



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Construct 42" metal fence

*Beyond this expiration date, NC Session Law 2021-03 grants an extension to all valid development permits until 150-days after NC Executive Order 116 is rescinded.

300 E Davie St

Address

Prince Hall

Historic District

Historic Property

COA-0097-2021

Certificate Number

5/27/2021

Date of Issue

11/27/2021*

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: Nicholas Zastrow, HH Architecture		
Mailing address: 1100 Dresser Court		
City: Raleigh	State: NC	Zip code: 27609
Date: May 25, 2021	Daytime phone #: (919) 828-2301	
Email address: nzastrow@hh-arch.com		
Applicant signature: <i>Nicholas C Zastrow</i> 5/25/2021		
<p>Minor work (staff review) – one copy</p> <p>Major work (COA committee review) – ten copies</p> <p> Additions > 25% of building sq. footage</p> <p> New buildings</p> <p> Demolition of building or structure</p> <p> All other</p> <p>Post approval re-review of conditions of approval</p>		<p>Office Use Only</p> <p>Transaction #: _____</p> <p>File #: <u>COA-0097-2021</u></p> <p>Fee: _____</p> <p>Amount paid: _____</p> <p>Received date: _____</p> <p>Received by: _____</p>
Property street address: 300 E. Davie Street Raleigh, NC 27601		
Historic district: Prince Hall Historic District		
Historic property/Landmark name (if applicable): N/A		
Owner name: Presbyterian Church USA, Contact Dr. James Hardy (919) 264-8951 drhardy@hardysmiles.net		
Owner mailing address: 300 E. Davie Street Raleigh, NC 27601		

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
N/A - Minor Work	

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? Yes <input type="radio"/> No <input checked="" type="radio"/>	Office Use Only Type of work: <u>35</u>
Did you consult with staff prior to filing the application? <input checked="" type="radio"/> Yes <input type="radio"/> No	

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).
		See Attached

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 <u>11/27/21</u> .	
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) <u>Emi Martin</u>	Date <u>05/27/21</u>

COA - Minor Work Application: **300 E. Davie Street, Raleigh, NC 27601****Design Guidelines Summary**Date of Application: **May 25, 2021**

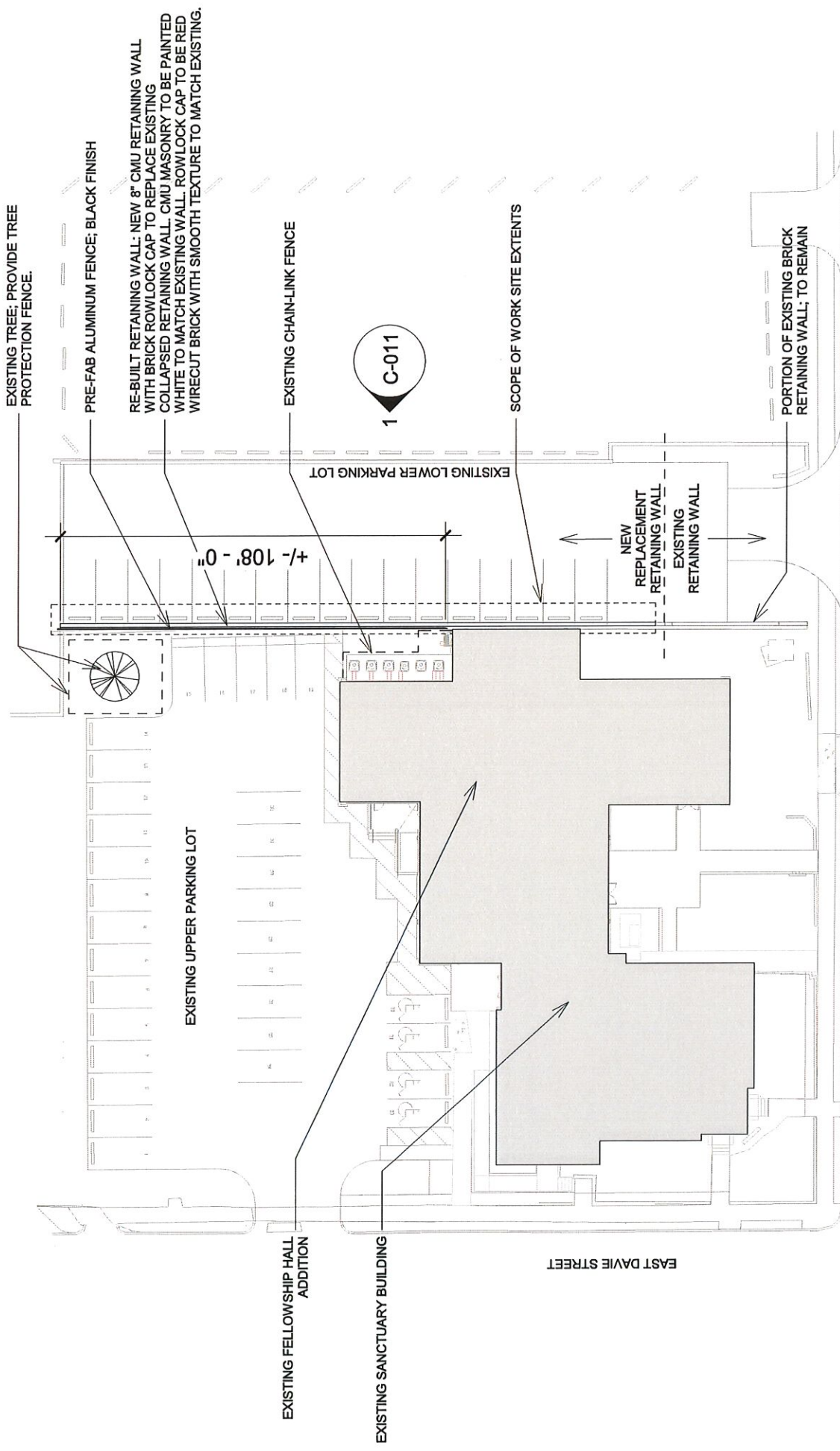
Description of Work:

The existing property, Davie Street Presbyterian Church, is located at the corner of East Davie Street and South Person Street in the Prince Hall Historic District (Previous COA Application 074-16-CA approved in 2016.) An existing site retaining wall that separates the lower parking lot from the upper parking lot collapsed and is being replaced in-kind, therefore requiring no formal approval as confirmed by staff. The height of the new wall matches the height of the existing wall and requires a railing for fall protection and per building code. **This Minor Work application is for the addition of an aluminum fence at guardrail height (42") along a portion of the retaining wall that is being replaced.**

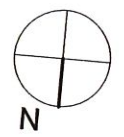
Existing Wall Replacement (Not part of this application but provided for reference:)

The section of wall that collapsed revealed this wall to be part of an old building where the top was cut away and the base left in place. It was not designed or modified to be a retaining wall (no reinforcement, no weeps, etc.) The collapsed wall will be removed and replaced with in-kind construction with additional structural reinforcement to match the height and exterior appearance of the original. The original wall is constructed of 12" concrete masonry units in a running bond pattern with a brick rowlock cap (utility size.) The vertical surface of the wall that faces the parking lot is painted. The new wall will also be painted.

section	page	topic	brief description of work
1.4.8	25	Section 1.4 Fences and Walls	RHDC Guidelines: Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the historic district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district or landmark.
			The new fence is 42" above the upper parking lot elevation and the material is pre-finished aluminum. See attached sheets for fence location, elevation, details and manufacturer's specifications. See wall section for location of fence relative to the lower parking lot and re-built retaining wall.
1.4.11	25	Section 1.4 Fences and Walls	It is not appropriate to introduce visually opaque screening plantings, walls, or fences taller than 42" or that are more than 65% solid into the front yard area (and/or street side yard area of a corner lot) unless historic evidence exists.
			The new fence, located in the side yard of the property, is less than 65% solid. Reference attached specification sheet and photographs for more information regarding the fence design.
1.3.7	23	Section 1.3 Site Features and Plantings	Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone of trees.
			There is one tree that is in proximity to the new fence in the corner of the upper parking lot. Reference the site plan for location and tree protection fencing. There are no other trees or significant site features that will be impacted by the project.



