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard for the move:*
 - a. *Confirmation of the setback compared to other houses on the block face;*
 - b. *Move route;*
 - c. *Foundation.*
3. *That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard for the work on the relocated house and new portion:*
 - a. *Eave construction for both portions of the house;*
 - b. *New windows including muntin profile and size;*
 - c. *Front porch design details based on evidence if any;*
 - d. *Front porch construction details including porch floor, steps, columns, and railing.*
4. *That details and specifications for the following be provided to and approved by staff prior to construction/installation:*
 - a. *Chimney design and material;*
 - b. *Window and door trim for the relocated portion of the house; based on evidence if any;*
 - c. *Window and door trim for the new portion of the house based;*
 - d. *New doors;*
 - e. *Rear railing detail;*
 - f. *Gutters & downspouts;*
 - g. *Roof and paint colors;*
 - h. *Foundation material sample.*
5. *That new ground level concrete have a water washed finish.*
6. *That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard for the work on the site:*

Post Office Box 829
 Raleigh, North Carolina 27602
 (919) 882-7288 ph
 (919) 514-2682 fax
 www.rhdc.org



- a. *Front walk and site steps;*
- b. *Retaining wall;*
- c. *HVAC unit locations and screening.*

A draft Certified Record that describes the committee's action will be available upon request in approximately ten business days from the date of the meeting. The draft will become final when the committee votes at its next meeting to approve the April minutes. Please note that you and aggrieved parties have a 20-day window for notification of intent to appeal or to file a petition to submit a request for reconsideration. *Commencement of work within the appeal period is at your own risk.*

In order to complete your application, you must contact the commission staff when you have met the conditions. You will then be issued the blue placard form of the certificate which is valid through October 28, 2016. Please note that all items for fulfillment of conditions should be submitted together, as each additional conditions review after the first review is subject to an additional fee. To obtain your building permit (if applicable), take the placard and this letter with you to the Office of Development Services. Please post the blue placard in public view, as indicated at the bottom of the card, while the work is in progress. For more information about permits, call the Office of Development Services at 919-996-2495.

When your project is complete, you are required to ask for a final zoning inspection. Call the Raleigh Historic Development Commission office at 919-832-7238 or email rhdc@rhdc.org and the commission staff will coordinate an inspection. If you do not call for this final inspection, your Certificate of Appropriateness is null and void. If you have any questions concerning your application, please contact the commission office.

On behalf of the commission, thank you for your positive efforts in making these proposed changes, thereby enhancing the Prince Hall Historic District.

Sincerely,


Elizabeth Caliendo, Chair
Certificate of Appropriateness Committee

Amended 7/5/17

GENERAL NOTE:
REFERENCE APPROVED COA: 059-16-CA and 060-17-MW



EXISTING PHOTO OF PROJECT SITE -
FOUNDATION WALLS AND GRADING
ALMOST COMPLETE AFTER HOUSE MOVE.

Nicole Alvarez
Architectural Designer +
Project Contact

215 Haywood St
Raleigh, NC 27601

919.539.8633
nicole.n.alvarez@gmail.com

CONSULTANTS

PROJECT

Gorham House

420 S. Bloodworth St.
Raleigh, NC 27601

Revisions
Transaction #: 517977
Cycle 2

PROJECT DATA

DATE: 07/01/2017
DRAWN: NNA
CHECKED:
FILENAME: GuestHouse-Ph2.vwx
PROJECT NO: 2016_0001
PRINTING: COA MW - Cycle 2

SHEET DATA

Existing Photos

SHEET NO.

A1

GENERAL NOTE:
 DETAILS (WINDOW AND DOOR DETAILS, RAILINGS,
 RETAINING WALLS, AND EAVE CONSTRUCTION) TO BE
 PROVIDED ALONG WITH CONDITIONS OF APPROVED
 COA 059-16-CA, PRIOR TO CONSTRUCTION.

