002-18-CA

208 WOLFE STREET
MOORE SQUARE
HISTORIC DISTRICT (HOD-G)

Nature of Project:
Master landscape/hardscape plan to include: remove existing asphalt surface in parking lot; install decomposed granite surface; install new asphalt; alter existing brick paver sidewalk; remove trees; plant trees; alter plantings in existing beds

APPLICANT:
HAKAN MARKET PARTNERS INC

This document is a graphic representation only, created from the best available sources. The City of Raleigh assumes no responsibility for any errors, or misuse of this document.
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

002-18-CA 208 WOLFE STREET
Applicant: HAKAN MARKET PARTNER INC
Received: 12/6/2017
Submission date + 90 days: 2/7/2018
Meeting Date(s):
1) 1/25/2018 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: MOORE SQUARE HISTORIC DISTRICT
Zoning: HOD-G
Nature of Project: Master landscape/hardscape plan to include: remove existing asphalt surface in parking lot; install decomposed granite surface; install new asphalt; alter existing brick paver sidewalk; remove tree; plant trees; alter plantings in existing beds

Staff Notes:
- The property appears as 319 S Blount Street in iMAPS.
- COAs mentioned are available for review.
- Unified Development Code section 10.2.15.E.1 provides that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District…may not be denied…. However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance…. If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.3</td>
<td>Site Features and Plantings</td>
<td>Master landscape/hardscape plan to include: remove existing asphalt surface in parking lot; install decomposed granite surface; install new asphalt; alter existing brick paver sidewalk; remove trees; plant trees; alter plantings in existing beds</td>
</tr>
<tr>
<td>1.5</td>
<td>Walkways, Driveways and Offstreet Parking</td>
<td>Remove existing asphalt surface in parking lot; install decomposed granite surface; install new asphalt; alter existing brick paver sidewalk</td>
</tr>
</tbody>
</table>

STAFF REPORT

Based on the information contained in the amended application and staff’s evaluation:

A. Implementation of a master landscape/hardscape plan involving removing the existing asphalt surface in the parking lot, installing a decomposed granite surface, installing new
asphalt, and altering the existing brick paver sidewalk is not incongruous in concept according to Guidelines 1.3.1, 1.3.2, 1.3.9, 1.5.1, 1.5.3, 1.5.5, 1.5.9, 1.5.10; however, removing a tree is incongruous according to Guidelines 1.3.5, 1.5.6, and the following suggested facts:

1* From the Special Character of the Moore Square Historic District: “In the southeast corner of the district, the grid of original streets from the 1792 town plat is supplemented by three smaller, narrower streets that were created to serve the 1914 City Market complex. The effect of this system of smaller streets is to create within the district a sub-area of greater intimacy, a finer scale especially suited to pedestrian amenity.”

2* Also from the Special Character essay: “Asphalt streets throughout the district intersect at right angles in a regular rectangular pattern; however, portions of the streets at City Market have been stripped of asphalt to display their original cobblestone surface. Original granite curbstones remain in much of the district, with a few concrete curbs introduced, as well as some sections of new granite curbing installed in association with city streetscape improvement programs.”

3* The site is bordered on the west by Blount Street which is paved with asphalt and on the north by Wolfe Street where the historic cobblestones have been restored. The sidewalks on both streets are paved in red brick with granite curbs.

4* The existing asphalt parking surface is proposed to be removed and replaced by two different surfaces; decomposed granite on the east of the site and new asphalt on the west. The application calls for Chapel Hill Gravel as the decomposed granite material, which is designed for walkways, patios, plazas and other pedestrian surface areas. The decomposed granite is shown in sample photographs as a beige material with a muted clay tone. No other examples of this material were shown in the Moore Square Historic District.

5* Chapel Hill gravel has been approved in rear yards for paths in the residential character historic districts, although not in Moore Square up to this point.

6* The narrow brick walkway at the east end of the site will be widened.

7* Granite curb material may require replacement in two areas according to the applicant, both at the revised Wolfe Street entrance entirely within the existing parking lot area.

8* No changes in granite curbs, curb cuts, sidewalks or driveway aprons in the public right-of-way are proposed.
B. Implementation of a master landscape/hardscape plan involving planting trees and altering plantings in existing beds is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.3.7, 1.5.9, 1.5.10; however, removing a tree is incongruous according to *Guidelines* 1.3.5, 1.5.6, and the following suggested facts:

1* A 9” caliper Japanese privet tree is proposed to be removed in the northeast corner of the site to allow for an expanded walkway. In the southeast corner, a Chinese pistache is proposed to be trimmed.

2* Three single-stem crape myrtles will be planted on the east side of the site along the newly expanded walkway.

3* A tree protection plan was provided.

4* Existing planting areas are to be replanted and additional planting areas will be added, including around the large area with mechanical equipment on the north edge of the property. Final plant selections were not included in the application.

