

065-18-CA

0 25 50 100
Feet



APPLICANT:
KARLI STEPHENSON,
CITY OF RALEIGH



E HARGETT ST

S WILMINGTON ST

EXCHANGE PLZ

MARKET PLZ

E MARTIN ST

210

210

104

104

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

065-18-CA 233 S WILMINGTON STREET RIGHT OF WAY

Applicant: KARLI STEPHENSON

Received: 04-12-2018

Meeting Date(s):

Submission date + 90 days: 07-11-2018

1) 05-24-2018 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: MOORE SQUARE HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Paint mural on paving within right-of-way on Wilmington St under bike rack

Staff Notes:

- COAs mentioned are available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.1	Public Rights-of-Way & Alleys	Paint asphalt
1.3	Site Features and Plantings	Paint asphalt
2.4	Paint and Paint Color	Paint asphalt

STAFF REPORT

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

A. Painting asphalt is not incongruous according to *Guidelines* section 1.1.1, 1.1.2, 1.3.11, 1.3.12, 2.4.5; and the following suggested facts:

- 1* The proposed 15' X 7' mural is in front of 233 S Wilmington Street in the right-of-way on the street.
- 2* The *Guidelines* do not specifically address the painting of the street/asphalt. The street has recently been repaved; thus, the asphalt is a new material. No historic fabric will be altered or damaged.
- 3* The mural will be located underneath a recently installed bike rack (approved under minor work 020-18-MW) and capped at each end with self-watering planters; which serve as a safety barrier for pedestrians and to make the mural less noticeable.
- 4* The application states that the proposed mural will not be noticeable until pedestrians are almost directly upon the adjacent crosswalk/sidewalk.

- 5* The application mentions two previously approved murals in the district: 237 W Wilmington St (067-17-CA) and the corner of Blount and Morgan Streets (004-17-CA). One was on previously painted masonry and one was on non-historic brick.
- 6* Paint samples were not provided in the application; but, per applicant, will be provided for the meeting. The specified product is Sherwin Williams Pro-Park Waterborne Paints – Asphalt Paint. The proposed color scheme is the same as what currently exists on the mural painted under the bike rack across the street. Photos were provided.

Staff suggests that the committee approve the application.

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



- ☐ 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

For Office Use Only

Transaction # 551163

File # 065-18-CA

Fee Ø **CITY PROJECT**

Amount Paid Ø

Received Date 12 APR 18

Received By SUPT

Property Street Address ²³³ S. Wilmington Street, mid-block crossing b/w E. Martin and E. Hargett

Historic District ^{ROW} Moore Square

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

Owner's Name COR - ROW

Lot size Approx (width in feet) 7' (depth in feet) 30'

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](#)). (See attachment for property addresses)

Owner Address	Owner Address
A) 209 Retail Partners LLC, PO Box 1030, Raleigh NC 27602	I) Deepjava Property Co. LLC, 2300 White Oak Rd, Raleigh NC 27608
B) Stuart R Turner (Turner Printing Srv Inc), 216 S Wilmington St, Raleigh, NC 27601	J) 225 S Wilmington Landlord LLC, 301 Fayetteville St Unit 2808, Raleigh NC 27601
C) City of Raleigh (1 Exchange Plaza), 222 W Hargett St, Raleigh NC 27601	K) Leonidas and Spyridoula Capetanos, 506 Tilden St, Raleigh NC 27605
D) LRC 227 LLC, 5 International Dr STE 125, Rye Brook NY 10573	L) City of Raleigh (Moore Square Transit Station), PO Box 590, Raleigh NC 27602
E) Tulsi Ventures LLC, 1052 Kennicott Ave, Cary NC 27513	M) J Pauwels LLC Pyrolave, 112N East St., Raleigh NC 27601
F) JT Hobby & Son Inc, PO Box 18506, Raleigh NC 27619	
G) Lutrino and Shanderlena Blalock, 217 S Wilmington St, Raleigh NC 27601	
H) Ram Labhaya Farmah and Sheela Devi, Trustees, 106 Beckford Rd, Cary NC 27518	

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 City of Raleigh - Karli Stephenson and Todd Edwards

Mailing Address Urban Design Center - 220 Fayetteville Street, Briggs Building, Suite 200

