



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

## Project Description:

Install solar panels

1101 Haynes St  
1103 Haynes St  
1111 Haynes St

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Address

---

Historic District

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Pilot-Crompton Mill

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Historic Property

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COA-0128-2020

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Certificate Number

---

8/27/2020

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Date of Issue

---

2/27/2021

---

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, \_\_\_\_\_

Raleigh Historic Development Commission

A handwritten signature in blue ink that reads "Erin Morton".

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

Type or print the following:

Applicant name: Carrie Ehrfurth

Mailing address: PO Box 12929

City: Raleigh

State: NC

Zip code: 27605

Date: 08/10/2020

Daytime phone #: 919-434-1439

Email address: cehrfurth@hedgehogholdings.com

Applicant signature:

*Carrie Ehrfurth*

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-0128-2020

Fee: \_\_\_\_\_

Amount paid: \_\_\_\_\_

Received date: \_\_\_\_\_

Received by: \_\_\_\_\_

Property street address: 1101 Haynes Street and 1111 Haynes Street

Historic district:

Historic property/Landmark name (if applicable): Pilot Mills

Owner name: 1894 Building, LLC; 1903 Building, LLC; 1910 Building, LLC

Owner mailing address: PO Box 12929, Raleigh, NC 27605

**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
Stephan & Molly Kiefer, 1174 Haynes Street	William Pearson Hardy, 1170 Haynes St
Marshall & Patricia Jones, 1166 Haynes St	David Holt & Steven Corrado, 1162 Haynes St
William & Christine Lynch, 1158 Haynes St	Theresa Harrell, 1154 Haynes St
Larisa & Charles Lotz, 1150 Haynes St	Kimberly Wilson, 1146 Haynes St
David Stella, 1142 Haynes St	Leslie Fox, 1138 Haynes St
Kenzie Rakes & William Lutter, 1134 Haynes St	John & Jessica Donachy, 1130 Haynes St

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"/>	<b>Office Use Only</b> Type of work: <u>50</u>
Did you consult with staff prior to filing the application? Yes <input type="radio"/> No <input checked="" type="radio"/>	

Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
1.3.10	Site	Set Solar Panels to roof
2.5.11	Roofs	"
2.10.12	Sustainability and Energy Retrofit	"

<b>Minor Work Approval (office use only)</b> 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>02/27/2021</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) _____ Date <u>08/27/2020</u>

## **Minor Work COA Application**

Pilot Mill

1101 and 1111 Haynes Street

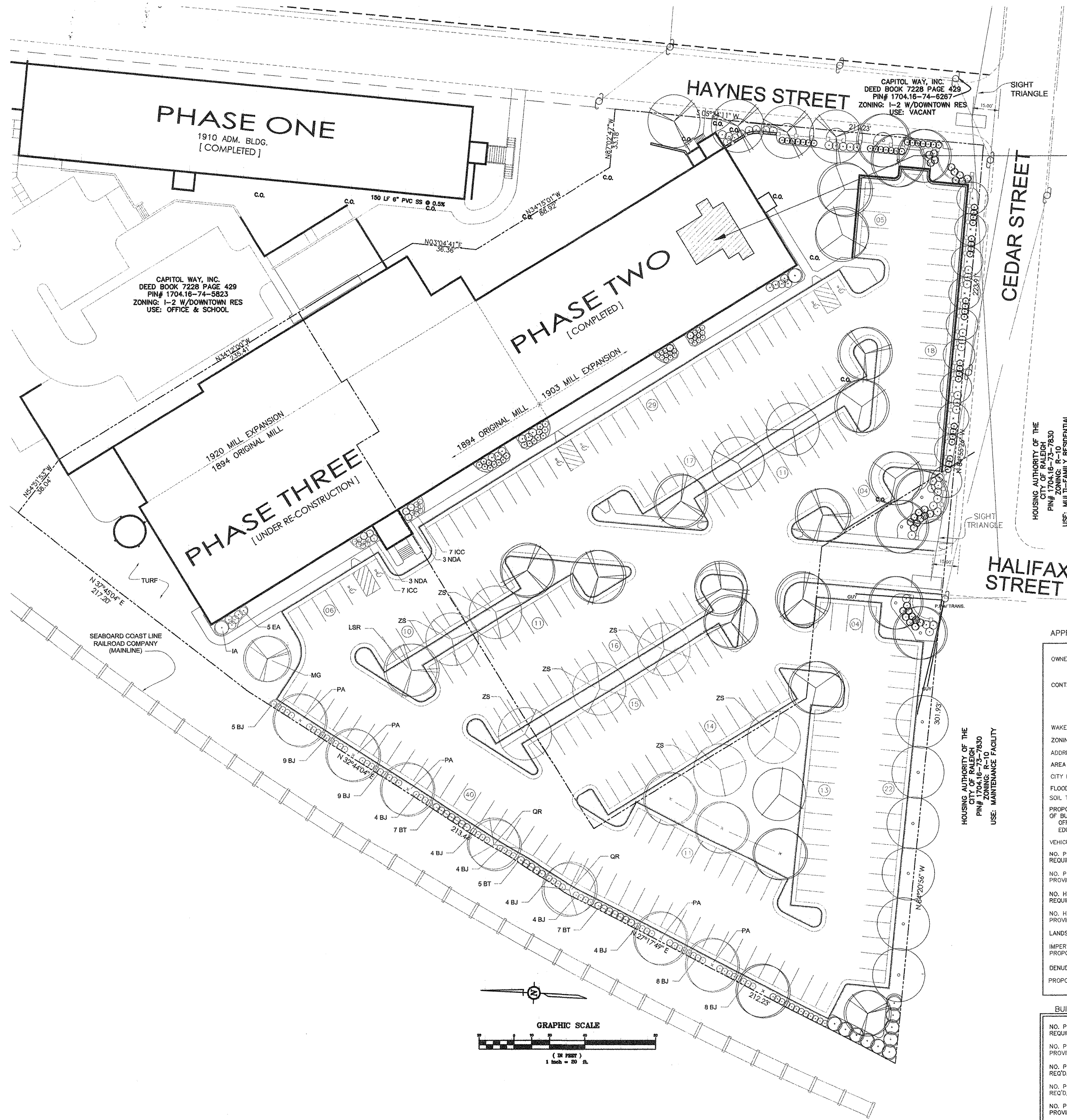
Raleigh, NC 27604

August 10, 2020

### **Description of Work**

We propose to install solar panels on the roofs of the two buildings at Pilot Mill. The panels will be installed on flat roofs or roofs with a very shallow pitch. They will be set back off the edge of the roofs by four feet in a configuration shown on the attached plan. An attached brochure shows the mounting hardware and the panels. These are low profile panels that are about 2 inches thick. They sit on racking hardware that is 8.3" from the roof deck, so the panels will, at most, sit 11" above the surface of the roof.





