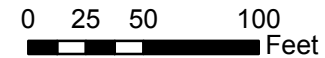




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COA-0001-2019

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



Nature of Project:
Install fence and gates; install
paved area

APPLICANT:
Peter Pagano

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0001-2019 208 WOLFE STREET

Applicant: PETER PAGANO

Received: 12/31/18

Meeting Date(s):

Submission date + 90 days: 03/31/19

1) 1/24/2019 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: MOORE SQUARE HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Install fence and gates; install paved area

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>
1.3	Site Features and Plantings	Install fence and gates; install paved area
1.4	Fences and Walls	Install fence and gates
2.11	Accessibility, Health, & Safety	Install paved area

STAFF REPORT

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

- A. Installing a fence and paved area are not incongruous in concept according to *Guidelines* 1.3.1, 1.3.3, 1.3.7, 1.3.9, 1.3.13, 1.4.8, 1.4.11, 2.11.1, 2.11.2, 2.11.3; however, the installation of a fence **may be** incongruous in concept according to *Guidelines* 1.3.1, 1.3.3, 1.3.9, 1.4.8, and the following suggested facts:
- 1* The site is a partially paved parking lot. Approximately half of the parking area was converted to gravel through COA 002-18-CA.
 - 2* The applicant proposes the installation of a brick paved area adjacent to the building access to meet accessibility requirements.
 - 3* The proposed brick will match the existing brick sidewalk, which was expanded through COA 002-18-CA.
 - 4* The new proposed paving is shown to be installed within a few feet of a small tree. The new paving will be installed equidistant to paving approved in COA 002-18-CA on the

eastern edge of the planting bed. No information on the impact to the tree or tree protection information was provided.

- 5* The application proposes the installation of a fence along the north edge of the property and around the mechanical systems, in traditional locations for a fence. However, the fence is also proposed to divide the parking area in a non-traditional way.
- 6* Evidence was not provided to support the location of the fencing.
- 7* The fence is proposed to be 42" tall and made of black aluminum. No specifications were provided for the design of the gates.
- 8* A similar fence was installed at 212 S Blount Street (adjacent to Moore Square) through COA 145-10-MW. The fence installation in this case is in a traditional location along the property lines.
- 9* In a site visit, staff noticed that historic granite curbing is present in the area where the fence is proposed to be installed (along the sidewalk to the east). No details were provided as to how the extant curbing may be impacted as a result of the fence installation.

Staff suggests that the Committee discuss the location of the fencing. Pending the results of that discussion, staff recommends the Committee approve the application with the following conditions:

- 1. That the historic granite not be damaged.
- 2. That the tree protection plan approved in 002-18-CA be reinstalled around the Chinese Pistache in the southeast corner and remain installed around the Willow and Japanese Zelkova for the duration of the project.
- 3. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard for the addition:
 - a. Gate design;
 - b. Assessment on potential adverse impact to granite curbing.

Staff Contact: Collette Kinane, collette.kinane@raleighnc.gov

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 # 56603

File # COA-0001-2019

Fee \$122 (already pd \$30 via Minter)

Amount Paid - \$122

Received Date 12/31/18

Received By SUPI

Property Street Address 208 Wolfe Street

Historic District DX-3-SH-HOD-G (Moore Square)

Historic Property/Landmark name (if applicable)

Owner's Name Michael Hakan

Lot size .23 (width in feet) 145' (depth in feet) 70'

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 Peter Pagano

Mailing Address 200 E Martin Street Suite 200

City Raleigh

State NC

Zip Code 27601

Date 12-28-18

Daytime Phone 919-624-2168

Email Address pete@citymarketraleigh.com

Applicant Signature



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

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)
SEC 1.4.8	FENCES & WALLS	<p>Adding a perimeter fence to ourdoor area in City Market. The new black aluminum fence will be provided and installed by Seegars Fence Company. The Hatteras style imitates the classic cast iron fences of historic Raleigh.</p> <p>Brick pavers added to the parking lot will match the existing brick sidewalks in the area.</p>
SEC 1.5	BRICK PAVERS	

