

**RHDC**  
 RALEIGH HISTORIC  
 DEVELOPMENT COMMISSION

# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

414 GLENWOOD AVENUE

Address

Historic District

PINE STATE CREAMERY

Historic Property

071-15-MW

Certificate Number

5/29/2015

Date of Issue

11/29/2015

Expiration Date

Project Description:

- Replace 4 non-historic windows

OK to PERMIT

*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

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



# Planning & Development

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

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



- Minor Work (staff review) – 1 copy**
- Major Work (COA Committee review) – 13 copies**
- Most Major Work Applications
- Additions Greater than 25% of Building Square Footage
- New Buildings
- Demo of Contributing Historic Resource
- Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 430628

File # 071-15-MW

Fee \$29

Amt Paid \_\_\_\_\_

Check # \_\_\_\_\_

Rec'd Date 4/29/15

Rec'd By Tasha

**Amended 5/22/15**

• If completing by hand, please use **BLACK INK**. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address 410-100 Tucker Street **(414 Glenwood Ave)**

Historic District

Historic Property/Landmark name (if applicable) The Creamery Building **Pine State Creamery**

Owner's Name The Creamery Limited Partnership

Lot size 2.03 acres (width in feet) (depth in feet)

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:

Property Address	Property Address

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.





TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>Attach 8-1/2" x 11" 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.</p> <p><b>Minor Work (staff review) – 1 copy</b></p> <p><b>Major Work (COA Committee review) – 13 copies</b></p>					
1. <b>Written description.</b> 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. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. <b>Photographs</b> of existing conditions are required.	<input checked="" type="checkbox"/>				
4. <b>Paint Schedule</b> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. <b>Plot plan</b> (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. <b>Drawings</b> showing proposed work <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Plan drawings</li> <li><input checked="" type="checkbox"/> Elevation drawings showing the new façade(s).</li> <li><input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale.</li> <li><input checked="" type="checkbox"/> 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet.</li> </ul>	<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)	<input type="checkbox"/>	<input type="checkbox"/>			
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	<input checked="" type="checkbox"/>				

April 29, 2015

City of Raleigh Development Services  
Raleigh Historic Development Commission  
One Exchange Plaza, Suite 400  
Raleigh NC 27601

Re: Proposed Alteration for 414-100 Glenwood Avenue Windows

To Whom It May Concern,

The enclosed submittal includes a Certificate of Appropriateness Application for the alteration of the existing building located at 414 Glenwood Avenue. The scope of work we are proposing is the alteration of the windows facing Tucker Street from Suite 100 on the ground floor.

The alteration proposed involves the removal of the existing windows installed and the installation of new operable doors that will be installed into the existing window openings. The original building previously had overhead doors installed on this location as shown in the photos provided from 1928 and 1970's. The new installation shall provide full glass lights in the new doors that will be matched to the windows on the second floor as closely as the structure of the overhead doors to be installed will allow.

The enclosed plan shows that three of the existing openings shall be altered to provide operable doors into the existing window openings without any alteration of the existing window openings. The sill height of the opening for the fourth window opening closest to Glenwood Avenue shall be lowered to allow a stair access to the sidewalk on Tucker Street.

No alteration of the exterior façade other than the lowering of the sill height for one of the window openings is proposed. All other existing elements of the façade shall remain as they currently are installed on the building.

Please contact me at (919) 779-9797 x.203 or at [jgarnett@weeksturner.com](mailto:jgarnett@weeksturner.com) if there are any questions on the proposed scope as described or if I may provide any additional information.

Thank you.

Sincerely,



Jean-Paul Garnett  
Weeks Turner Architecture



**Band, Daniel**

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**From:** Jean-Paul Garnett <jgarnett@weeksturner.com>  
**Sent:** Friday, May 22, 2015 10:09 AM  
**To:** Band, Daniel  
**Cc:** Tully, Tania  
**Subject:** Re: Minor Work COA - Creamery Historic Landmark  
**Attachments:** 1506i Historical Submittal 5-22-15.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Amendment

Daniel,

Find attached the revised application for Minor Work COA. An additional photo closer to the existing windows has been included, along with a key shown in elevation and plan indicating which windows will be replaced. Additional elevations of the windows to be installed are also included.

