



Planning & Development

Development Services Customer Service Center

One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

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



- ☐ Minor Work (staff review) – **1 copy**
- ☒ Major Work (COA Committee review) – **14 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 # _____

File # _____

Fee _____

Amt Paid _____


Check # _____

Rec'd Date _____

Rec'd By _____

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		515 North Blount Street	
Historic District		Blount Street Historic District	
Historic Property/Landmark name (if applicable)		Lewis-Smith House	
Owner's Name		J.T. Hobby & Son, Inc	
Lot size	0.32 Acre	(width in feet)	81.25 Feet
		(depth in feet)	189.25 Feet
For applications that require review by the COA Committee (Major Work), list all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property):			
Property Address		Property Address	
510 North Wilmington Street		520 North Blount Street	
500 North Blount Street		521 North Blount Street	
507 North Blount Street		537 North Blount Street	
510 North Blount Street		549 North Blount Street	
511 North Blount Street			
516 North Blount Street			
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 Owners Agent: Steven D. Schuster FAIA		
Mailing Address 311-200 West Martin Street		
City Raleigh	State North Carolina	Zip Code 27601
Date January 16, 2013	Daytime Phone 919-821-2775	
Email Address sschuster@clearscapes.com		
Signature of Applicant 		

Minor Work Approval (office use only)	
<p>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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.</p>	
Signature _____	Date _____

<p>Project Categories (check all that apply):</p> <p><input checked="" type="checkbox"/> Exterior Alteration</p> <p><input checked="" type="checkbox"/> Addition</p> <p><input type="checkbox"/> New Construction</p> <p><input type="checkbox"/> Demolition</p> <p>Will you be applying for state or federal rehabilitation tax credits for this project?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p style="text-align: center;">(Office Use Only)</p> <p>Type of Work _____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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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
3.7.6	REPLACEMENT WINDOWS	REPLACE 2 DOORS WITH WINDOWS TO MATCH EXISTING
3.7.8	SHUTTERS	REPLACE MISSING SHUTTERS & HARDWARE TO MATCH EXISTING
3.8.5	SIDE PORCHES	SIDE PORCHES ADDED AFTER 1950 WILL BE REMOVED TO RETURN THE HOUSE TO AS IT APPEARED DURING IT'S PERIOD OF SIGNIFICANCE IN 1855
3.11.7 & 4.1.2	NEW REAR ENTRY DECK & STAIR	DESIGNED TO ACCOMMODATE FUTURE LIFT & REQUIRED EGRESS
4.2	REAR ADDITION	A NEW ADDITION TO REPLACE INFERIOR EXISTING CONSTRUCTION ADDED AFTER THE PERIOD OF SIGNIFICANCE AND ADD NEEDED SERVICE SPACE

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>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 14 copies</p>					
<p>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.).</p> <p style="text-align: center;">SEE SHEET D101</p>	<input checked="" type="checkbox"/>				
<p>2. Description of materials (Provide samples, if appropriate).</p> <p style="text-align: center;">SEE SHEET A101</p>	<input checked="" type="checkbox"/>				
<p>3. Photographs of existing conditions</p> <p style="text-align: center;">SEE SHEET A010</p>	<input checked="" type="checkbox"/>				
<p>4. <u>Paint Schedule</u> (if applicable)</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<p>5. <u>Plot plan</u> (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.</p> <p style="text-align: center;">SEE SHEET A099</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<p>6. Drawings showing proposed work</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Plan drawings SEE SHEETS A100, A101, A102, A103 <input checked="" type="checkbox"/> Elevation drawings SEE SHEETS A200, A201 & A202 <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <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. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<p>7. Fee (<u>See Development Fee Schedule</u>) ADDITION (\$279)</p>	<input checked="" type="checkbox"/>				



PHOTO A: FRONT/ EAST



PHOTO C: REAR & SIDE / SOUTH WEST



PHOTO E: ADDITION SIDE & REAR / NORTH WEST DETAIL



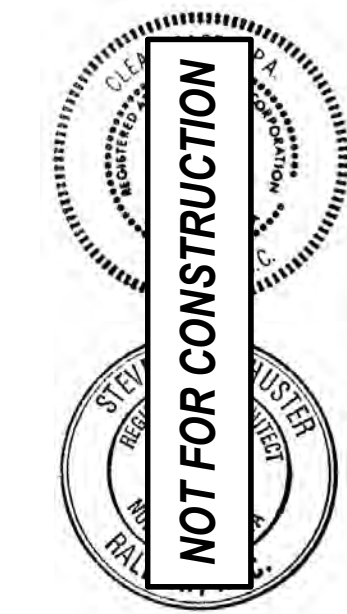
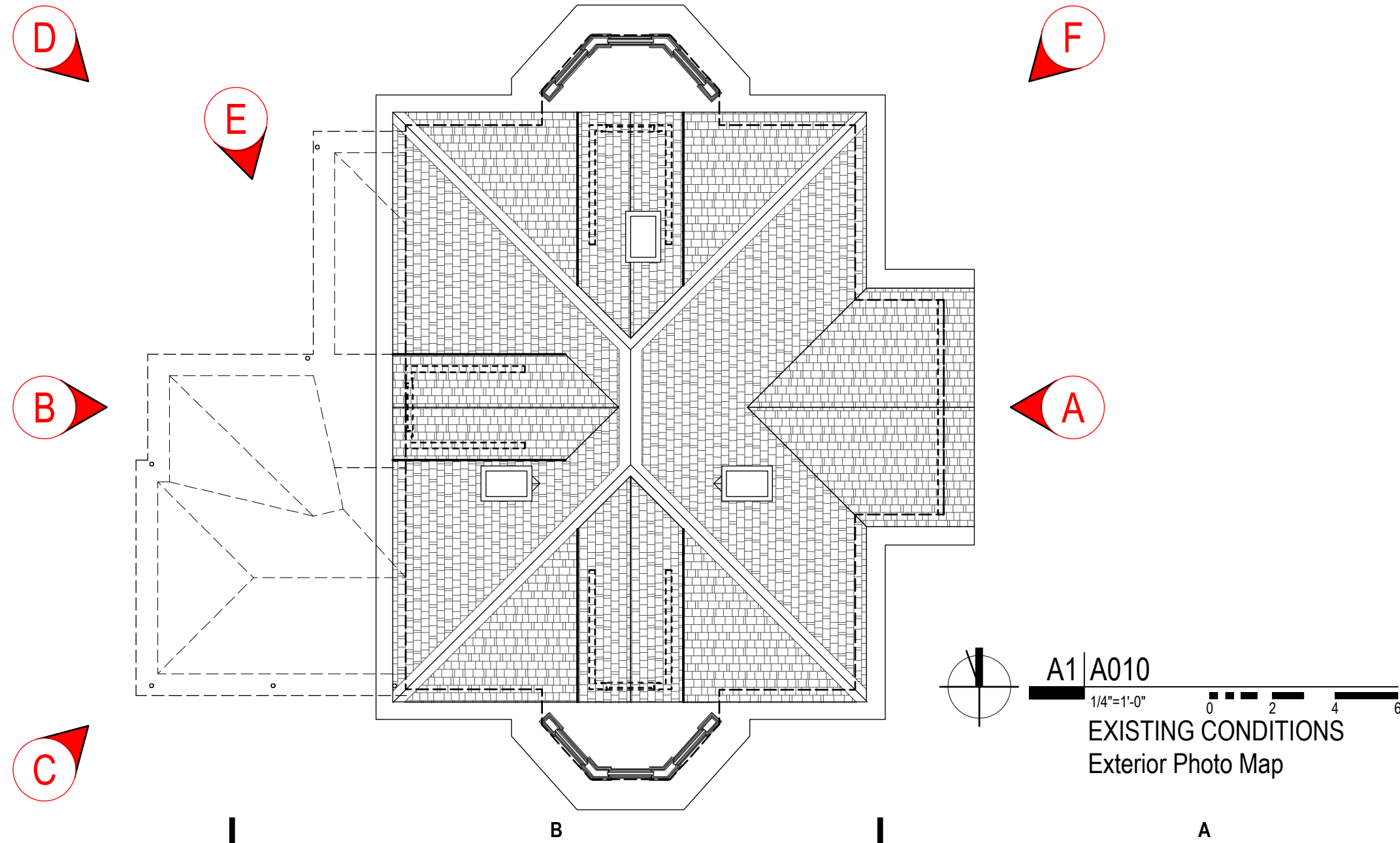
PHOTO B: REAR/ WEST



