RALEIGH HISTORIC DEVELOPMENT COMMISSION
CERTIFICATE OF APPROPRIATENESS COMMITTEE
Minutes of the Meeting
March 2, 2015

CALL TO ORDER

Sarah David called the Certificate of Appropriateness (COA) Committee meeting to order at 4:00 p.m.

ROLL CALL

Tania Tully, Preservation Planner, called the roll as follows:
Present: Sarah David, Don Davis, Laurie Jackson
Alternate Present: Kiernan McGorty
Excused Absence: Elizabeth Caliendo, Miranda Downer
Staff Present: Tania Tully, Martha Lauer

Approval of the February 2, 2015 Minutes

Ms. Jackson moved to waive the reading of the minutes for the hearing and to adopt said minutes as submitted. Mr. Davis seconded the motion; passed 4/0.

Minor Works

There were no questions regarding the Minor Work report.

The following is a list indicating persons in attendance and whether they were affirmed. Ms. Martha Lauer, Notary Public, administered the affirmation.

Visitor's/Applicant's Name and Address	Affirmed
Steve Schuster, 311-200 W Martin Street 27601	Yes
Brandy Thompson, 1100 Filmore Street 27605	Yes
John Brooks, 516 N Blount Street 27604	No

APPROVAL OF AGENDA

Ms. McGorty moved to approve the agenda as printed. Mr. Davis seconded the motion; passed 4/0.

PUBLIC HEARINGS

Ms. David introduced the public hearing portion of the meeting. The committee heard the following cases in the following order for which the Certified Records are made part of these minutes: 018-15-CA.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – CERTIFIED RECORD

018-15-CA 120 E EDENTON STREET
Applicant: BRANDY THOMPSON
Received: 2/11/2015 Meeting Date(s):
Submission date + 90 days: 5/12/2015 1) 3/2/2015 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: CAPITOL SQUARE HISTORIC DISTRICT
Raleigh Historic Landmark: CHRIST EPISCOPAL CHURCH
Zoning: DOD, O&I-2
Nature of Project: Construct rear addition; alter parking lot; install transformer; install dumpster and transformer enclosure; alter sidewalk; alter doors; alter plantings
Conflict of Interest: None noted.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Sections	Topic	Description of Work
2.1	Public Rights-of-Way and Alleys	alter parking lot; alter sidewalk; alter plantings
2.3	Site Features and Plantings	Construct rear addition; alter parking lot; install transformer; install dumpster and transformer enclosure; alter sidewalk; alter plantings
2.5	Walkways, Driveways, and Offstreet Parking	alter parking lot; alter sidewalk; alter plantings
3.7	Windows and Doors	alter doors
4.2	Additions to Historic Buildings	Construct rear addition

STAFF COMMENTS

Based on the information contained in the application:

A. Construction of rear addition; alteration of doors is not incongruous in concept according to *Guidelines* 2.3.1, 2.3.2, 2.3.6, 2.3.7, 3.7.2, 3.7.9, 4.2.1, 4.2.2, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, 4.2.9, and the following findings

1* There are trees on the property and in the public right-of-way that may be impacted by the construction activity. A tree protection plan was not provided.

2* The church and associated parking sit on several lots consisting of roughly 2/3 of the block. The new addition will sit on part of the existing paved parking.

3* Designed by Richard Upjohn the church and bell tower were constructed originally in 1852 and 1861; the church was expanded several times including the parish house and chapel in

1917 and the education wing in 1970. The church is significant as Upjohn's finest expression of the Early Gothic Revival Style. The 1917 addition was designed by Upjohn's grandson in the same style.

4* Inside the one-story entry portion of the 1970 education wing the non-historic aluminum storefront will be replaced with butt-glazed glass walls and entry doors. Specifications and details were not included in the application.

5* The new addition is proposed to be added to the non-character-defining rear of the 1917 addition along Edenton Street.