AREA OF MEZZANINE,  
766 SQ. FT. ADDITION  
\*\*MEZZ. ADDITION IS  
ENTIRELY WITHIN EXISTING  
HISTORIC STRUCTURE AND  
DOES NOT CHANGE SITE  
PLAN

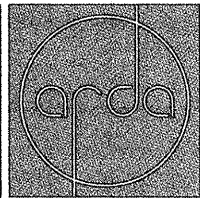
THIS AREA IS THE ONLY  
NEW WORK SEEKING PLAN  
APPROVAL. ALL OTHER  
INFO ON THIS SHEET IS  
EITHER EXISTING AND/OR  
APPROVED UNDER THE  
PERMIT NUMBERS:  
PHASE2 (142573) AND  
PHASE3 (11069)

SITE DATA TABLE  
APPROVED BY CITY OF RALEIGH PERMIT #142573

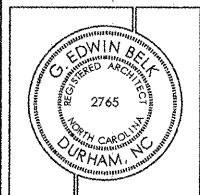
OWNER OF RECORD	CAPITOL WAY, INC. 118 ST. MARYS STREET RALEIGH, NC 27605
CONTACT PERSON	G. EDWIN BELK BELK ARCHITECTURE/ARDA 735 NINTH STREET DURHAM, NC 27705 (919) 286-2575
WAKE COUNTY P.I.N.	1704.15-74-3427
ZONING	1-2 W/DOWNTOWN RESIDENTIAL
ADDRESS	1101 HAYNES STREET
AREA OF TRACT	3,933 ± AC
CITY LIMITS	YES
FLOOD HAZARD ZONE	NO
SOIL TYPE	CECIL SANDY LOAM
PROPOSED GROSS SQ. FT. OF BUILDING	72,403 SF
OFFICE AREA	58,355 SF
EDUCATION	16,048 SF
VEHICULAR SURFACE AREA	85,167 SF
NO. PARKING SPACES REQUIRED (WHOLE BLDG.)	215
NO. PARKING SPACES PROVIDED (WHOLE BLDG.)	246
NO. HANDICAP SPACES REQUIRED	5
NO. HANDICAP SPACES PROVIDED	6
LANDSCAPE AREA	42,820 SF
IMPERVIOUS AREA PROPOSED	129,680 SF
DENUDED AREA	3.11 AC
PROPOSED USE	PRIMARY: OFFICE SECONDARY: EDUCATION

BUILDING ADDITION (MEZZANINE) DATA TABLE

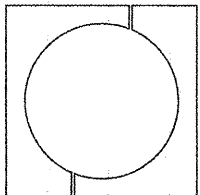
NO. PARKING SPACES REQUIRED, PHASE 2	116	(35,668 SF OFC. = 107, & 5,025 SF EDU. = 9)
NO. PARKING SPACES PROVIDED, PHASE 2	124	
NO. PARKING SPACES REQ'D., NEW MEZZANINE	2,298	(766 SF @ 3 SP./1000 SF)
NO. PARKING SPACES REQ'D., PH. 2+MEZZ. ADDTN.	119	
NO. PARKING SPACES PROVIDED, PHASE 2	124	
MEZZANINE S.F. IS LESS THAN 1% OF TOTAL EXIST. BLDG. AREA		



G. Edwin Belk Architecture  
735 Ninth Street  
Durham, North Carolina 27705  
919. 286. 2575 phone  
919. 286. 1906 facsimile  
ardabelk@mindspring.com



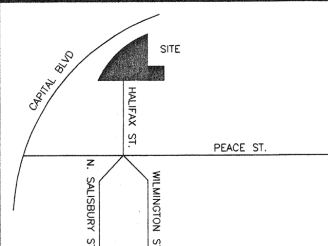
**GAILOR & ASSOCIATES**  
\*\*MEZZANINE ADDITION\*\*  
@PLOT MILL, RALEIGH, NC



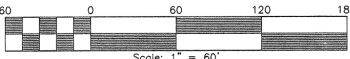
Project **PM\_GAILOR.m**  
Date **05 APRIL 2001**  
Issued **PERMIT**  
Revisions

Drawn By  
ARDA  
Content  
EXIST. SITE PLAN,  
PARKING PLAN,  
LANDSCAPING

Sheet  
**SP1.0m**



VICINITY MAP (NOT TO SCALE)



\*NOTE: PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD AS FOLLOWS:

- 1) PROPERTY IS SUBJECT TO MATTERS SHOWN ON MAP RECORDED IN BOMB 20, PG 140 OF THE WAKE COUNTY REGISTRY, INCLUDING A 10 PRIVATE SANITARY SEWER EASEMENT
- 2) PROPERTY IS SUBJECT TO MATTERS SHOWN ON MAP RECORDED IN BOMB 20, PG 407 OF THE WAKE COUNTY REGISTRY (BLANKET EASEMENT, CANNOT BE SHOWN ON PLAT)
- 3) PROPERTY IS SUBJECT TO MATTERS SHOWN ON MAP RECORDED IN BOMB 20, PG 1186 AND BOMB 200, PG 1400 OF THE WAKE COUNTY REGISTRY (CROSS-ACCESS EASEMENT IS A BLANKET EASEMENT AND CANNOT BE SHOWN ON PLAT, PRIVATE SANITARY SEWER EASEMENT IS DELINEATED ON BOMB 200, PG 1400 OF THE WAKE COUNTY REGISTRY, CANNOT BE SHOWN ON PLAT)
- 4) PROPERTY IS SUBJECT TO MATTERS SHOWN ON MAP RECORDED IN DB 8232, PG 1 OF THE WAKE COUNTY REGISTRY (BLANKET EASEMENT, CANNOT BE SHOWN ON PLAT)
- 5) PROPERTY IS SUBJECT TO MATTERS SHOWN ON MAP RECORDED IN DB 8299, PG 1509 (BLANKET EASEMENT, CANNOT BE SHOWN ON PLAT)
- 6) NOTICE OF BROWNFIELD PROPERTY AS RECORDED DB 8223, PG 939 AND DB 8223, PG 942 OF THE WAKE COUNTY REGISTRY

IN CONNECTION WITH THE CLOSING OF A MORTGAGE LOAN TO "THE 1910 BUILDING, LLC." BY SUN LIFE ASSURANCE COMPANY OF CANADA, THE UNDERSIGNED, UNDERSTANDING THAT LENDER WILL RELY UPON THE CERTIFICATIONS CONTAINED HEREIN IN MAKING AND DISBURSING SAID LOAN, HEREBY CERTIFIES TO LENDER, "SUN LIFE ASSURANCE COMPANY OF CANADA", AND BORROWER, "THE 1910 BUILDING, LLC", THAT:

1) THE SURVEY TO WHICH THIS CERTIFICATE IS ATTACHED, PREPARED BY THE UNDERSIGNED, A PROFESSIONAL REGISTERED LAND SURVEYOR, TRUE LINE SURVEYING, PC., ENTITLED "PROPERTY SURVEY OF THE 1910 BUILDING, LLC", WAS ACTUALLY MADE BY INSTRUMENT SURVEY UPON THE GROUND.