PHOTO D: REAR & SIDE / NORTH WEST



PHOTO F: FRONT & SIDE/ NORTH EAST



LEWIS-SMITH HOUSE - DESCRIPTION OF WORK
NATIONAL REGISTER OF HISTORIC PLACES
CERTIFIED DEC. 11, 1972
PERIOD OF SIGNIFICANCE: 1850-1874 & 1900-1924

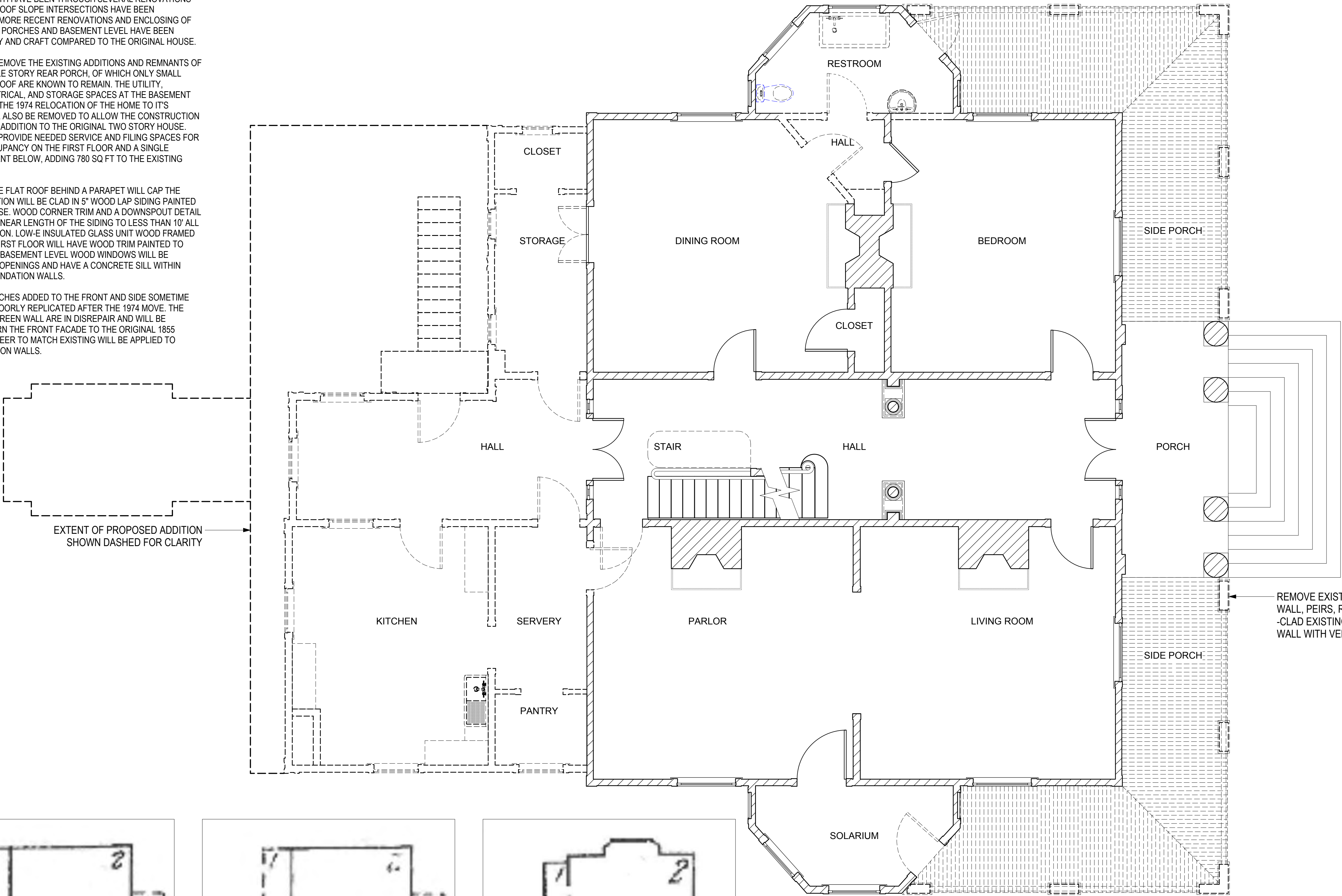
AS EARLY 1903, THE HOUSE HAD A SINGLE STORY REAR PORCH. SOMETIME AFTER 1910, ADDITIONAL SPACE WAS ADDED TO THE REAR AREA AND A WINDOW WAS ADDED TO THE REAR OF THE TWO STORY HOUSE, BELOW THE RIDGE OF THE SLOPE OF THE ORIGINAL REAR PORCH. THE ORIGINAL PORCH ROOF WAS CUT AND BISECTED AND THE ADDITION'S HIP ROOF AND FLAT ROOF WERE MADE TO INTERSECT THE ORIGINAL PORCH ROOF.

THE SPACES BENEATH HAVE BEEN THROUGH SEVERAL RENOVATIONS AND THE VARIOUS ROOF SLOPE INTERSECTIONS HAVE BEEN PROBLEMATIC. THE MORE RECENT RENOVATIONS AND ENCLOSING OF THE REAR ADDITION PORCHES AND BASEMENT LEVEL HAVE BEEN INFERIOR IN QUALITY AND CRAFT COMPARED TO THE ORIGINAL HOUSE.