The proposed stairs are shown in a section detail, but the stair and handrail will be entirely interior to the building. When the door / window is closed, neither the stair nor handrail will be exposed on the exterior. The full glass lights are as indicated in the elevations and in-situ rendering, with each panel of the window / door as shown with a full pane of glass. In an effort to emulate the thicker and thinner muntins of the existing windows on the upper level, the new window / door assemblies will be provided with two thicknesses of muntins. The thicker muntins shown on the elevations will separate panes of glass into smaller areas, something required for wind resistance. The lighter muntins will be applied / interior muntins and will allow the glass to be continuous behind it. A detail has been added to show how this will be accomplished.

Please let me know if this provides the information you were requesting. I can be reached on my mobile number below if it would be helpful to discuss the information shown in greater detail. I'll be back in the office on Tuesday this coming week after the holiday weekend.

Thanks.

--  
Jean-Paul Garnett  
Weeks Turner Architecture, PA  
3305-109 Durham Drive  
Raleigh, NC 27603  
919-779-9797 Tel  
919-624-7342 Cel  
919-779-0826 Fax  
email: [jgarnett@weeksturner.com](mailto:jgarnett@weeksturner.com)  
<http://www.weeksturner.com>

On May 6, 2015, at 1:32 PM, Band, Daniel <[Daniel.Band@raleighnc.gov](mailto:Daniel.Band@raleighnc.gov)> wrote:

Jean-Paul: Thanks for turning in an application for a Minor Work COA for the (former) Pine State Creamery Historic Landmark. I've reviewed the application and have a few comments. You may email in supplemental materials.

## Band, Daniel

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**From:** Band, Daniel  
**Sent:** Wednesday, May 06, 2015 1:32 PM  
**To:** 'jgarnett@weeksturner.com'  
**Cc:** Tully, Tania  
**Subject:** Minor Work COA - Creamery Historic Landmark

Jean-Paul: Thanks for turning in an application for a Minor Work COA for the (former) Pine State Creamery Historic Landmark. I've reviewed the application and have a few comments. You may email in supplemental materials.

- Please send in a closer picture of the existing windows and mark clearly which are proposed to be altered. That way we can clearly compare the existing windows with those proposed.
- In terms of the proposed windows, we will need a more precise architectural rendering.
- Then for the proposed stairs, please include information about what the materials will be, the dimensions, and any product specs that you have.
- Finally, you mention that "full glass lights" and "in-glass/applied muntins" will be part of the work. Could you please include product specs for these and include them in the rendering?

Thank you,  
Daniel

---

Daniel Band, Planner I  
Long Range Planning Division  
Raleigh Planning Department  
919-996-2180 - OEP, 2<sup>nd</sup> Floor





DOORS / WINDOWS ARE REPRESENTED HERE AS LETTERS A, B, C AND D RESPECTIVELY AS THROUGH THE VIEW FROM LEFT TO RIGHT, THE LEFT DOOR / WINDOW BEING THE FURTHEST FROM THE GLENWOOD CORNER OF THE BUILDING.

