



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Renew previously-approved COA (COA-0087-2021):
construct roof deck and stair tower; replace roof; install
exterior lights

224 E Martin St

Address

Moore Square

Historic District

Historic Property

COA-0046-2023

Certificate Number

4/5/2023

Date of Issue

10/5/2023

Expiration Date

This card must be kept posted 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, _____

Erin Morton

Raleigh Historic Development Commission

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

Type or print the following:

Applicant name: Ethan Page, Maurer Architecture

Mailing address: 115.5 Hargett St. Ste 300

City: Raleigh

State: NC

Zip code: 27601

Date: 4-4-23

Daytime phone #: 252-343-3087

Email address: ethan@maurerarchitecture.com

Applicant signature:



Minor work (staff review) – one copy

Major work (COA committee review) – ten copies

Additions > 25% of building sq. footage

New buildings

Demolition of building or structure

All other

Post approval re-review of conditions of approval

Office Use Only

Transaction #: _____

File #: COA-0046-2023

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 224 Martin St. Raleigh, NC

Historic district: Moore Square

Historic property/Landmark name (if applicable):

Owner name: Michael Hakan

Owner mailing address: MJHakan@hakanmarketpartners.com

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address

Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Did you consult with staff prior to filing the application? Yes <input checked="" type="checkbox"/> No	Office Use Only Type of work: <u>91</u>
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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).
3.4	Roof Deck	New uncovered roof deck and access stair
2.5	New Roof	(non visible) Roof replacement
1.7	Lighting	New exterior lighting to be provided on new stair tower

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 10/05/2023.

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) *Erin Norton* Date 04/05/2023



April 4, 2023

City of Raleigh
Certificate of Appropriateness
Re: 224 Martin St
224 Martin St.
Raleigh, NC 27601

Written Description of Work

1. **New Roof Deck & Stair tower:** On the roof a new uncovered roof deck will be installed with steel guardrails. The roof deck has been located away from exterior walls to minimize visibility from the public right of way. A roof access stair tower will be installed to access the roof deck. The stair tower will be clad in Hardie lap siding, and painted. The stair tower has been located toward the rear of the building to minimize visibility from the public right of way. Examples of roof decks that can be found throughout the Moore Square historic district include:
 - a. Historic 225 S. Wilmington St: On east side and partially visible from the public right of way.
 - b. 14 E Hargett St: On the corner of Wilmington and Hargett, and highly visible from the public right of way.Example photographs of each of these projects are included below.
2. **Roof Replacement:** Entire roof structure will be replaced due to interior structural damage from a previous fire. The finished roof will have a TPO membrane, and will not be visible from the public right of way. The roof slope will be reduced from its existing slope (also not visible from the public right of way) to further reduce visibility of new roof deck. The new roof will utilize existing through wall scuppers and downspouts.
3. **New Exterior Lighting:** On the roof deck stair tower new lighting will be provided.

This scope of work has been designed to be compatible with the historic building and its context, but still discernable from the original structure (Guidelines 3.2.8).

Per Guideline 3.4.3, 3.4.4, and 3.4.6 the roof deck addition and access stair have been located away from building edges, and designed so that they will not impede on the pedestrian experience of the historical building, or visually overpower the historic building.

Please let me know if you have any questions.

*Sincerely,
Ethan Page, Project Manager*



Historic 225 S. Wilmington Street





14 E Hargett Street





01- Existing north or main elevation



02 - Existing north or main elevation from across Martin st.



03 - View from Blake St.



04 - View from Blake St.



05 - View from corner of Wolfe & Blake St.



06 - View from S. Person St.



07 - View from S. Person St.



