

COA

CERTIFICATE OF APPROPRIATENESS City of Wilmington Historic Preservation Commission

To: North Carolina Department of Transportation, Owner

Location: 00 and 100 block South 3rd Street; 200 and 300 block of Dock Street

Date: June 13, 2019

Expires: December 13, 2019

Tax parcels: Public right-of-way

COA Number: MJW -19-45



DESCRIPTION OF APPROVED PROPOSAL:

In accordance with the Historic Preservation Commission Order Granting A Certificate Of Appropriateness With Conditions dated June 13, 2019, this COA is issued to extend the center median and build pedestrian crosswalk improvements in the 00 and 100 block of South 3rd Street, and portions of the 200 and 300 block of Dock Street.

Details as shown on the drawings, plans, photographs, submittals and narrative statement contained in the application, and supplemental materials and statements made at the May 9, 2019 meeting are a part of this request and certificate unless otherwise noted.

Conditions:

- 1) Any historic bricks or paving materials that are removed from the street as a result of project construction shall be salvaged for use by the City of Wilmington.
- 2) The Historic Preservation Planner along with the City Arborist shall review and approve any landscaping that may be installed in the median supplementary to the proposed sod.
- 3) The ADA mats at the sidewalk curb cuts shall be black to match the ones at the intersection of South 3rd and Ann Streets.

All work to be completed in a workmanlike manner.

Applicant must secure all necessary permits and approvals before work may commence.

This C.O.A. shall expire on **December 13, 2019**. An extension of time, not to exceed six (6) months, may be granted by the Secretary of the Commission or a designee, provided an application for such extension is submitted prior to the expiration of this C.O.A. The Secretary shall inform the Commission of any extension of time. The Historic Preservation Commission may grant an extension of a C.O.A., for any length of time deemed appropriate, provided an application for such extension is submitted in writing to the commission prior to the expiration of the original C.O.A. or any extension.

Placard Must Be Posted

While Work Approved by this COA is Being Conducted

Any proposed changes from the scope of work approved under this COA must be reviewed for compliance with the Historic District Guidelines. Contact Historic Preservation Planning at 254-0900.

A final zoning inspection is required once work approved under this Certificate of Appropriateness is completed. Separate zoning inspections are permitted for phased projects.

ORDER GRANTING A CERTIFICATE OF APPROPRIATENESS WITH CONDITIONS

This matter came before the Wilmington Historic Preservation Commission (HPC) for public hearing on May 9, 2019 to consider an application for a Certificate of Appropriateness (COA) by the **North Carolina Department of Transportation**, owner of property located at portions of the 00 and 100 block of South 3rd Street and portions of the 200 and 300 block of Dock Street rights-of-way to extend the center median and build pedestrian crosswalk improvements.

Details as shown on the drawings, plans, photographs, submittals and narrative statement contained in the application, and supplemental materials and statements made at the May 9, 2019 meeting, as well as the case summary containing staff comments on the application are a part of this request unless otherwise noted.

The Wilmington Historic Preservation Commission, having examined the evidence and heard the testimony presented at the hearing, makes the following

FINDINGS OF FACT:

- 1) Facades of a building, landscaping appurtenant features and right-of-way projects are subject to design review in the Historic District (HD).
- 2) The project is located within the NCDOT public right-of-way.
- 3) South 3rd Street is a divided 4-lane urban corridor street.
- 4) The North Carolina Department of Transportation maintains the South 3rd Street right-of-way.
- 5) Dock Street is a local street maintained by the City of Wilmington.
- 6) The historic Soldiers of the Confederacy statue is located in the center median on South 3rd Street just south of the Dock Street intersection.
- 7) The existing historic statue located in the median of South 3rd Street restricts the sight distance and visibility for vehicles and pedestrians crossing the divided corridor at the Dock Street intersection.
- 8) Extension of the median northward would eliminate cross traffic turning movement and provide for the installation of a pedestrian refuge island.
- 9) A high visibility crosswalk and pedestrian refuge would improve safety for pedestrians crossing South 3rd Street.
- 10) The new center median would provide additional green space along the urban corridor.
- 11) On February 5, 2016, the Historic Preservation Commission issued a COA (MJW-16-43) to allow the City to construct safety improvements on South 3rd Street near the Dock Street intersection. The project was delayed due to funding and the COA expired.
- 12) The following are applicable Wilmington Guidelines to the request:

Neighborhood Setting - Public Right of Way: Pages 22-23

The character of Wilmington's historic districts depends not just on its buildings, but on its brick streets and historic markers, sidewalks and granite curbs, broad plazas, street furniture, fountains, and street trees. Paving, ground cover, streetlights, and benches are other features that contribute to the public right of way, as well as necessary transportation and communication items such as traffic signs, transit stops and utility lines. Routine maintenance and attention to the streetscape are required if the visual character and ambiance of the area are to be retained. Although shells, Belgium block, limestone rock or marl, cobblestones, flagging stones, crushed stones, asphalt block, and bricks were used to pave Wilmington's streets as early as 1880, by the turn of the century, brick became the dominant paving material because of its durability and low maintenance. To retain the visual character and ambiance of the area, routine maintenance and attention to the landscape is

required.

Characteristics of the public right of way vary from district to district and often within the districts themselves. In the Theatre District, the streets slope up from the river and include busy thoroughfares with broad sidewalks and small-scale plantings. In contrast, the boulevards of the Residential Historic Districts have their richly planted central plazas and canopies of trees. The streets in the Carolina Heights/Winoca Terrace Historic District retain their early twentieth-century character. The broad front lawns and lack of fencing on some streets is reminiscent of a garden suburb, while on other streets the houses are closer to the sidewalks with densely planted front yards, broader sidewalks, and canopies of trees. In the Downtown Commercial Historic District, the street plazas are more formally planted, alleys connect the major streets, and the sidewalk trees are smaller.

Note: Repair of brick streets with a pre-approved procedure and brick agreed upon by the Public Facilities and Services Division and the Historic Preservation Commission does not require review and comment. However, if a brick or procedure other than that which is pre-approved is proposed, the Historic Preservation Commission shall review and comment on the proposed brick or procedure within 60 days of the submittal of the plan to the city.

Guideline 1: Preserve and maintain the patterns, features, materials, and size of streets, sidewalks, and street plantings that contribute to the character of the historic districts.

Guideline 2: If repair or construction work in the public right of way is necessary, protect and retain historic streetscape features such as brick streets, street furniture, fountains, granite curbing, and street plantings. Repair or replace sidewalks, curbs, and paving where needed to match adjacent materials.

Guideline 4: Introduce new plantings in the public right of way that are compatible with the character of the historic districts.

Guideline 7: It is not appropriate to introduce new paving materials, lighting, streetscape features and furniture in the historic districts in an attempt to create a false historical appearance.

On the basis of the foregoing Findings of Fact, the Wilmington Historic Preservation Commission draws the following

CONCLUSION:

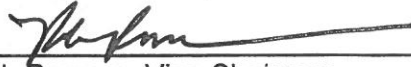
The request **with conditions** listed below to extend the center median and build pedestrian crosswalk improvements on property located at portions of the 00 and 100 block of South 3rd Street and portions of the 200 and 300 block of Dock Street rights-of-way, all as specified in the drawings, plans, photographs and submittals in the application, and supplemental materials submitted and statements made at the May 9, 2019 meeting, as well as the case summary containing staff comments on the application, unless otherwise noted **complies** with the Wilmington Design Guidelines for Historic Districts and Landmarks, **is compatible** with the materials, features, design, context, form, and character of the historic house and the historic district in which it is located, and **is congruous** with the site, the streetscape, and the historic aspects and special character of the Historic District - Residential as a whole.

Conditions:

- 1) Any historic bricks or paving materials that are removed from the street as a result of project construction shall be salvaged for use by the City of Wilmington.
- 2) The Historic Preservation Planner along with the City Arborist shall review and approve any landscaping that may be installed in the median supplementary to the proposed sod.
- 3) The ADA mats at the sidewalk curb cuts shall be black to match the ones at the intersection of South 3rd and Ann Streets.

THEREFORE IT IS ORDERED that a Certificate of Appropriateness with conditions 1-3 as listed above be, and it is hereby granted as of the 13th day of JUNE, 2019.

SIGNED this 15th day of JUNE, 2019.



Rob Romero, Vice Chairman
Historic Preservation Commission

Appeal Rights: You may appeal the Historic Preservation Commission's action in granting or denying a Certificate of Appropriateness to the Board of Adjustment within thirty (30) days of the Commission's Action.