WEEKS  
TURNER  
ARCHITECTURE

## CRAFT BAR: PROPOSED CONDITIONS

414-101 GLENWOOD AVENUE  
RALEIGH, NORTH CAROLINA

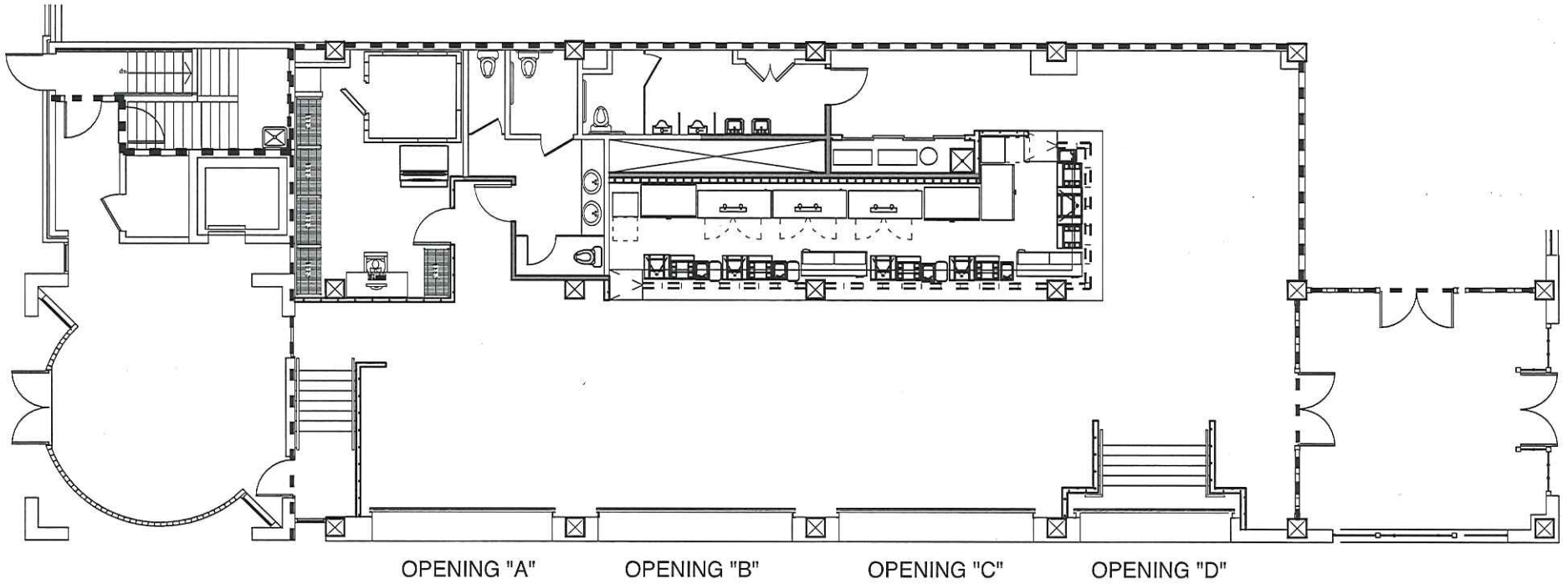
DATE:  
5/22/15  
PROJECT NO.  
1506I

**HSI**

5 OF 11

These plans are intended to comply with State and Local Building Codes and ordinances.





WEEKS  
TURNER  
ARCHITECTURE

## CRAFT BAR: PROPOSED CONDITIONS

414-101 GLENWOOD AVENUE  
RALEIGH, NORTH CAROLINA

DATE:  
5/22/15  
PROJECT NO.  
1506i

**HS1**  
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NOTE: NEW DOORS / WINDOWS HAVE BEEN SHOWN IN FALSE COLOR FOR CLARITY