OUR INTENT IS TO REMOVE THE EXISTING ADDITIONS AND REMNANTS OF THE ORIGINAL SINGLE STORY REAR PORCH, OF WHICH ONLY SMALL PORTIONS OF THE ROOF ARE KNOWN TO REMAIN. THE UTILITY, MECHANICAL, ELECTRICAL, AND STORAGE SPACES AT THE BASEMENT LEVEL, CREATED IN THE 1974 RELOCATION OF THE HOME TO ITS CURRENT SITE, WILL ALSO BE REMOVED TO ALLOW THE CONSTRUCTION OF A SINGLE STORY ADDITION TO THE ORIGINAL TWO STORY HOUSE. THE ADDITION WILL PROVIDE NEEDED SERVICE AND FILING SPACES FOR THE BUSINESS OCCUPANCY ON THE FIRST FLOOR AND A SINGLE BEDROOM APARTMENT BELOW, ADDING 780 SQ.FT TO THE EXISTING FOOTPRINT

A SINGLE MEMBRANE FLAT ROOF BEHIND A PARAPET WILL CAP THE ADDITION THE ADDITION WILL BE CLAD IN 5" WOOD LAP SIDING PAINTED TO MATCH THE HOUSE. WOOD CORNER TRIM AND A DOWNSPOUT DETAIL WILL REDUCE THE LINEAR LENGTH OF THE SIDING TO LESS THAN 10' ALL AROUND THE ADDITION. LOW-E INSULATED GLASS UNIT WOOD FRAMED WINDOWS ON THE FIRST FLOOR WILL HAVE WOOD TRIM PAINTED TO MATCH THE HOUSE. BASEMENT LEVEL WOOD WINDOWS WILL BE LOCATED IN PUNCH OPENINGS AND HAVE A CONCRETE SILL WITHIN STONE VENEER FOUNDATION WALLS.

WRAP AROUND PORCHES ADDED TO THE FRONT AND SIDE SOMETIME AFTER 1950 WERE POORLY REPLICATED AFTER THE 1974 MOVE. THE DECK AND BRICK SCREEN WALL ARE IN DISREPAIR AND WILL BE REMOVED TO RETURN THE FRONT FACADE TO THE ORIGINAL 1855 DESIGN. STONE VENEER TO MATCH EXISTING WILL BE APPLIED TO EXPOSED FOUNDATION WALLS.



LEGEND	
	DOOR TO BE REMOVED -SALVAGE LEAF, HARDWARE AND TRIM FOR REUSE
	WALL TO BE REMOVED
	EXISTING WALL TO BE REMAIN
	WINDOW TO BE REMOVED -SALVAGE HARDWARE AND TRIM FOR REUSE

A1 | D101

1/4"=1'-0"

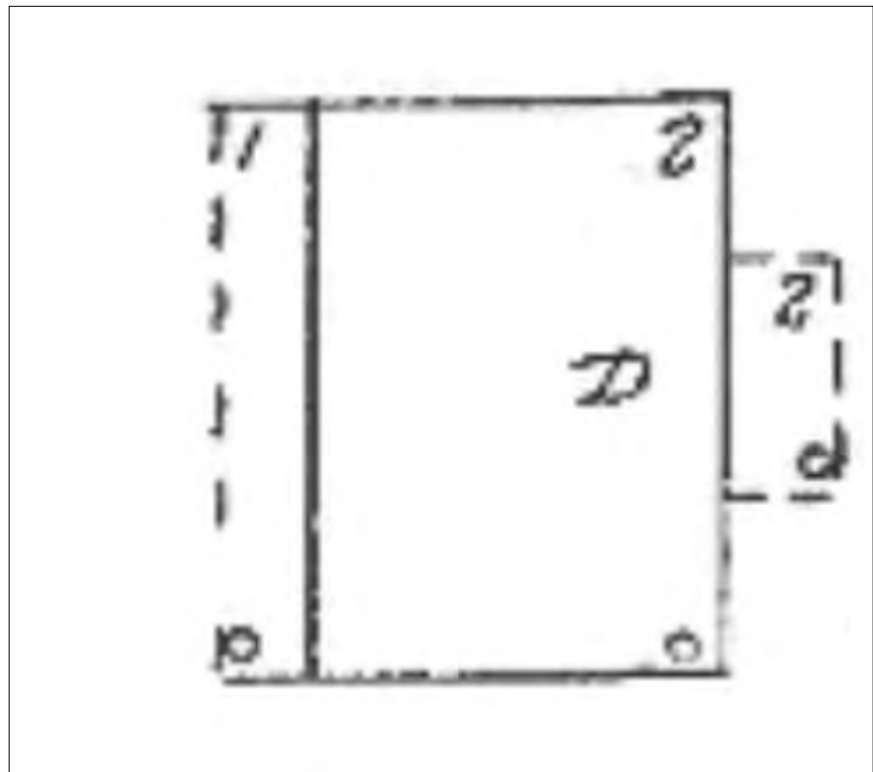
DEMO PLAN
First Floor

0

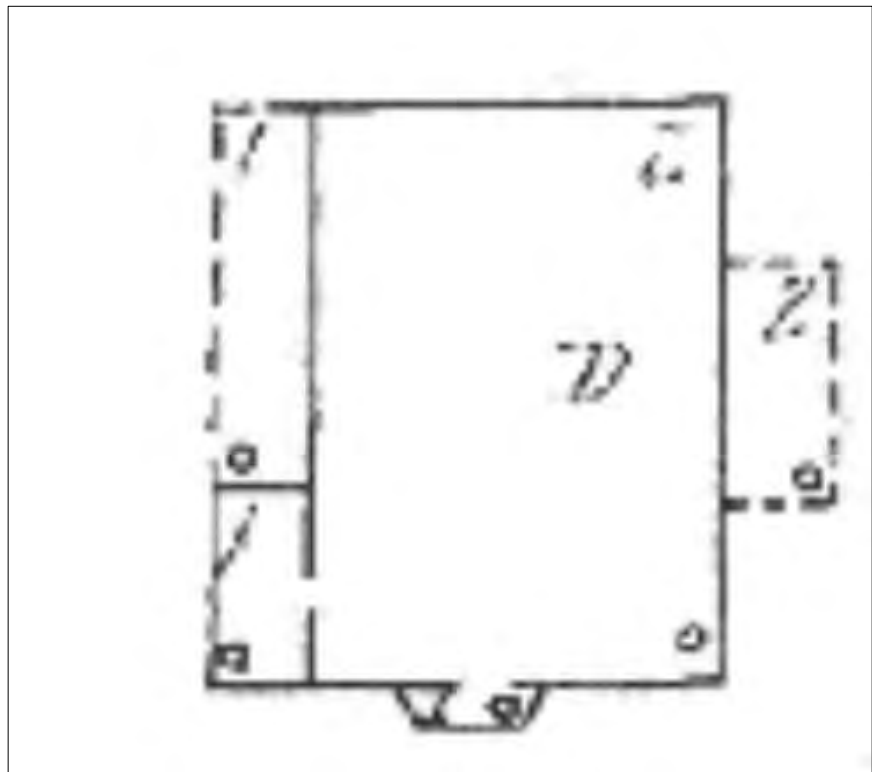
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4