**Pending committee discussion on the decomposed granite surface material**, staff suggests that the committee approve the application with the following conditions:

1. That there be no demolition delay for the removal of the trees.

2. That tree protection plans be implemented and remain in place for the duration of construction.

3. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
   a. Final plant selections.
Raleigh Historic Development Commission –
Certificate of Appropriateness (COA) Application

DEVELOPMENT SERVICES DEPARTMENT

☐ Minor Work (staff review) – 1 copy
☒ Major Work (COA Committee review) – 10 copies
☐ Additions Greater than 25% of Building Square Footage
☐ New Buildings
☐ Demo of Contributing Historic Resource
☐ All Other

☐ Post Approval Re-review of Conditions of Approval

Property Street Address 208 Wolfe Street

Historic District Moore Square / City Market

Historic Property/Landmark name (if applicable)

Owner's Name Michael Hakan

Lot size 6100 (width in feet) (depth in feet)

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).

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>EDISON CONDO OWNERS ASSOC C/O THE NRP GROUP 5309 TRANSPORTATION BLVD CLEVELAND OH 44125-5333</td>
<td>EDISON RETAIL PARTNERS LLC 104 LAKE CLIFF CT CARY NC 27513-5695</td>
</tr>
<tr>
<td>HORWITZ, PHILLIP S PO BOX 6 RALEIGH NC 27602-0006</td>
<td>EDISON ONE, LLC EDISON TWO, LLC ATTN: GENERAL COUNSEL 1427 CLARKVIEW RD STE 500 BALTIMORE MD 21209-0016</td>
</tr>
<tr>
<td>BLOUNT STREET PARKING DECK PROP OWNRS CONDOS RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590</td>
<td>RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590</td>
</tr>
<tr>
<td>HIGHWOODS REALTY LIMITED PARTNERSHIP 3100 SMOKETREE CT STE 600 RALEIGH NC 27604-1050</td>
<td>RALEIGH CITY OF 222 W HARGETT ST RALEIGH NC 27601-1316</td>
</tr>
<tr>
<td>ARTSPACE INC 201 E DAVIE ST RALEIGH NC 27601-1869</td>
<td></td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Type or print the following:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant: Hakan Market Partners INC</td>
</tr>
<tr>
<td>Mailing Address: 410 Palm Ave, B4</td>
</tr>
<tr>
<td>City: Carpentaria</td>
</tr>
<tr>
<td>Date: 12-4-17</td>
</tr>
<tr>
<td>Email Address: <a href="mailto:mjhakan@hakanmarketpartners.com">mjhakan@hakanmarketpartners.com</a></td>
</tr>
<tr>
<td>Applicant Signature</td>
</tr>
</tbody>
</table>

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

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).

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sec 1.3 (pgs 22-23)</td>
<td>Site Features and Plantings</td>
<td>&quot;The Backyard&quot; is a renovation to the existing +/-6100 SF asphalt surface parking lot in City Market at S. Blount Street and Wolfe Street. The overall goal is to enhance the functionality and aesthetics of the space to create an engaging pedestrian experience and outdoor dining experience for restaurant patrons, while maintaining the historic character of City Market and the Moore Square District. All work will be completed outside of the public right-of-way within private property. The existing asphalt (in poor condition) will be completely removed to the existing sub-base and the surface re-graded to remove imperfections and improve stormwater flow, however cut/fill will be balanced and will tie back to existing grades at the curb/pavement edges (consistent with Sec 1.3.13 guidelines). Approximately half of the existing asphalt (+/- 3200 SF) will be replaced with a stabilized/compacted and well-draining decomposed granite surface to use as a warm and inviting outdoor seating area for restaurant patrons. The remaining parking area (+/- 2500 SF) will be replaced with a new asphalt binder and surface course, and subsequently re-striped as needed with the ADA space preserved.</td>
</tr>
<tr>
<td>Sec 1.5 (pgs 26-27)</td>
<td>Walkways, Driveways, and Off-Street Parking</td>
<td>The walkway at the east edge of the site will be expanded by about 560 SF to improve pedestrian circulation and visibility, and utilize the historic City Market red brick blend with running bond pattern to maintain the historic character of the site, keeping in line with the design guidelines outlined in Sec 1.5</td>
</tr>
</tbody>
</table>
While a small ornamental tree will need to be removed for the construction of this walkway, three (3) ornamental trees will be added to create an alley with the existing trees along the path. Granite stone curbs will be protected/preserved where possible, but will be replaced with equivalent material if necessary. Similarly, all other historic site features (light poles, signage, etc.) will be retained and preserved, in keeping with Sec 1.3.2. Native or adapted evergreen plant material will be added/supplemented in targeted beds as indicated on the plans. Including the replacement of overgrown and encroaching large evergreen shrubs along the building foundation walkway (south edge of the site) to help improve pedestrian circulation. Furthermore, supplemental shade-tolerant plant material is proposed to be added to the plant bed at the north edge of the site, where permitted, to assist with utility screening and tree protection (per Sec 1.5.10). Existing large oaks and elms adjacent to and on site will be protected and compaction within the root zones will be limited in order to maintain the health of these mature trees (per Section 1.5.8). During construction, the continuity of adjacent sidewalks will be maintained outside of the site boundaries along Wolfe St and Blount St. (per Sec 1.5.8).