1) THE SURVEY TO WHICH THIS CERTIFICATE IS ATTACHED, PREPARED BY THE UNDERSIGNED, A PROFESSIONAL REGISTERED LAND SURVEYOR "TRUE LINE SURVEYING, PC", ENTITLED "PROPERTY SURVEY FOR THE 1910 BUILDING, LLC", WAS ACTUALLY MADE BY INSTRUMENT SURVEY UPON THE GROUND.

2) THE SURVEY WAS PREPARED IN ACCORDANCE WITH THE DOCUMENT ENTITLED "SUN LIFE ASSURANCE COMPANY OF CANADA REQUIREMENTS FOR SURVEYS TO BE FURNISHED IN CONNECTION WITH MORTGAGE LOANS" AND CONTAINS AND SHOWS ALL INFORMATION REQUIRED THEREBY.

3) THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON, INCLUDING WITHOUT LIMITATION, ALL SETBACK AND YARD LINES, ARE CORRECT.

4) THE TITLE LINES DESCRIBED IN THE MORTGAGE/DEED OF TRUST AND SECURITY AGREEMENT

5) THE SIZE, LOCATION AND TYPE OF BUILDINGS, STRUCTURES AND IMPROVEMENTS ARE AS SHOWN ON THE SURVEY, AND THE LINES OF ACTUAL POSSESSION ARE THE SAME.

6) SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS CONSTITUTE ALL OF THE IMPROVEMENTS ON SAID PREMISES AND ALL ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY.

7) THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND

8) BASED UPON A CAREFUL PHYSICAL INSPECTION OF THE PREMISES, THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY OVER, ENCROACHMENTS BY IMPROVEMENTS LOCATED ON ADJACENT

PROPERTY ONTO, OR USES AFFECTING, THIS PROPERTY OR EASEMENT AREAS EXISTING FOR THE BENEFIT OF LAND ADJACENT TO THIS PROPERTY, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY.

9) THERE ARE NO ENCROACHMENTS BY ANY OF THE IMPROVEMENTS LOCATED ON SAID PREMISES.

10) ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS OR THE SURVEY SHOWS THE POINT OF

11) THE PREMISES HAVE DIRECT ACCESS TO HAYNES STREET, A DEDICATED PUBLIC WAY.

12) THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE.

13) ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON

14) THE PARCELS DESCRIBED HEREON DO NOT LIE WITHIN ANY FLOOD HAZARD AREAS IN ACCORDANCE WITH THE DOCUMENT ENTITLED "DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION - SPECIAL FLOOD HAZARD AREA

DEVELOPMENT," FEDERAL BUREAU OF ADMINISTRATION, "RECORDS MANAGEMENT MAPS," AS AMENDED FROM TIME TO TIME. THIS SURVEY IS MADE IN ACCORDANCE WITH THE CURRENT EDITION OF THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM.

DATED: SEPTEMBER 11, 2002

TRUE LINE SURVEYING. PC

CURK T. LANE, PLS  
PROFESSIONAL LAND SURVEYOR  
1 - 3990

**LOT 165**

BEGINNING AT AN IRON PIPE FOUND ON THE NORTHERN RIGHT-OF-WAY OF CEDAR STREET, AND THE EASTERN RIGHT-OF-WAY OF HAYNES STREET; SAID POINT BEING S 73°39'04" E, 20.00' FROM THE NORTHERN RIGHT-OF-WAY OF CEDAR STREET; THENCE S 73°39'04" E, 10.00' TO THE NORTHERN RIGHT-OF-WAY OF HAYNES STREET; N 2°42'47" E, 19.84' TO AN IRON PIPE SET, THENCE S 65°08'49" E, 194.87' TO AN IRON PIPE SET IN THE WESTERN RIGHT-OF-WAY OF HARP STREET, THENCE S 2°45'35" W, 10.00' TO AN IRON PIPE FOUND IN THE NORTHERN RIGHT-OF-WAY OF CEDAR STREET, THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF CEDAR STREET N 73°39'04" W, 195.01' TO THE POINT OF BEGINNING, CONTAINING 0.899 AC. AND BEING ALL OF LOT 165 AS REFERRED BY A PLAT BY KENNETH COOK, INC., AND BEING RECORDED IN BOWEN 1996, IN THE COUNTY REGISTRY.

BEGINNING AT AN IRON PIN SET ON THE SOUTHERN-ROD-OF-WAY OF CEDAR STREET AND THE  
 WESTERN-ROD-OF-WAY OF HAINES STREET, SAID POINT BEING N 87°59'44" E, 20.00' FROM A  
 P. NAIL IN CENTERLINE OF LAYNES STREET, ALONG THE NORTH-ROD-OF-WAY OF  
 CEDAR STREET N 87°59'44" E, 20.00' TO AN IRON PIN SET, THENCE N 87°05'43" E, 30.04'  
 TO AN IRON PIN SET, THENCE S 87°05'43" E, 30.04' TO AN IRON PIN SET, THENCE A CHORD  
 LENGTH OF 602.03' AND A RADIIUS OF 282.479' TO AN IRON PIN SET, THENCE ALONG A CURVE WITH  
 A CHORD BEARING OF N 36°18'39" E, A CHORD LENGTH OF 76.42' AND A RADIIUS OF 282.479'  
 TO AN IRON PIN SET, THENCE S 41°19'20" E, 64.90' TO AN IRON PIN SET, THENCE S 73°24'  
 52.41' TO AN IRON PIN SET, THENCE S 34°19'20" E, 145.00' TO AN IRON PIN SET, THENCE  
 S 23°19'20" E, 188.00' TO AN IRON PIN SET, THENCE S 24°03'19" E, 171.24' TO THE  
 POINT IN THE WESTERN-ROD-OF-WAY OF HAINES STREET, THENCE S 24°03'19" E, 171.24' TO THE  
 POINT OF BEGINNING, CONTAINING 4.249 AC AND BEING ALL OF LOT 166 AS SHOWN ON PLAT  
 NO. 235, 1887, TO THE IRON PIN SET, BEING THE SOUTHERN-ROD-OF-WAY OF LAYNES STREET, BEING THE COUNTY CORNER

[illegible]

\*NOTE: THERE IS A ZERO SETBACK ON ALL LOT LINES

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

9-1202  
DATE

  
SURVEYOR

THIS SURVEY:

- ☐ 1) CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ 2) IS AN AMENDED ORDINANCE OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO A COUNTY OR MUNICIPALITY THAT REGULATES PARCELS OF LAND.
- ☒ 3) IS ONE OF THE FOLLOWING:
  - a) IS AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE EXISTING STREET.
  - b) IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
  - c) IS A CONTROL, SUCH AS A FENCE OR SIGN.
  - d) IS OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS OF LAND, OR A CHANGE OF USE OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ☐ 4) FROM THE INFORMATION AVAILABLE, THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION OF THE PROVISIONS (1) THROUGH (4).

