

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
eFax 919-996-1831



<input type="checkbox"/> Minor Work (staff review) – 1 copy <input type="checkbox"/> Major Work (COA Committee review) – 10 copies <input checked="" type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;">For Office Use Only</p> Transaction # <u>486326</u> File # <u>145-16-CA</u> Fee <u>\$294</u> Amount Paid <u>\$294</u> Received Date <u>8/2/14</u> Received By <u>[Signature]</u>
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Property Street Address 15 East Martin Street		
Historic District Moore Square		
Historic Property/Landmark name (if applicable)		
Owner's Name Jim and Lisa Southern		
Lot size 1242sf	(width in feet) 18'	(depth in feet) 69'

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys ([Label Creator](#)).

Property Address	Property Address
see attached	
	146 env

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

Applicant David Maurer, Maurer Architecture

Mailing Address 115.5 E. Hargett Street Suite 300

City Raleigh

State NC

Zip Code 27601

Date 9/01/16

Daytime Phone 919-829-4969

Email Address david@maurerarchitecture.com

Applicant Signature



Will you be applying for rehabilitation tax credits for this project? Yes No

Did you consult with staff prior to filing the application? Yes No

Office Use Only

Type of Work _____

3

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)
4.2, p 54-55	Additions	Rooftop addition and rooftop patio, see attached description of work.
4.1, p 52-53	Decks	

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 _____. 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 _____

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete. <u>Minor Work (staff review) – 1 copy</u> <u>Major Work (COA Committee review) – 10 copies</u>			✓		
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>		✓		
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		✓		
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Drawings showing existing and proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the Label Creator to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>		✓		



15 East Martin Street Upper Level Addition Certificate of Appropriateness

Project Description:

The project consists of a partial fourth floor addition and upper level roof patio above the existing three story commercial building. There is no expansion of the existing footprint.

The fourth floor addition is recessed from the main front façade approximately 12' to respect the front façade and to minimize the impact of the addition as seen from the primary Martin Street right-of-way. A recessed roof patio is located between the addition and the existing front parapet, at the height of the existing roof. A simple metal railing will be installed behind the parapet, extending above the existing parapet approximately 12". The sides and rear of the fourth floor addition will be inset from the planes of the existing sidewalls and rear wall approximately 6" to visually delineate and differentiate the addition from the existing building's exterior walls. The rear elevation faces Market Plaza, which is not within the historic district.

Above the proposed fourth floor is an open roof patio. The mass of the stair access and elevator access is shaped like an "L", similar to the roof deck structure addition at the Busy Bee (225 S. Wilmington Street, also in the Moore Square Historic District.) A simple planar roof covers the rooftop structures and part of the roof patio. Proposed flat parapet walls on the sides and the rear, characteristic of the Moore Square Historic District, extend 42" above the roof patio plane, eliminating the need for a railing. On the front side of the open area of the roof patio will be a 42" high open painted steel railing. All railings shall be similar to the design of the CoA approved railing at the Raleigh Times roof patio.

The exterior walls of the fourth floor addition, the side walls of the upper roof patio, and the parapet walls on the side and rear of the upper roof patio shall be clad in brick to match the existing building. The walls of the upper level rooftop structure that face inward toward the roof deck shall be clad with smooth Hardi lap siding, with cornerboards and window/door trim consisting of smooth Miratec trim. The roof over the upper level roof patio shall be EPDM. The exposed deck surface on the fourth floor level and the upper level patio shall be a non-combustible paver system, and cannot be seen from the public right-of-way.

Windows on rear of the addition shall be aluminum clad wood double hung windows to match the existing upper level rear windows of the existing building, with trim to match the existing. On the west elevation of the addition two transom type aluminum clad fixed windows are proposed. On the east elevation ganged aluminum clad casement windows are proposed, in the same proportion as the front and rear double hung windows. The front elevation of the fourth floor addition that faces Martin Street, and the interior facing walls of the stair structure, are designed as a pre-finished metal storefront systems to match the existing first floor storefront facing Martin Street.

The existing total square footage of the building is 3717 and the addition is 1,164sf which is a 31% increase.



Responses to Design Guidelines Section 4.2:

4.2 Additions to Historic Buildings: Guidelines

.1 Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured.

Response: Addition is entirely on top of the existing building; no existing facades shall be affected.

.2 Design new additions so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.

Response: Site is not affected.

.3 Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.

Response: No site disturbance.

.4 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 drip line of trees.

Response: No street trees will be impacted.

.5 Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one.

Response: The addition is on top of the existing structure and placed toward the rear.

.6 Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.

Response: The fourth floor addition is stepped back from the front façade so as not to diminish the existing primary façade. The rooftop access is positioned even further back.

.7 Design an addition to be compatible with the historic building in mass, materials, color, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.

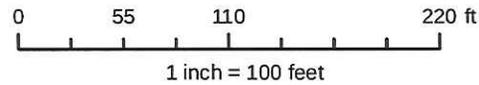
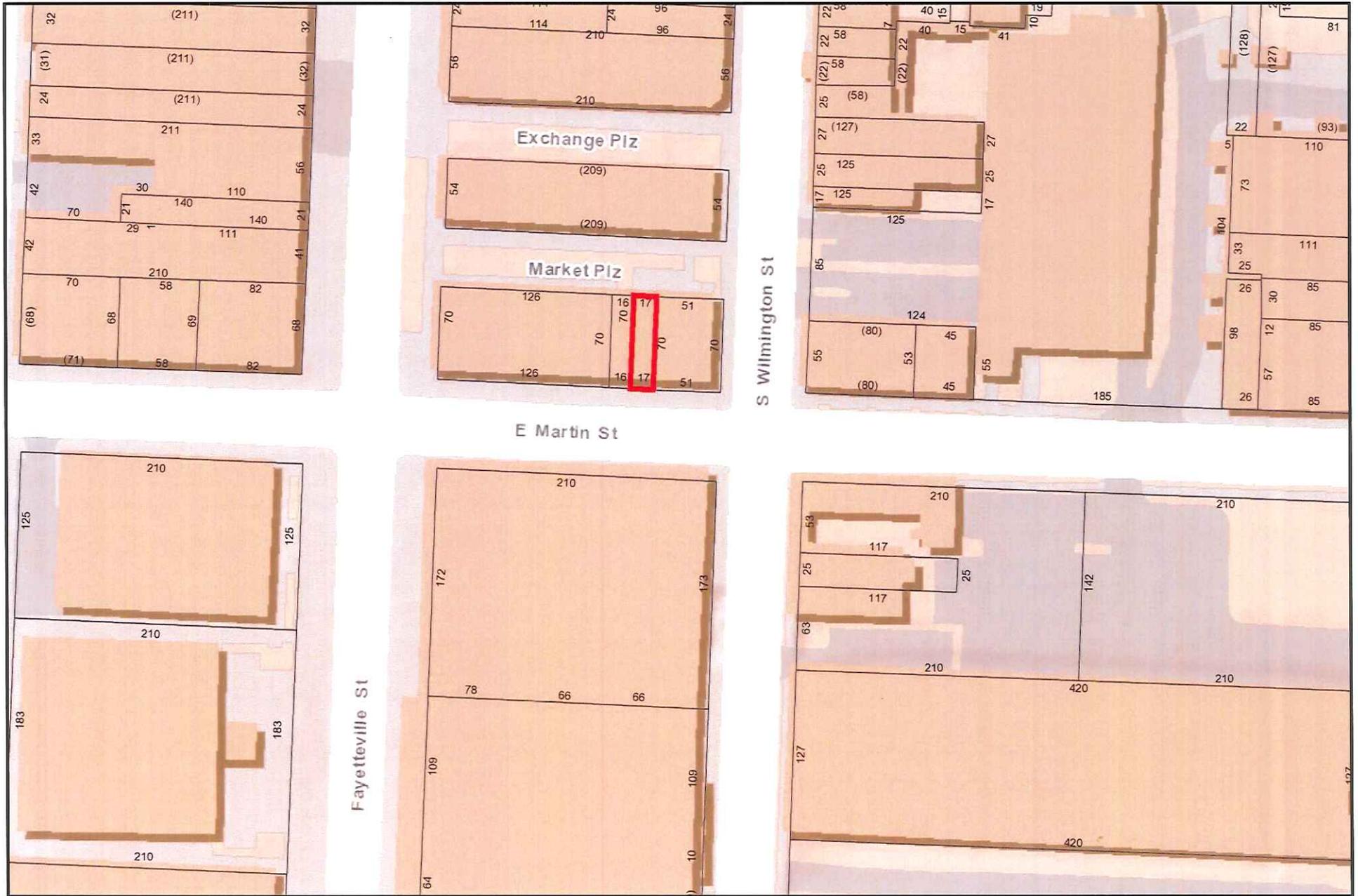
Response: Exterior cladding shall be primarily brick to match the existing and solids to voids are similar. The addition is set back from the front façade approximately 12' and the sides and rear planes of the addition are set in approximately 6" from the existing wall plans, all to discern the addition from the existing building.