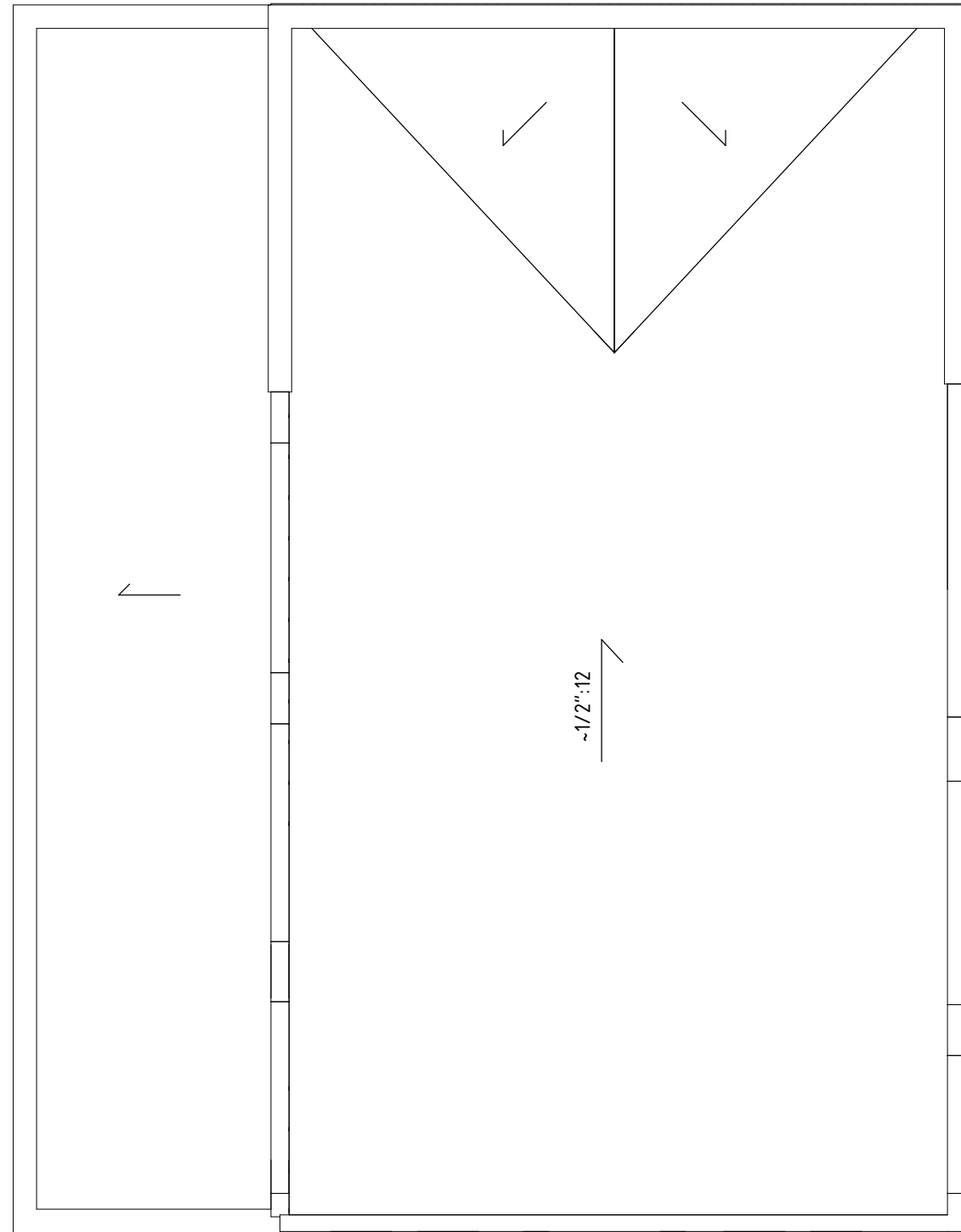
08 - View from corner of S. Person St. & E Davie St.