7-12-02   
DATE SURVEYOR

STATE OF NORTH CAROLINA, WAKE COUNTY  
I, CHRIS T. LANE, DO HEREBY CERTIFY THAT  
THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN  
ACTUAL SURVEY MADE UNDER MY SUPERVISION USING  
REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT  
SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM  
INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION  
AS CALCULATED IS 1:100,000. THIS MAP WAS  
PREPARED IN ACCORDANCE WITH C.S. 47-30 AS AMENDED.  
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER,  
AND SEAL THIS 22 DAY OF Sept, A.D., 2002

THIS PLAT ACCURATELY DEPICTS THE LEGAL BOUNDARIES  
AND THE PHYSICAL LOCATION OF THE UNITS AND OTHER  
IMPROVEMENTS RELATIVE TO THOSE BOUNDARIES.

7/2-2  
DATE

  
SURVEYOR

NOT YET CONSTRUCTED  
MUST BE BUILT

BOM 1999 PG 900

LOT 167  
63859 SF  
1.466 AC  
BOM 2000 PG 1400

LOT 165  
39160 SF  
0.899 AC  
BOM 1999 PG 900

ADDITIONAL PARKING TRACT  
DECLARATION OF PARKING  
EASEMENT, DB 8332, PG 21  
WAKE COUNTY REGISTRY

POTENTIAL PHASE TWO  
SUBJECT TO SPECIAL  
DEVELOPMENT RIGHTS  
(ARTICLE 16 & EXHIBIT D,  
DECLARATION OF CONDOMINIUM)

RECIPIENT: SUN LIFE ASSURANCE COMPANY OF CANADA  
SC 1307  
ONE SUN LIFE EXECUTIVE PARK  
WELLESLEY HILLS, MA 02481-5699

*THE 1910 BUILDING, LLC*  
RALEIGH TOWNSHIP, WAKE COUNTY  
NORTH CAROLINA  
SEPTEMBER 11, 2002

*TRUE LINE SURVEYING, P.C.*

190 CLAYTON COMMERCE CENTER  
CLAYTON, N.C. 27520  
TELEPHONE: (919) 359-0427  
FAX: (919) 359-0428  
email: [tlurveying@msn.com](mailto:tlurveying@msn.com)

SURVEYED BY:	JASON F.
DRAWN BY:	JARRODD
CHECKED BY:	CURK
DRAWING NAME:	1910BLDG.
SURVEY DATE:	N/A
JOB NO.	128 001

### LEGEND

○	IFF	IRON PIPE FOUND
□	IPS	IRON PIN SET
■	CMF	CONCRETE MONUMENT
◆	PKNX	PARKER-KALON NAIL
●	PKNR	PARKER-KALON NAIL
○	RBS	RAILROAD SPIKE
○	CP	COMPUTED POINT
P/P		POWER POLE
R/W		RIGHT OF WAY
S.F.		SQUARE FEET
ACRE		ACRE
TM		TAX MAP
DB		DEED BOOK
PLB		PLAT BOOK
PG		PAGE
BSM		BOOK OF MAPS
LN		LINEAL FEET
OPW		OVER HEAD POWER
		WIRE
100'		STREET ADDRESS
---		LINE NOT SURVEYED







## 1894 and 1903 Buildings

1894 Building

Solar Panels are not visible on this section of roof.

1903 Building

Panels are just slightly visible above the roof line along this elevation. It looks like 3-3.5 inches could be visible above the roofline depending on the viewer's vantage point.

Solar Panels are just slightly visible above the roofline along this elevation. Possibly 3-3.5" could be visible above the roofline.







**1910 Building:**  
Solar Panels are not  
visible above the roof  
line on this building.



The Pilot Mill 1894 and 1903 Buildings are difficult to see from the road. The trees effectively screen the building from the street. I walked all the way around the building to see where they are visible and took the following photos.















Solar Panels are not visible from the ground on this elevation because the plan shows the panels sitting more than 8' away from the edge.

Our maintenance man set up a wood block on the roof deck that was 11.5 inches high in the planned panel location to see if I could see it from the road. I could not. .

### **1903 Building**







Solar Panels are not visible from the road on these elevations.





Handyman holding 9.5" block, 3" of panels may be visible

1903 Building



**Handyman holding 9.5" block, panel not visible**

**1894 Building**





**Handyman holding 9.5" block, panels may be ~3 inches visible**



**1894 Building**



Solar Panels are not visible from the ground on these elevations.





**1894 Building**



Solar Panels are not visible from the ground on these elevations.





Handyman holding 9.5" block, ~3 inches of panel may be visible

1903 Building





Solar Panels are not visible  
from the ground on this  
elevations.

**1903 Building**







Solar Panels are not visible from the ground on these elevations.





Solar Panels are not visible from the ground on these elevations.