.8 It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature.

Response: Addition is set back from the main front façade to diminish its impact as viewed from the public right-of-way. No building element (except the existing non-visible roof) shall be removed.

.9 It is not appropriate to construct an addition that significantly changes the proportion of built mass to open space on the individual site.

Response: The addition does not change the proportion of the built mass to the open space on the site, since there is no open space.



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Front Elevation (E Martin Street)



Rear Elevation (Market Plaza)

ROOF
61' - 5"

Level 5
49' - 5"

Level 4
34' - 11"

Level 3
22' - 10"

Level 2
12' - 0"

Level 1
0' - 0"

MEMBRANE ROOF WITH
PREFINISHED ALUM FASCIA

ALUMINUM STOREFRONT
TO MATCH FIRST FLOOR
EXT'G STOREFRONT

ALUMINUM PANELS
ALUMINUM STOREFRONT
TO MATCH FIRST FLOOR
EXT'G STOREFRONT

PROPOSED

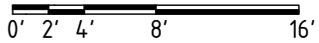
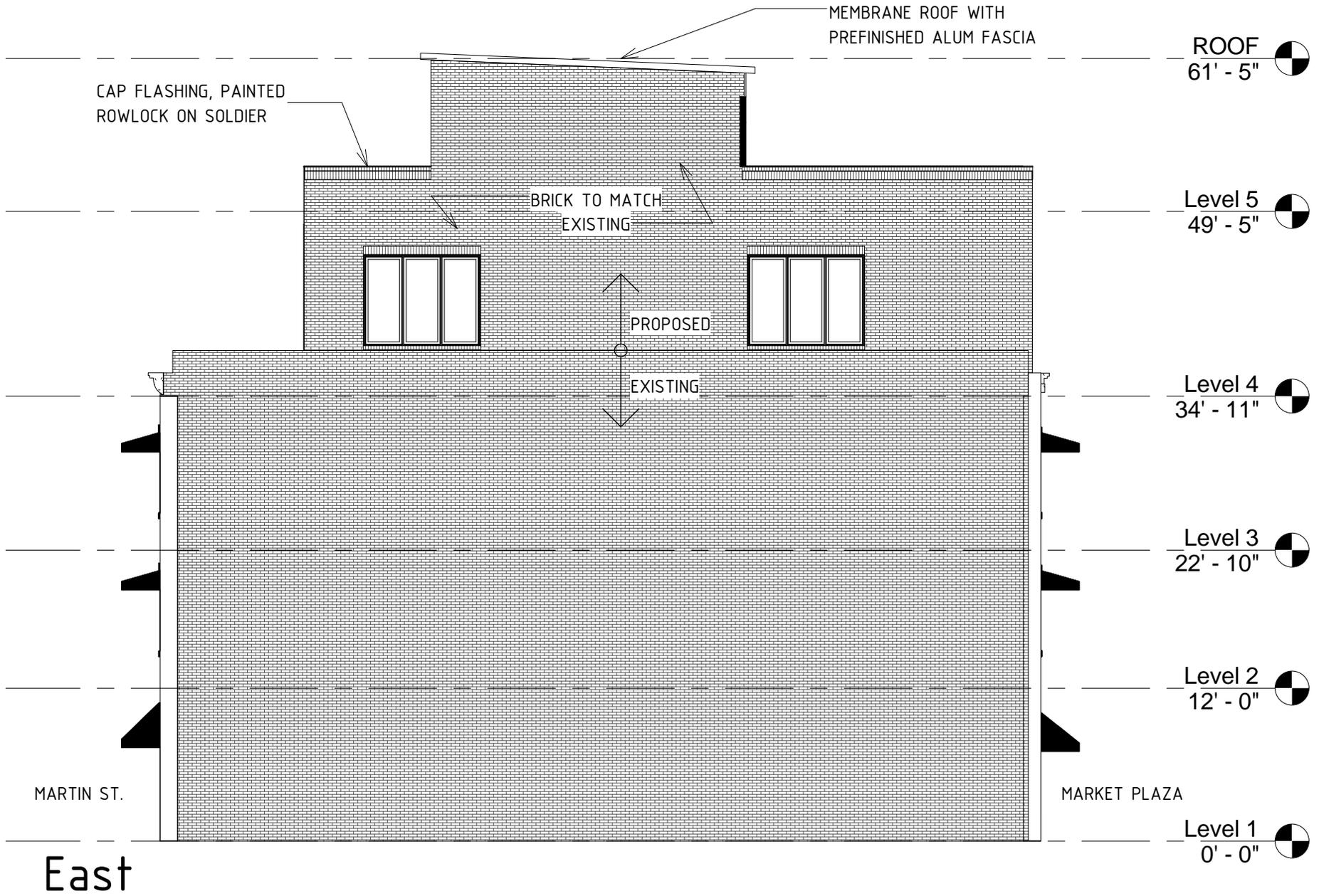
EXISTING

South

0' 2' 4' 8' 16'

