



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Renewal of previously approved COA (COA-0087-2021)

220-224 E Martin St

Address

Moore Square

Historic District

Historic Property

COA-0063-2024

Certificate Number

7/31/2024

Date of Issue

1/31/2025

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, \_\_\_\_\_

*Elin Morton Pugh*

Raleigh Historic Development Commission

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

Type or print the following:

Applicant name: Mike Hakan

Mailing address: 410 Palm Avenue Ste. B4

City: Carpenteria                      State: CA                      Zip code: 93013

Date: 7-25-24                      Daytime phone #: 805-684-9000

Email address: mjhakan@hakanmarketpartners.com

Applicant signature: 

<p>Minor work (staff review) – one copy</p> <p>Major work (COA committee review) – ten copies</p> <p style="padding-left: 40px;">Additions &gt; 25% of building sq. footage</p> <p style="padding-left: 40px;">New buildings</p> <p style="padding-left: 40px;">Demolition of building or structure</p> <p style="padding-left: 40px;">All other</p> <p>Post approval re-review of conditions of approval</p>	<p style="text-align: center;"><b>Office Use Only</b></p> <p>Transaction #: _____</p> <p>File #: <u>COA-0063-2024</u></p> <p>Fee: _____</p> <p>Amount paid: _____</p> <p>Received date: _____</p> <p>Received by: _____</p> <p>_____</p>
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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





June 18, 2024

City of Raleigh  
Certificate of Appropriateness Renewal  
COA-0087-2021  
224 Martin St.  
Raleigh, NC 27601

**Written Description of Work**

This cover letter is to request the renewal of a previously approved COA application for 224 Martin St. The case number is COA-0087-2021. There have been no changes to the scope of work from the previously approved application.

Please let me know if you have any questions.

Sincerely,  
Ethan Page, Project Manager



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.

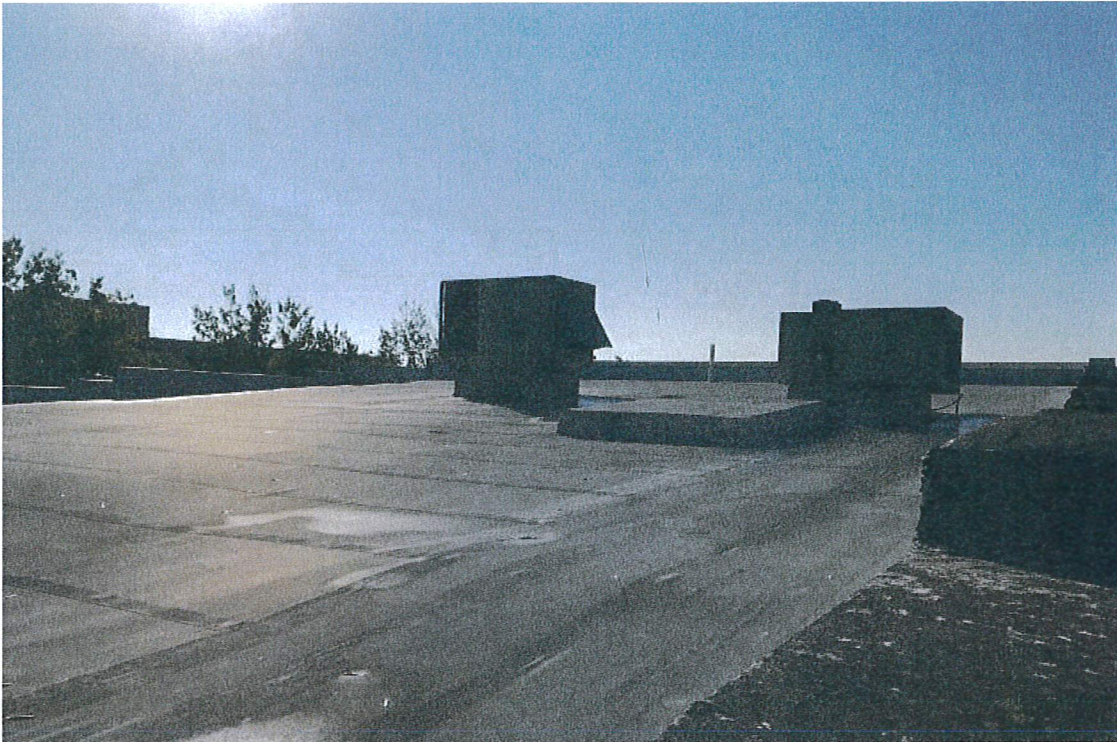


07 - View from S. Person St.