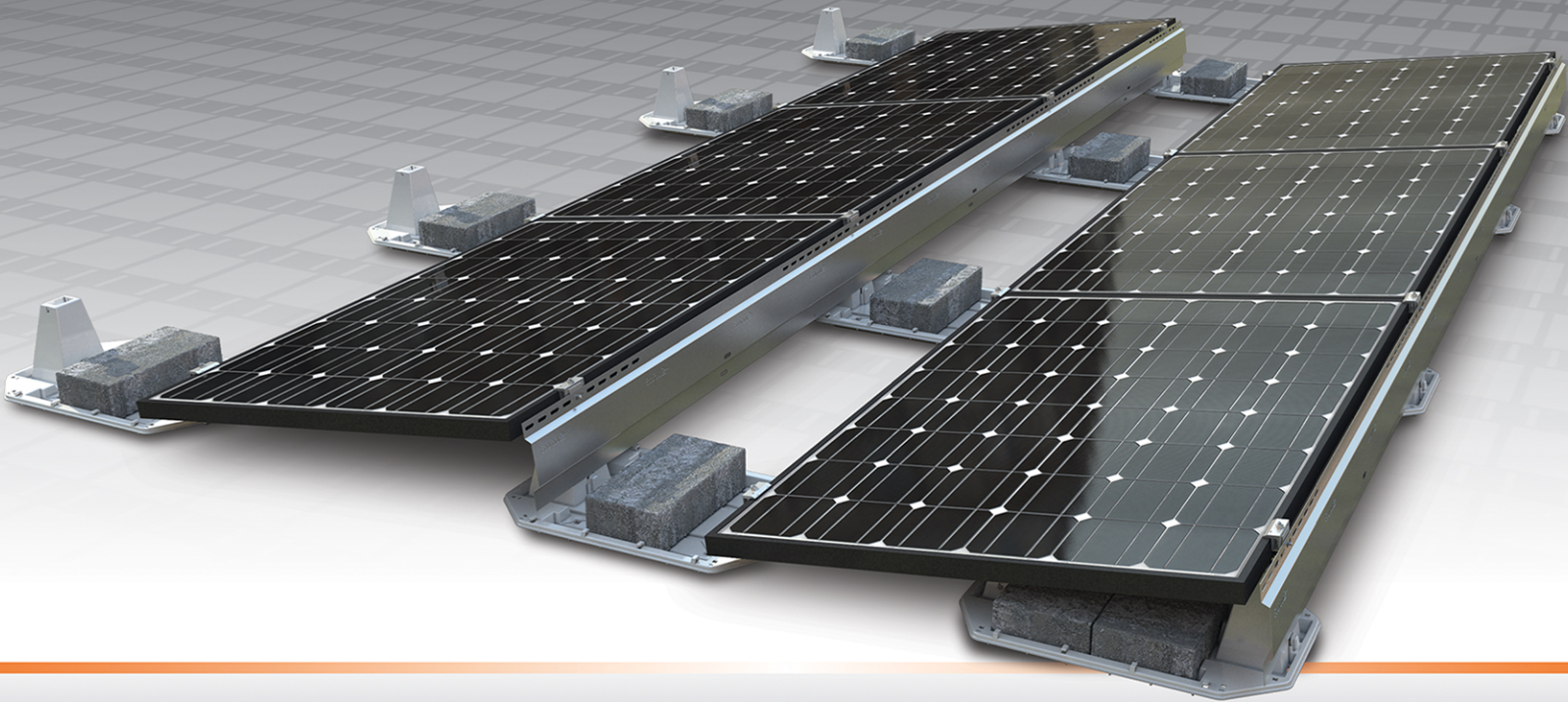




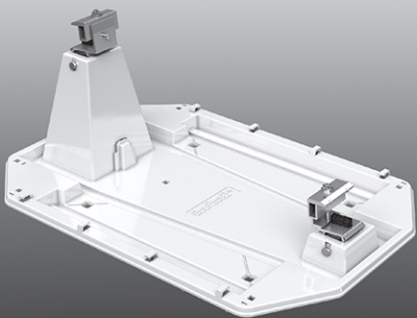
# EcoFoot2+<sup>®</sup>

## The next step in the EcoFoot Line:

The PV installation professionals tested EcoFoot2, helped us find ways to make it better, and the result is EcoFoot2+<sup>®</sup>. More validation, fewer parts, and increased design flexibility.

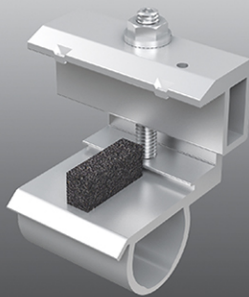


## Three main components (six with the push pin & nut)



### The Foot

The white UL listed resin's heat deflection properties are an advantage on fully exposed roof tops.



### Preassembled Universal Clamp

The new preassembled universal clamp achieves integrated grounding without the use of grounding washers.



### Wind Deflector

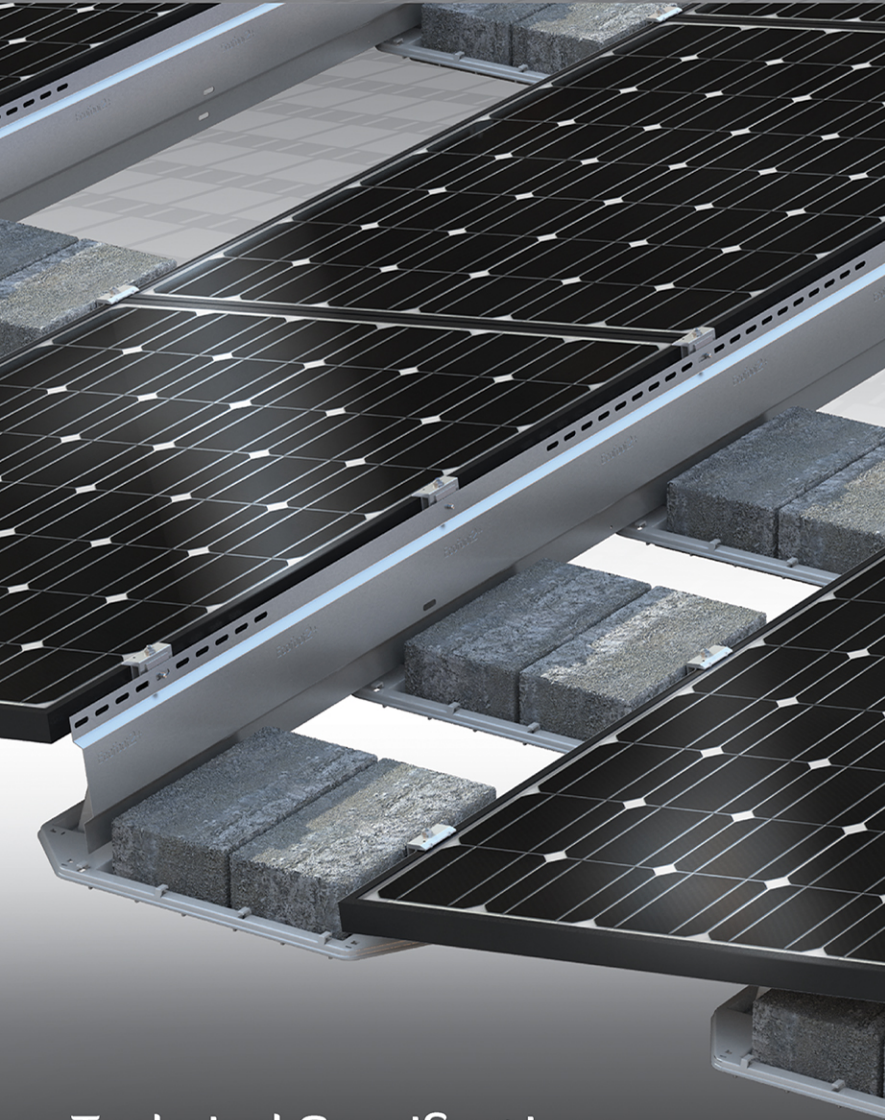
Our deflector is galvanized with a G90 steel or if you rather you can elect the aluminum option





# EcoFoot2 + Installer Feedback = EcoFoot2+

The EcoFoot2+® design enhancements increase the product's ability to satisfy the most difficult site or rooftop conditions. The ability to tuck the foot or insert at any point along the module frame allows the system to work in tight spaces, distribute weight more evenly, or increase ballast capacity to support wind speeds up to 150mph.