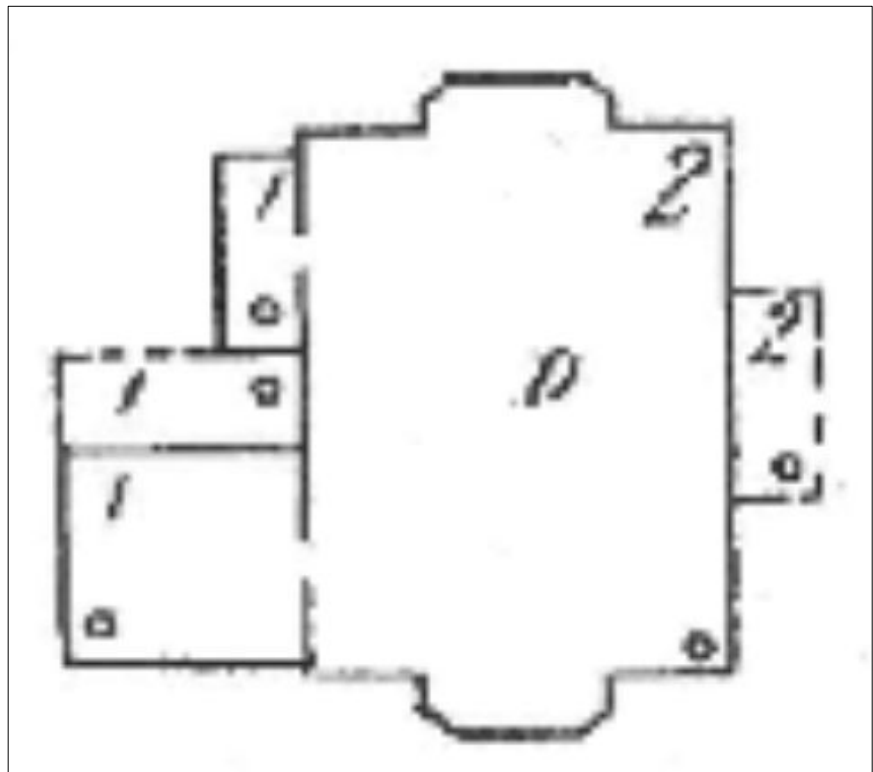
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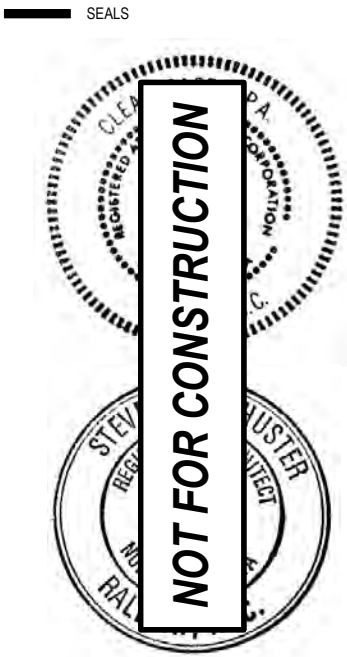
SANBORN MAP CIRCA 1903 N.T.S.



SANBORN MAP CIRCA 1909 N.T.S.



SANBORN MAP CIRCA 1914 N.T.S.



RHDC CoAC REVIEW
2013/01/18

PROJECT

Lewis-Smith House
Alterations

515 N. Blount St.,
Raleigh, NC

REVISIONS
NO. DATE OF REVISION

PROJECT DATA
DATE: 2013.01.18
DRAWN: BTL
CHECKED: SDS, JFH
FILENAME: 110180_130108_BaseMdl.vwx
PROJECT NO: 2011_0180
PRINTING: Review

SHEET DATA

Demo Plan
First Floor Level

SHEET NO.

D101

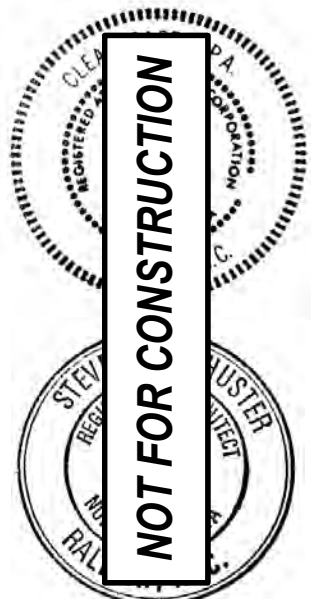
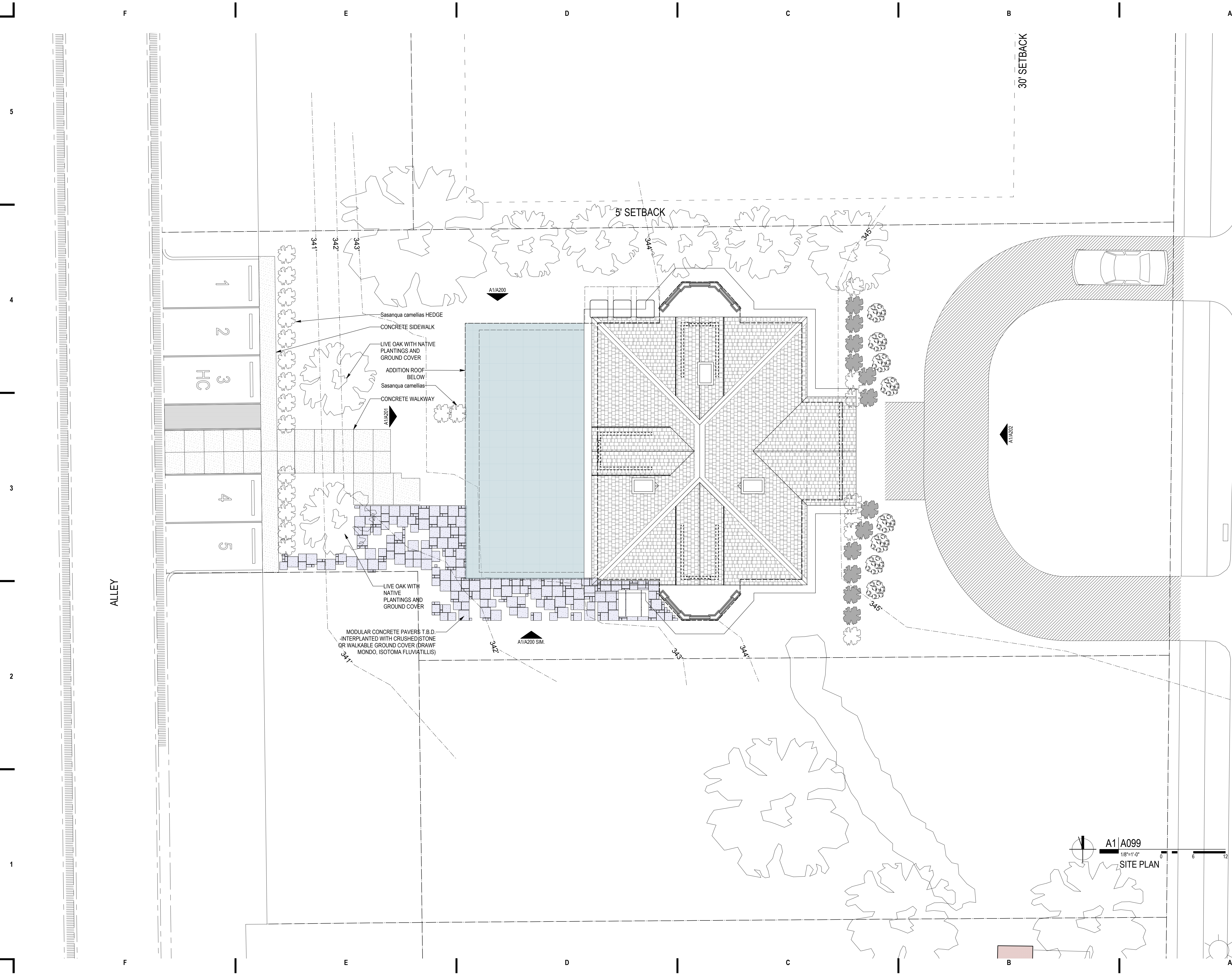