WEEKS  
TURNER  
ARCHITECTURE

## CRAFT BAR: PROPOSED CONDITIONS

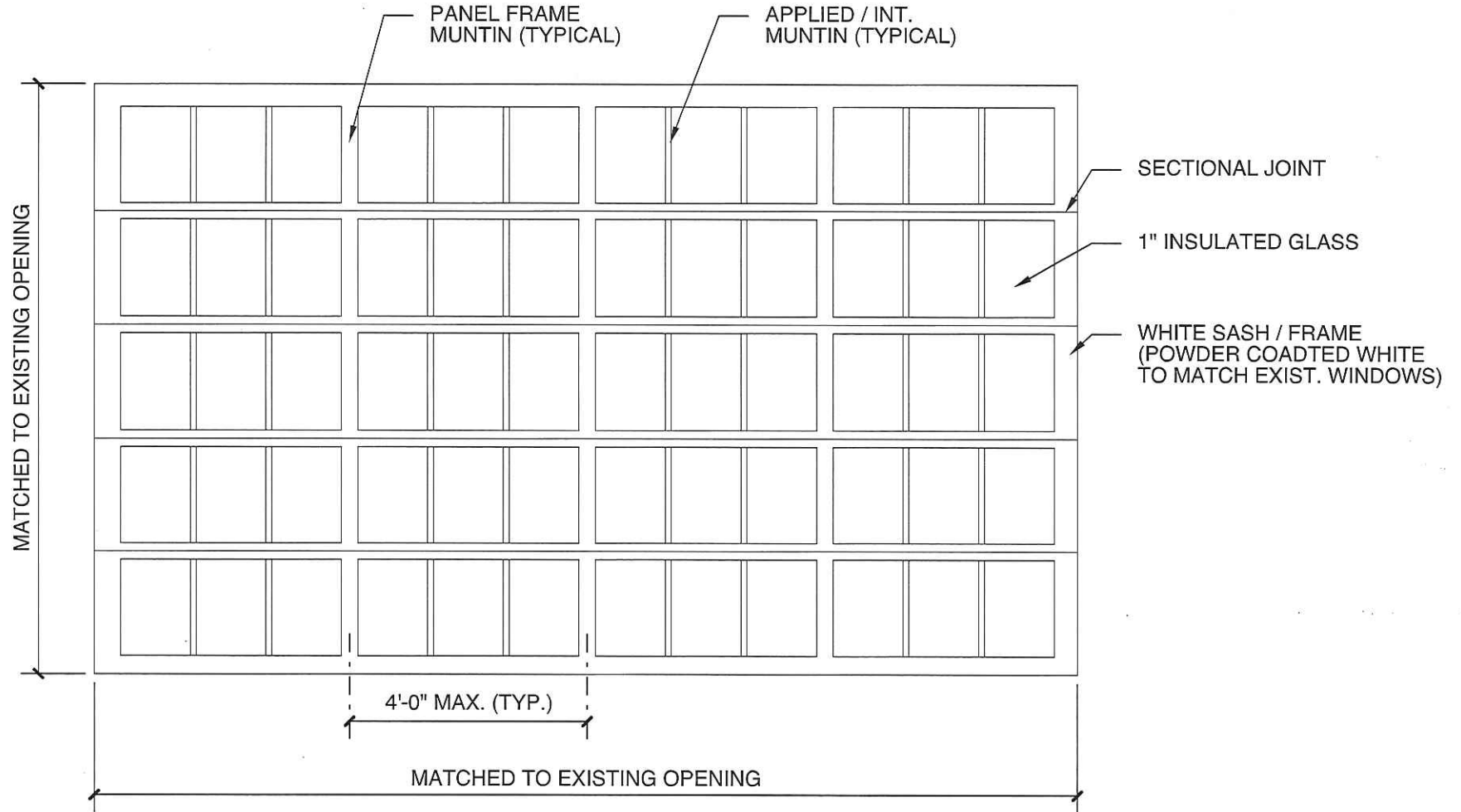
414-100 GLENWOOD AVENUE  
RALEIGH, NORTH CAROLINA

DATE:  
5/22/15  
PROJECT NO.  
1506i

**HS1**  
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These plans are intended to comply with State and Local Building Codes and ordinances.





ELEVATION FOR DOORS LOCATED IN OPENINGS "A" THRU "C"