09 - View of existing roof



10 - View of existing roof



220 MARTIN

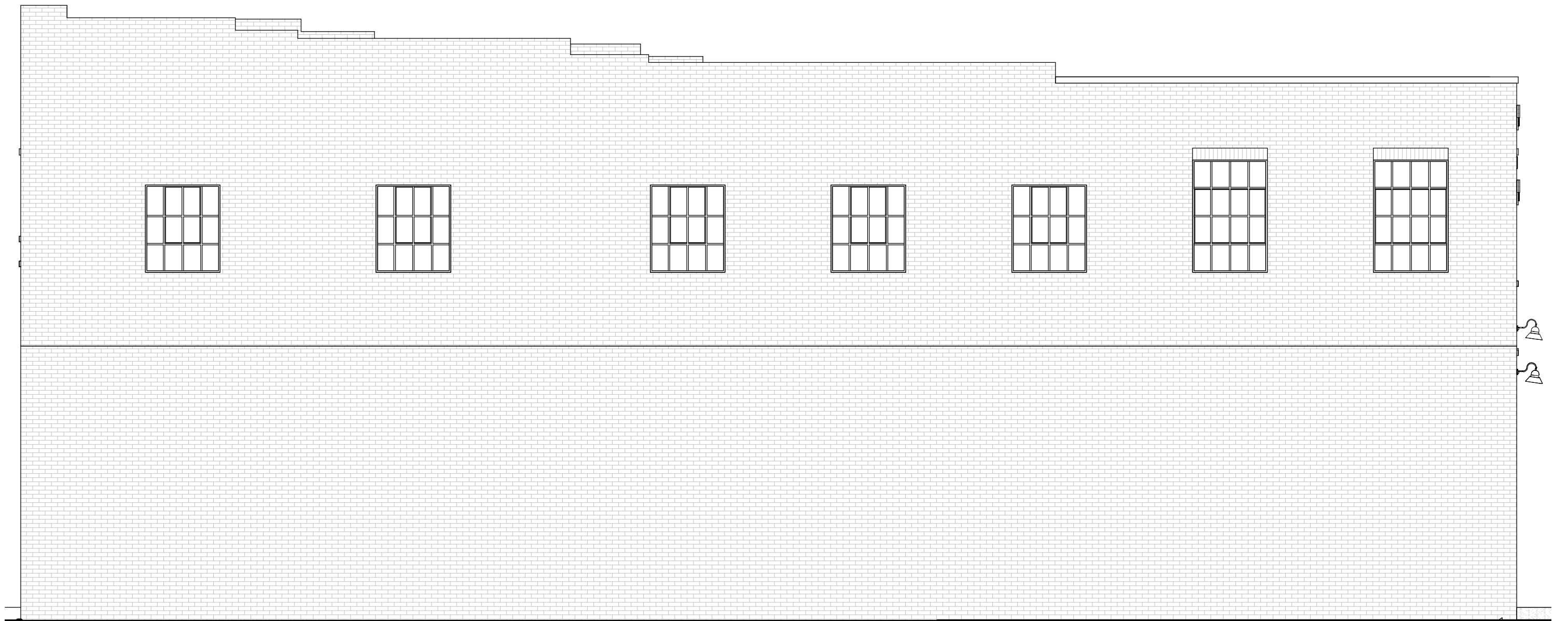
224 MARTIN

220/224 E. MARTIN ST.
EXISTING ROOF PLAN



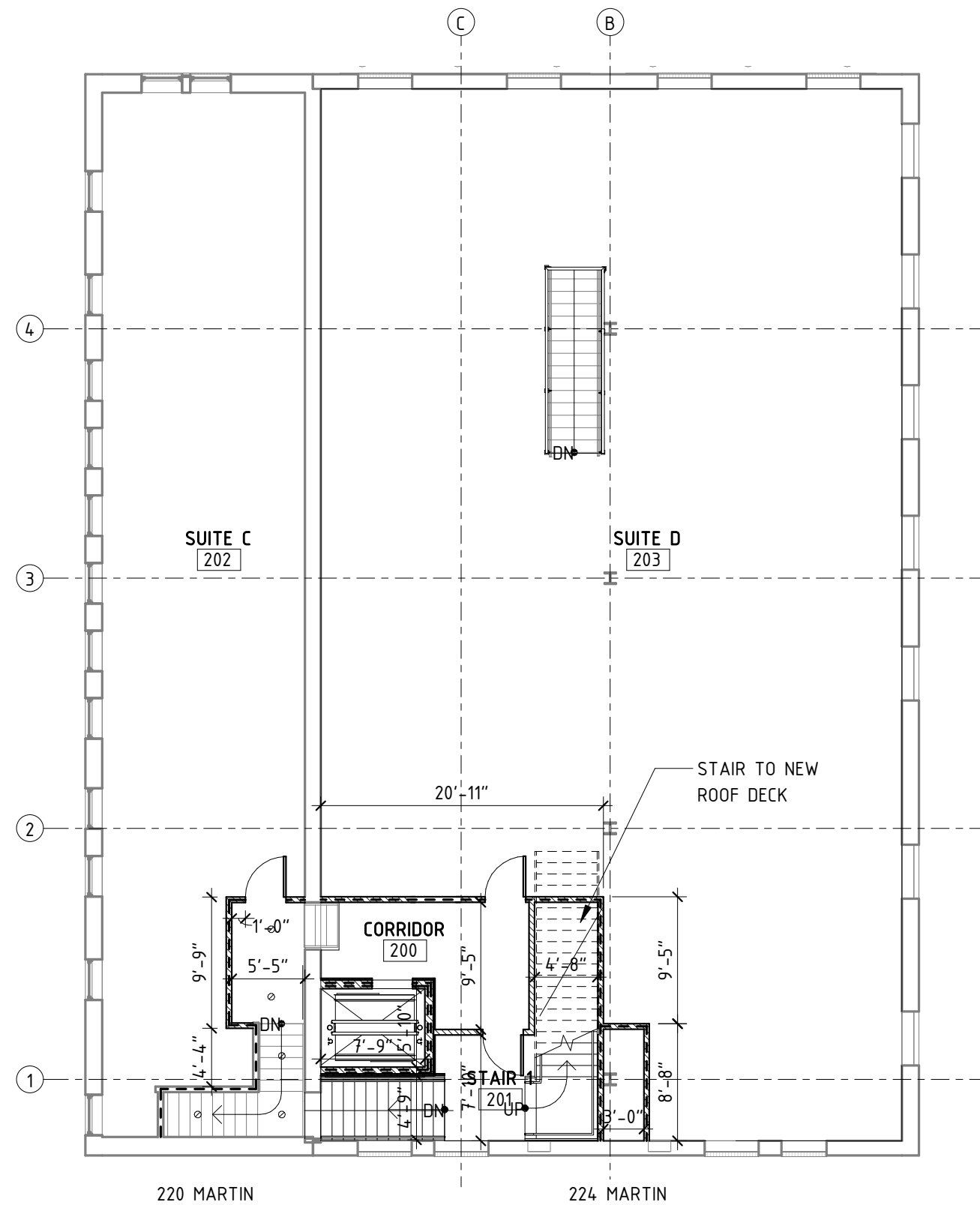
224 MARTIN

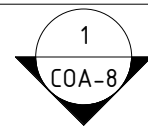
220 MARTIN











EXISTING SCUPPER &
DOWNSPOUT

C

B

ROOF LOW POINT TO ALIGN WITH EXISTING SCUPPERS - PROVIDE
CRICKET ALONG PARAPET TO CREATE SLOPE TO SCUPPERS

PAINTED STEEL GUARDRAIL @
42" ABOVE PAVERS. STEEL
TUBE ATTACHED THROUGH ROOF
MEMBRANE TO PRIMARY
STRUCTURE. PROVIDE
SLEEVE/BOOT FOR
WATERPROOFING

21'-0"

20'-5"

ROOF DECK

300

24" SQUARE ROOF
PAVERS SET LEVEL ON
AN ELEVATED PEDESTAL
SYSTEM. DECK SURFACE
TO BE FLUSH WITH
INTERIOR FLOOR OF
STAIR LANDING

36'-0"

1/4":12"

NEW TPO MEMBRANE ON
3/4" SHEATHING, ON R-30
RIGID INSULATION

1/4":12"
EXISTING

36'-9"

5'-9"

STAIR 301
301

DN

4'-2"