PHOTO A: FRONT/ EAST

F

E

D

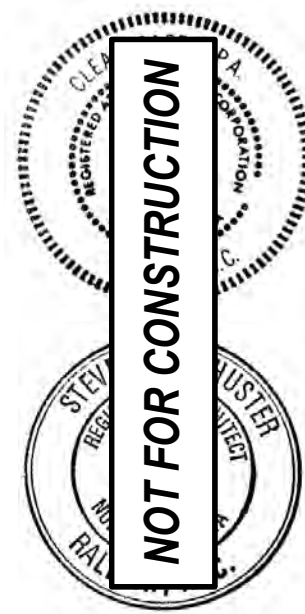
C

B

A

CLEARSCAPES
ARCHITECTURE + ART311-200 W. Martin Street
Raleigh, NC 27601919.821.2775
919.821.0804 fax
artarc@clearscapes.com

CONSULTANTS

RHDC CoAC REVIEW
2013/01/18

PROJECT

Lewis-Smith House
Alterations515 N. Blount St.,
Raleigh, NC

REVISIONS

NO. DATE OF REVISION

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SHEET DATA

Architectural Elevations
East

SHEET NO.

A202

5

4

3

2

1

NEW STONE VENEER OVER
EXISTING BRICK WALLNEW STONE VENEER OVER
EXISTING BLOCK WALLREPAIR AND REPLACE
EXISTING WOOD WINDOWS,
SHUTTERS AND HARDWARE
TO MATCH EXISTING,
TYPICALREMOVE AND REPLACE
EXISTING DOOR WITH
WOOD WINDOW TO MATCH
EXISTING
-PROVIDE INFILL SILL WALL
TO MATCH EXISTINGEXISTING BRICK SCREEN,
PEIRS, AND RAILING TO BE
REMOVED, SHOWN DASHED
FOR CLARITYNEW STONE VENEER OVER
EXISTING BRICK WALLNEW STONE VENEER OVER
EXISTING BLOCK WALL

A1 | A202

3/8"=1'-0"

ELEVATION
East Elevation



PHOTO B: REAR/ WEST

F

E

D

C

B

A

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REPAIR AND REPLACE
EXISTING WOOD WINDOWS,
SHUTTERS AND HARDWARE
TO MATCH EXISTING,
TYPICALFROSTED GLASS GUARD RAIL
-PATTERN TO BE DETERMINED

NEW PARAPET AND METAL COPING

EXISTING WOOD TRIM BEYOND

LOW-E IGU LITES WITH WOOD
MUNTINS, TYPICAL

STONE VENEER OVER C.M.U. WALL

STONE VENEER OVER EXISTING
BRICK WALLLOW-E IGU LITES WITH WOOD
MUNTINS AND CONCRETE SILLREPAIR AND REPLACE
EXISTING WOOD WINDOWS,
SHUTTERS AND HARDWARE TO
MATCH EXISTING, TYPICALNEW DOOR IN EXISTING WINDOW
OPENING TO MATCH EXISTING LITE
PATTERN AND SIZENEW DOOR IN EXISTING WINDOW
OPENING TO MATCH EXISTING LITE
PATTERN AND SIZENEW ENTRY DOORS, SIDE LITES
AND TRANSOM
FROSTED GLASS GUARD RAIL
-PATTERN TO BE DETERMINED

STONE PIER WALL ENTRY

NEW STAIR AND HANDRAIL
BEYOND SHOWN DASHEDNEW ENTRY DOOR BEYOND
SHOWN DASHED

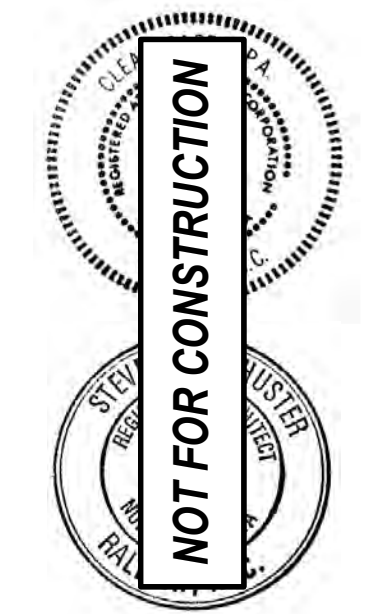
NEW SLAB ON GRADE

A1 | A201

3/8"=1'-0"

ELEVATION
West Elevation

SEALS

RHDC CoAC REVIEW
2013/01/18

PROJECT

Lewis-Smith House

Alterations

515 N. Blount St.,

Raleigh, NC

REVISIONS

NO. DATE OF REVISION

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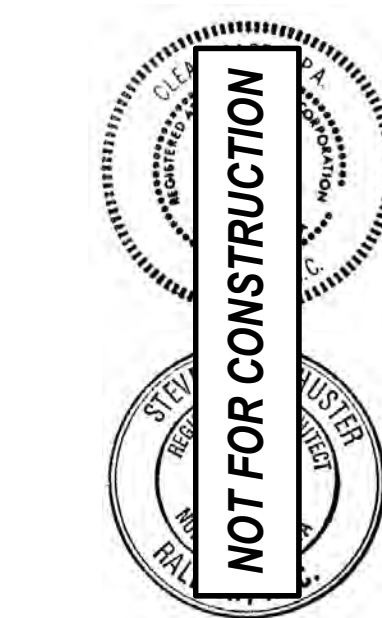
Architectural Elevations
West

SHEET NO.