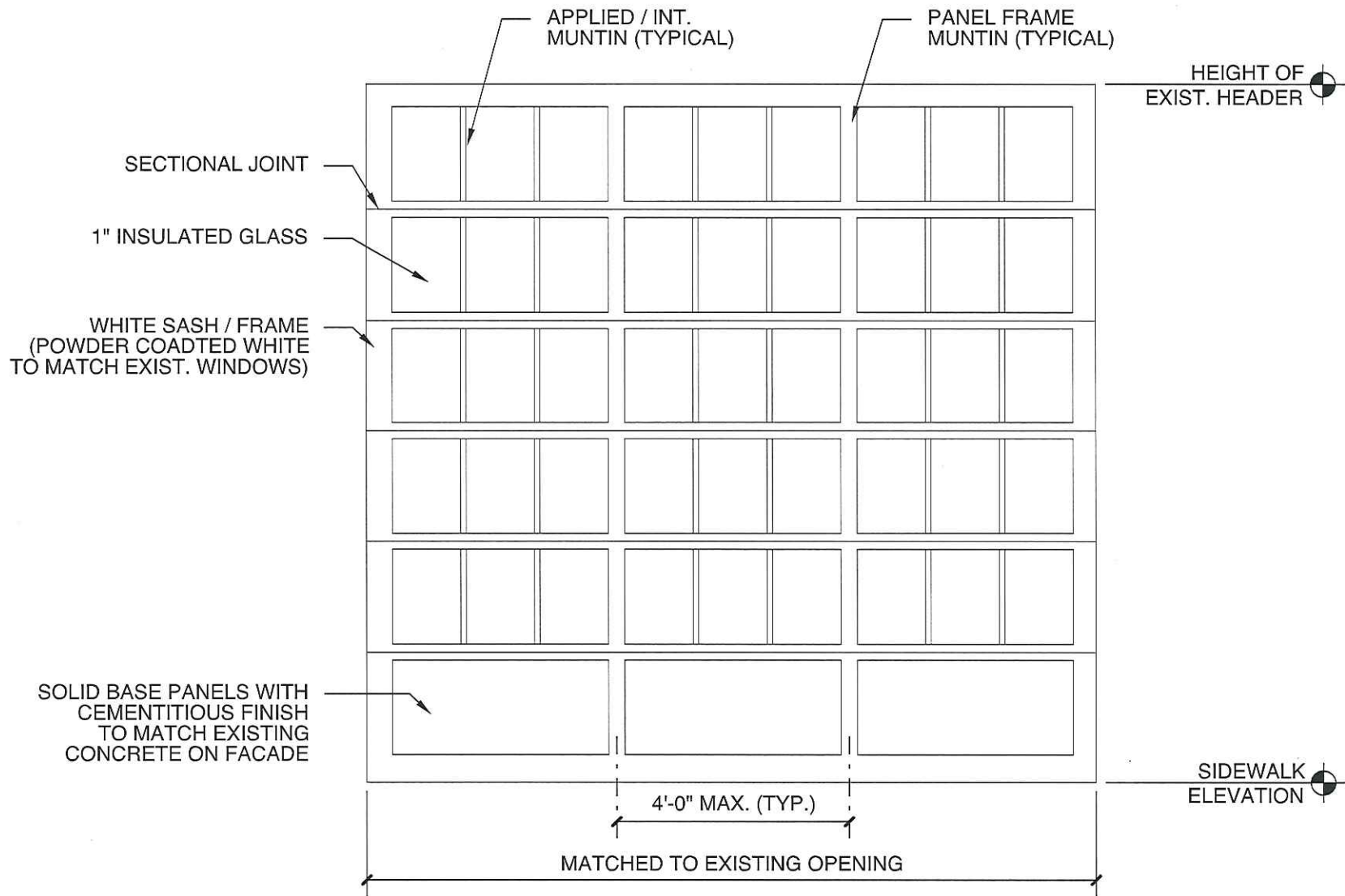
WEEKS  
TURNER  
ARCHITECTURE

**CRAFT BAR: PROPOSED CONDITIONS**

414-101 GLENWOOD AVENUE  
RALEIGH, NORTH CAROLINA

DATE:  
5/22/15  
PROJECT NO.  
1506i

**HS1**  
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ELEVATION FOR DOORS LOCATED IN OPENING "D"

WEEKS  
TURNER  
ARCHITECTURE

**CRAFT BAR: PROPOSED CONDITIONS**

414-101 GLENWOOD AVENUE  
RALEIGH, NORTH CAROLINA