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 __________________. 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) __________________ Date __________________

TO BE COMPLETED BY APPLICANT

<table>
<thead>
<tr>
<th>Attach 8-1/2&quot; x 11&quot; or 11&quot; x 17&quot; 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.</th>
<th>YES</th>
<th>N/A</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
</table>

**Minor Work** (staff review) – 1 copy

**Major Work** (COA Committee review) – 10 copies

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.).

2. **Description of materials** (Provide samples, if appropriate)

3. **Photographs** of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.

4. **Paint Schedule** (if applicable)

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.

6. **Drawings** showing existing and proposed work
   - Plan drawings
   - Elevation drawings showing the façade(s)
<table>
<thead>
<tr>
<th></th>
<th>Dimensions shown on drawings and/or graphic scale (required)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>11&quot; x 17&quot; or 8-1/2&quot; x 11&quot; reductions of full-size drawings. If reduced size is so small as to be illegible, make 11&quot; x 17&quot; or 8-1/2&quot; x 11&quot; snap shots of individual drawings from the big sheet.</td>
</tr>
<tr>
<td>7.</td>
<td>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 Label Creator to determine the addresses.</td>
</tr>
<tr>
<td>8.</td>
<td>Fee (See Development Fee Schedule)</td>
</tr>
</tbody>
</table>
EXISTING SITE PHOTOS

HAKAN MARKET PARTNERS, INC.

“THE BACKYARD” SITE RENOVATIONS
CITY MARKET, RALEIGH NC

DECEMBER 2017
View facing northeast from center of the site

View facing west from the center of the site

EXISTING SITE PHOTOS

HAKAN MARKET
PARTNERS, INC.

“THE BACKYARD” SITE RENOVATIONS
CITY MARKET, RALEIGH NC

DECEMBER 2017
DECOMPOSED GRANITE SURFACE - CHAPEL HILL GRAVEL

Example photos

Product Information:

TYPE: Chapel Hill Gravel (aka Chapel Hill Grit), a locally-sourced decomposed granite aggregate surface material, irregular sizing for optimal compaction and drainage, to be installed at 3-4" depth above approved sub-base material.

USES: Walkways, Patios, Plazas, and other pedestrian surface areas

SOURCE: The Stone Center, 6515 Apex Highway Durham, NC 27713, 919-361-4925 (also available from many other local quarries and distributors)

SAMPLE: Physical sample is available, contact owner or contractor to obtain. Sample obtained from The Stone Center, see source above.

ADMIXTURE: Stabilizer Solutions STABILIZER® for Stabilized Pedestrian Aggregate Pathways - 100% natural soil binder solution to help decrease runoff and increase stability and compaction. Specifications available.
CURB INFORMATION

TYPE: Existing curb = 6" granite stone stand-up curb with no gutter, rough-cut finish (poor condition in many areas). Approved equivalent 6" granite stand-up stone curb within overlay district and City Market design standards to be used as a replacement.

LOCATIONS: Curb will likely need replacement in two areas (reference Site Plan C-1.0 and photos above)*:

1) At the west side of the Wolfe Street entrance, in which the asphalt has been overlayed to the point that it is nearly flush with the top of the curb. Final length replacement shown on plans (55 LF) may vary upon closer inspection.

2) In the area on the east edge where the brick walkway will be expanded, which will require the removal of the existing curb. Final length replacement shown on plans (36 LF) may vary upon closer inspection.

*The demolition of the asphalt will make it unlikely that the contractor will be able to salvage and reuse the existing curb, but attempts will be made to do so.

GRANITE CURB PHOTOS
Tree Information

**SUMMARY:**
One (1) non-native small tree to be removed for the expansion of a brick walkway, see Site Plan C-1.0 for walkway location.

**TYPE:**
Ligustrum Japonicum (Japanese Privet, Tree-Form), cultivar unknown.

**HEALTH:**
Moderately Healthy (some trunk damage, urban bark pollution, minor loss of evergreen leaves in winter, compacted root system).

**SIZE:**
Diameter at Breast Height (DBH) = Approximately 9" measured at 4.5′, Height = ± 16′

**LOCATION:**
At Northeast corner of site — see Plan Reference Key; also see notes on Tree Protection Plan C-0.1

Tree Removal Information

**THE BACKYARD** SITE RENOVATIONS
CITY MARKET, RALEIGH NC
DECEMBER 2017

HAKAN MARKET
PARTNERS, INC.