EXISTING
ROOF TO
REMAIN

4

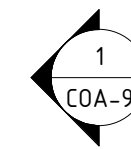
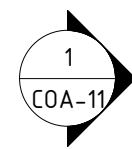
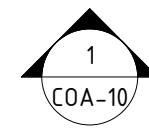
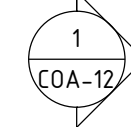
3

2

1

220 MARTIN

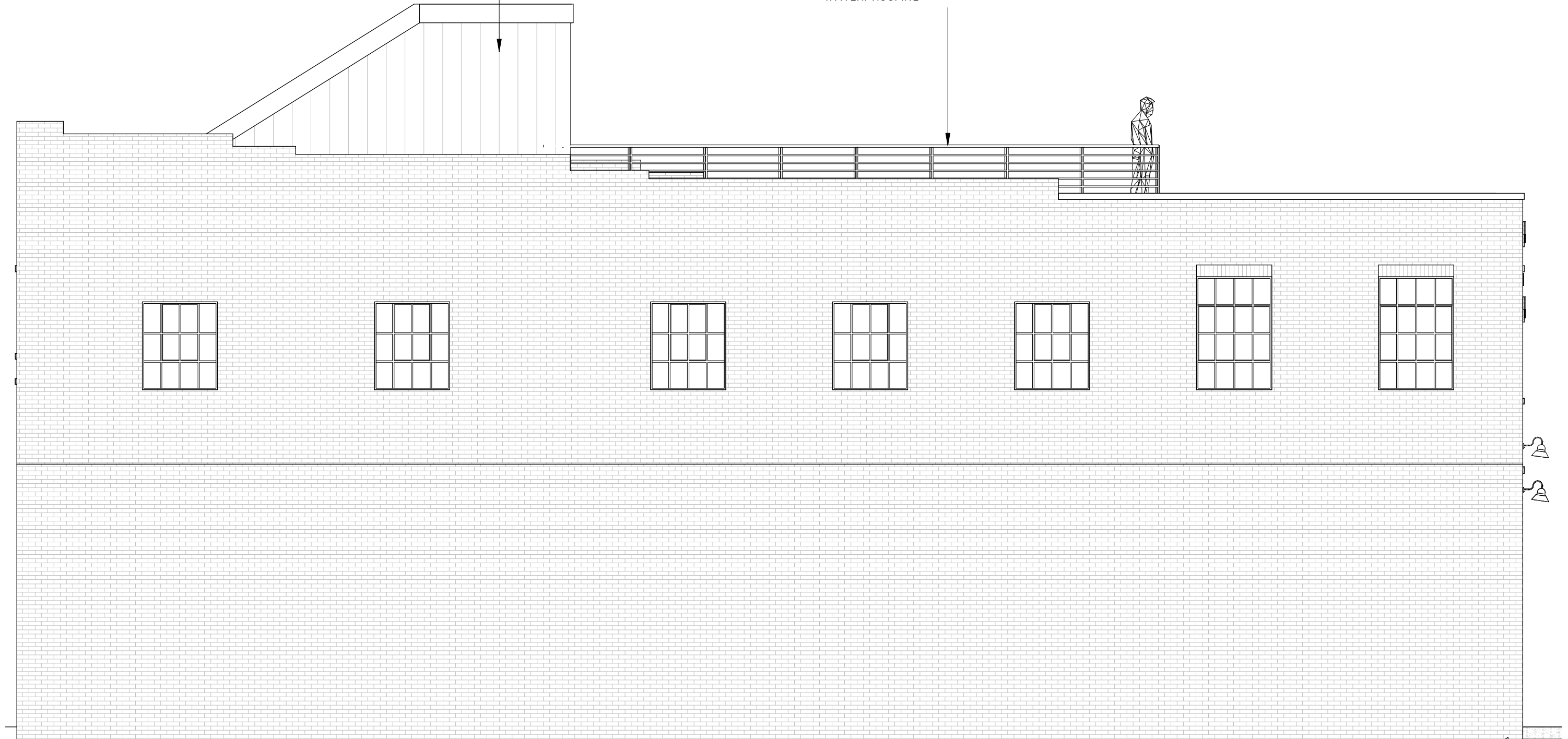
224 MARTIN

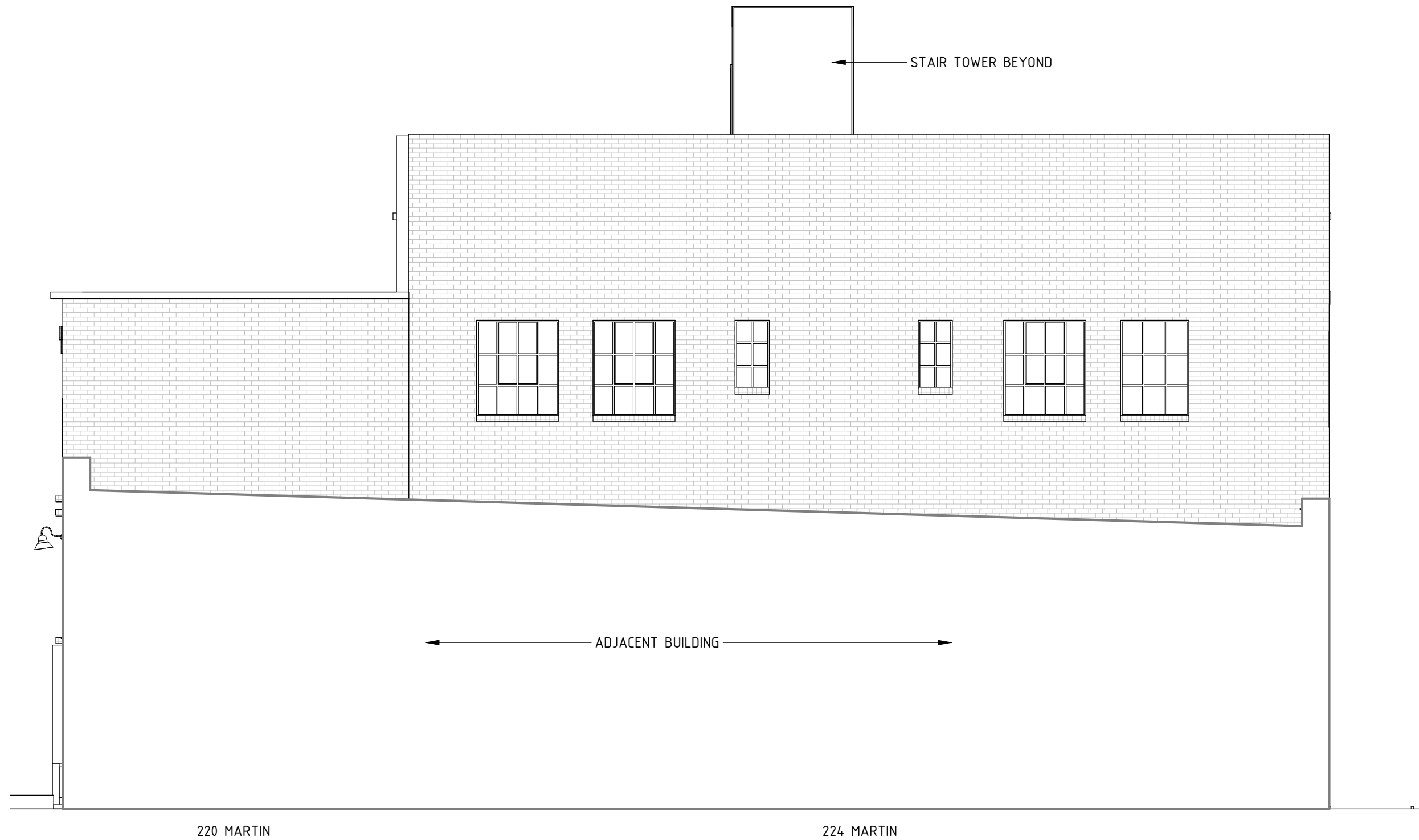