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

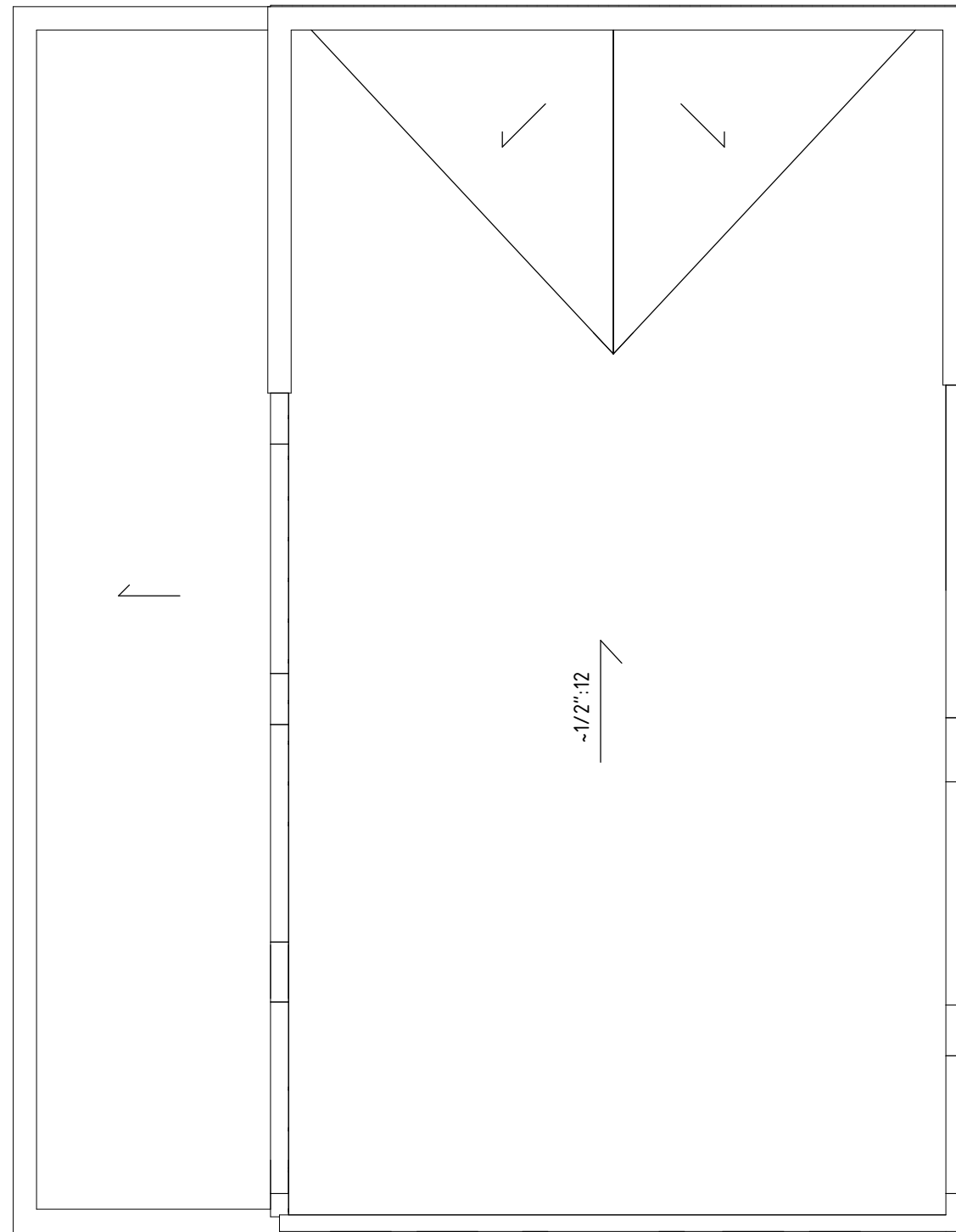