DATE:  
5/22/15  
PROJECT NO.  
1506i

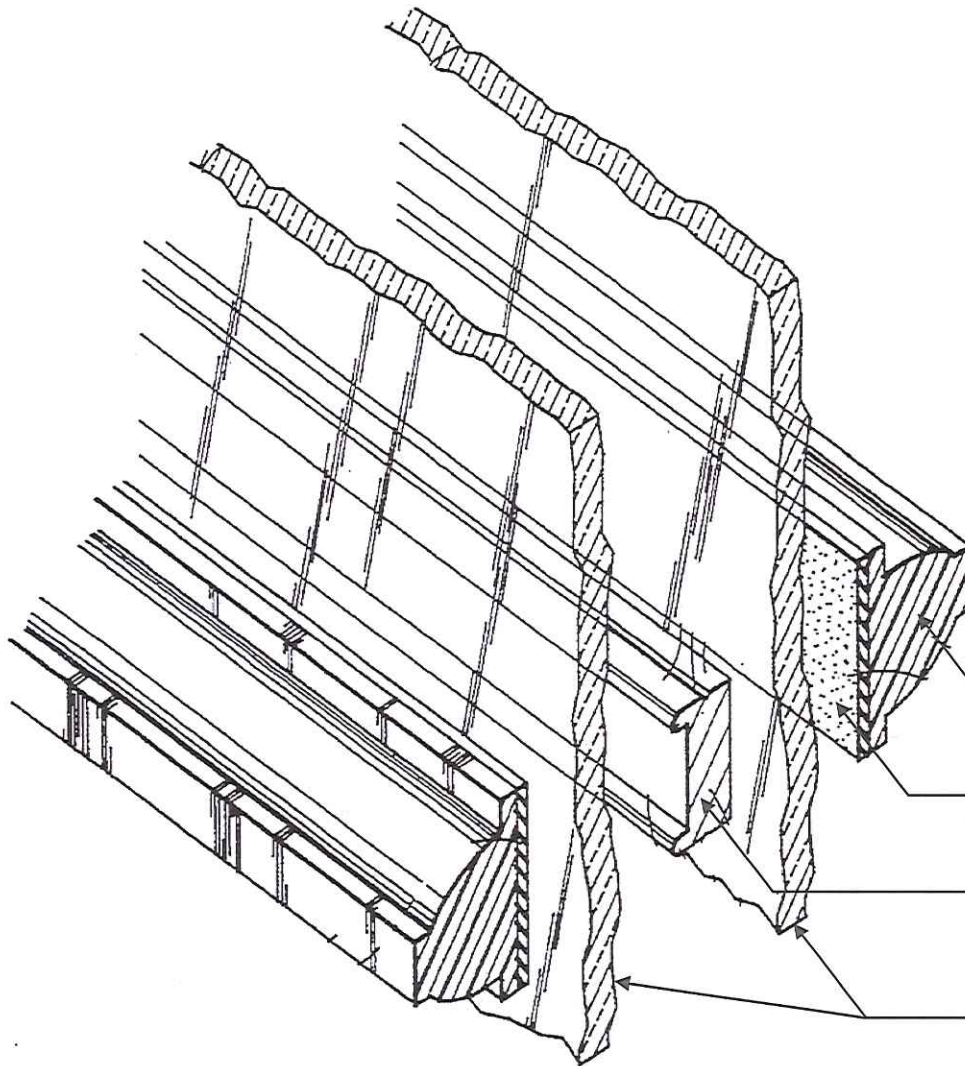
**HS1**  
8 OF 11



**INSULATED WINDOW ASSEMBLY WITH APPLIED OR INTERNAL MUNTIN BARS**

**ABSTRACT:**  
 A TRUE DIVIDED LOOK IS PROVIDED IN AN INSULATED TWO-PANE WINDOW ASSEMBLY THROUGH THE USE OF A RESILIENT SILICONE FOAM INTERNAL MUNTIN BAR GRID. INTERNAL MUNTIN IS LOW IN THERMAL CONDUCTIVITY TO LIMIT HEAT TRANSFER BETWEEN PANES.