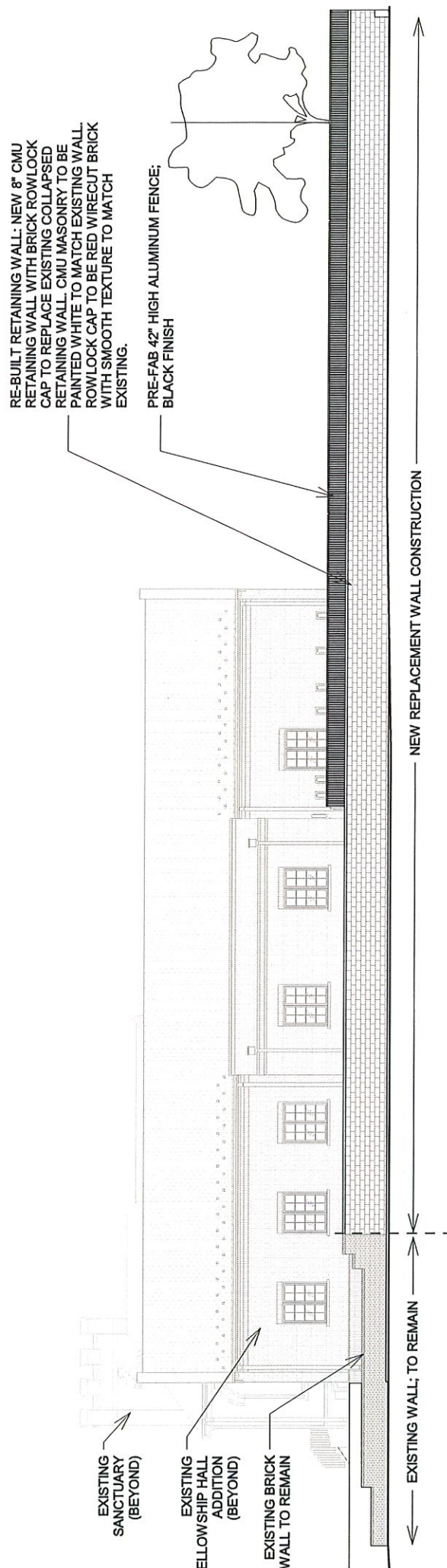
SOUTH PERSON STREET



DAVIE STREET PRESBYTERIAN CHURCH
 SITE FENCE
 05/25/21

SITE PLAN
 1" = 40'-0"

HH ARCHITECTURE



DAVIE STREET PRESBYTERIAN CHURCH
 WALL ELEVATION
 1" = 20'-0"
 SITE FENCE
 05/25/21

HH ARCHITECTURE



PRE-FAB 42" HIGH ALUMINUM FENCE;
BLACK FINISH

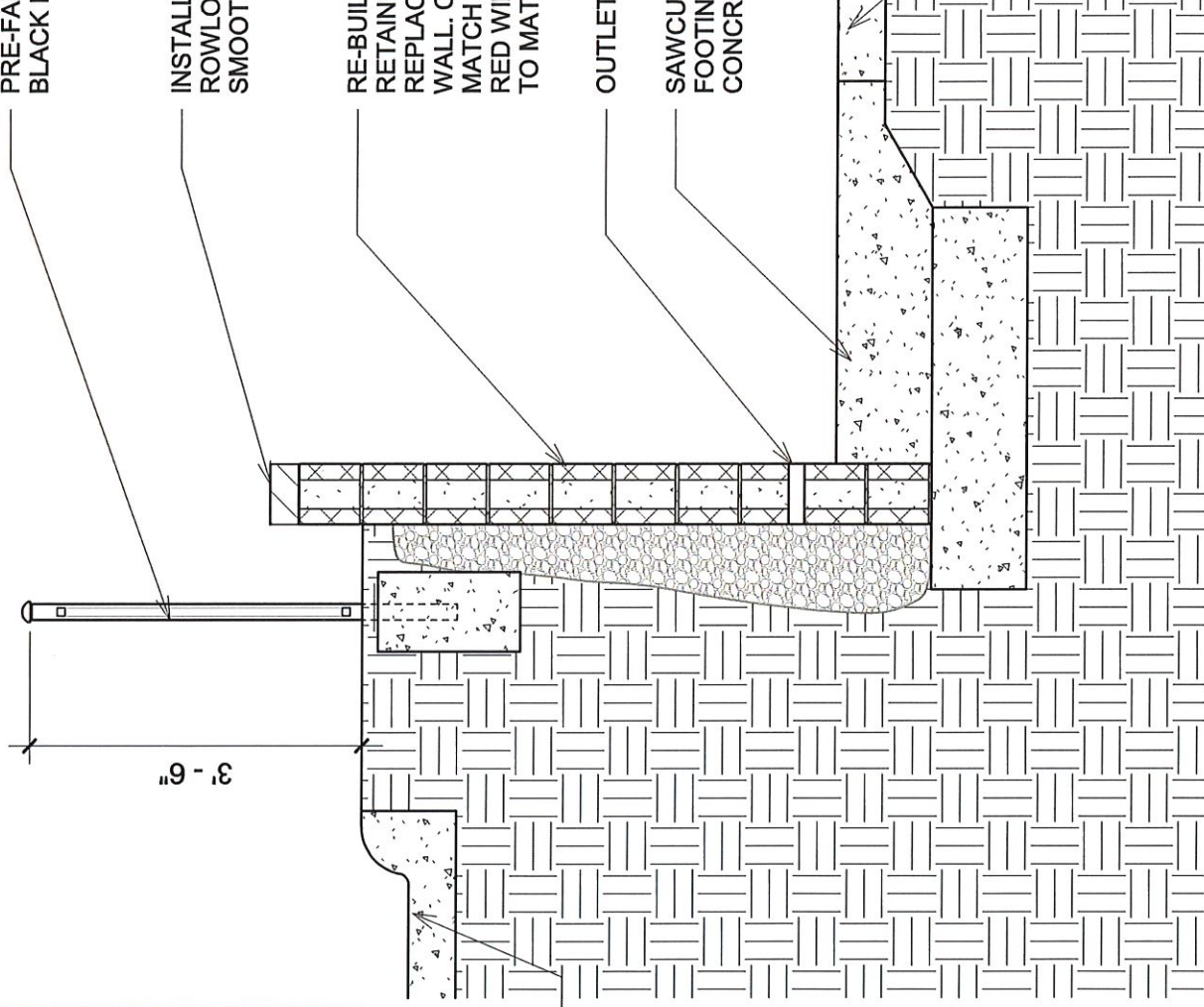
INSTALL MODULAR BRICK
ROWLOCK CAP, RED WIRECUT,
SMOOTH.