6* The addition is described as having a granite exterior that reflects the Gothic styling of the existing church. It has arched openings with associated high lancet windows, and larger divided lite windows. There are steeply pitched, intersecting gable roofs clad in red clay tile to match the existing Parish Hall and Chapel roofs. Details, specifications, and material samples were not provided.

7* The written description states that the windows will be metal; the drawings call out wood windows.

8* The portion of the addition on the interior of the block adjacent to the Education wing is a shorter, flat-roof building mass.

9* The addition is visually separated from the existing Parish Hall structure by a low flat-roof building element.

10* Based on Wake County Real Estate Data the existing built mass is about 28,000 SF. Per the plans submitted, the new addition has a footprint of about 5,700 SF.

B. Alteration of parking lot; installation of transformer; installation of dumpster and transformer enclosure; alteration of sidewalk; alteration of plantings is not incongruous in concept according to *Guidelines* 2.1.1, 2.1.2, 2.1.5, 2.1.8, 2.1.9, 2.1.12, 2.1.13, 2.3.1, 2.3.2, 2.3.4, 2.3.7, 2.3.9, 2.5.1, 2.5.5, 2.5.6, 2.5.8, 2.5.9, 2.5.10, 2.5.11, and the following findings:

1* In 1982 A COA was approved for expansion and redesign of an existing parking area. This is the lot where the new addition is proposed to be placed. The curb cut was widened and relocated at this time also.

2* A new street tree will be added to the site, and plantings will be introduced along the Edenton and Blount Street edges to screen the parking lot. Additional plantings are proposed, but details and plans were not included.

3* Surface texture of new concrete walkways was not included.

4* The existing curb cut along Edenton Street will be relocated. The old cut will be enclosed with granite curbing. Details and specifications for the new opening were not included.

5* A transformer and dumpster will be located at the rear of the adjacent Capital Apartments.

6* A 6' stone wall will metal gates is proposed to screen the transformer and dumpster. The stone color and pattern is proposed to match the stone on the 1917 Parish Hall portion of the existing building. Samples were not provided.

Staff recommends that the committee approve the application, with the following conditions:

1. That the following be provided to and approved by staff prior to the issuance of permits:
   a. Tree protection plan prepared by an arborist certified by the International Society of Arboriculture or a NC licensed Landscape Architect.
   b. Detailed drawings of architectural elements such as the parapets, window openings, and archways.
2. That details and specifications for the following be provided to and approved by staff prior to construction or installation:
   a. butt-glazed glass walls and entry doors;
   b. stone sample and pattern;
   c. roofing tile sample;
   d. windows;
   e. doors;
   f. lighting;
   g. metal railings;
   h. dumpster enclosure;
   i. curb cut and apron;
   j. concrete walkways.
3. That a Minor Work COA be submitted for the landscape plan.

PUBLIC TESTIMONY

Staff Introduction: Tania Tully [affirmed] showed the location of the property on the map and noted highlights from staff comments.

Support:
Brandy Thompson [affirmed] and Steve Schuster [affirmed] were present to speak in support of the application. Ms. Thompson made a brief presentation summarizing the project. The location of and date of each addition to the church was noted as was the grade change between the floor of the church and the level of the parking lot. Color versions of the drawings provided in the application were passed around to the commission.

Ms. Thompson noted that they made an effort to match the stone and style. Mr. Schuster said that they tried to make the new wing quiet compared to the historic church and the wing the grandson added in 1920s. This is the only National Historic Landmark church in NC. They sought the form and materiality with the historic buildings, but with access and interiors of the 21st century. Mr. Schuster stated that they were comfortable with staff suggested conditions and will certainly provide the additional details required.

There was no one else present to speak in favor of or in opposition to the application.

At Ms. David's suggestion Ms. McGorty moved that the public testimony portion of the hearing be closed. Mr. Davis seconded; motion carried 4/0.