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PROJECT

Gorham House

420 S. Bloodworth St.
 Raleigh, NC 27601

Revisions
 Transaction #: 517977
 Cycle 2

PROJECT DATA

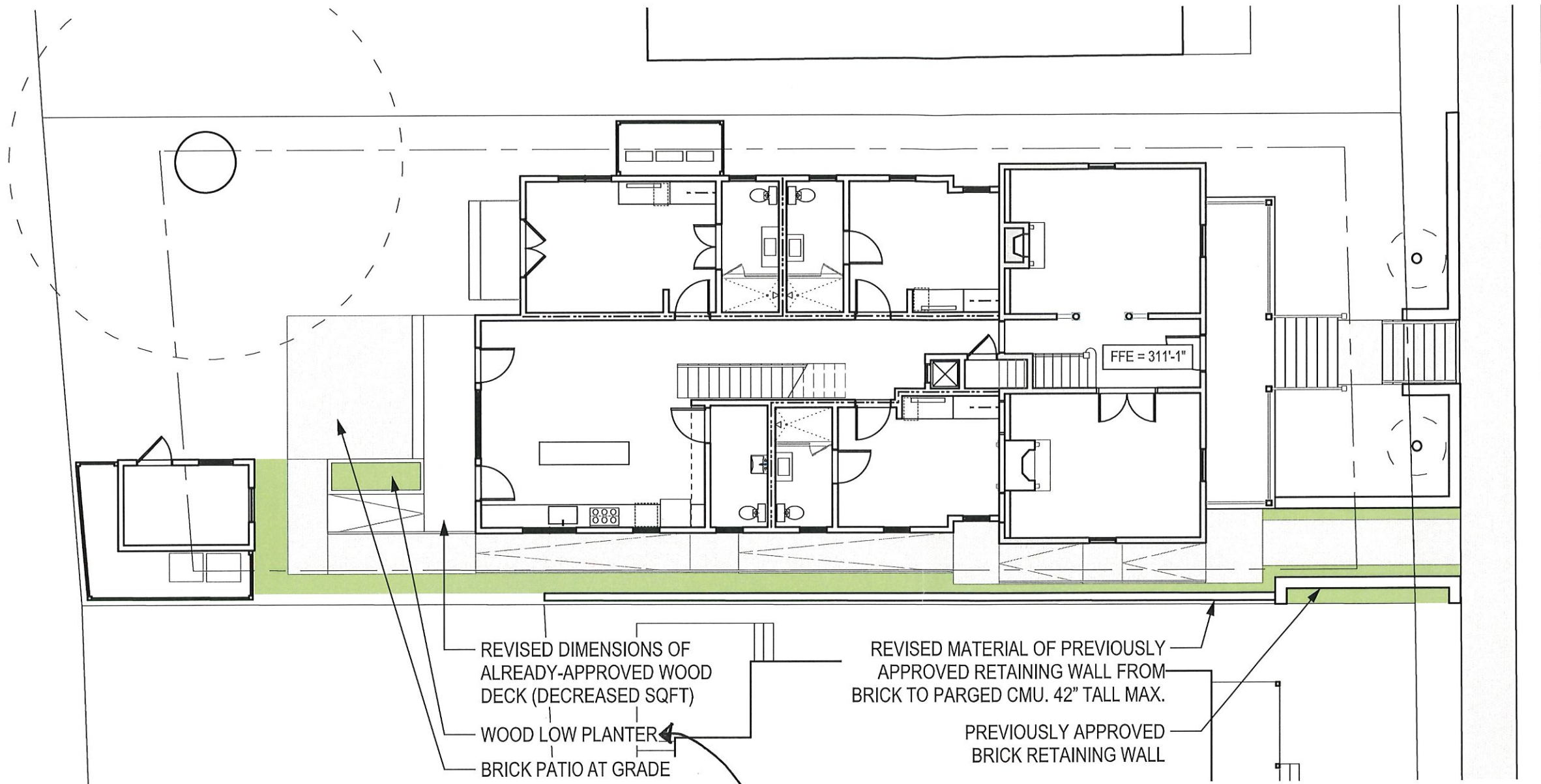
DATE: 07/01/2017
 DRAWN: NNA
 CHECKED:
 FILENAME: GuestHouse-Ph2.vwx
 PROJECT NO: 2016_0001
 PRINTING: COA MW - Cycle 2

SHEET DATA

Site Plan

SHEET NO.

