



Certificate of Appropriateness (COA)



Administrative Review of Conditions

COA Meeting Date: 8/23/18

COA #: 193-07-CA

Applicant Name: Eric J Lamb, Transportation Planning Manager, City of Raleigh

Property Address: 1526 Tryon Road (Carolina Pines Hotel)

Reason for COA Committee review:

In the decision on COA 193-07-CA, three conditions were placed on the approval related to tree removal/replacement and removal and replacement of a stone wall. The applicant requests revisions to the conditions based on new information.



City of Raleigh *North Carolina*

August 6, 2018

MEMORANDUM

TO: Tania Tully
Senior Planner

FROM: Eric J. Lamb, PE
Transportation Planning Manager

SUBJECT: Request to Alter Conditions of Approval
193-07-CA 1526 Tryon Road (Carolina Pines Hotel)

The City of Raleigh is requesting relief from three conditions of approval associated with Case 193-07-CA as part of the planned widening of Tryon Road. On November 11, 2005, the Raleigh Historic Development Commission approved a Certificate of Appropriateness for the proposed future widening of Tryon Road adjacent to a National Register property located at 1526 Tryon Road, which is the site of the former Carolina Pines Hotel and Delta Sigma Phi Fraternity.

This application was made by the City in conjunction with the North Carolina Department of Transportation (NCDOT), whose planned bridge replacement on Tryon Road over the Norfolk-Southern Railroad corridor would have created an indirect impact to the historic masonry wall along the front of the property. This impact will occur as part of the City's planned widening project for Tryon Road, which was funded for construction as part of the 2017 Transportation Bond referendum.

The project first received funding from the City Council for the Tryon Road Part C Widening Project adjacent to this property in July 2016 as part of the FY17 Capital Improvement Program. At that time, City staff began coordinating with the owners of the property, the Rho Chapter of Delta Sigma Phi Fraternity, to act upon two of the conditions of the COA approval regarding tree replacement. These conditions read:

1. The landscape plan, including final count and locations of trees to be removed, and the locations of replacement trees, shall be provided to staff within 1 year of issuance of this certificate of appropriateness and approved by staff prior to the undertaking of any tree removal.
2. Replacement trees (minimum 2" caliper) are planted on a 1 to 1 basis with like kind and type of trees in accordance with standard arboricultural practice within 18 months of the issuance of the certificate of appropriateness.

Staff was unable to move forward with these two conditions due to concerns from the City Attorney's Office regarding the City's standard practices for landscaping impacts by City capital projects. In this context, the City would normally determine the value of the trees to be removed as part of the project, and then pay the property owner to conduct their own replacement, if desired. This protects the City from having to establish a right of entry for a third party onto private property to plant new trees, and then be responsible for such plantings during a warranty period, or any damages to the private property during the installation work. The City requests relief from these two conditions and that the City's standard practice for payment of tree replacement by the property owner be allowed.

The third conflicting condition relates to the placement of the relocated masonry wall upon completion of the project. The condition reads:

9. The reconstructed stone wall is placed in the same proximity of the new right-of-way as it is currently.

The current wall is located directly on the right-of-way boundary along the property's frontage. At the time of the application, since the impact to the wall was indirect as part of NCDOT's project, there was not a project design for the City's widening upon which to base any recommendations for the placement of the wall relative to grading, alignment, or utilities. Now that sufficient design, surveying and engineering has occurred, it has been determined that a public utility easement approximately 5 feet in width is required behind the new right-of-way (see attached exhibit). This easement will necessitate placing the wall in a position further back than the COA currently allows. The City is requesting that the RHDC allow the placement of the masonry wall behind the utility easement as proposed.

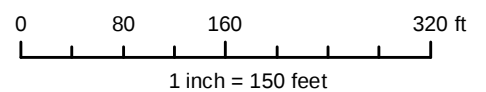
If you have additional questions about these requests, please advise.