City Raleigh

State NC

Zip Code 27601

Date 04/12/2018

Daytime Phone Karli - 919.996.4632

Email Address karli.stephenson@raleighnc.gov

Applicant Signature

Karli Stephenson

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

Office Use Only

Type of Work _____

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

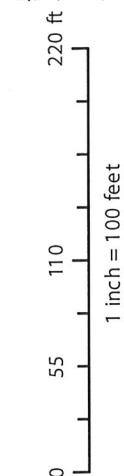
Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
1.1/18-19	Public ROW	Painting a mural on asphalt within ROW on Wilmington Street under bike rack recently installed. Additional information attached.
2.4/44-45	Paint and Paint Colors	

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			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.			✓		
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.)	<input checked="" type="checkbox"/>		✓		
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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
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 <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input 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 Label Creator to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. Fee (See Development Fee Schedule)	<input type="checkbox"/>				



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Mural in the Right of Way (ROW) – on asphalt, mid-block crosswalk on Wilmington Street

Staff Resources:

Todd Edwards, City of Raleigh Transportation Department, 919-996-4088, todd.edwards@raleighnc.gov
Karli Stephenson, City of Raleigh Urban Design Center, 919-996-4632, Karli.Stephenson@raleighnc.gov

This COA concerns a mural commissioned by the City of Raleigh. The City would like to place the mural on the asphalt, in the ROW on Wilmington St as a part of a phased safety enhancement effort.

City of Raleigh Transportation, Urban Design Center (UDC), and Raleigh Arts staff are collaborating on the development of a treatment for the existing mid-block crosswalk on Wilmington Street between Martin and Hargett Streets. The combined effort addresses safety concerns for the existing diagonal, un-controlled pedestrian connection from the GoRaleigh Station to Exchange Plaza while addressing historic requirements and integrating a public art component. The option pursued creates a physical barrier to restrict the frequent parking of vehicles just south of the crossing, which create a visual barrier for both pedestrians looking to cross and drivers navigating Wilmington Street.

The developed concept reinforces the prominence of pedestrians in the right-of-way and attempts to influence drivers to be more aware of potential pedestrian activity within the roadway. The overall goal is to enhance the sense of pedestrian safety in the crossing by bringing visual attention / delineation to the space. The following design components have either been installed or are awaiting installation (attached concept drawing);

- Double the width of the painted crosswalk (from 10' to 20') (complete)
- Painted solid lane lines for bike lane (across existing no parking zones) (complete)
- Installed new pedestrian crossing signs (complete)
- Installed planters along both paved shoulders south of the crossing to deter illegal parking (complete)
- Installed Bike Racks between the planters on both sides of Wilmington Street to reinforce the no parking areas (complete)
- Installed the first of 2 planned murals on the asphalt under the bike rack on the western shoulder (outside of the historic district) – (complete)

To further create a visual delineation for the users of this area, we solicited the input of a few local mural artists to develop a concept design for the project with the guidance that the “design should be abstract and simple enough to be appreciated underneath a fully loaded bike rack.” Lidia Churakova was selected to design and install two abstract painted murals on the asphalt pavement within the footprints of the two bike rack areas. The first mural on the west side of Wilmington was installed in late February. A tentative date of late spring, 2018 has been scheduled for the second mural.

Images 1-6. Existing Conditions.



Image 1. View of crosswalk from One Exchange Plaza, looking at GoRaleigh Station with the phase I mural in the foreground. The phase II mural will go on the existing asphalt under the larger bike rack on the far side of Wilmington St.