A2



*AMENDED 7/26/17 nna
 REMOVE WOOD PLANTER ON REAR DECK/
 PATIO FROM THIS APPLICATION - DETAILS TO
 BE PROVIDED IN LATER APPLICATION*

N

1 SITE PLAN
 Scale: 3/32" = 1'-0"

GENERAL NOTE:
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 RETAINING WALLS, AND EAVE CONSTRUCTION) TO BE
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420 S. Bloodworth St.
 Raleigh, NC 27601

Revisions
 Transaction #: 517977
 Cycle 2

PROJECT DATA

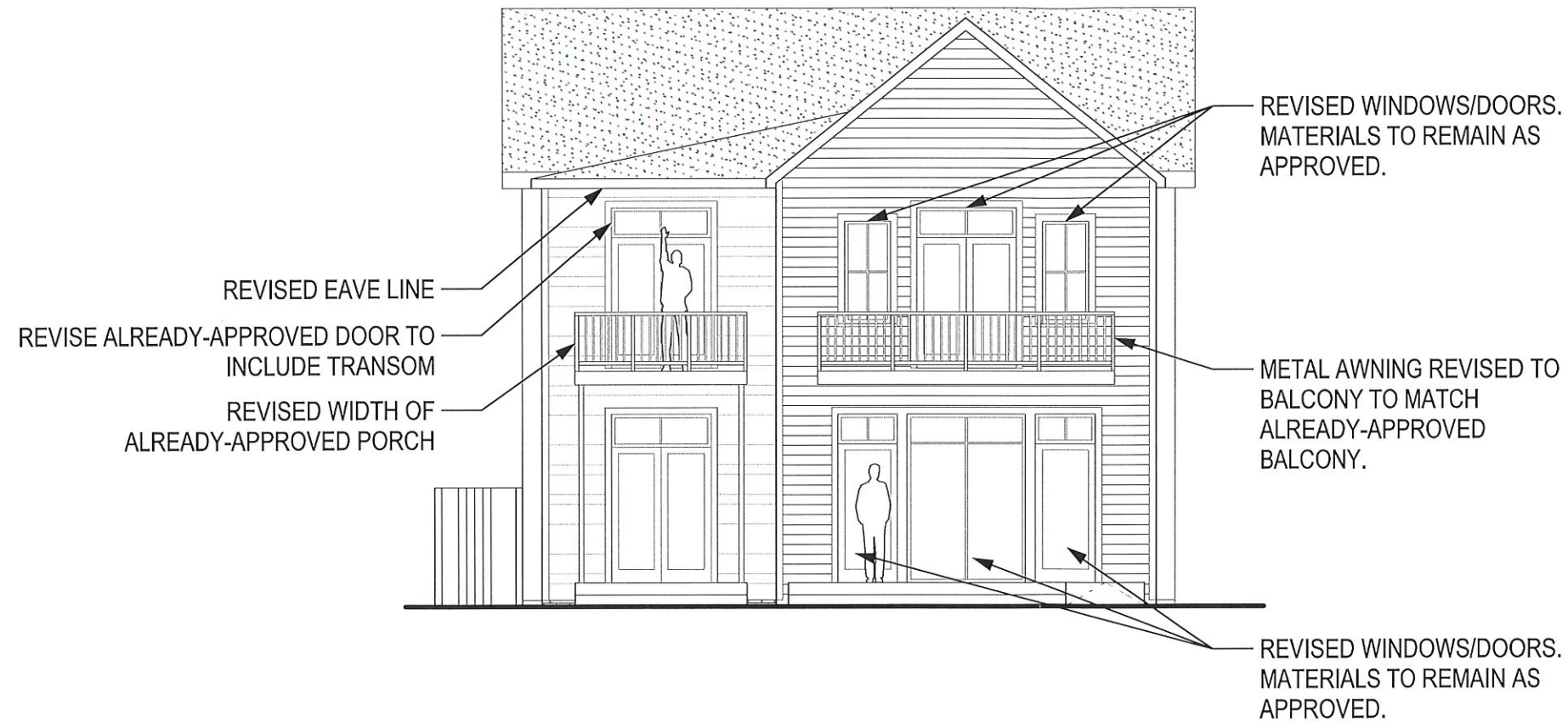
DATE: 07/01/2017
 DRAWN: NNA
 CHECKED:
 FILENAME: GuestHouse-Ph2.vwx
 PROJECT NO: 2016_0001
 PRINTING: COA MW - Cycle 2

SHEET DATA

Elevations

SHEET NO.