09 - View of existing roof



10 - View of existing roof



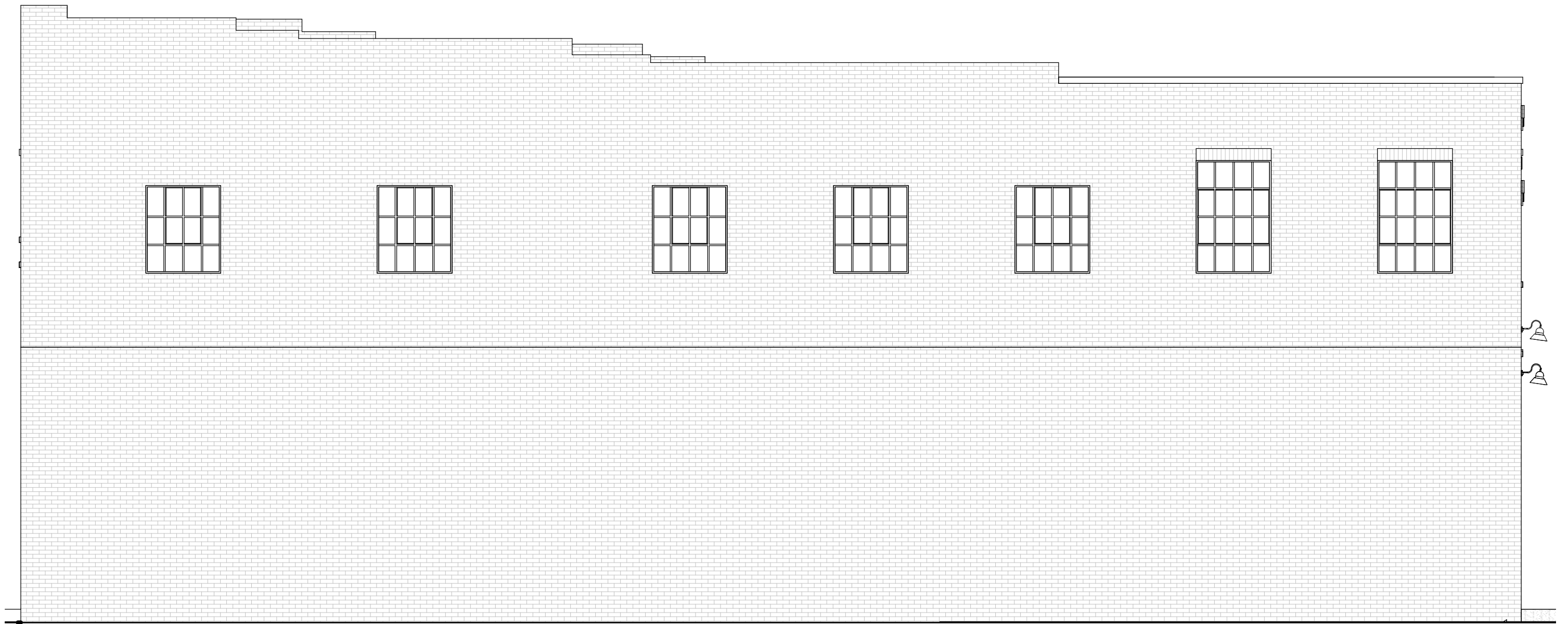
220 MARTIN