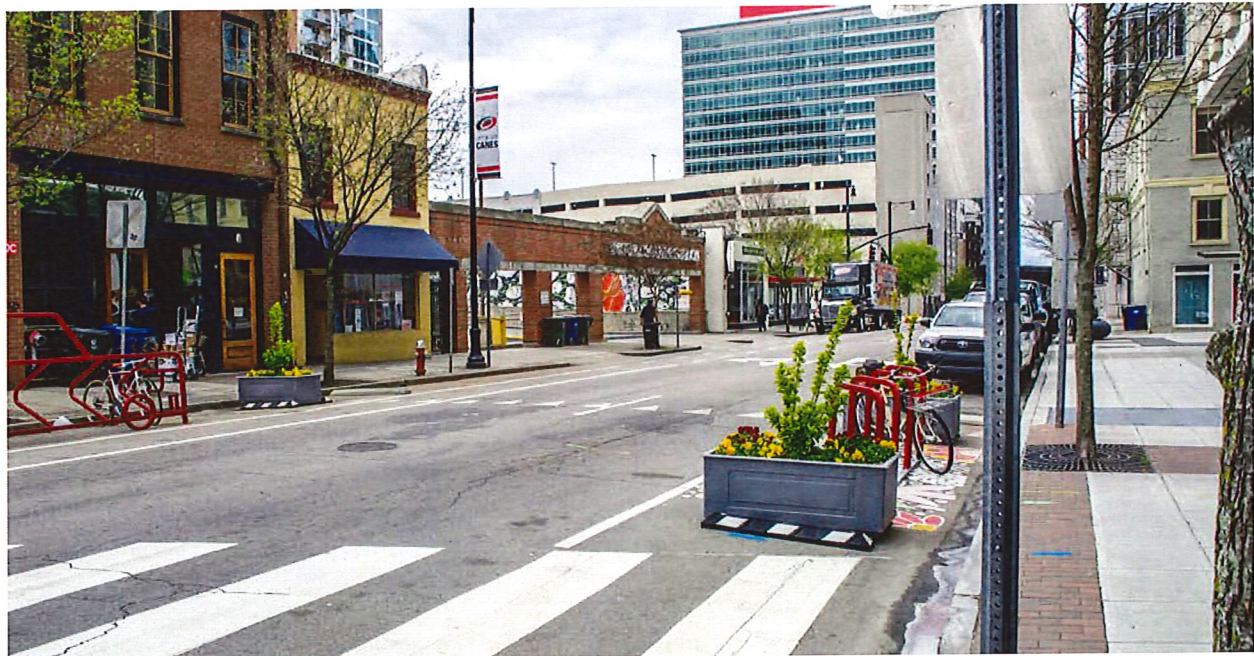


Image 2a. Beginning to cross Wilmington Street looking south. In the distance, you can see the recently completed wall mural also in the Moore Square Historic District (237 W Wilmington St (COA 067-17-CA)).



Image 2b. Close up of the recently painted mural on Chuck's brick façade. This much larger mural is visible from the Wilmington Street crosswalk.

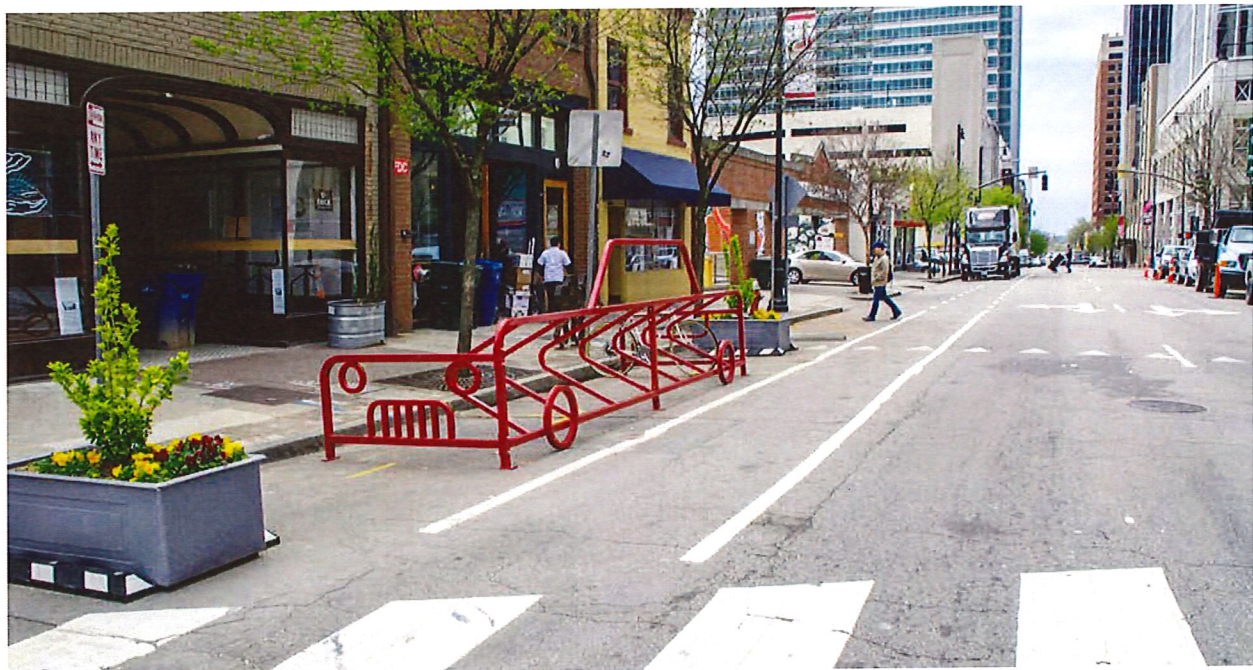


Image 3. Almost across Wilmington Street, still looking south. The mural would be on the asphalt between the planters and under the recently installed bike rack. The mural would not reach the curb or interfere with existing roadway stripings/markings.