## System Benefits

- Low part count
- Rapid system deployment
- Preassembled Universal Clamp
- Increased design flexibility
- More ballast capacity

## Validation Summary

- Fire Tested for commercial rooftops
- SEAOB Seismic Compliant
- Wind Tunnel and CFD Tested
- UL 2703 Qualified, Bonding/Grounding
- Structurally tested

## Technical Specifications

**Dimensions:** 26.5"L x 18.25"W x 8.3"H

**Weight:** 4 lbs.

**Module orientation:** Landscape and Portrait

**Module tilt angle:** 5° & 10°

**Module inter-row spacing:** 18.5"

**Roof pitch:** 0°-7°

**Ballast requirements:** 4"x8"x16"

**Warranty:** 25 years



340 W State St, Unit 22, Athens, OH 45701 | 740-249-1877 | [www.ecolibriumsolar.com](http://www.ecolibriumsolar.com)



**EcolibriumSolar®**



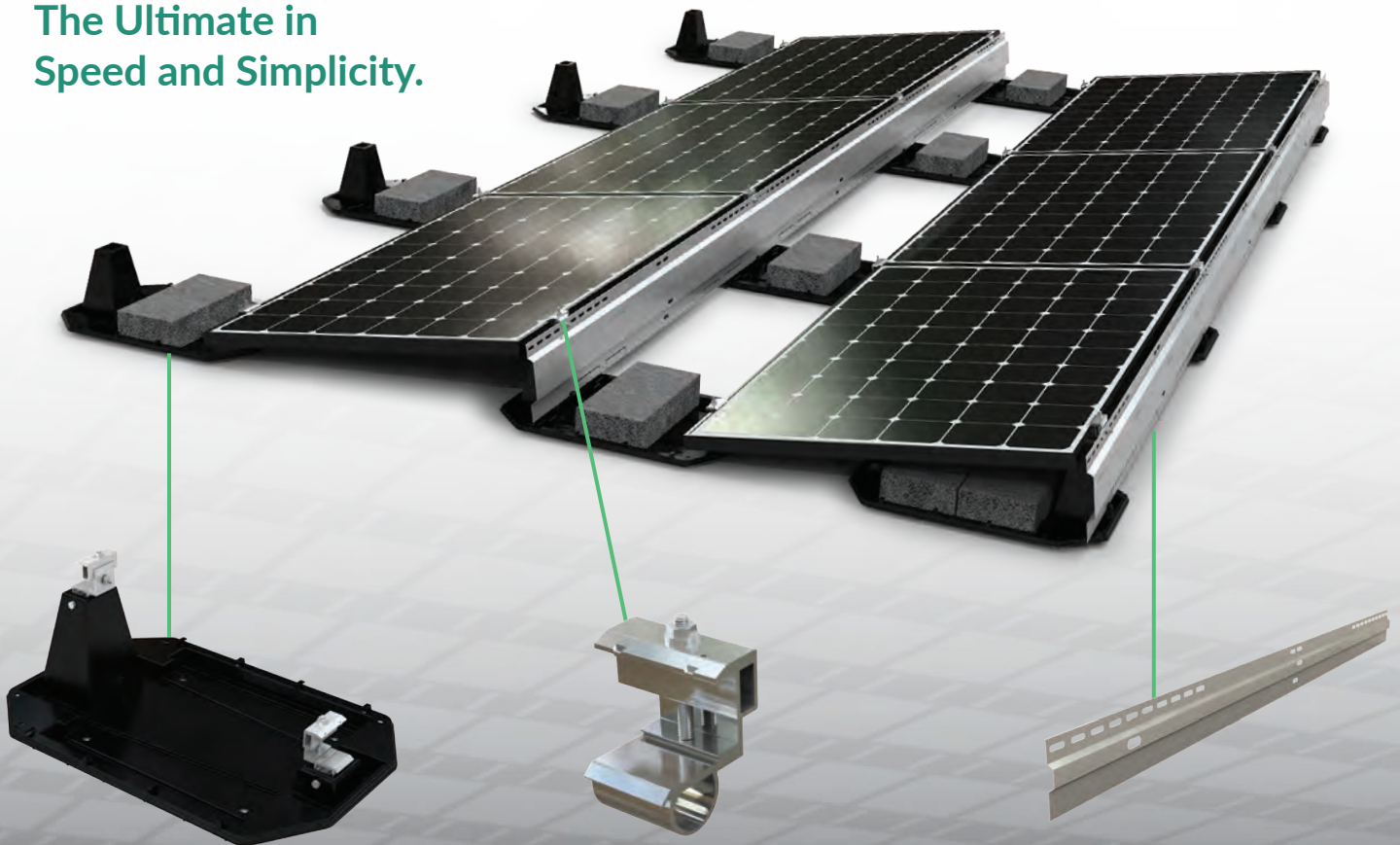
# EcoFoot2<sup>®</sup>+

## Ballasted Racking System

### Installer-Preferred for Low-Slope Roofs

Three Main Components.

The Ultimate in  
Speed and Simplicity.



#### Base

UL-Listed ASA based resin is a durable material commonly used for automotive and construction products. Wire Clips are built-in for easy wire management. Class A fire rated and UL2703 Certified.

#### Universal Clamp

The preassembled Universal Clamp is ready to go right out of the box. Simply drop the Clamp into the Base. Integrated Bond Pin achieves integrated grounding without the use of grounding washers. Fits 30-50mm module frames with a single component.

#### Wind Deflector

Corrosion-resistant wind deflector on every module helps minimize uplift, reduce ballast requirements and carries UL2703 validated ground path from modules and racking components.



EcolibriumSolar

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# Pure Performance

## Unbeatable, Right Out of the Box.

No other racking products install flat roof arrays better than EcoFoot2+ Racking Solution. Installers prefer EcoFoot2+ because it's fast, simple, and durable. The line-up is unbeatable:

- Ready-to-go, preassembled components and simple installation
- No PV panel prep required: bases self-align
- Low-effort roof layout, just two chalk lines required
- No training required, 5-minute learning curve

## Master the Most Challenging Rooftop



Stackable Bases fit up to 50kW of Bases delivered on a standard pallet.