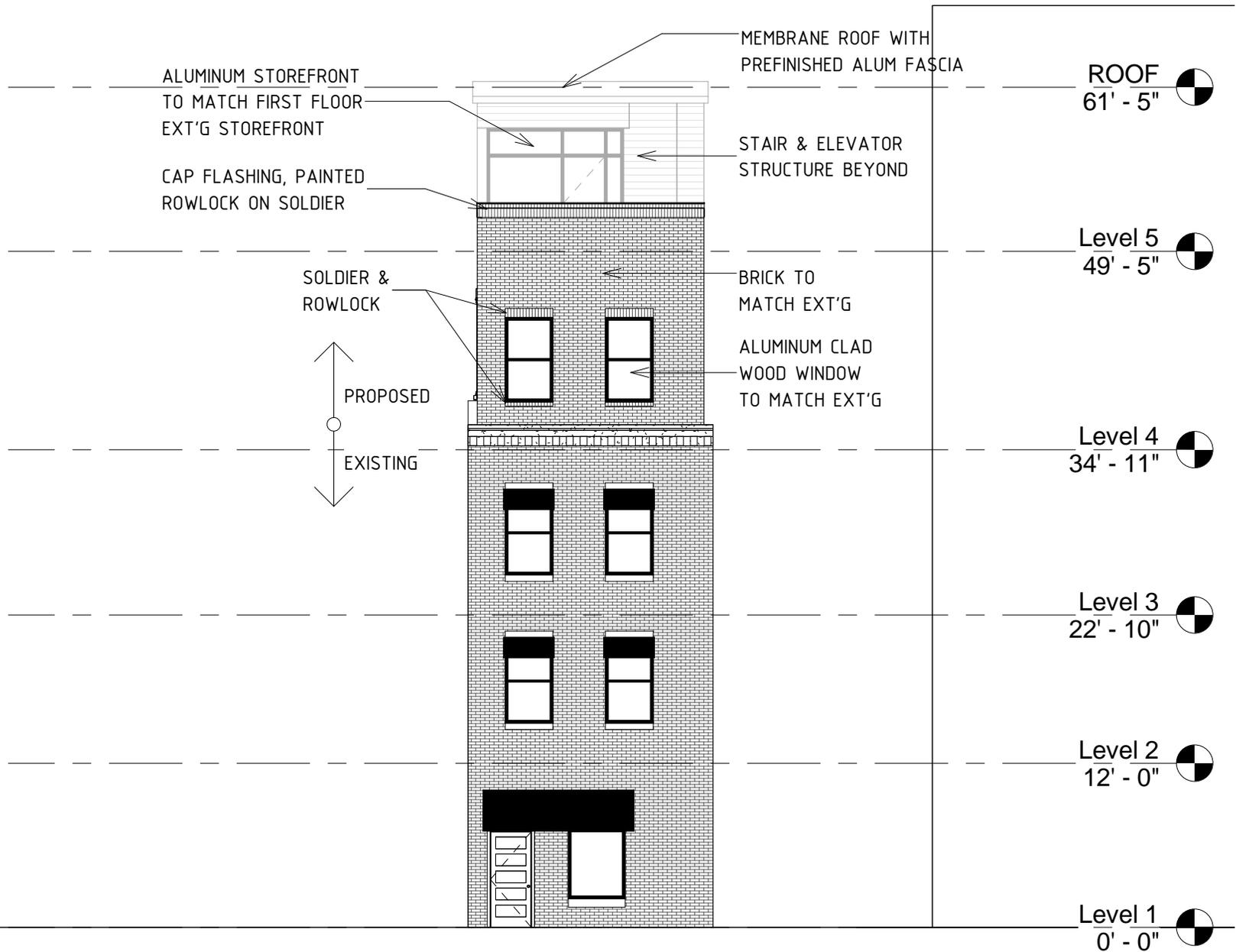
JIM & LISA SOUTHERN RESIDENCE
15 E. MARTIN ST. RALEIGH, NC
SEPTEMBER 2, 2016

M
MAURER
architecture

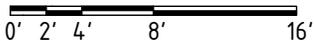


JIM & LISA SOUTHERN RESIDENCE
 15 E. MARTIN ST. RALEIGH, NC
 SEPTEMBER 2, 2016



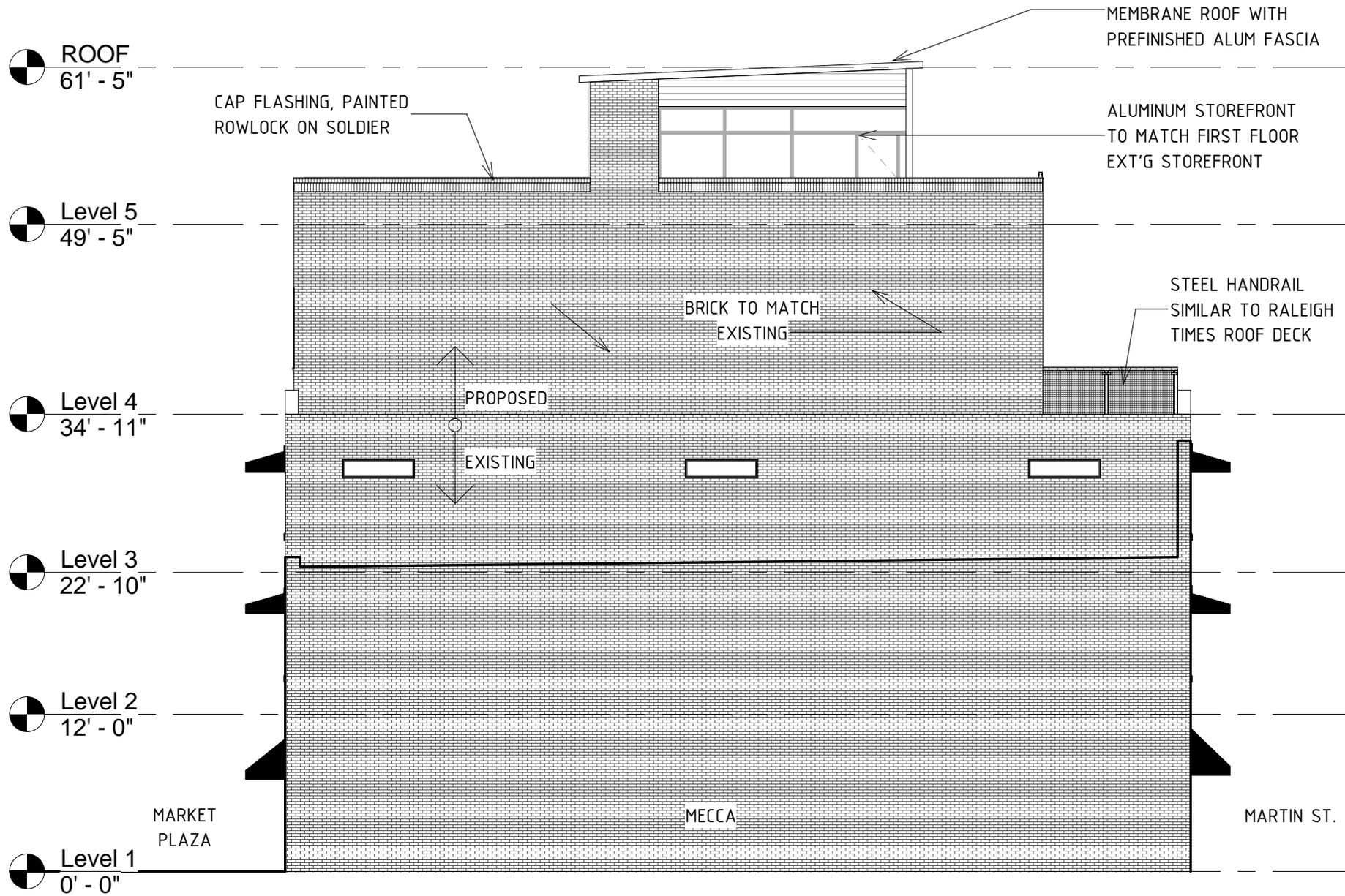


North

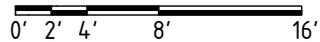


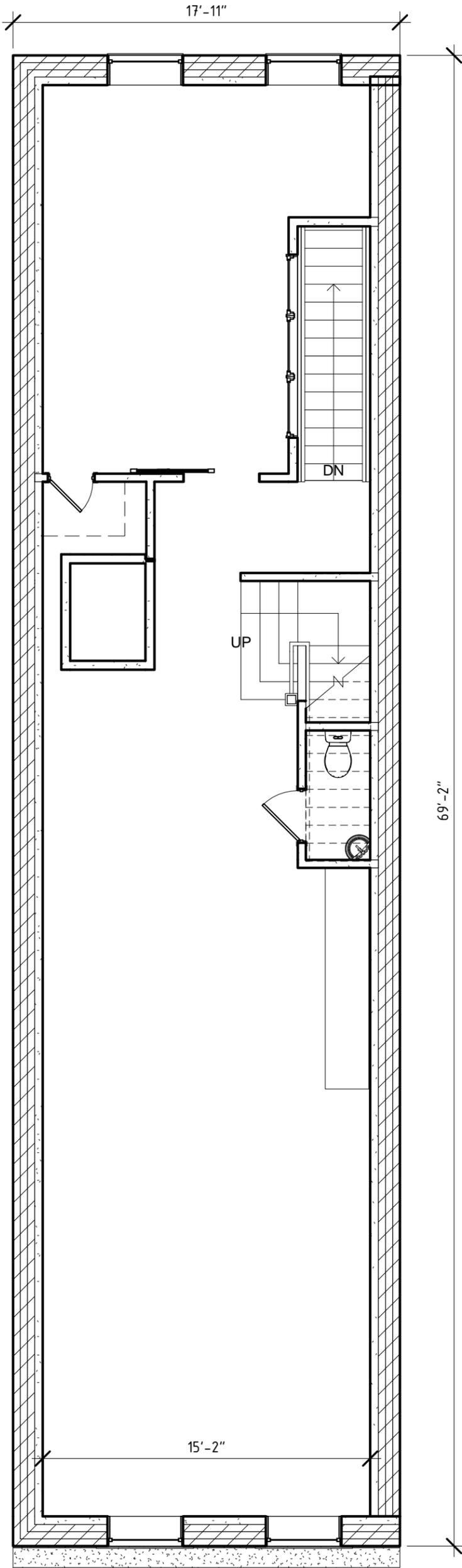
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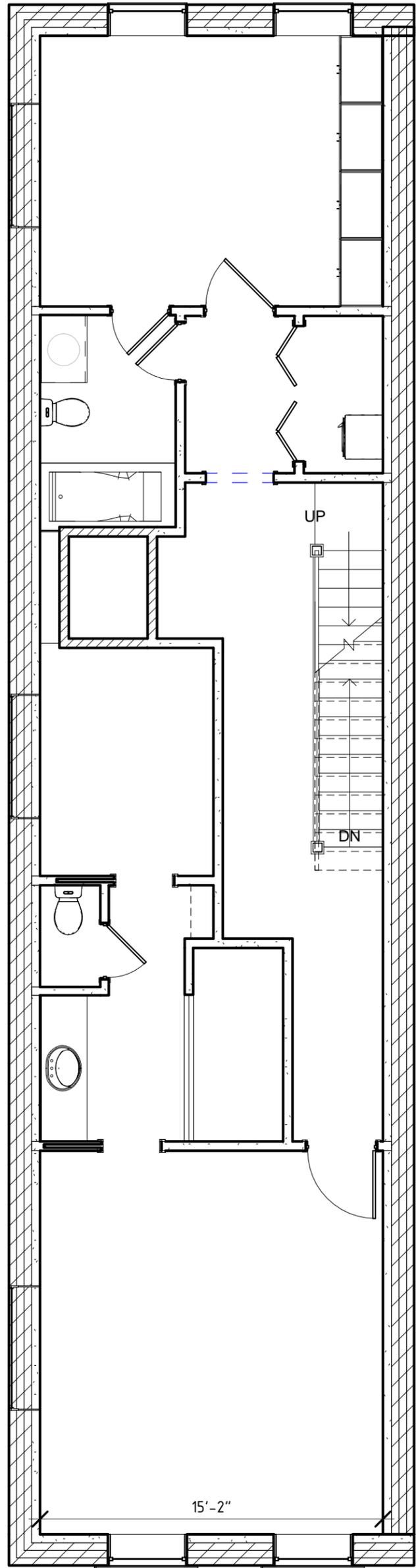