THE GRID IS SECURED BY ADHESIVE ON ONE SIDE OF ONLY ONE PANE OF GLASS, THEREBY ALLOWING NATURAL EXPANSION AND CONTRACTION OF THE GLASS PANES. THE RESILIENT MUNTIN BAR INCLUDES THE RESILIENT MUNTIN BAR BEING U-SHAPED WITH LEGS EXTENDING FROM BASE, WHICH ARE COMPRESSIBLE AND ADAPTED TO MOVE Laterally IN RESPONSE TO PRESSURE FROM PANES DUE TO CHANGING THERMAL CONDITIONS, BONDING OF EXTERNAL WOODEN MUNTIN BARNs TO THE PANES, OR WIND LOAD. MOVEMENT OF THE PANES TOWARD EACH OTHER WOULD BE LIMITED BY BOTTOMING OUT AGAINST THE BASE OF THE RESILIENT MUNTIN BAR.



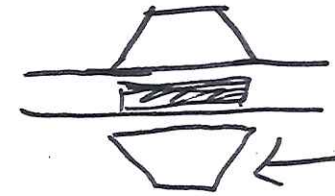
APPLIED TRIM

TRIM ADHESIVE

INTERNAL MUNTIN BAR (OPTIONAL)

GLASS PANES

← on exterior change to putty profile.