RE-BUILT RETAINING WALL: NEW 8" CMU
RETAINING WALL WITH BRICK ROWLOCK CAP TO
REPLACE EXISTING COLLAPSED RETAINING
WALL. CMU MASONRY TO BE PAINTED WHITE TO
MATCH EXISTING WALL. ROWLOCK CAP TO BE
RED WIRECUT BRICK WITH SMOOTH TEXTURE
TO MATCH EXISTING.

OUTLET DRAIN

SAWCUT SLAB TO INSTALL WALL
FOOTINGS. PATCH AND FILL WITH
CONCRETE PAVING.

EXISTING CONCRETE
PAVING.



EXISTING DRIVEWAY
PAVING.



DAVIE STREET PRESBYTERIAN CHURCH
SITE FENCE
05/25/21

WALL SECTION
1/2" = 1'-0"

HH ARCHITECTURE



SITE PHOTO: VIEW FROM LOWER PARKING LOT



SITE PHOTO: VIEW FROM LOWER PARKING LOT LOOKING FROM S. PERSON STREET



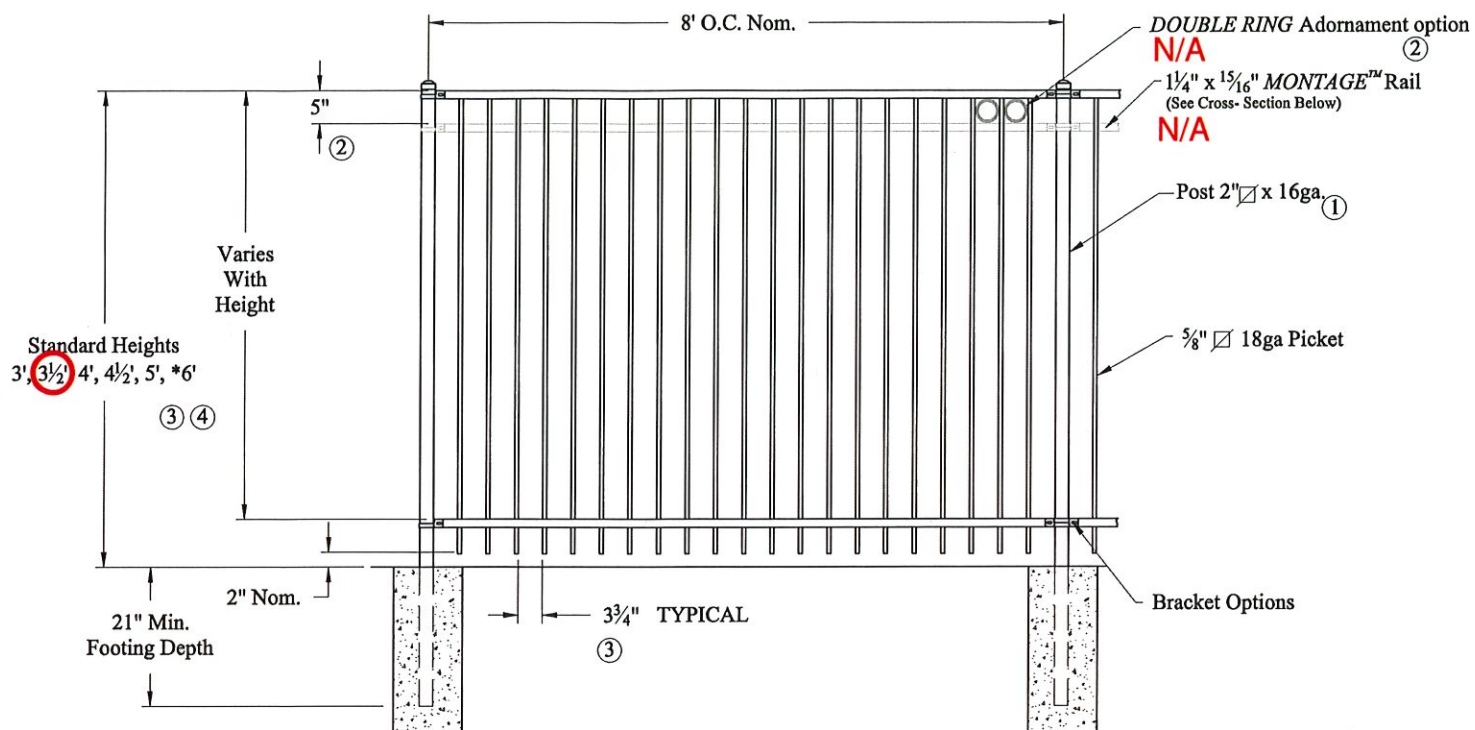
SITE PHOTO: VIEW FROM LOWER PARKING LOT LOOKING TOWARDS UPPER PARKING LOT



SITE PHOTO: VIEW FROM UPPER PARKING LOT



DAVIE STREET PRESBYTERIAN CHURCH
 SITE FENCE
 05/25/21

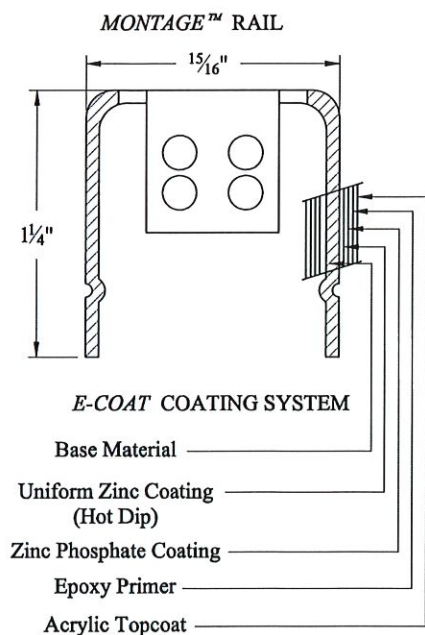


NOTES:

- 1.) Post size depends on fence height and wind loads. See *MONTAGE™* specifications for post sizing chart.
- 2.) Third rail required for *Double Rings*.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.