West



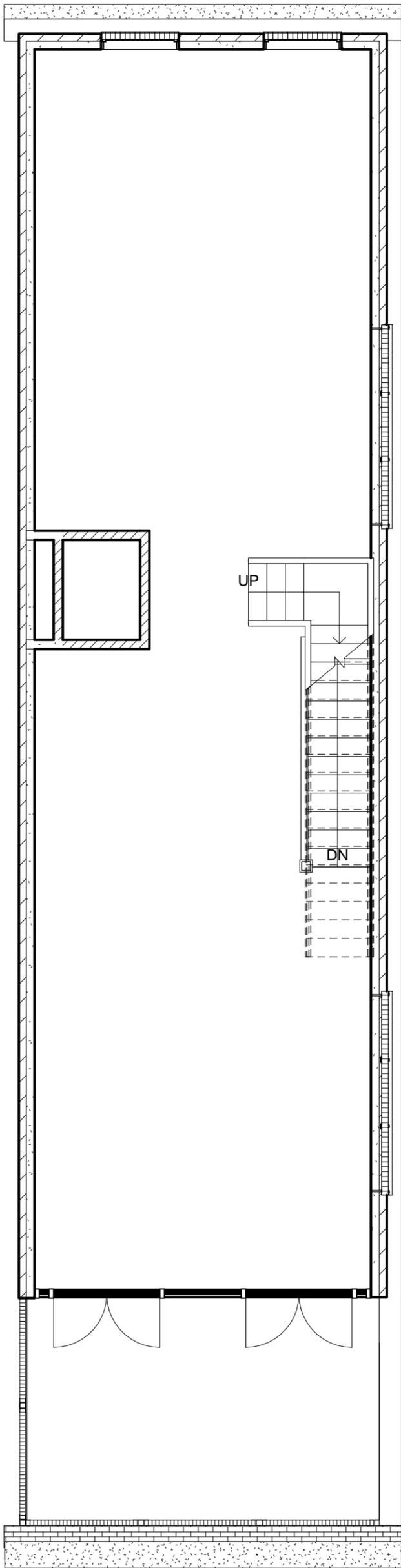


Level 2

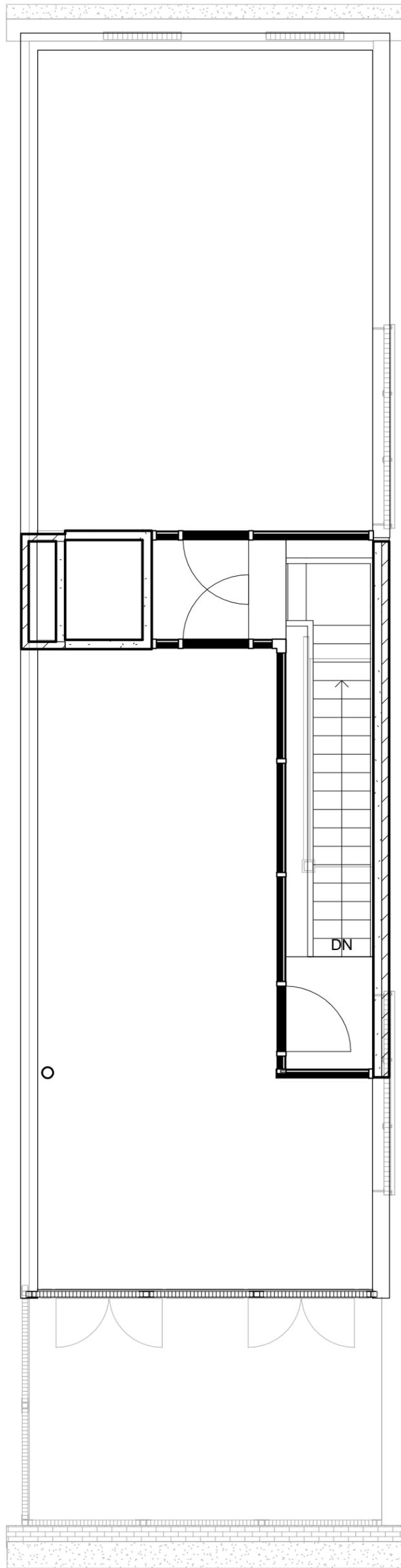


Level 3





Level 4



Level 5



ROOF
61' - 5"

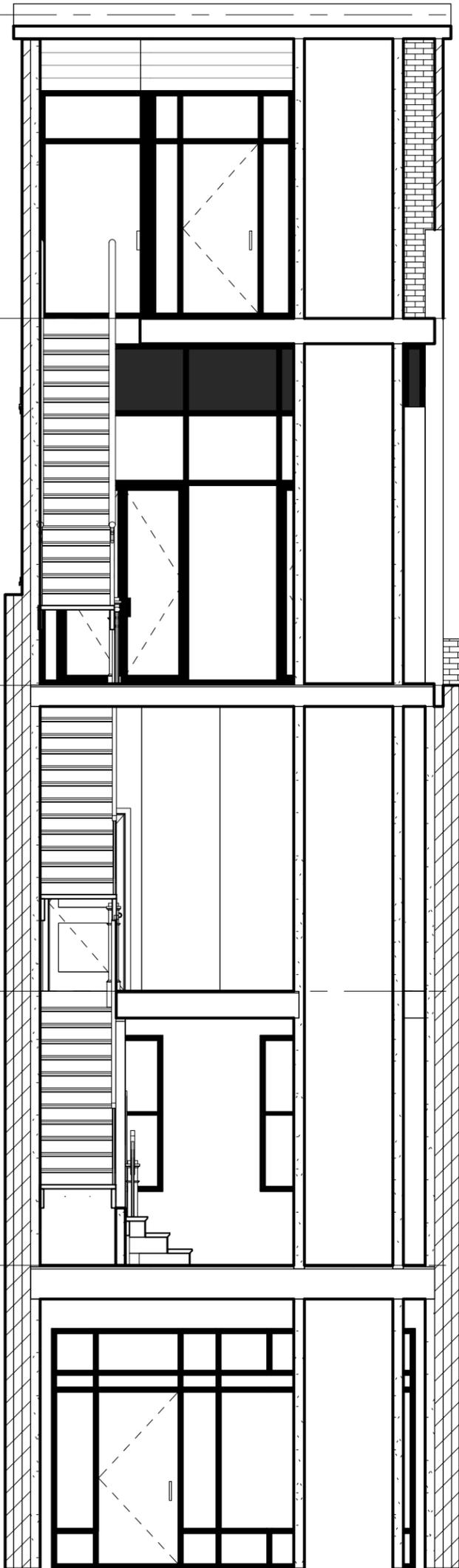
Level 5
49' - 5"

Level 4
34' - 11"

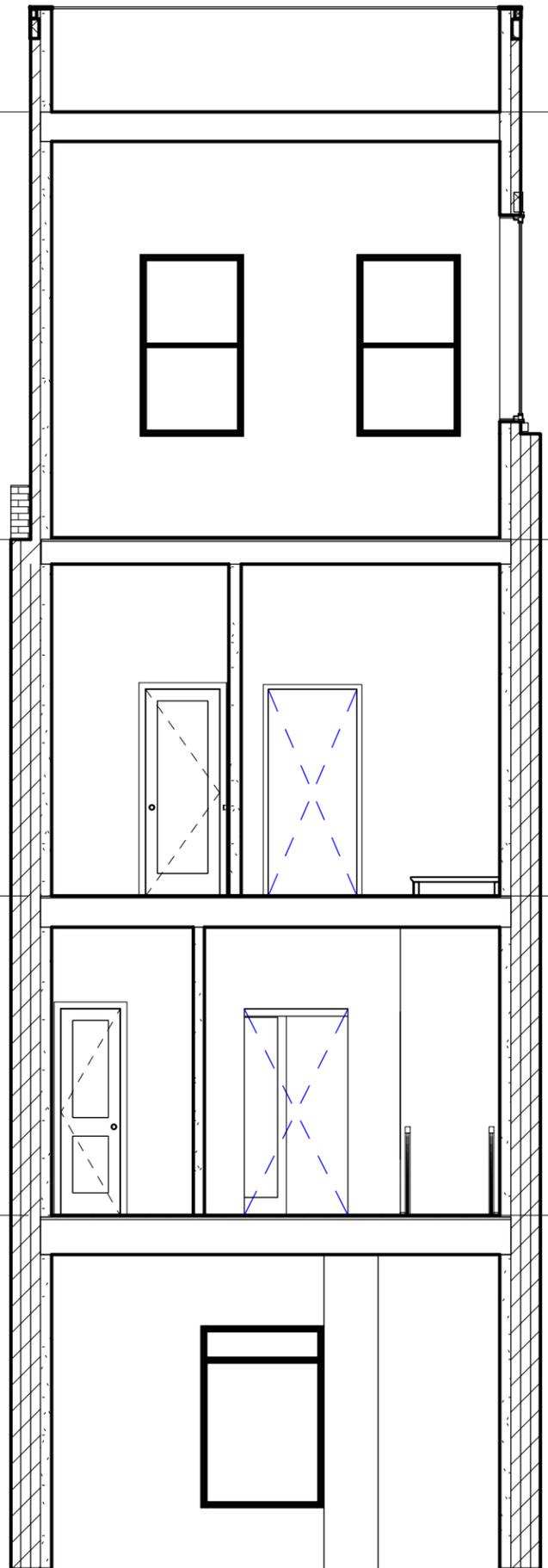
Level 3
22' - 10"