224 MARTIN



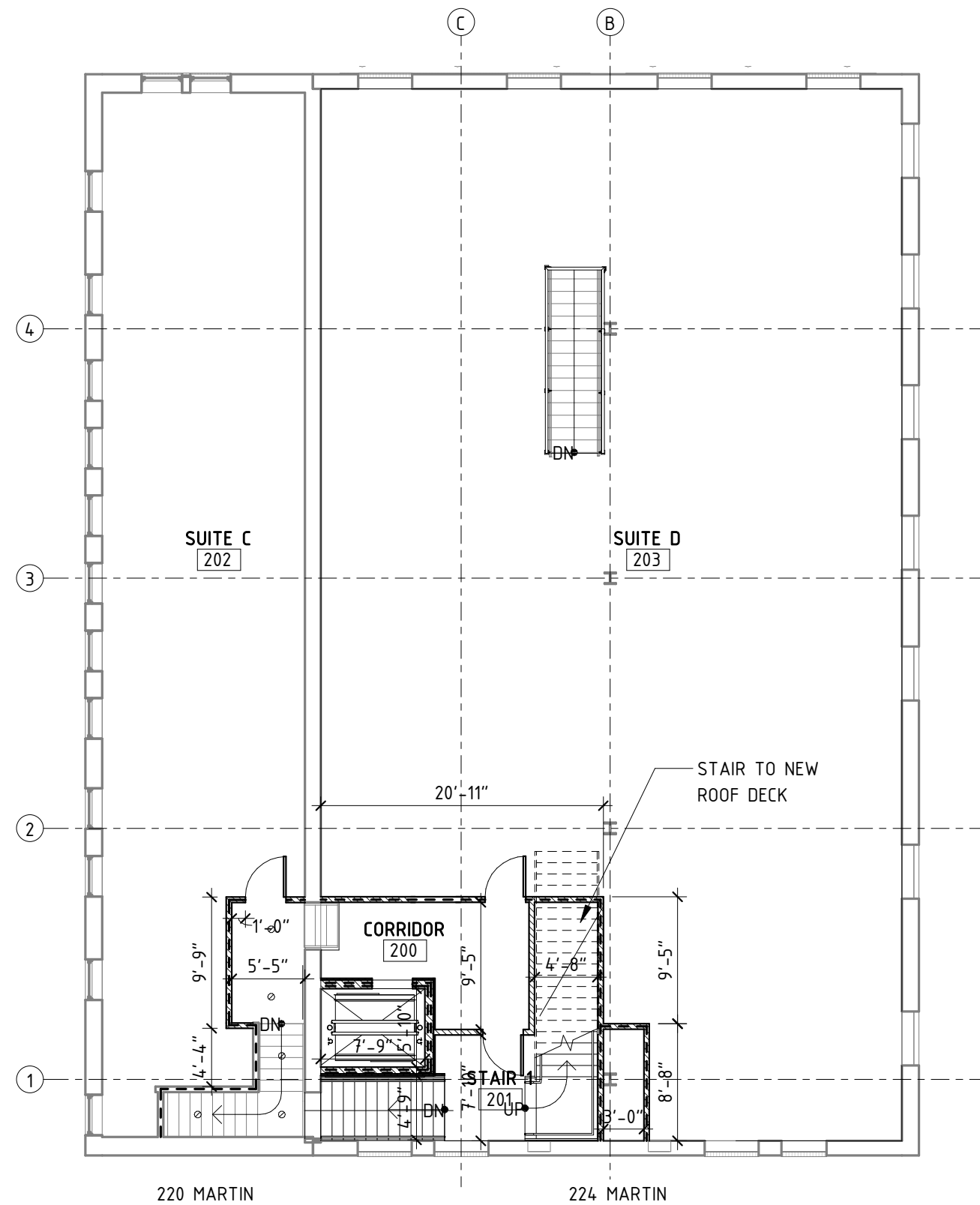
224 MARTIN

220 MARTIN









220/224 E. MARTIN ST.
   