A201



PHOTO E: ADDITION SIDE & REAR /



RHDC CoAC REVIEW
2013/01/18

PROJECT

Lewis-Smith House

Alterations

515 N. Blount St.
Raleigh, NC

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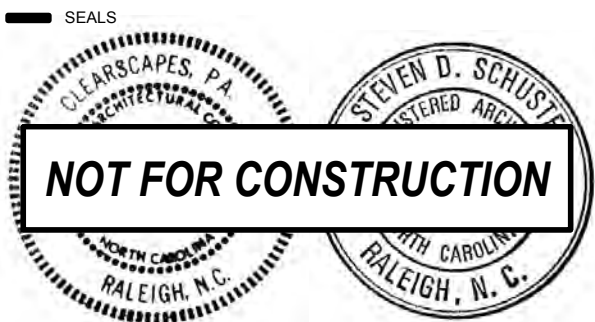
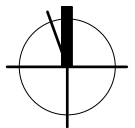
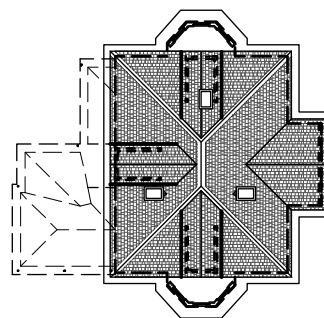
INVITED

SHEET N

A200



**PHOTO D: REAR & SIDE /
NORTH WEST**



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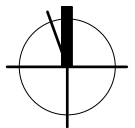
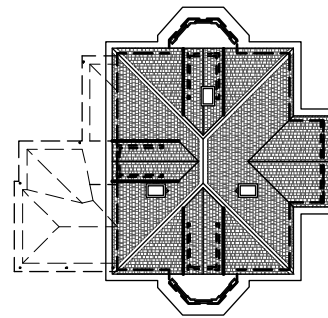
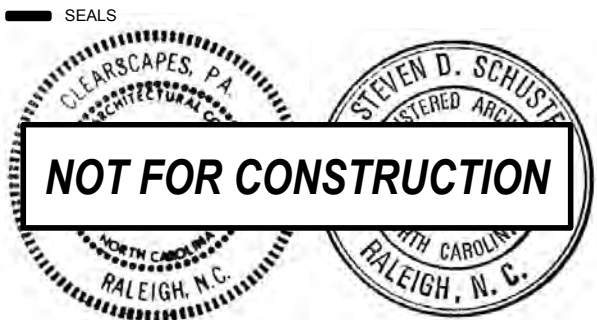
PROJECT
Lewis-Smith House
Alterations
Raleigh, NC
515 N. Blount St.,

DRAWING REF
RHDC CoAC REVIEW
ADDITIONAL INFO
Existing Conditions
ADDITIONAL INFO
Photo-D
Enlarged

SHEET NO.
A010-D
ISSUE DATE
2013/01/21
REVISIONS
NO. DATE OF REVISION



PHOTO C: REAR & SIDE / SOUTH WEST



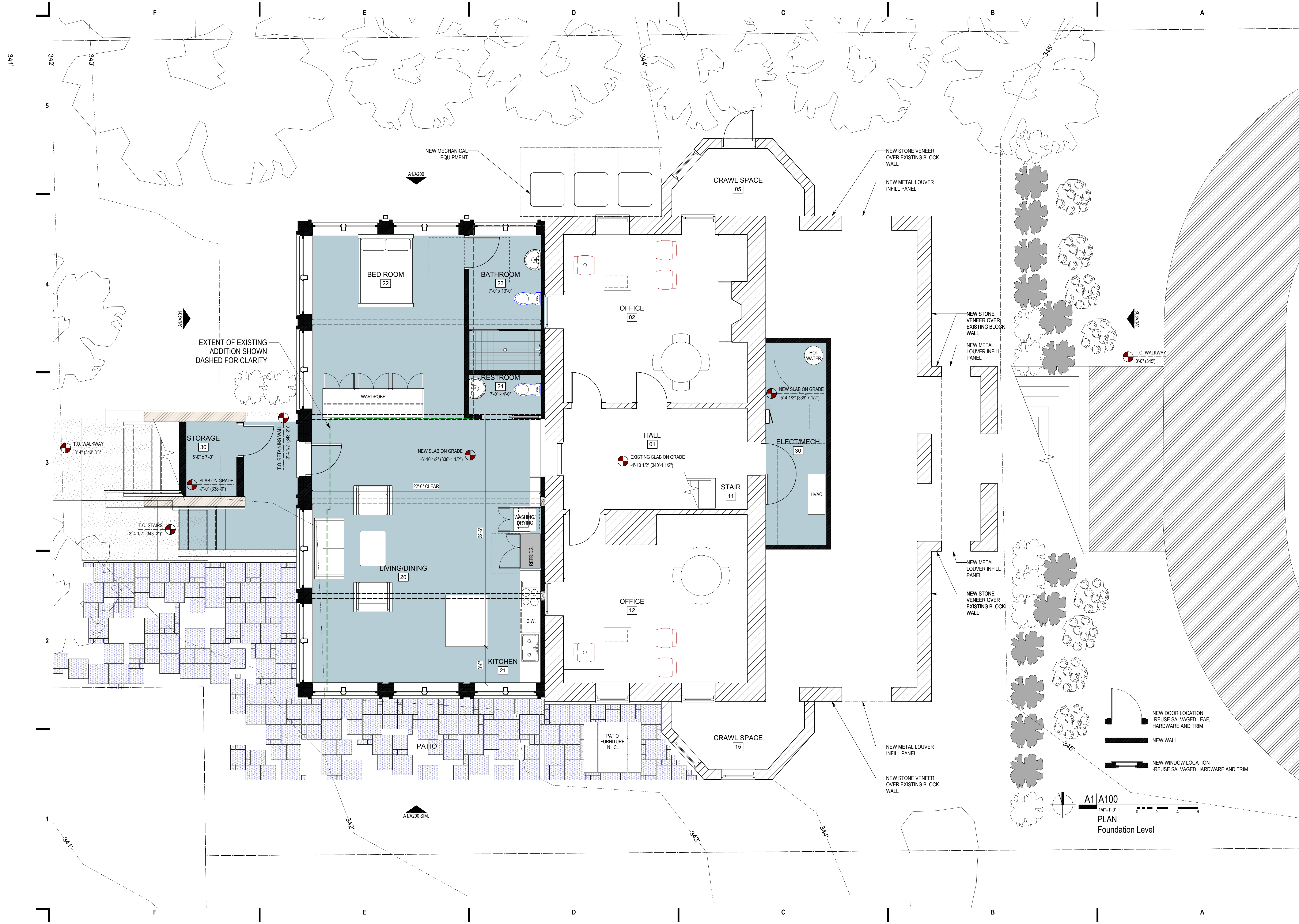
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PROJECT
Lewis-Smith House
Alterations
Raleigh, NC
515 N. Blount St.,

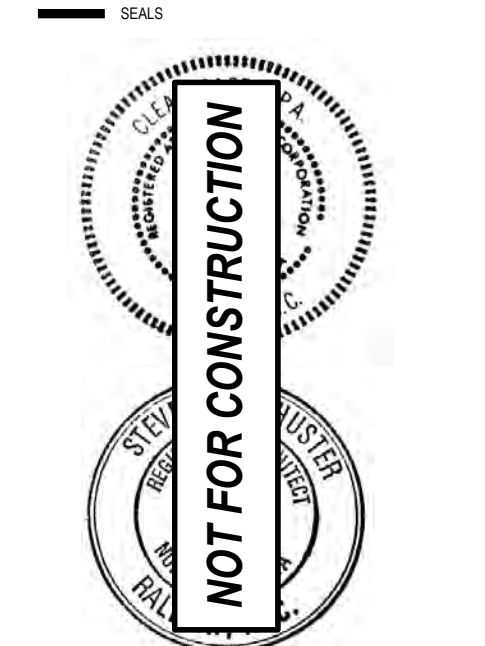
DRAWING REF
RHDC CoAC REVIEW
ADDITIONAL INFO
Existing Conditions
ADDITIONAL INFO
Photo-C
Enlarged

SHEET NO.
A010-C
ISSUE DATE
2013/01/21
REVISIONS
NO. DATE OF REVISION



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RHDC CoAC REVIEW
2013/01/18

PROJECT

Lewis-Smith House
Alterations
515 N. Blount St.,
Raleigh, NC

REVISIONS

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PROJECT DATA
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FILENAME: 110180_130108_BaseMdl.vwx
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PRINTING: Review

SHEET DATA

Plan
Foundation Level

SHEET NO.