Level 2
12' - 0"

Level 1
0' - 0"

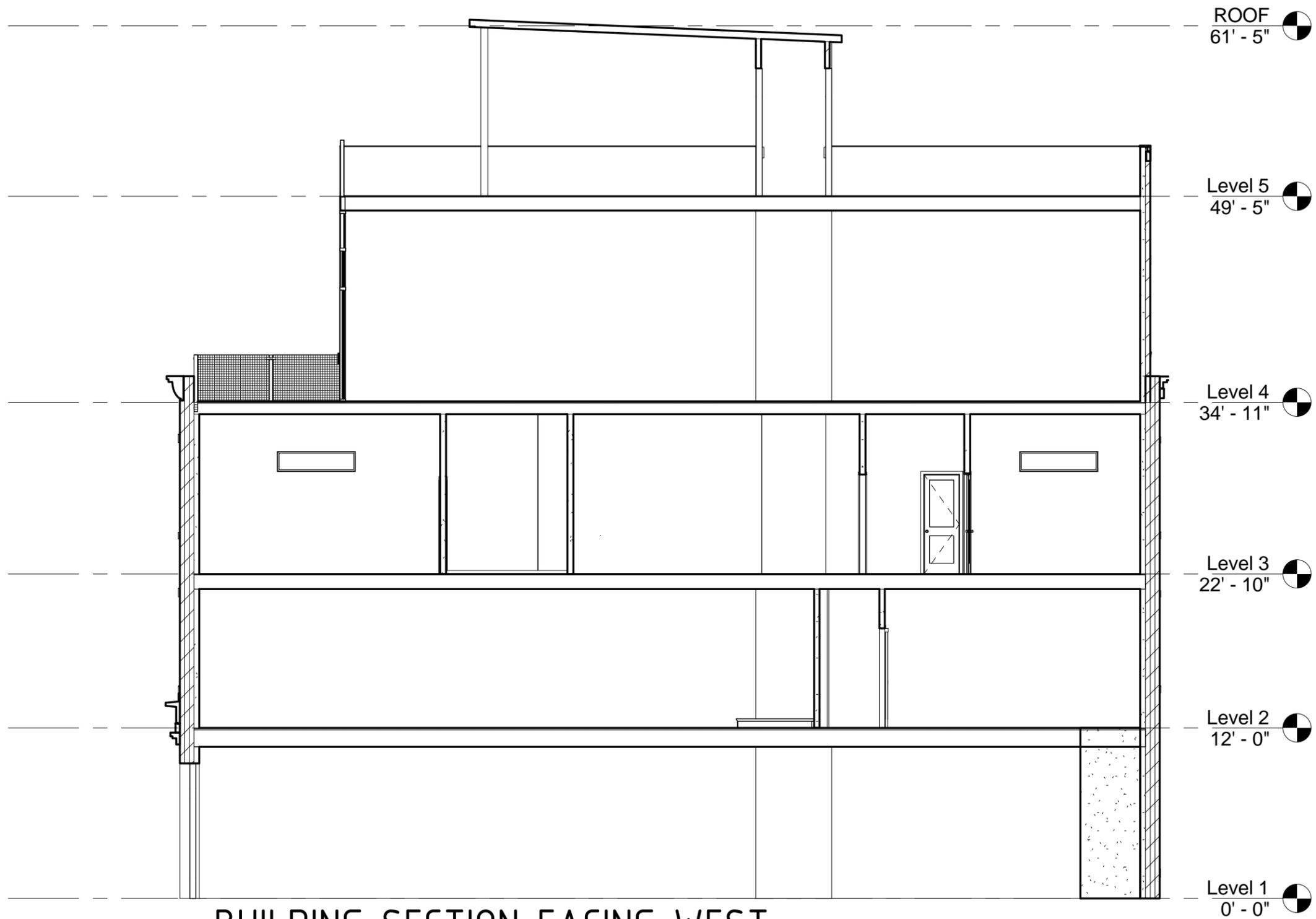


SECTION FACING FRONT



SECTION FACING REAR



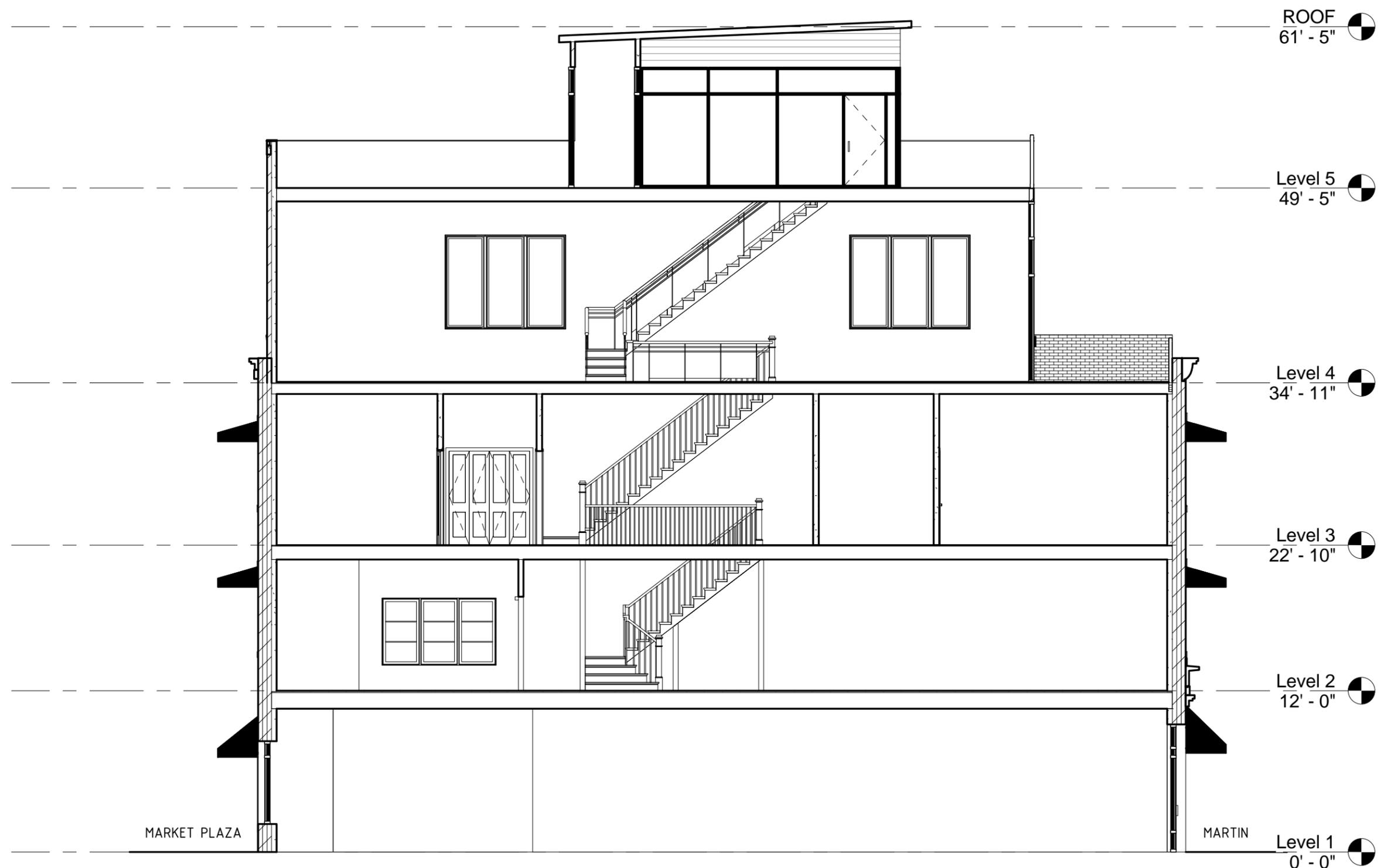


BUILDING SECTION FACING WEST



JIM & LISA SOUTHERN RESIDENCE
 15 E. MARTIN ST. RALEIGH, NC
 SEPTEMBER 2, 2016



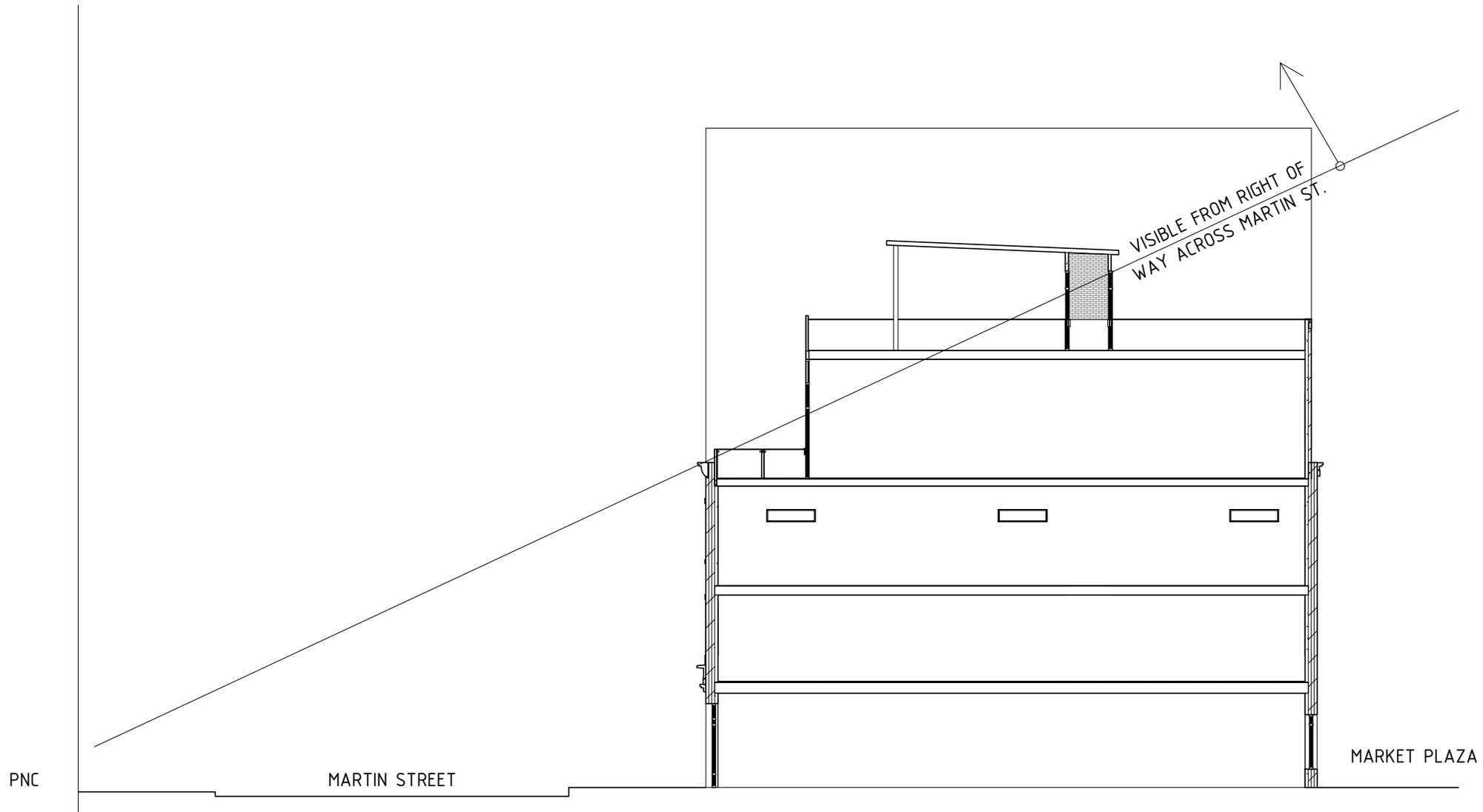


BUILDING SECTION FACING EAST



JIM & LISA SOUTHERN RESIDENCE
 15 E. MARTIN ST. RALEIGH, NC
 SEPTEMBER 2, 2016





SECTION VIEW

0' 2' 4' 8' 16'

JIM & LISA SOUTHERN RESIDENCE
15 E. MARTIN ST. RALEIGH, NC
SEPTEMBER 2, 2016



EXISTING FRONT VIEW



PROPOSED FRONT VIEW



EXISTING SIDE VIEW



PROPOSED SIDE VIEW



EXISTING REAR VIEW



PROPOSED REAR VIEW





15 East Martin Street Upper Level Addition Certificate of Appropriateness

Similar projects and examples:

Examples of rooftop additions and patios within the Moore Square Historic District that received a Certificate of Appropriateness include the Busy Bee roof patio at 225 S Wilmington Street and at the Raleigh Times roof patio and the corner of S Wilmington and E Hargett Street. Other examples of rooftop additions and patios within the Fayetteville Street National Historic District include a two story addition and patio at 230 Fayetteville Street, Death and Taxes rooftop addition and patio at 105 W Hargett, and at the McClatchy building addition on W Hargett Street. All three of these projects were reviewed and approved by NC State Historic Preservation Office and the National Park Service and were awarded historic tax credits. Another example of an upper level roofed open patio can be seen at the top of 234 Fayetteville Street, also in the Fayetteville Street Historic District.