 PROPOSED 2ND FLOOR PLAN

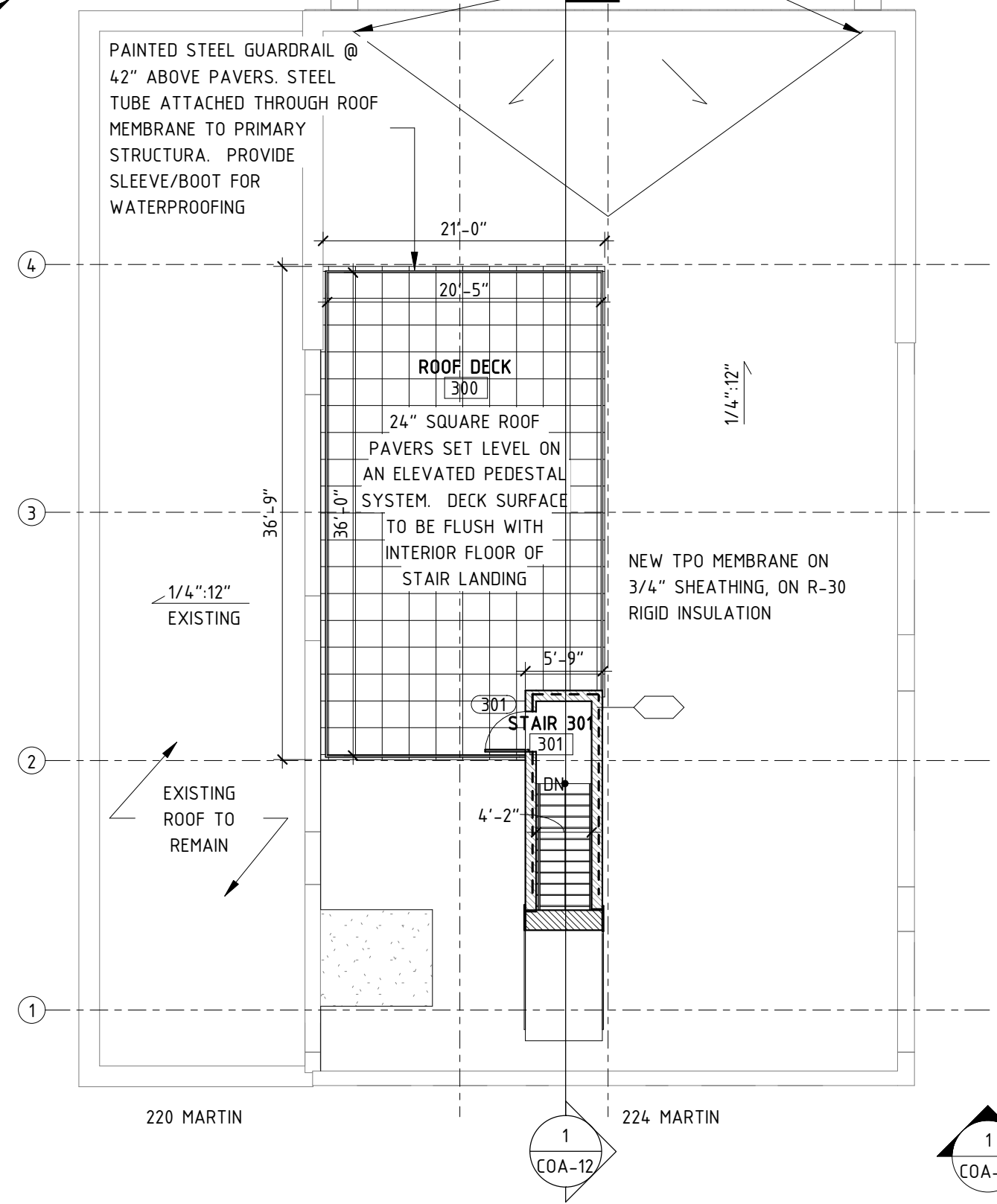
1  
COA-8

EXISTING SCUPPER &  
DOWNSPOUT

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

1  
COA-11

1  
COA-9



1  
COA-10



220/224 E. MARTIN ST.  
PROPOSED ROOF PLAN

06.10.24

COA-7