Attachments

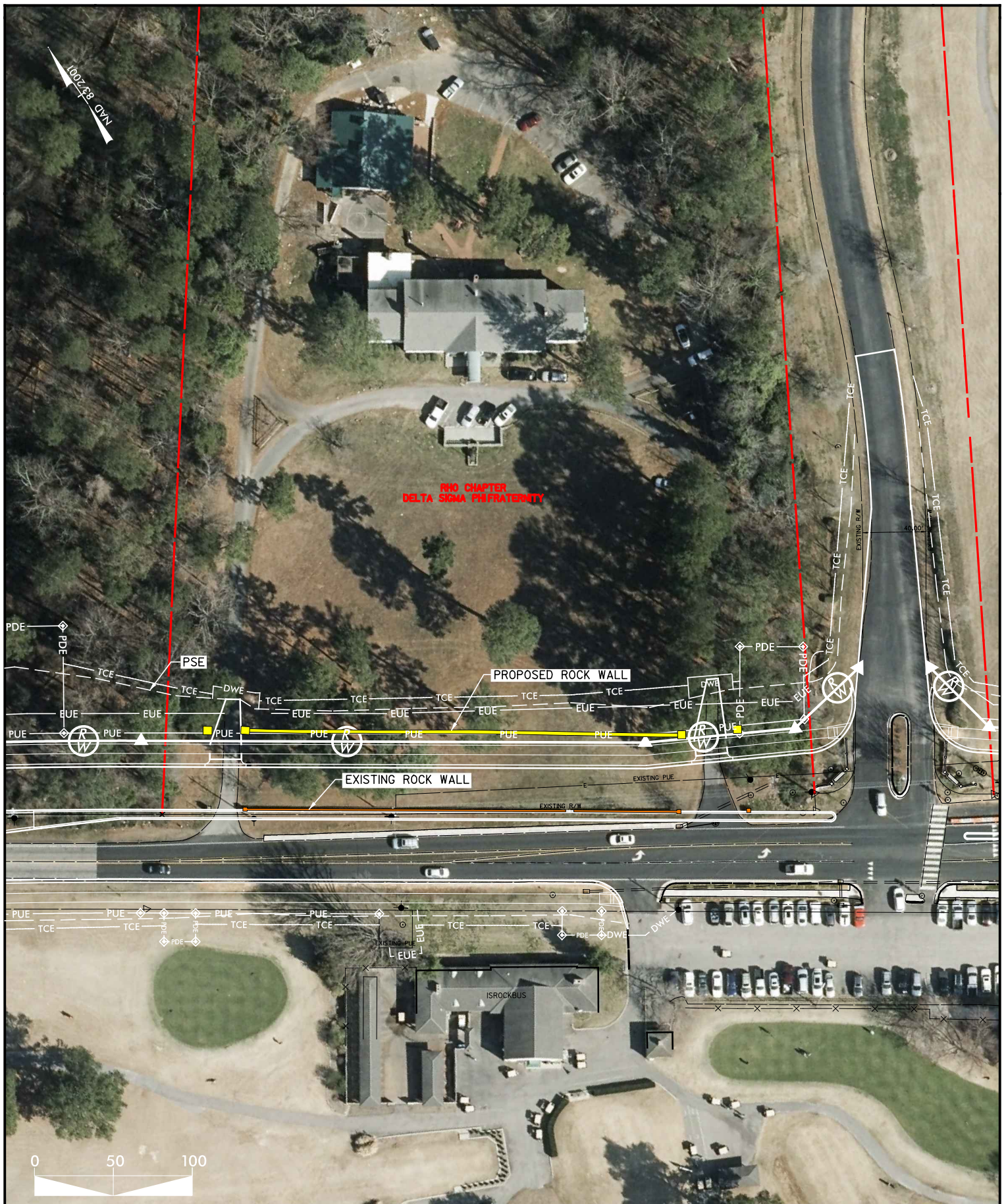
Cc: Sylvester Percival, PE - Senior Project Engineer
Amy Billings, PE - Tryon Road Project Manager



Delta Sigma Phi Property



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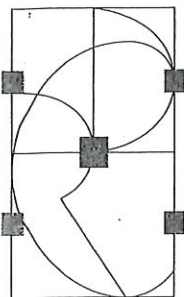
TRYON ROAD C

FROM LAKE WHEELER ROAD TO EAST OF PAR DRIVE
RHO CHAPTER DELTA SIGMA PHI FRATERNITY
ROCK WALL LOCATION EXHIBIT



CITY OF RALEIGH
ENGINEERING SERVICES
DEPARTMENT

File



RALEIGH HISTORIC DISTRICTS COMMISSION

December 21, 2007

Mr. Eric J. Lamb, PE
Manager, Transportation Services Division
City of Raleigh Public Works Department
P.O. Box 590
Raleigh, NC 27602-0590

One Exchange Plaza

Suite 300

RE: 193-07-CA (1526 Tryon Road) — Approved with Conditions and with 365-day Delay Period

Dear Mr. Lamb:

Your application, 193-07-CA, which was presented at the December 3, 2007 meeting of the Certificate of Appropriateness (COA) Committee of the Raleigh Historic Districts Commission, was conditionally approved as submitted with a 365-day demolition delay period and an effective date of December 3, 2008. The conditions are as follows:

1. The landscape plan, including final count and locations of trees to be removed, and the locations of replacement trees, shall be provided to staff within 1 year of issuance of this certificate of appropriateness and approved by staff prior to the undertaking of any tree removal.
2. Replacement trees (minimum 2" caliper) are planted on a 1 to 1 basis with like kind and type of trees in accordance with standard arboricultural practice within 18 months of the issuance of the certificate of appropriateness.
3. No existing trees to be removed for the road project are to be cut prior to issuance of "notice to proceed" to the road contractor.
4. Pruning of trees shall be conducted in accordance with standard arboricultural practice using target pruning techniques, with documentation of pruning sites provided to and approved by staff prior to issuance of "notice to proceed" to the road contractor.
5. Specifications regarding the dismantling and reconstruction of the stone wall will be provided to and approved by staff. This includes, but is not limited to detailed documentation of the wall, the method of mortar removal, storage of stones, and composition of new mortar.
6. The wall will be reconstructed within 1 year of commencement of the project.
7. Copies of all documentation prepared regarding the historic site (i.e. Historic Structures and Landscape Recordation Plan) will be provided to staff for inclusion in the Raleigh Historic Landmark file.
8. This Certificate of Appropriateness may be renewed by staff as minor work provided there is no revision to the degree and extent of work as approved by the COA Committee.

PO Box 829

Century Station

Raleigh, NC 27602

Tel 919 832 7238

Fax 919 516 2684

www.rhdc.org

9. The reconstructed stone wall is placed in the same proximity of the new right-of-way as it is currently.

A draft Certified Record that describes the committee's action is attached. The draft will become final when the committee votes at its next meeting to approve the December 2007 minutes. This letter shall serve as your Certificate of Appropriateness and is valid from December 3, 2008 through June 3, 2009; if work does not begin during that period, you must reapply for a valid certificate.

In order to complete your application, you must contact the commission staff when you have met the conditions. 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 a \$75 fee. You will then be issued a blue placard form of the certificate. To obtain your demolition permit, take the placard form of the certificate and this letter with you to the Permit Office. Please post the blue placard form of the certificate in public view, as indicated at the bottom of the card, while the work is in progress. For more information about permits, call the Permit Office at 919-516-2495.

When your project is complete, you are required to ask for a final zoning inspection. Telephone the Raleigh Historic Districts Commission office at 919-832-7238 and the commission staff will schedule 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.

Sincerely,


Nick Fountain, Chair
Certificate of Appropriateness Committee

Cc: Zoning Enforcement Administrator, City of Raleigh



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

1527 TRYON ROAD

Address

Historic District

CAROLINA PINES HOTEL

Historic Property

101-18-MW

Certificate Number

07-11-2018

Date of Issue

07-11-2019

Expiration Date

Project Description:

- Renewal of expired COA 193-07-CA
- Note: Open conditions remain to be met prior to issuance of any required permits (see attached approval letter dated 12/21/2007)

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.

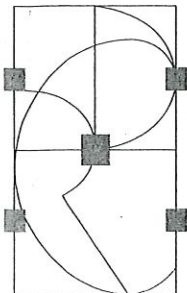
Signature, _____

Melissa Robb

Raleigh Historic Development Commission

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

File



RALEIGH HISTORIC DISTRICTS COMMISSION

December 21, 2007

Mr. Eric J. Lamb, PE
Manager, Transportation Services Division
City of Raleigh Public Works Department
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Sincerely,


Nick Fountain, Chair
Certificate of Appropriateness Committee

Cc: Zoning Enforcement Administrator, City of Raleigh

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 # 560408

File # 101-18-MW

Fee _____

Amount Paid Ø

Received Date 06/26/18

Received By Pamela Bf

Property Street Address 1527 Tryon Road, Raleigh, NC, 27603

Historic District N/A

Historic Property/Landmark name (if applicable) Carolina Pines Hotel

Owner's Name Rho Chapter, Delta Sigma Phi Fraternity

Lot size 7.32 acres

(width in feet) ~395'

(depth in feet) ~844'

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 Eric J. Lamb, PE

Mailing Address City of Raleigh Dept. of Transportation, PO Box 590

City Raleigh

State NC

Zip Code 27602-0590

Date 6/22/18

Daytime Phone 919-996-2161

Email Address eric.lamb@raleighnc.gov

Applicant Signature

Er. J. Lal

Office Use Only

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

Type of Work

90

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

[illegible]

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 7/11/19. 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.