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. <u>Minor Work (staff review) – 1 copy</u> <u>Major Work (COA Committee review) – 10 copies</u>					
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 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. <u>Paint Schedule</u> (if applicable)	<input type="checkbox"/>	<input checked="" 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 checked="" 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 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 <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See <u>Development Fee Schedule</u>)	<input checked="" type="checkbox"/>				







Owner	Address1	Address2	Address3
EDISON CONDO OWNERS ASSOC	C/O THE NRP GROUP	5309 TRANSPORTATION BLVD	CLEVELAND OH 44125-5333
EDISON RETAIL PARTNERS LLC	104 LAKE CLIFF CT	CARY NC 27513-5695	
HORWITZ, PHILLIP S	PO BOX 6	RALEIGH NC 27602-0006	
EDISON ONE, LLC EDISON TWO, LLC	ATTN: GENERAL COUNSEL	1427 CLARKVIEW RD STE 500	BALTIMORE MD 21209-0016
BLOUNT STREET PARKING DECK PROP OWNRS CONDOS	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590
HIGHWOODS REALTY LIMITED PARTNERSHIP	3100 SMOKETREE CT STE 600	RALEIGH NC 27604-1050	
MOORE BUILDERS, INC.	5700 BAIRD DR	RALEIGH NC 27606-9436	
RALEIGH CITY OF	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590
ARTSPACE INC	201 E DAVIE ST	RALEIGH NC 27601-1869	

FENCE SPECIFICATIONS

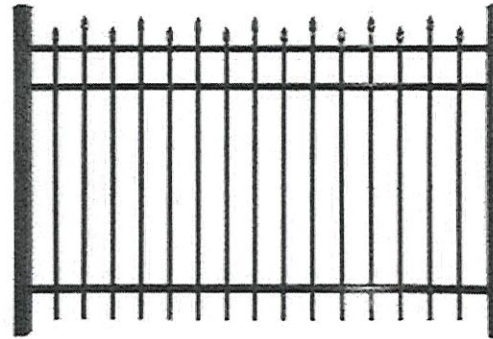
MANUFACTURER: SEEGARS

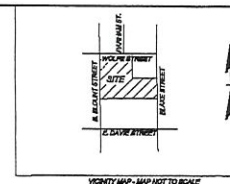
STYLE: HATTERAS

HEIGHT: 42"

MATERIAL: ALUMINUM

FINISH: BLACK





LINE	BEARING	LENGTH
L5	S75°40'36"E	38.00'
L6	S16°13'40"W	33.85'
L7	S87°30'20"E	44.62'
L8	N08°23'18"E	53.52'