A100

LEWIS-SMITH HOUSE
NATIONAL REGISTER OF HISTORIC PLACES
CERTIFIED DEC. 11, 1972
PERIOD OF SIGNIFICANCE: 1850-1874 & 1900-1924

DESCRIPTION OF MATERIALS AT ADDITION:
WOOD LAP SIDING (5" EXPOSURE)
WOOD WINDOW TRIM (3" WIDE)
WOOD TRIM (VARIES)
LOW-E INSULATED GLASS UNITS WITH WOOD FRAME AND MUNTINS
STONE VENEER OVER BLOCK & BRICK WALL
METAL PAN STAIRS WITH CONCRETE TREADS
PAINTED STEEL HANDRAIL
WOOD ENTRY DOORS WITH GLASS LITES
GLASS GUARD RAILS WITH FROSTED PATTERN
METAL ENTRY DOORS AND FRAME AT BASEMENT APARTMENT

RELOCATE EXISTING TOILET AS SHOWN
RUN WATER SUPPLY AND VENTING VERTICALLY
THROUGH EXISTING WALL CAVITY AT CORNER
-RUN VENTING TO ROOF. SEE ROOF PLAN FOR
PENETRATION LOCATION
-SEE PLUMBING DRAWINGS FOR MORE INFO
RELOCATE EXISTING PEDESTAL SINK AS SHOWN

NEW WINDOW TO MATCH EXISTING

FACE OF NEW ROOF PARAPET
ABOVE SHOWN DASHED
DOWNSPOUT, TYPICAL

A1/A200

A1/A200 SIM.

A1/A200

EXTENT OF EXISTING
ADDITION SHOWN
DASHED FOR CLARITY

NEW DOOR LOCATION
-REUSE SALVAGED LEAF, HARDWARE AND TRIM
NEW WALL
NEW WINDOW LOCATION
-REUSE SALVAGED HARDWARE AND TRIM



A1 | A101

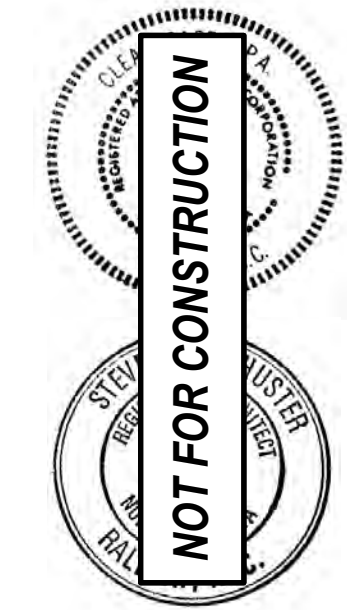
1/4"=1'-0"

PLAN
First Floor

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CONSULTANTS

SEALS



RHDC CoAC REVIEW
2013/01/18

PROJECT

Lewis-Smith House
Alterations
515 N. Blount St.,
Raleigh, NC

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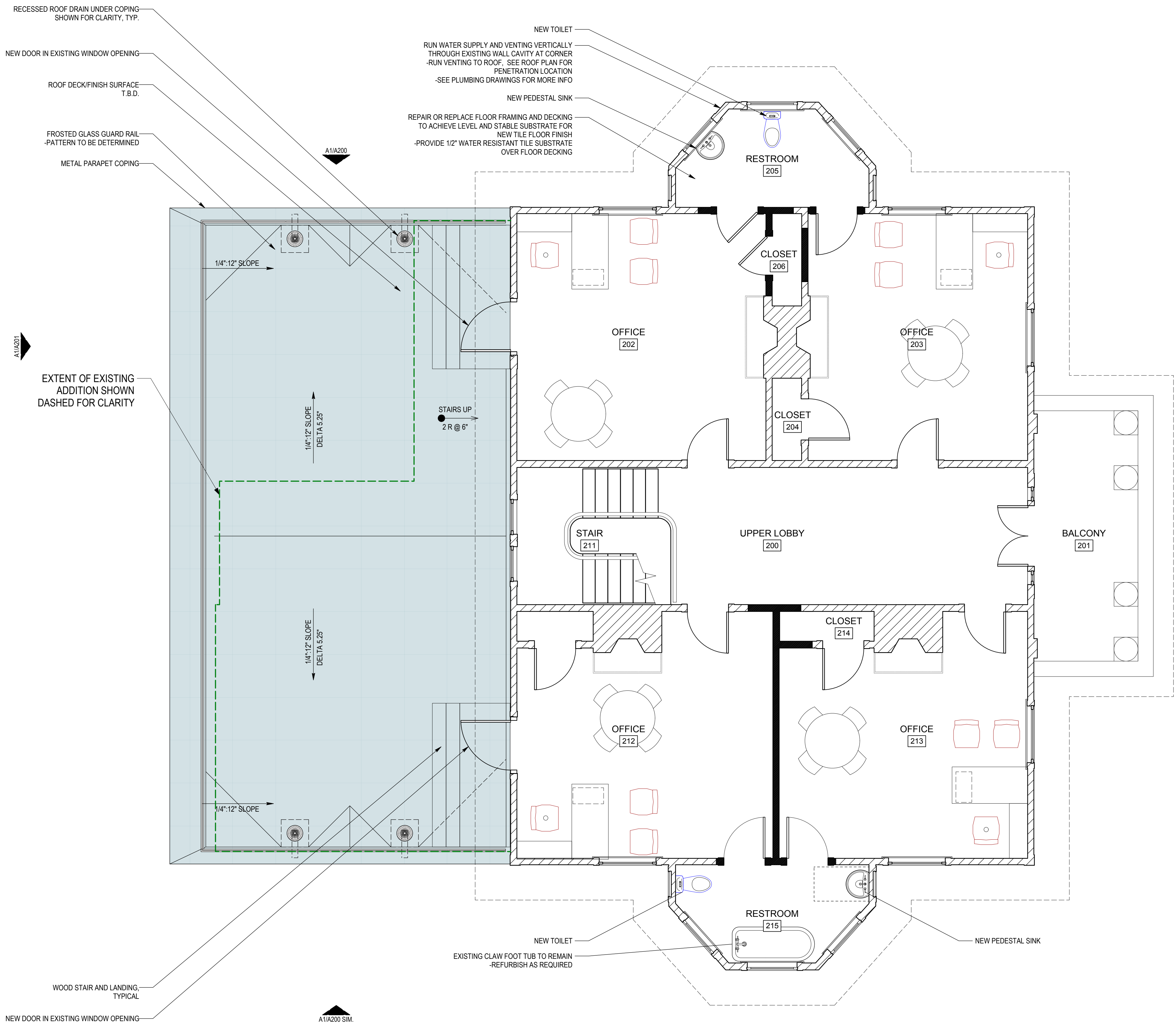
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FILENAME: 110180_130108_BaseMdl.vwx
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SHEET DATA

Plan
First Floor Level

SHEET NO.