Committee Discussion

The following points were made in discussion [speaker indicated in brackets]:
I agree with staff comments regarding the details and specification review. The design process is ongoing and I trust staff with the important details. This is a nicely done addition. [Jackson]
I agree. It also makes a nicer entrance than what's there now. [Davis]
The proposal is not incongruous with any of the guidelines. [McGorty]
The addition does complete the boxing in of the State Bank on the other side of the block, but it was nearly boxed in anyway. [David]

Findings of Fact and Conclusions of Law

Ms. Jackson moved that based upon the facts presented in the application and the public hearing, the committee finds staff comments A. (inclusive of facts 1-10) and B. (inclusive of facts 1-6) to be acceptable as findings of fact as listed below:

A. Construction of rear addition; alteration of doors is not incongruous in concept according to *Guidelines* 2.3.1, 2.3.2, 2.3.6, 2.3.7, 3.7.2, 3.7.9, 4.2.1, 4.2.2, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, 4.2.9, and the following findings

1* There are trees on the property and in the public right-of-way that may be impacted by the construction activity. A tree protection plan was not provided.

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7* The written description states that the windows will be metal; the drawings call out wood windows.

8* The portion of the addition on the interior of the block adjacent to the Education wing is a shorter, flat-roof building mass.
9* The addition is visually separated from the existing Parish Hall structure by a low flat-roof building element.
10* Based on Wake County Real Estate Data the existing built mass is about 28,000 SF. Per the plans submitted, the new addition has a footprint of about 5,700 SF.

B. Alteration of parking lot; installation of transformer; installation of dumpster and transformer enclosure; alteration of sidewalk; alteration of plantings is not incongruous in concept according to *Guidelines* 2.1.1, 2.1.2, 2.1.5, 2.1.8, 2.1.9, 2.1.12, 2.1.13, 2.3.1, 2.3.2, 2.3.4, 2.3.7, 2.3.9, 2.5.1, 2.5.5, 2.5.6, 2.5.8, 2.5.9, 2.5.10, 2.5.11, and the following findings:
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2* A new street tree will be added to the site, and plantings will be introduced along the Edenton and Blount Street edges to screen the parking lot. Additional plantings are proposed, but details and plans were not included.
3* Surface texture of new concrete walkways was not included.
4* The existing curb cut along Edenton Street will be relocated. The old cut will be enclosed with granite curbing. Details and specifications for the new opening were not included.
5* A transformer and dumpster will be located at the rear of the adjacent Capital Apartments.
6* A 6′ stone wall will metal gates is proposed to screen the transformer and dumpster. The stone color and pattern is proposed to match the stone on the 1917 Parish Hall portion of the existing building. Samples were not provided.

The motion was seconded by Ms. McGorty; passed 4/0.

<u>Decision on the Application</u>

Ms. Jackson made a motion that the application be approved with the following conditions:

1. That the following be provided to and approved by staff prior to the issuance of permits:
   a. Tree protection plan prepared by an arborist certified by the International Society of Arboriculture or a NC licensed Landscape Architect.
   b. Detailed drawings of architectural elements such as the parapets, window openings, and archways.
2. That details and specifications for the following be provided to and approved by staff prior to construction or installation:
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   c. roofing tile sample;
   d. windows;
   e. doors;

f. lighting;
g. metal railings;
h. dumpster enclosure;
i. curb cut and apron;
j. concrete walkways.

3. That a Minor Work COA be submitted for the landscape plan.

The motion was seconded by Ms. McGorty; passed 4/0.

Committee members voting: David, Davis, Jackson, McGorty.

Certificate expiration date: 9/2/15.

OTHER BUSINESS

1. Administrative Review of Conditions: 403 Elm Street. Ms. McGorty moved to approve the new wall as proposed in the 2/26/15 email. Mr. Davis seconded; motion passed 4/0.
2. Design Guidelines Update

ADJOURNMENT

The meeting was adjourned at 4:26 p.m.

Elizabeth Caliendo, Chair
Certificate of Appropriateness Committee,
Raleigh Historic Development Commission

Minutes Submitted by:
Tania Tully, Preservation Planner