Examples of stepped-back upper level structures and additions can be found at Marbles Kids Museum and at the Moore Square parking deck, both of which are in the Moore Square Historic District and received Certificates of Appropriateness.

An example of a four story building amid lower buildings can be found at 200 E Martin Street, at the southeast corner of S Blount and E Martin Streets in the historic City Market complex.



Moore Square Historic District – upper level setback examples



E Hargett Street, Moore Square parking deck (w/ Municipal Building and PNC building beyond)



Marbles Museum (received CoA)



Moore Square Historic District – Upper Level Roof Deck Additions



Raleigh Times Roof Deck (20 E Hargett Street) CoA



Busy Bee Roof Deck and upper level addition (225 S. Wilmington Street) CoA



Fayetteville Street Historic District Rooftop Additions and Roof Decks



230 Fayetteville Street roof top addition as seen from W. Martin Street (NCSHPO and NPS approval for historic tax credits)



230 Fayetteville Street, as seen from S. Salisbury Street



Fayetteville Street Historic District Rooftop Additions and Roof Decks



Death and Taxes roof top addition and roof deck (105 W. Hargett Street)
(NCSHPO and NPS approval for historic tax credits)



Death and Taxes roof top addition and roof deck as seen from S. Salisbury Street



McClatchy (N&O) addition and roof deck as seen from W. Hargett Street (NCSHPO and NPS approval for historic tax credits)