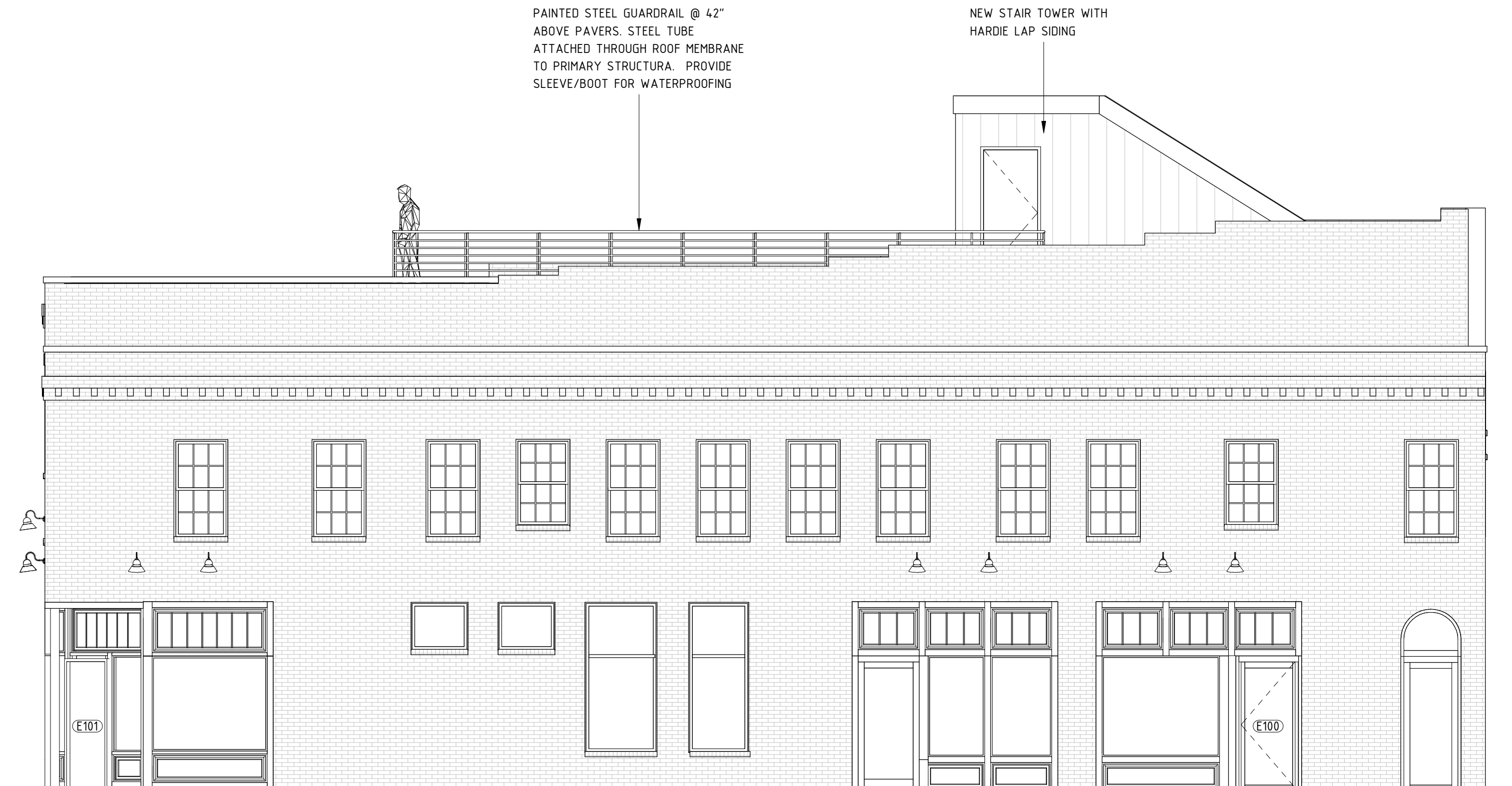


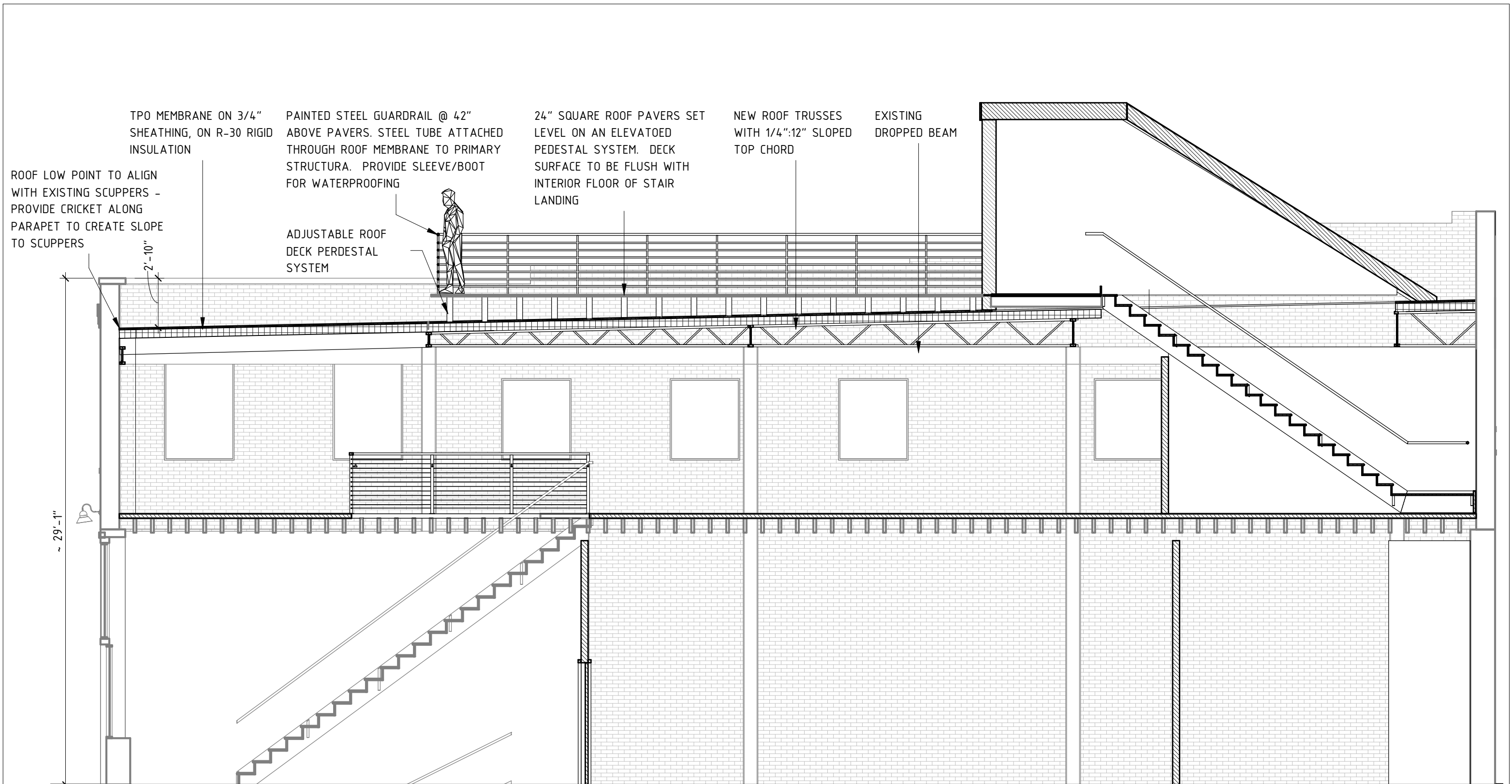
NEW STAIR TOWER WITH
HARDIE LAP SIDING

PAINTED STEEL GUARDRAIL @ 42" ABOVE
PAVERS. STEEL TUBE ATTACHED
THROUGH ROOF MEMBRANE TO PRIMARY
STRUCTURE. PROVIDE SLEEVE/BOOT FOR
WATERPROOFING









BASEMENT BELOW - NOT SHOWN TO MAXIMIZE SCALE ON SHEET