A3



1 FRONT (EAST) ELEVATION
 Scale: 1/8" = 1'-0"

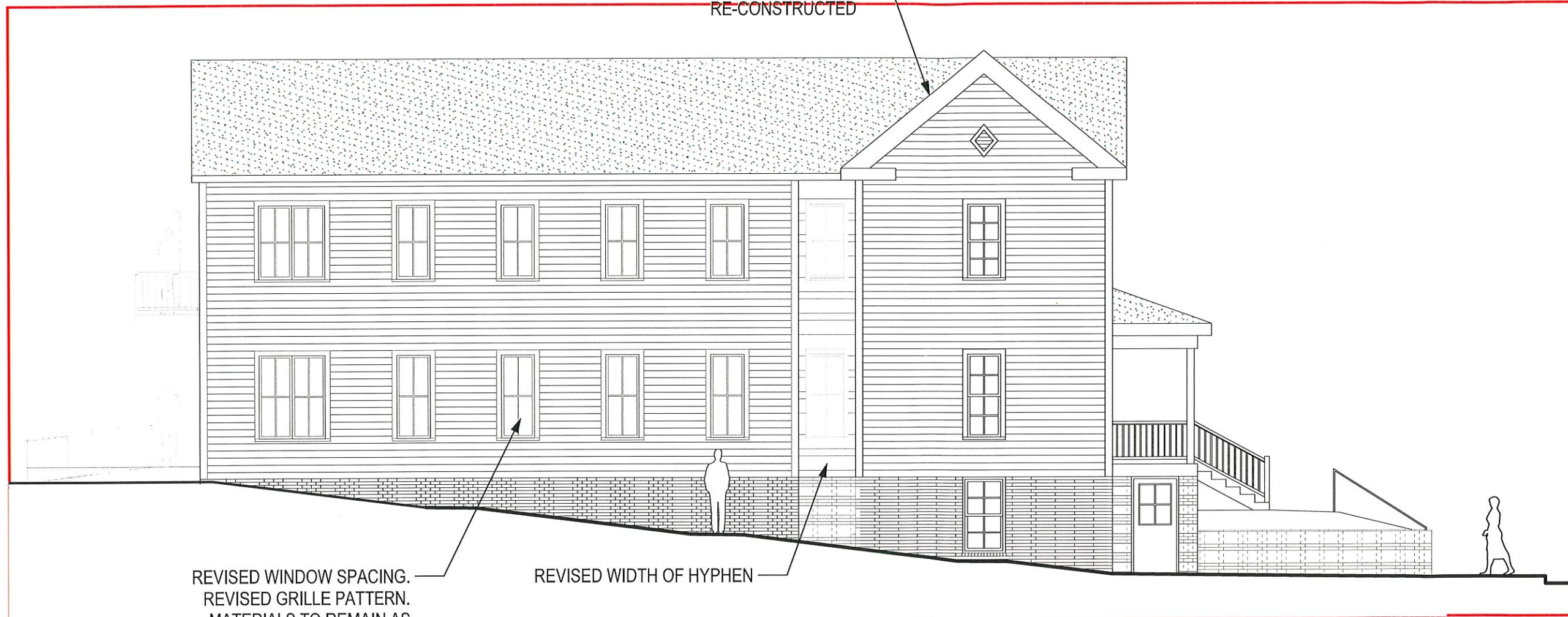
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 nicole.n.alvarez@gmail.com

CHIMNEYS WILL NOT BE
 RE-CONSTRUCTED



REVISED WINDOW SPACING.
 REVISED GRILLE PATTERN.
 MATERIALS TO REMAIN AS
 APPROVED.

REVISED WIDTH OF HYPHEN

CONSULTANTS

PROJECT

Gorham House

420 S. Bloodworth St.
 Raleigh, NC 27601

Revisions
 Transaction #: 517977
 Cycle 2

PROJECT DATA

DATE: 07/01/2017
 DRAWN: NNA
 CHECKED:
 FILENAME: GuestHouse-Ph2.vwx
 PROJECT NO: 2016_0001
 PRINTING: COA MW - Cycle 2

SHEET DATA

Elevations

SHEET NO.