- 4.) Three rails required for 6' tall.

RAKING DIRECTIONAL ARROW

Welded panel can be raked 45° over 8' with arrow pointing down grade.

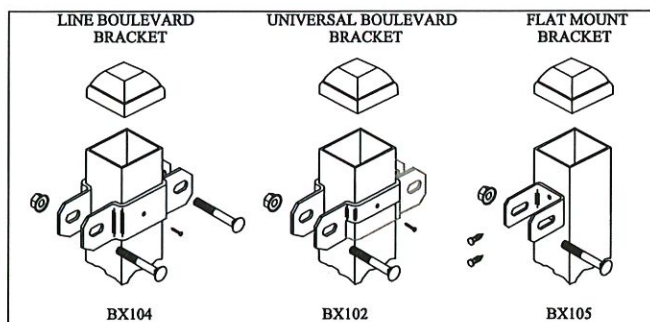


PROFUSION™ WELDING PROCESS

No exposed welds, Good Neighbor profile - Same appearance on both sides

MONTAGE™ RAIL

Specially formed high strength architectural shape.



RESIDENTIAL WELDED STEEL PANEL PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

RMISO

Title: MONTAGE MAJESTIC 2/3-RAIL

DR: CI SH . 1 of 1 SCALE: DO NOT SCALE

CK: ME Date 7-19-11 REV: c



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Fence Styles

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**FENCE STYLE
SELECTION**

3 Rail Panels

- Available in 3', 3 1/2', 4', 5' and 6' height
- Standard or flush bottom rail available
- 4" standard picket airspace or 3" Pet, Pool & Play picket airspace

2 Rail Panels

- Available in 3', 3 1/2', 4' and 5' heights
- standard or flush bottom rail available
- 4" standard picket airspace or 3" Pet, Pool & Play picket airspace

Colors

Black

**FENCE FINISH
SELECTION**

Bronze