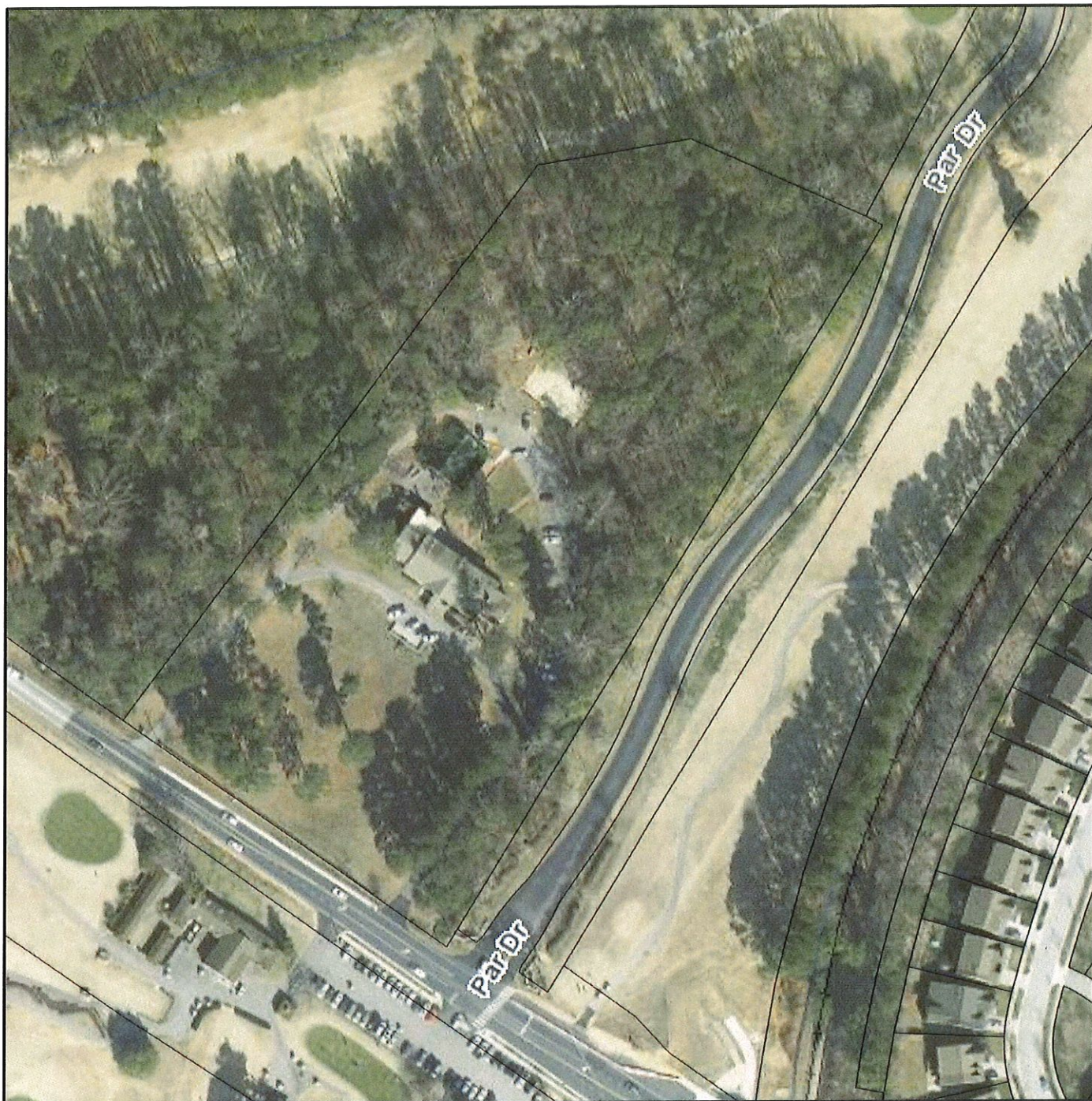
Signature (City of Raleigh) _____

Melissa Robb

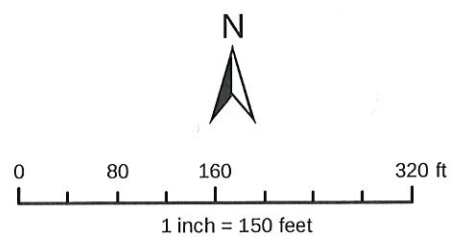
Date _____

7/11/18

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</u> (staff review) – 1 copy <u>Major Work</u> (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 type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input type="checkbox"/>				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input type="checkbox"/>				
4. <u>Paint Schedule</u> (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>			
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.	<input type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing existing and proposed work <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 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 type="checkbox"/>			
8. Fee (<u>See Development Fee Schedule</u>)	<input type="checkbox"/>				



Delta Sigma Phi Property



Disclaimer
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