### System Benefits

- Low part count
- Rapid system deployment
- Preassembled Universal Clamp
- Increased design flexibility
- More ballast capacity
- Simplified logistics
- Ship up to 50kW per pallet

### Validation Summary

- Certified to UL2703 Fire Class A for Type I and II modules
- Certified to UL2703
- Grounding and Bonding
- Wind tunnel tested to 150mph
- SEAOC seismic compliant
- CFD and structurally tested
- DNV GL rated at 13.5 panels per installer-hour

## Technical Specifications

Dimensions: 26.5"L x 18.25"W x 8.3"H

Typical System Weight: 3.5–6 lbs. per sq. ft.

Module orientation: Landscape/Portrait

Tilt angle: Landscape 10°/Portrait 5°

Module inter-row spacing: 18.9"

Roof pitch: 0° to 7°

Clamping range: 30-50mm

Ballast requirements: 4" x 8" x 16"

Warranty: 25 years

Slip sheets: not required by Ecolibrium Solar.

If required by roofer, use 20"x29" under Base.



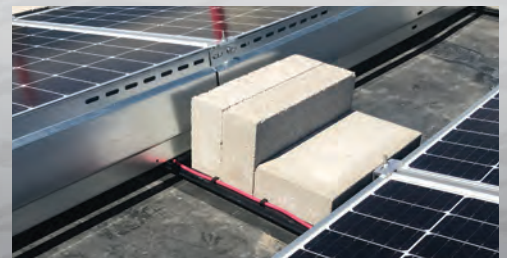
Commercial



Residential



Design Flexibility



Wire Management Built-In



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EcoFoot2+ Sales Sheet v2.1 121919

## Morton, Erin

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**From:** Morton, Erin  
**Sent:** Thursday, August 27, 2020 10:15 AM  
**To:** Carrie Ehrfurth  
**Cc:** Tully, Tania; Kinane, Collette  
**Subject:** COA-0128-2020 (1101 Haynes St) Minor Work  
**Attachments:** Blue Placard.pdf

Carrie,

With the additional information provided, we have determined that the proposed work meets the Guidelines. The COA application for your project at 1101 Haynes Street has been approved. In order to limit the number of people entering the City office buildings, we'll be mailing you the signed application and blue placard. It is currently taking a bit longer for mail to be processed through our internal system, as well as the US Postal Service. In the meantime, please find a digital copy of the placard attached.

You should present the blue placard to the Development Services staff for any permits you may need related to this project. We also ask that the placard be posted in a publicly visible location on the property for the duration of the project work. Please let us know if you have any questions.

Best,  
Erin

## Erin Morton

Preservation Planner II

## City of Raleigh

Planning and Development  
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**From:** Carrie Ehrfurth <[cehrfurth@hedgehogholdings.com](mailto:cehrfurth@hedgehogholdings.com)>  
**Sent:** Wednesday, August 26, 2020 5:01 PM  
**To:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>  
**Subject:** COA for solar at Pilot Mill

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Thanks for your helpful message yesterday. I've talked to our team about the COA application and they have agreed convert it to a major works COA in the interest of time. We are providing the requested photos of the building from the parking lot as a courtesy and because the owner wishes to get this underway. We are up against a tight deadline to get under contract and get the panels before the end of the year. As I mentioned

before, our previous guidance from your office was that this would be a Minor Works COA and we relied on that fact in our planning timeline. Now we find ourselves facing the possibility that we may miss this window for the project as solar tax credits are changing next year and there is a growing scarcity issue with the panels.

With that in mind, may we please be put on the Sept. agenda? I submitted the original application to your office on 8/10 before the Sept. deadline, and we have been supplementing the application with additional information. It would make a tremendous difference to our project.

I've attached a pdf showing the photos you requested. You'll see that from different spots on our property, the panels may be just slightly visible (maybe 3" of the panels height). It is very minimal and less visually disruptive than the HVAC units that already sit on the roofs.

I truly appreciate all your help and guidance.

Take care,

Carrie

Carrie Ehrfurth

Hedgehog Holdings, LLC

PO Box 12929

Raleigh, NC 27605

(919) 755-2250 office

(919) 755-2251 fax

## Morton, Erin

---

**From:** Morton, Erin  
**Sent:** Tuesday, August 25, 2020 11:24 AM  
**To:** Carrie Ehrfurth  
**Cc:** Tully, Tania; Kinane, Collette  
**Subject:** RE: COA-0128-2020 (1101 Haynes St) Minor Work

Carrie,

Thank you for providing some of the additional information needed. The explanation regarding the ballast anchoring system and clarification of total system height is particularly helpful. The RHDC's [Design Guidelines for Raleigh Historic Districts and Landmarks](#) is the document used to determine whether the work request is congruous with the historic character of the site. Staff is only able to approve applications at the minor work level which are not substantial, clearly meet the Design Guidelines, and are not of a precedent setting nature. The relevant paragraph in the [RHDC Bylaws](#) states: *"Minor Work projects are reviewed by the staff. Staff will refer Minor Work projects to the COA Committee for review if in staff's judgment the change involves alterations, additions, or removals that are substantial, do not meet the guidelines, or are of a precedent-setting nature."*

The number of solar panels proposed to be installed may be considered substantial in itself, as all solar panel COA approvals up to this point have been associated with a small number of panels installed on non-character-defining facades of smaller residential lots. Without definitive evidence that the solar panels requested will not be visible, staff is not able to approve the request as a minor work. Please provide the requested photographs demonstrating that the panels will not be visible. The other option is to go ahead and convert the application to a major work COA for the committee to review. The requested photographs would also be part of the required materials to consider the major work application complete. Let us know how you would like to proceed. Thank you.

Best,  
Erin

**Erin Morton**

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-----Original Message-----

From: Carrie Ehrfurth <[cehrfurth@hedgehogholdings.com](mailto:cehrfurth@hedgehogholdings.com)>  
Sent: Monday, August 24, 2020 8:35 AM  
To: Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>  
Cc: Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>  
Subject: Re: COA-0128-2020 (1101 Haynes St) Minor Work

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Hi Erin,

I tried calling you on Friday because I wanted to talk through a couple questions. I was giving the building owner an update on our COA status. He asked what guidelines are being applied to our application (he's an attorney). I have been referencing 2.5.11 and 2.10.12 in my conversations with him which specifically say panels shouldn't be visible from the street. Most of the photos you have requested are from the private parking lot for the building. I would appreciate you giving me the specific guideline(s) that applies so I can explain better to the owner and make sure I can keep moving this forward.