A4



1 SIDE (SOUTH) ELEVATION
 Scale: 1/8" = 1'-0"

GENERAL NOTE:
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 COA 059-16-CA, PRIOR TO CONSTRUCTION.

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CONSULTANTS

PROJECT

Gorham House

420 S. Bloodworth St.
 Raleigh, NC 27601

Revisions
 Transaction #: 517977
 Cycle 2

PROJECT DATA

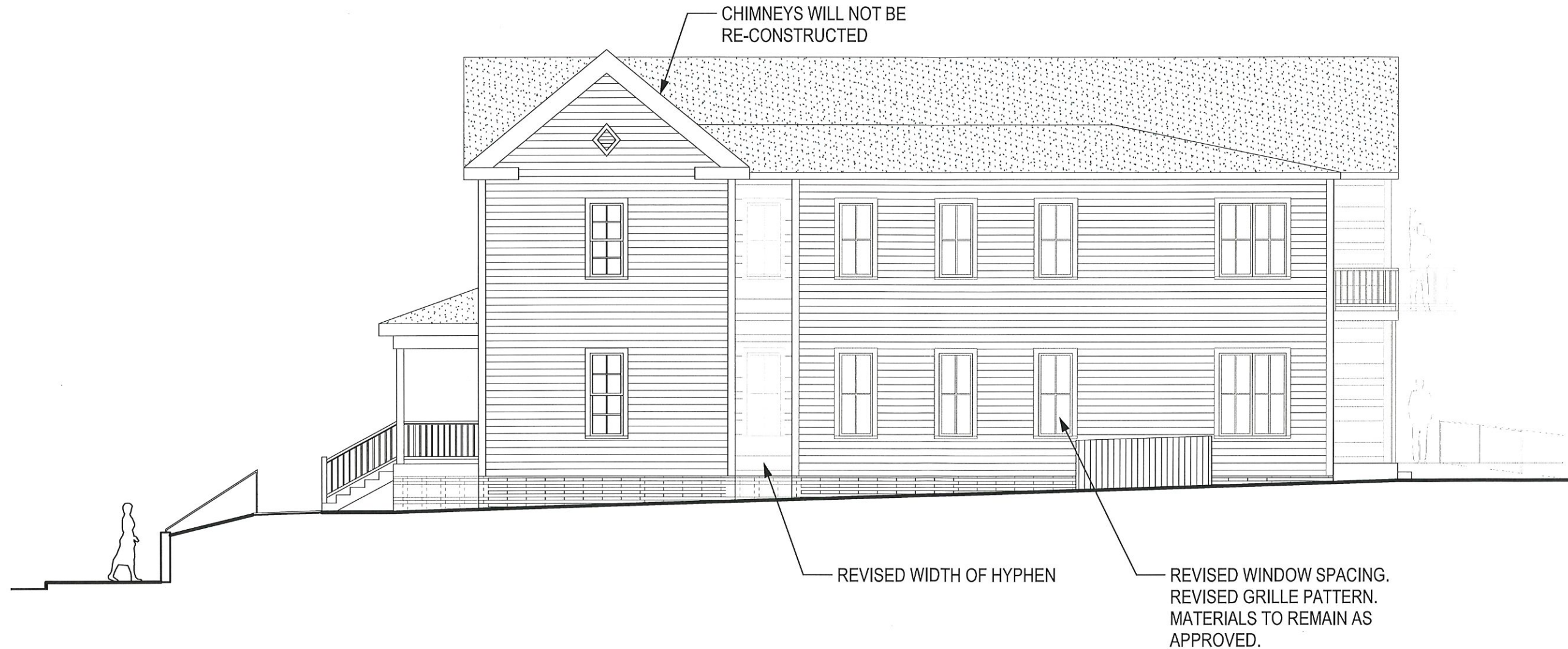
DATE: 07/01/2017
 DRAWN: NNA
 CHECKED:
 FILENAME: GuestHouse-Ph2.vwx
 PROJECT NO: 2016_0001
 PRINTING: COA MW - Cycle 2

SHEET DATA

Elevations

SHEET NO.

A5



1 SIDE (SOUTH) ELEVATION
 Scale: 1/8" = 1'-0"