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

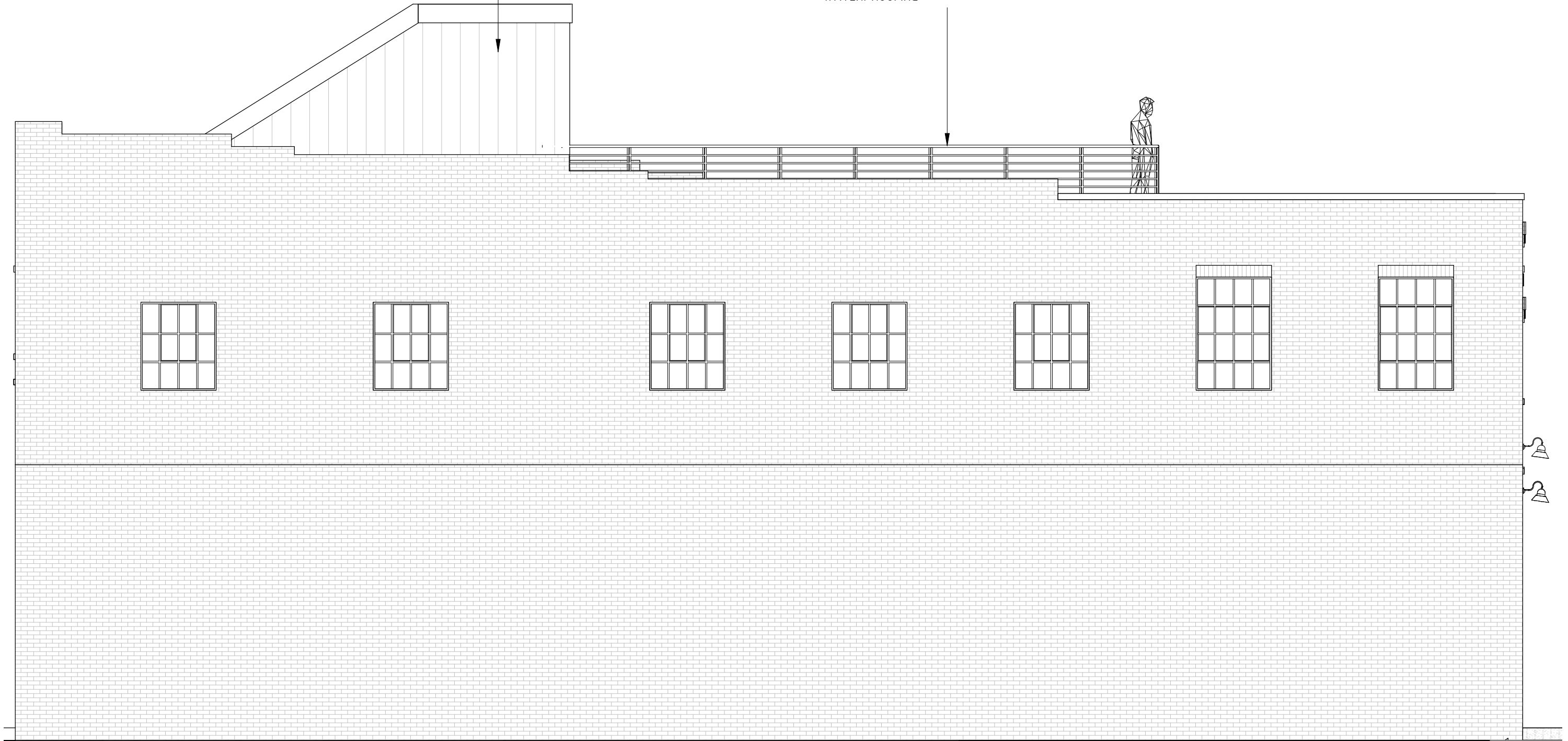


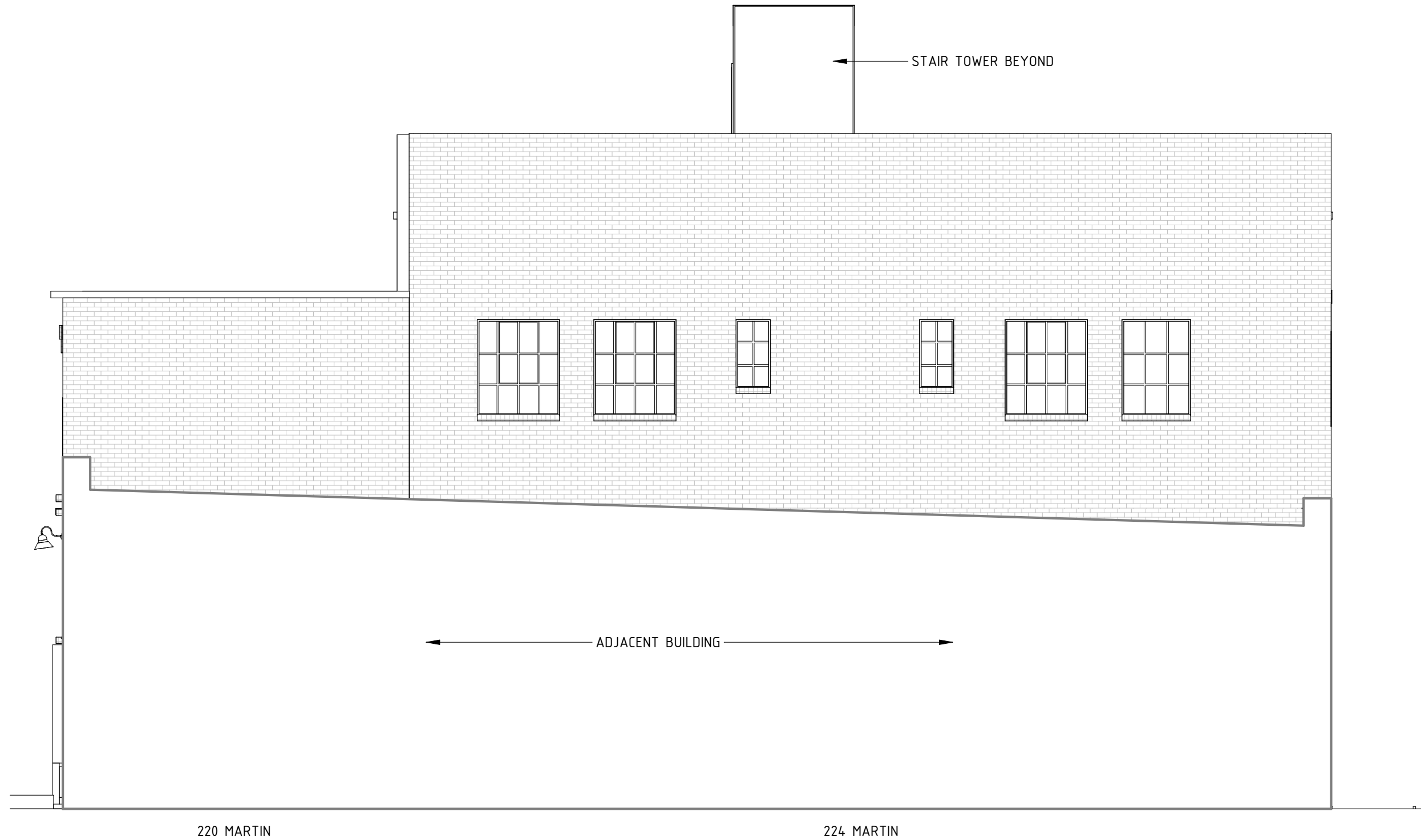
224 MARTIN

220 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

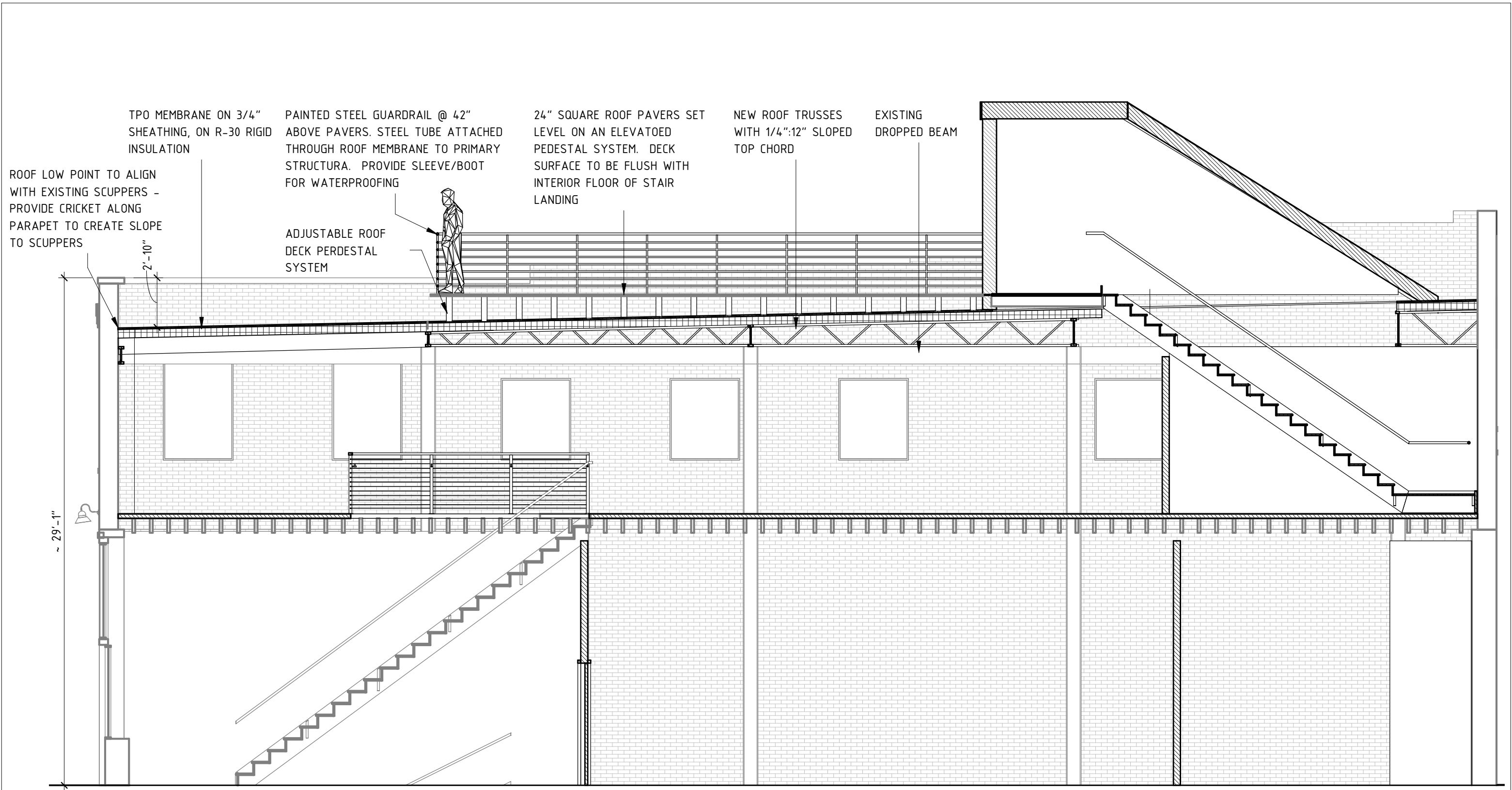




PAINTED STEEL GUARDRAIL @ 42"  
ABOVE PAVERS. STEEL TUBE  
ATTACHED THROUGH ROOF MEMBRANE  
TO PRIMARY STRUCTURE. PROVIDE  
SLEEVE/BOOT FOR WATERPROOFING

NEW STAIR TOWER WITH  
HARDIE LAP SIDING





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

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

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

NEW ROOF TRUSSES WITH 1/4":12" SLOPED TOP CHORD

EXISTING DROPPED BEAM

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

2'-10"

ADJUSTABLE ROOF DECK PEDESTAL SYSTEM

~ 29'-1"

BASEMENT BELOW - NOT SHOWN TO MAXIMIZE SCALE ON SHEET