PRELIMINARY - NOT FOR SALES,
RECORDATION OR CONVEYANCES

AS-BUILT SURVEY FOR
WEEKS TURNER ARCHITECTURE, PA
S. BLOUNT STREET, WOLFE STREET &
BLAKE STREET

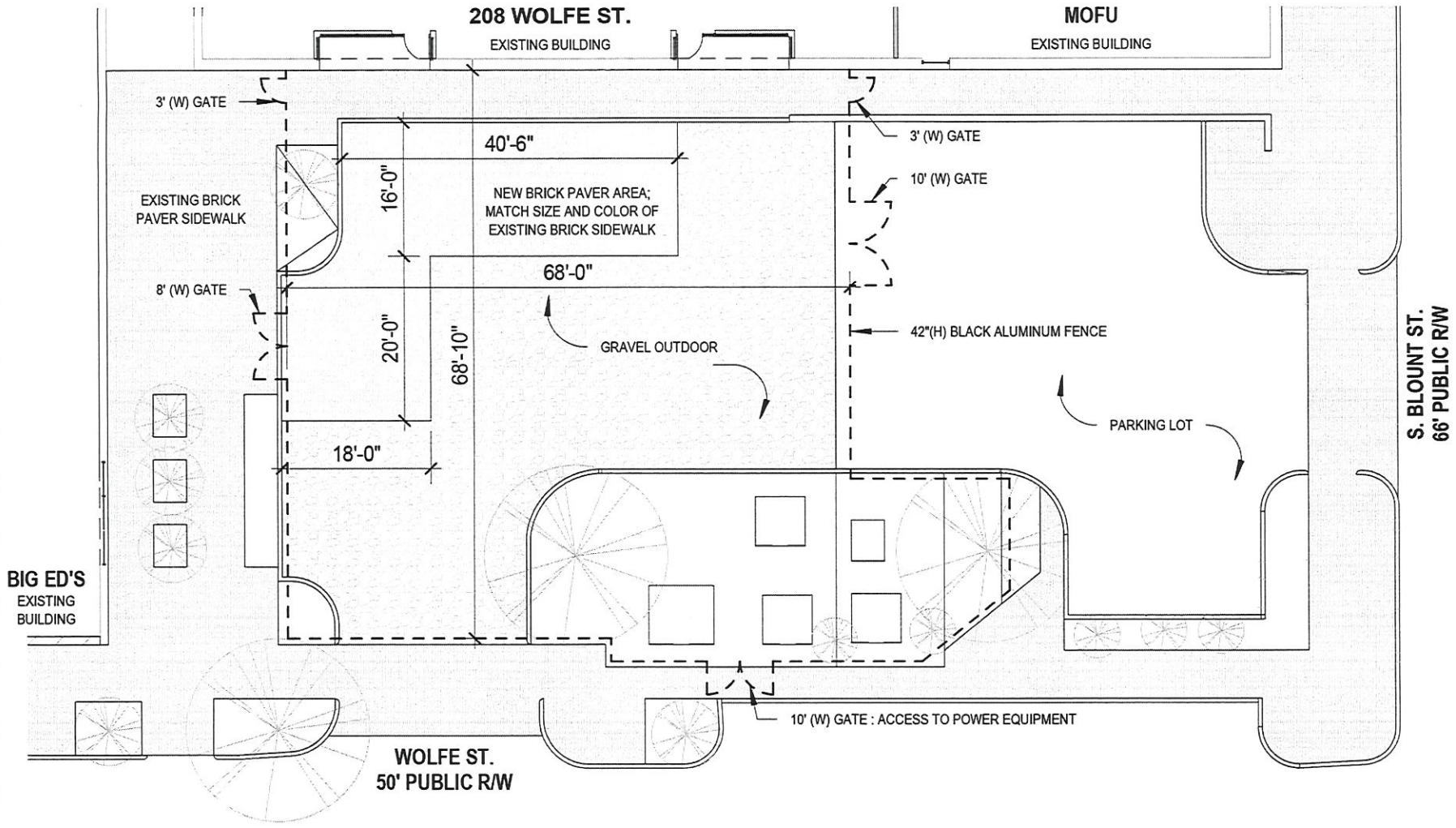
RALEIGH TOWNSHIP	WAKE COUNTY, NC
Date: APRIL 1, 2015	Scale: 1" = 20'
Sheet 1 of 1	J.N.: 33782
Drawn by: JP	Checked by: DAP
Revised:	

TIMMONS GROUP 

THIS DOCUMENT PREPARED BY THE BALTIMORE OFFICE	5418 TRINITY ROAD, S.W. 112 BALTIMORE, MD 21067 TEL. 944-6433 FAX 943-5063 Hours 22 hours daily NORTH CAROLINA LICENSE #AUNICA C-1132	Infrastructure Technology
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YOUR VISION ACQUIRED THROUGH OURS.

YOUR VISION ACHIEVED



SITE PLAN - Brick Pavers + Fence

1" = 20'-0"

LOUIS CHERRY
ARCHITECTURE

Site Plan - Brick Pavers + Fence

Project No.: 1707

Date 12/19/18

Scale: 1" = 20'-0"

X-17