As for the additional information you requested:

1. A site plan showing the locations on the roof where there are parapet walls on both buildings.
2. A old landscaping plan.
3. The brochure showing the racking system. It is a system that is held down by ballast (shallow cinder blocks). The system is designed to sit on the roof without penetrating the building more than a few times. I have spoken to the panel provider and the height of the racking system + panel at its highest point is 9.5", and at its lowest point, it is 3.4".
4. All of the other equipment shown on the plans I originally sent is existing HVAC equipment.

Thank you and take care!  
Carrie

> On Aug 20, 2020, at 1:23 PM, Morton, Erin <Erin.Morton@raleighnc.gov> wrote:  
>  
>

## Morton, Erin

---

**From:** Morton, Erin  
**Sent:** Thursday, August 20, 2020 1:24 PM  
**To:** Carrie Ehrfurth  
**Cc:** Tully, Tania; Kinane, Collette  
**Subject:** RE: COA-0128-2020 (1101 Haynes St) Minor Work  
**Attachments:** Pilot Mill perspective photos.pdf

Carrie,

Please see attached for examples of the additional perspective photos we would like to see. Of primary concern is what may be visible along Haynes Street for the building that is not parallel with the street. We also need to see perspectives from the parking lot areas for each building. We need to be able to clearly determine that the final solar panel installation will not be visible from any of these areas in order to review the application as a minor work. Your aid in helping us make that determination is greatly appreciated.

The previously requested information of a full site plan for context and a roof plan identifying the areas where roof parapets or other edging materials sit higher than the finished roof surface, and how high above the roof surface they rise, would also be tremendously helpful. Please send the photographs and any additional materials at your earliest convenience. Thank you.

Best,  
Erin

**Erin Morton**

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**From:** Carrie Ehrfurth <[cehrfurth@hedgehogholdings.com](mailto:cehrfurth@hedgehogholdings.com)>  
**Sent:** Wednesday, August 19, 2020 3:01 PM  
**To:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>  
**Cc:** Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>  
**Subject:** Re: COA-0128-2020 (1101 Haynes St) Minor Work

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Hi Erin,



Thanks for working through this with me. This is a dream project we've long wanted to complete. In fact, we've discussed it with Tania twice when we explored the possibility in the past (2013 and 2019). In the past, panel costs were prohibitive, but the economics are finally in our favor.

I went out to Pilot Mill yesterday and today to look carefully at the visibility of the planned solar panels. Our understanding of the RHDC design guidelines are that panels should be installed so they are not visible from the street (Both 2.5.11 and 2.10.12 specifically state this). The trees around the perimeter of the Pilot Mill main parking lot make it very difficult to see the building and the roof of the building from the public streets. I've included photos from my walk around the 1894 and 1903 Building. I also included photos of the 1910 Building that is not screened by trees. My maintenance man (who you'll see in the photos) placed a 11.5" block in the planned locations of the solar panels at various points along the roofline, and I took photos to see if the panels would be visible. They were not. I've attached a pdf showing the photographs I took.

My two previous conversations with Tania regarding solar panels and the RHDC guidelines led us to believe that visibility from the street is the important limitation to the panel placement. This is also why we felt confident that this was going to be a minor works COA. We have based contract planning and negotiations on these facts, and I believe we are well within the guidelines for this project.

I appreciate your attention and consideration while we work out the details.

Take care!  
Carrie

Carrie Ehrfurth

Hedgehog Holdings, LLC

PO Box 12929

Raleigh, NC 27605

(919) 755-2250 office

(919) 755-2251 fax

---

**From:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>  
**Sent:** Tuesday, August 18, 2020 12:06 PM  
**To:** Carrie Ehrfurth <[cehrfurth@hedgehogholdings.com](mailto:cehrfurth@hedgehogholdings.com)>  
**Cc:** Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>  
**Subject:** RE: COA-0128-2020 (1101 Haynes St) Minor Work

Carrie,

That would be a great experiment to run. Our primary concern relates to the shallow gable roof visible from Haynes Street, but we really need to understand the potential visibility from all areas. We will look for your photos whenever you are ready.

Best,  
Erin

## Erin Morton

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**From:** Carrie Ehrfurth <[cehrfurth@hedgehogholdings.com](mailto:cehrfurth@hedgehogholdings.com)>

**Sent:** Tuesday, August 18, 2020 11:37 AM

**To:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>

**Cc:** Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>

**Subject:** Re: COA-0128-2020 (1101 Haynes St) Minor Work

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Hi Erin,

Thanks so much for getting back to me about this. Our solar installation contractor felt that the panels would not be visible from street level as they must be set back from the edge of the roof by 4'. Today I'm going to go over and take some photos of an 11.5" block of wood set at 4' from the edge of the roof in various places around the buildings to test that assertion. I should be able to send you the resulting photos this afternoon.

Take care!  
Carrie

Carrie Ehrfurth

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---

**From:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>  
**Sent:** Tuesday, August 18, 2020 7:41 AM  
**To:** Carrie Ehrfurth <[cehrfurth@hedgehogholdings.com](mailto:cehrfurth@hedgehogholdings.com)>  
**Cc:** Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>  
**Subject:** COA-0128-2020 (1101 Haynes St) Minor Work

Hi Carrie,

Thank you for submitting a minor work COA application. After completing an initial review, we are not able approve the work request as staff at the minor work level. The request does not clearly meet the RHDC's [Design Guidelines](#), specifically Guideline 2.5.11. Although the installation of solar panels is listed as a minor work category in our list of work, due to the location and possible visibility of the panels, it has the potential to be a precedent-setting decision. It is potentially approvable by the COA Committee, but it requires an interpretation that staff cannot provide. We are able to convert the application to a major work on your behalf and it would be heard at the COA Committee's October 22<sup>nd</sup> meeting. Please let us know if you would like to pursue this option.

Some additional items that would be required in order consider the application complete are a scaled site plan, showing the two buildings to receive solar panels in context with the full site. Please also provide several contextual photographs of the buildings from all angles, including the adjacent streets and parking lots. On the diagram provided, it would be helpful to note the location of any parapets and their height from the roof surface.

Please also provide additional information on the solar panel equipment itself. The written description states that the panels will be 8" high, but the manufacturer's info provided states that the assembly reaches 11". How will the panels be mounted to existing roof? Is there any other equipment involved in the installation? If so, what are its dimensions, including height? It is difficult to tell from the diagram provided whether there is additional equipment proposed or if it is simply existing HVAC equipment.

Please let us know if you have any questions and how you would like to proceed. Thank you.

Best,  
Erin

**Erin Morton**

Preservation Planner II

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