A101



NEW DOOR LOCATION
-REUSE SALVAGED LEAF, HARDWARE AND TRIM

NEW WALL

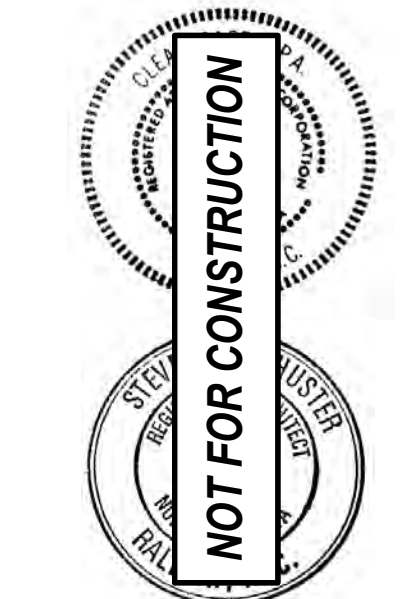
NEW WINDOW LOCATION
-REUSE SALVAGED HARDWARE AND TRIM

A1 | A102
1/4"=1'-0"
PLAN
Second Floor

0 2 4 6

CONSULTANTS

SEALS



RHDC CoAC REVIEW
2013/01/18

PROJECT

Lewis-Smith House
Alterations
515 N. Blount St.,
Raleigh, NC

REVISIONS

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SHEET DATA

Plan
Second Floor Level

SHEET NO.

A102

F

E

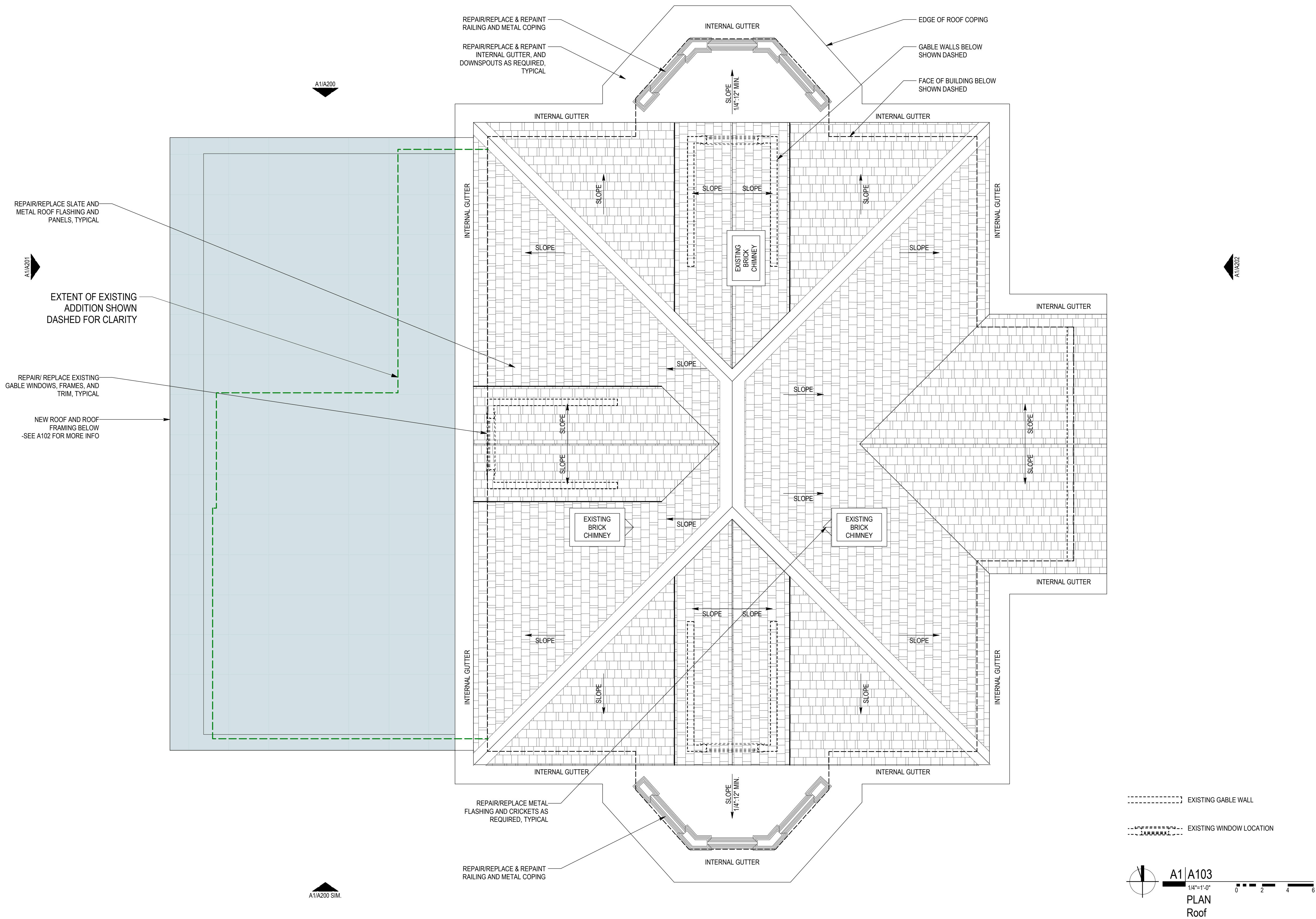
D

C

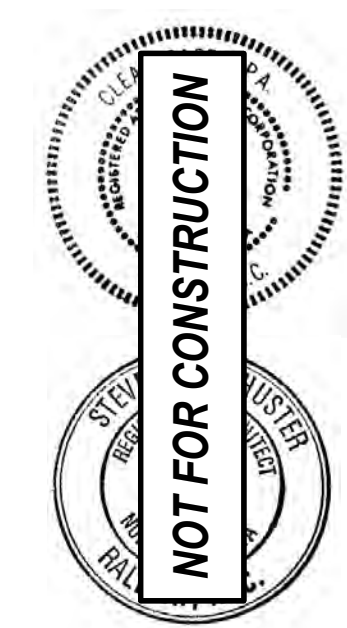
B

A

CONSULTANTS



SEALS



RHDC CoAC REVIEW
2013/01/18

PROJECT

Lewis-Smith House
Alterations

515 N. Blount St.,
Raleigh, NC

REVISIONS

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SHEET DATA

Plan

Roof

SHEET NO.

A103