Upper level open balcony at 234 Fayetteville Street

1703771985
DOMBALIS, FLOYE L
2617 TATTON DR
RALEIGH NC 27608-2050

1703771745
TOLAND, HUGH P TOLAND, MARY E
3004 HERITAGE PINES DR
CARY NC 27519-7149

1703771745
BALKAS, CENGIZ
301 FAYETTEVILLE ST UNIT 2705
RALEIGH NC 27601-2178

1703771745
ELFAYSAL, HASSAN
3709 ROCK CREEK DR
RALEIGH NC 27609-7128

1703771745
WYNKOOP, MARLENE L
301 FAYETTEVILLE ST UNIT 2704
RALEIGH NC 27601-2178

1703771745
ROGERS, JOHN C ROGERS, STEPHANIE H
3207 CAMERON DR
HENDERSON NC 27536-3816

1703771745
RUSSELL, THOMAS L RUSSELL, JANE D
301 FAYETTEVILLE ST UNIT 2712
RALEIGH NC 27601-2178

1703771745
TULLO, THOMAS J
301 FAYETTEVILLE ST UNIT 2812
RALEIGH NC 27601-2177

1703771745
OCONNOR, TOM OCONNOR, HELENA
500 WESTOVER DR
SANFORD NC 27330-8941

1703771745
KIM, STEVEN
301 FAYETTEVILLE ST UNIT 3203
RALEIGH NC 27601-2180

1703771745
HIGH TIDE HOLDINGS LLC
3657 WICKERSHAM WAY
RALEIGH NC 27604-4064

1703771745
MARKS, HENRY W III
301 FAYETTEVILLE ST UNIT 2914
RALEIGH NC 27601-2179

1703771745
WILLIAMS, TIMOTHY JOHN WILLIAMS,
DIANE M.
3191 7 LKS W
WEST END NC 27376-9301

1703771745
LINCOLN, KARA L
301 FAYETTEVILLE ST UNIT 2404
RALEIGH NC 27601-2175

1703771745
MEYER, ROBERT ALAN
301 3002 FAYETTEVILLE ST
RALEIGH NC 27601-2179

1703771745
BIHL, ANTHONY BIHL, IRENE
301 FAYETTEVILLE ST UNIT 2706
RALEIGH NC 27601-2178

1703771745
RATLIFF, JENNIFER K
301 FAYETTEVILLE ST UNIT 3101
RALEIGH NC 27601-2180

1703771745
MEEKINS, ROGER P MEEKINS, CELIA R
160 D VICTOR MEEKINS RD
MANTEO NC 27954-9483

1703771745
SESHUL, MERRITT SESHUL, ASHLEY
1271 10TH ST NW
HICKORY NC 28601-2420

1703771745
PAINTER, JEFFERY L LAZARSKI, CRAIG P
301 FAYETTEVILLE ST UNIT 2301
RALEIGH NC 27601-2174

1703771745
ANDERSON, MICHAEL C ANDERSON,
MICHAEL S
1 RIVER OAK LN
EMPORIA VA 23847-2445

1703771745
CODY, RICHARD
301 FAYETTEVILLE ST UNIT 3210
RALEIGH NC 27601-2181

1703771745
FEATHERSTON, JOHN DEREK
301 FAYETTEVILLE ST UNIT 3202
RALEIGH NC 27601-2180

1703771745
NICE 1 LLC
120 YORKCHESTER WAY
RALEIGH NC 27615-2979

1703771745
WILLIAMS, TIMOTHY JOHN WILLIAMS,
DIANE M.
3191 7 LKS W
WEST END NC 27376-9301

1703771745
SANFORD, KENNETH PATRICK
301 FAYETTEVILLE ST UNIT 2612
RALEIGH NC 27601-2178

1703771745
MODJESKI, BRADLEY K MODJESKI,
MELISSA S
301 FAYETTEVILLE ST UNIT 3310
RALEIGH NC 27601-2182

1703771745
WILSON, STEPHEN WILSON, MARY O
301 FAYETTEVILLE ST UNIT 3001
RALEIGH NC 27601-2179

1703771745
ANDERS, W CLOYCE ANDERS, CAROLE
845 HOLT DR
RALEIGH NC 27608-2333

1703771745
CICCONE, J GARY CICCONE, TERRY G
PO BOX 53668
FAYETTEVILLE NC 28305-3668

1703771745
DUBUS, NICHOLAS
PO BOX 1099
MORRISVILLE NC 27560-1099

1703771745
HEFFELFINGER, WILLIAM L
HEFFELFINGER, CRISTI A
301 FAYETTEVILLE ST UNIT 3214
RALEIGH NC 27601-2182

1703771745
IRANI, HOMI
2602 LAURELCHERRY ST
RALEIGH NC 27612-5442

1703771745
HOLZWORTH, STEVEN C
301 FAYETTEVILLE ST UNIT 2804
RALEIGH NC 27601-2177

1703771745
CLEAR SIGHT PROPERTIES LLC
104 HEADLANDS LN
CARY NC 27518-8312

1703771745
HORSTMAN, MARC T HORSTMAN, SARAH
C
301 FAYETTEVILLE ST UNIT 3212
RALEIGH NC 27601-2182

1703771745
PLB LLC
7506 APEX BARBECUE RD
APEX NC 27502-9504

1703771745
MAJEWICZ, ERIC DAVID
301 FAYETTEVILLE ST UNIT 3311
RALEIGH NC 27601-2182

1703771745
SANCHEZ, SOFIA
301 2802 FAYETTEVILLE ST
RALEIGH NC 27601

1703771745
THOMPSON, ROBERT S THOMPSON,
JACQUELINE C
301 FAYETTEVILLE ST
RALEIGH NC 27601-1974

1703771745
ANDERSON, DONALD B DEUSSING,
PATRICIA C
1101 WANDLE LN
APEX NC 27502-2420

1703771745
FISHER, THOMAS
301 FAYETTEVILLE ST UNIT 2707
RALEIGH NC 27601-2178

1703771745
WOOTEN, WILLIAM BYRD WOOTEN,
MARGARET ANNE
282 MCNAIR RD
TARBORO NC 27886-8558

1703771745
WILSON, DIANA L
301 FAYETTEVILLE ST UNIT 2910
RALEIGH NC 27601-2179

1703771745
SUH, EDMOND
301 FAYETTEVILLE ST UNIT 2902
RALEIGH NC 27601-2177

1703771745
MALPHRUS, JAMES S MALPHRUS, ROBIN
W
301 FAYETTEVILLE ST UNIT 2614
RALEIGH NC 27601-2178

1703771745
HIGHWOODS REALTY LIMITED
PARTNERSHIP
3100 SMOKETREE CT STE 600
RALEIGH NC 27604-1050

1703771745
WOO, NANCY ARROYO, MARC
79942 PARKWAY ESPLANADE N
LA QUINTA CA 92253-8815

1703771745
KENNEDY, KENNETH DURWOOD JR
205 BICKETT BLVD
RALEIGH NC 27608-2565

1703771745
MEEKER, DAVID C
301 FAYETTEVILLE ST UNIT 2808
RALEIGH NC 27601-2177

1703771745
ZEIGLER, BENJAMIN J
301 2509 FAYETTEVILLE ST
RALEIGH NC 27601-2176

1703771745
KANG, YEE EVA KANG, YUAN CHIEN
10824 ASHLAND MILL CT
RALEIGH NC 27617-7766

1703771745
GUTHRIE, HERMAN R GUTHRIE, DOROTHY
G
456 SEA GATE DR
NEWPORT NC 28570-6270

1703771745
MASSEY, RANDALL S MASSEY, WANDA J
301 FAYETTEVILLE ST UNIT 3207
RALEIGH NC 27601-2181

1703771745
CRUZ, YAMIRA MORENO
301 FAYETTEVILLE ST UNIT 3110
RALEIGH NC 27601-2180

1703771745
SHOOK, AARON KYLE
10 E ONTARIO ST APT 4807
CHICAGO IL 60611-4786

1703771745
MCLAUGHLIN, JAMES F MCLAUGHLIN,
PATRICIA V
301 3201 FAYETTEVILLE ST
RALEIGH NC 27601-2180

1703771745
WELDON, MARK A
301 2504 FAYETTEVILLE ST
RALEIGH NC 27601-2176

1703771745
MALPHRUS, JAMES S MALPHRUS, ROBIN
W
301 FAYETTEVILLE ST UNIT 2614
RALEIGH NC 27601-2178

1703771745
RHYNE, DIANA
301 FAYETTEVILLE ST UNIT 3112
RALEIGH NC 27601-2180

1703771745
DOWNING, ADAM J
PO BOX 12591
RALEIGH NC 27605-2591

1703771745
FIORE, JOHN G FEORE, JOANNE M
1925 PARTRIDGE BERRY DR
RALEIGH NC 27606-9695

1703771745
ADAMS, JOEL R
301 FAYETTEVILLE ST UNIT 3108
RALEIGH NC 27601-2180

1703771745
SHERTZ, ROBERT D SHERTZ, CONNIE C
301 FAYETTEVILLE ST UNIT 2606
RALEIGH NC 27601-2176

1703771745
STEFANSKI, JOHN J
301 FAYETTEVILLE ST UNIT 2514
RALEIGH NC 27601-2176

1703771745
NESBIT, WAYNE
301 FAYETTEVILLE ST UNIT 2806
RALEIGH NC 27601-2177

1703771745
BRYANT, CHAD BAKER, JULIE
301 FAYETTEVILLE ST UNIT 3007
RALEIGH NC 27601-2179

1703771745
VENTURES OCEANIC INC
160 D VICTOR MEEKINS RD
MANTEO NC 27954-9483

1703771745
ANDERSON, MICHAEL S ANDERSON,
BONNIE
1 RIVER OAK LN
EMPORIA VA 23847-2445

1703771745
TANAS, MARIANNE A TANAS, RAMZI S
301 FAYETTEVILLE ST UNIT 2909
RALEIGH NC 27601-2179

1703771745
FONTANEZ, MICKEY FONTANEZ, MARITZA
301 FAYETTEVILLE ST UNIT 2711
RALEIGH NC 27601-2178

1703771745
WUNSCH, CHAD E WUNSCH, BRUCE