Image 4. Across Wilmington Street, looking back towards One Exchange Plaza.

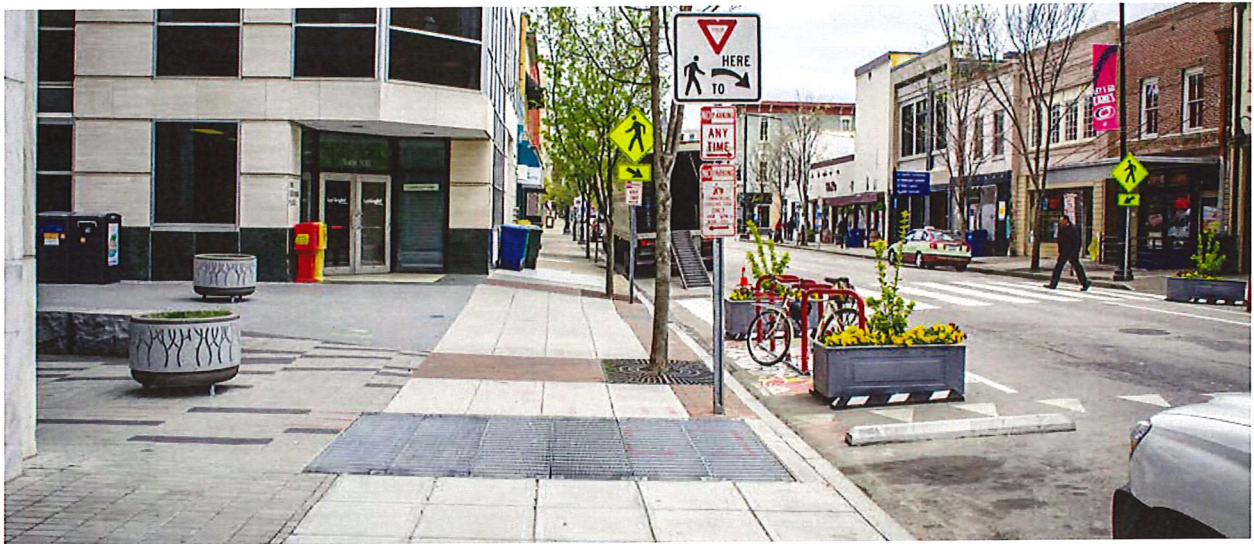


Image 5a, 5b. As a pedestrian walking on the sidewalk approaching the installations, the ground-plane murals would not be noticeable until almost upon the crosswalk.



Image 6. An aerial view of the two existing bike racks and phase I mural. The phase II mural would mimic the existing mural and would use similar colors to create a cohesive design.

[illegible]

Image 7. Plan showing mural and bike rack locations. The dashed red oval overlays the phase II mural location.

Description of materials and paint schedule.



Image 8. This image represents the colors and design that will be painted under the bike rack on the historic side of Wilmington Street. The paint used will be Sherwin-Williams Pro-Park Waterborne Paints Asphalt Paint product. The same artist who created the phase I mural will also paint the phase II mural. Physical paint samples will be available to view at the May COA meeting.

Items to consider and relevant cases to reference.

- The only part of the ROW that will be painted is the new asphalt, no historic fabric will be altered or damaged.
- The asphalt surrounding the mural is already painted/marked for pedestrian, bicycle and vehicular safety by transportation crews on a regular maintenance schedule.
- There is an existing, nearby mural that was approved in the same historic district on the building façade of Chucks restaurant (237 W Wilmington St (COA 067-17-CA)). This large mural is visible from the crosswalk – The only condition applied to Chuck’s wall mural application was “that only previously painted brick wall be painted.” The proposed mural in this matter would only go on the non-historic, previously painted asphalt.
- Another mural approved in the district was at the Marbles Museum (COA 004-17-CA) on the corner of Blount and Morgan Streets. The mural was found to be not incongruous as long as only new, non-historic masonry was painted. This is similar to the proposed mural in this matter which involves painting new, non-historic materials, i.e., asphalt.