2017 TERRI CREEK DR
FUQUAY VARINA NC 27526-5329

1703771745
SELFRIDGE INVESTMENTS LLC
3620 WILLIAMSBOROUGH CT
RALEIGH NC 27609-6356

1703771745
EATON, JESSICA
301 FAYETTEVILLE ST UNIT 2604
RALEIGH NC 27601-2176

1703771745
3307 PLAZA CONDO LLC
4721 EMPEROR BLVD STE 300
DURHAM NC 27703-8580

1703771745
WALTHALL, JAMES R
378 12TH ST APT 4
BROOKLYN NY 11215-7345

1703771745
DURHAM, JOSEPH
301 FAYETTEVILLE ST UNIT 3012
RALEIGH NC 27601-2179

1703771745
MORGAN, ROBERT MORRIS JR
120 SAINT ALBANS DR APT 347
RALEIGH NC 27609-5816

1703771745
AAL PARTNERS LLC
PO BOX 8722
GREENSBORO NC 27419-0722

1703771745
HUDSON, KARL G III
2416 WHITE OAK PD
RALEIGH NC 27609

1703771745
RAINBOW MANAGEMENT LLC
2153 VALLEYGATE DR STE 102
FAYETTEVILLE NC 28304-3667

1703771745
FRIGOLA, RAYMOND EICHELSDORFER,
MUXIA
301 FAYETTEVILLE ST UNIT 3106
RALEIGH NC 27601-2180

1703771745
RIGEL PROPERTY HOLDINGS LLC SERIES
2
508 NEWHALL CV
AUSTIN TX 78746-4123

1703771745
WOO, PERRY WOO, SEE KONG
218 MAIN ST # 120
EAST SETAUKET NY 11733-2851

1703771745
HIGHWOODS REALTY LIMITED
PARTNERSHIP
3100 SMOKETREE CT STE 600
RALEIGH NC 27604-1050

1703771745
TSAI, DAVID B
113 HOLLY RD
BROOMALL PA 19008-2914

1703771745
HOCKADAY, JOSEPH KING
301 FAYETTEVILLE ST UNIT 3209
RALEIGH NC 27601-2181

1703771745
MCLAMB, DAN J WEYHER, BARBARA B
301 FAYETTEVILLE ST UNIT 3006
RALEIGH NC 27601-2179

1703771745
HAYES, LINDA W
301 FAYETTEVILLE ST UNIT 2505
RALEIGH NC 27601-2176

1703771745
MOORE & SONS REALTY III LLC
3212 DOGWOOD DR
RALEIGH NC 27604-3980

1703771745
MA, JENNIFER L
3606 BARON MONCK PASS
RALEIGH NC 27612-7642

1703771745
BOLTON, CHARLES K BOLTON, MARY M
301 FAYETTEVILLE ST UNIT 2907
RALEIGH NC 27601-2179

1703771745
GARDNER, JACK W
2109 BROADWAY APT 1719
NEW YORK NY 10023-2152

1703771745
PEREZ-HURTADO, CLAUDIA
301 FAYETTEVILLE ST UNIT 2402
RALEIGH NC 27601-2175

1703771745
LESTER MANAGEMENT GROUP LLC
7231 LA MARRE DR
ROANOKE VA 24019-6231

1703771745
NORTHERN RISES LLC
4660 PARAGON PARK RD
RALEIGH NC 27616-3174

1703771745
SARTORIO, DAVID YORKE
301 FAYETTEVILLE ST UNIT 2610
RALEIGH NC 27601-2178

1703771745
DISCALA, JEANETTE YAROLIN, JOHN M
301 FAYETTEVILLE ST UNIT 3010
RALEIGH NC 27601-2179

1703771745
BALTER, REBECCA
301 FAYETTEVILLE ST UNIT 3114
RALEIGH NC 27601-2180

1703771745
MOTAPARTHY, VENKATA MOTAPARTHY,
LAKSHMI
301 FAYETTEVILLE ST UNIT 3306
RALEIGH NC 27601-2182

1703771745
4C INVESTMENTS LLC
1 RIVER OAK LN
EMPORIA VA 23847-2445

1703771745
JOO, DANIEL M
301 FAYETTEVILLE ST UNIT 3204
RALEIGH NC 27601-2180

1703771745
YOUNG, WILLIAM D IV
301 FAYETTEVILLE ST UNIT 3312
RALEIGH NC 27601-2182

1703771745
BENNETT, KATHY LEIGH PAGE,
NORWOOD ALLAN JR
301 FAYETTEVILLE ST UNIT 3111
RALEIGH NC 27601-2180

1703771745
ALLEN, ROBERT L ALLEN, CELESTE C
1601 RIDGE RD
RALEIGH NC 27607-6736

1703771745
HWANG, ELLA
690 LONG BRIDGE ST APT 427
SAN FRANCISCO CA 94158-2404

1703771745
JOSHLEN LLC
8421 BROAD ST UNIT 2115
MC LEAN VA 22102-3776

1703771745
DENNIS, MICHAEL D
4919 SETTER CT
JAMESTOWN NC 27282-8655

1703771745
SCHWAM, STEVEN J PURSER, CHERYL A
5500 WYNNFORD WAY
RALEIGH NC 27614-8342

1703771745
LUNDQUIST, COURTNEY
301 FAYETTEVILLE ST UNIT 2511
RALEIGH NC 27601-2176

1703771745
MBW PTNR LLC
301 FAYETTEVILLE ST UNIT 2414
RALEIGH NC 27601-2175

1703771745
STRAWN, TRACY
301 FAYETTEVILLE ST UNIT 2703
RALEIGH NC 27601-2178

1703771745
RIVEROS, GERARDO
301 FAYETTEVILLE ST UNIT 2507
RALEIGH NC 27601-2176

1703771745
MANAHER, KEVIN T
301 FAYETTEVILLE ST UNIT 2307
RALEIGH NC 27601-2175

1703771745
JANG, SEONG HEE
301 FAYETTEVILLE ST UNIT 2503
RALEIGH NC 27601-2176

1703771745
MOSTASHARI, SHAHRIAR
301 FAYETTEVILLE ST UNIT 3304
RALEIGH NC 27601-2182

1703771745
NESBIT, WAYNE K
301 FAYETTEVILLE ST UNIT 2806
RALEIGH NC 27601-2177

1703771745
TUCKER, MICHAEL
301 FAYETTEVILLE ST UNIT 2412
RALEIGH NC 27601-2175

1703771745
CORILL 3920 LLC
123 GLENWOOD AVE
RALEIGH NC 27603-1703

1703771745
BLUE RAM ASSOCIATES LLC
3321 MARBLEHEAD LN
RALEIGH NC 27612-4927

1703771745
MULLINS, NAN
505 PORT ROYAL WAY
PENSACOLA FL 32502-5766

1703771745
LAMB, KRIS
301 FAYETTEVILLE ST UNIT 2314
RALEIGH NC 27601-2175

1703771745
BUTLER, DOUGLAS C
301 FAYETTEVILLE ST UNIT 3211
RALEIGH NC 27601-2181

1703771745
CAO, BRUCE X CAO, KAREN T CHIA
1000 ALEMANY ST
MORRISVILLE NC 27560-7393

1703771745
FEORE, JOHN J FEORE, JOANNE M
1925 PARTRIDGE BERRY DR
RALEIGH NC 27606-9695

1703771745
WYNN, DIANNA
101 MARTINIQUE PL
CARY NC 27511-6482

1703771745
HIGHT, STEPHANIE D
1505 ELM ST APT 704
DALLAS TX 75201-3524

1703771745
WILBUR FAMILY REVOCABLE TRUST /BY
TRS
301 3308 FAYETTEVILLE ST
RALEIGH NC 27601-2182

1703771745
VENTURES OCEANIC INC
160 D VICTOR MEEKINS RD
MANTEO NC 27954-9483

1703771745
BENSEN, EDWARD A
301 FAYETTEVILLE ST UNIT 3005
RALEIGH NC 27601-2179

1703771745
ROSENBERGER, MARK A
ROSSENBERGER, MELISSA J
8917 WINGED THISTLE CT
RALEIGH NC 27617-7442

1703771745
CASCIA, MICHAEL
301 FAYETTEVILLE ST UNIT 3303
RALEIGH NC 27601-2182

1703771745
SKOWRONSKI, DAVID A
301 FAYETTEVILLE ST UNIT 3309
RALEIGH NC 27601-2182

1703771745
LESTER, ADRIENNE L
301 3009 FAYETTEVILLE ST
RALEIGH NC 27601-2179

1703771745
MCCOMBER, ALEX C HALL, KERRY
301 FAYETTEVILLE ST UNIT 2603
RALEIGH NC 27601-2176

1703771745
COOPER, A B JR
PO BOX 250
ATLANTIC BEACH NC 28512-0250

1703771745
TJOA, KIAN HWA HARTANTO, STEVEN
301 FAYETTEVILLE ST UNIT 3107
RALEIGH NC 27601-2180

1703771745
HARRIS, MICHAEL C HARRIS, KIMBERLY D
2126 WOODLAND AVE
RALEIGH NC 27608-2255

1703771745
TUCKER, SUSAN DEAN
301 FAYETTEVILLE ST UNIT 2811
RALEIGH NC 27601-2177

1703771745
BRADLEY, JOSEPH CRAIG
301 FAYETTEVILLE ST UNIT 2607
RALEIGH NC 27601-2176

1703771745
MCKAY, CHRISTOPHER DANIEL
301 2304 FAYETTEVILLE ST
RALEIGH NC 27601-2174

1703771745
EVANS, BURWELL R EVANS, PAMELA
114 STRATTON LN
MANTEO NC 27954-9236

1703771915
FIRST CITIZENS BK & TRST CO
PO BOX 27131
RALEIGH NC 27611-7131

1703771994
SOUTHERN FAMILY PROPERTY HOLDINGS
INC
15 E MARTIN ST
RALEIGH NC 27601-1841

1703772935
RALEIGH INVESTING LLC
8428 SMITH RD
APEX NC 27539-8180

1703781056
LRC 227 LLC
5 INTERNATIONAL DR STE 220
RYE BROOK NY 10573-7020