← interior may be as chosen

TGT 5/29/15

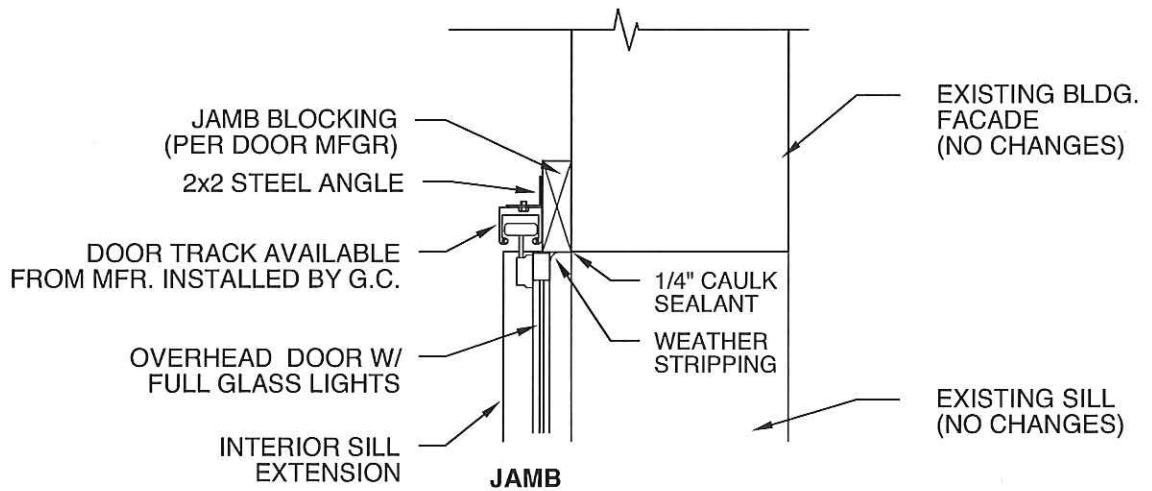
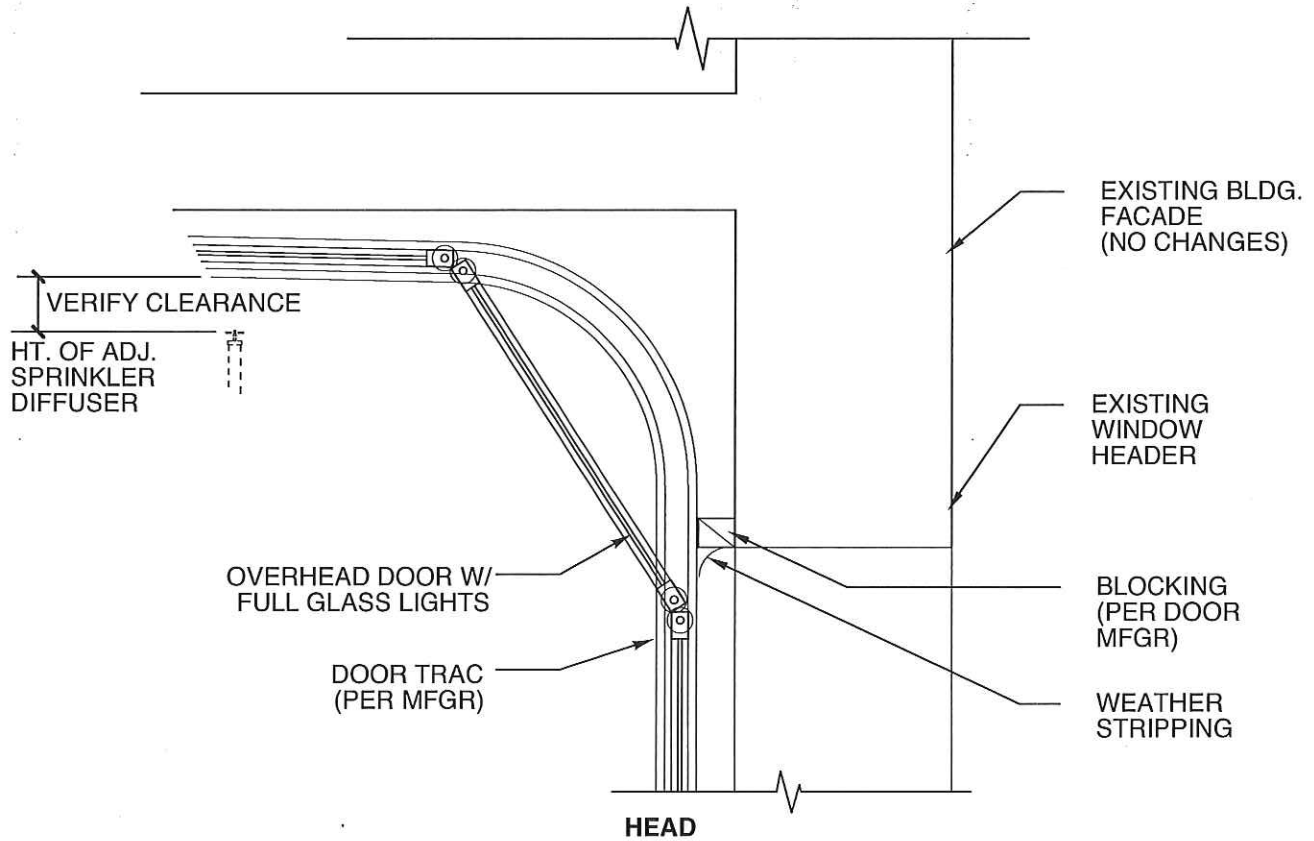
WEEKS  
TURNER  
ARCHITECTURE

**CRAFT BAR: DOOR LIGHT SPECIFICATIONS**

414-101 GLENWOOD AVENUE  
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DATE:  
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 1506i

**HS1**  
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## OVERHEAD DOOR HEAD / JAMB DETAIL

SCALE: 3"= 1'-0"

WEEKS  
TURNER  
ARCHITECTURE

### CRAFT BAR: PROPOSED CONDITIONS

414-100 GLENWOOD AVENUE  
RALEIGH, NORTH CAROLINA

DATE:

5/22/15

PROJECT NO.  
1506i

**HSI**

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## PINE STATE CREAMERY: CIRCA 1928

414-100 GLENWOOD AVENUE  
RALEIGH, NORTH CAROLINA

DATE:  
5/22/15  
PROJECT NO.  
1506i

**HS1**

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ARCHITECTURE

## PINE STATE CREAMERY: CIRCA 1970

414-100 GLENWOOD AVENUE  
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DATE:  
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PROJECT NO.  
1506i

**HS1**  
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WEEKS  
TURNER  
ARCHITECTURE

## THE CREAMERY BUILDING: CIRCA 2010

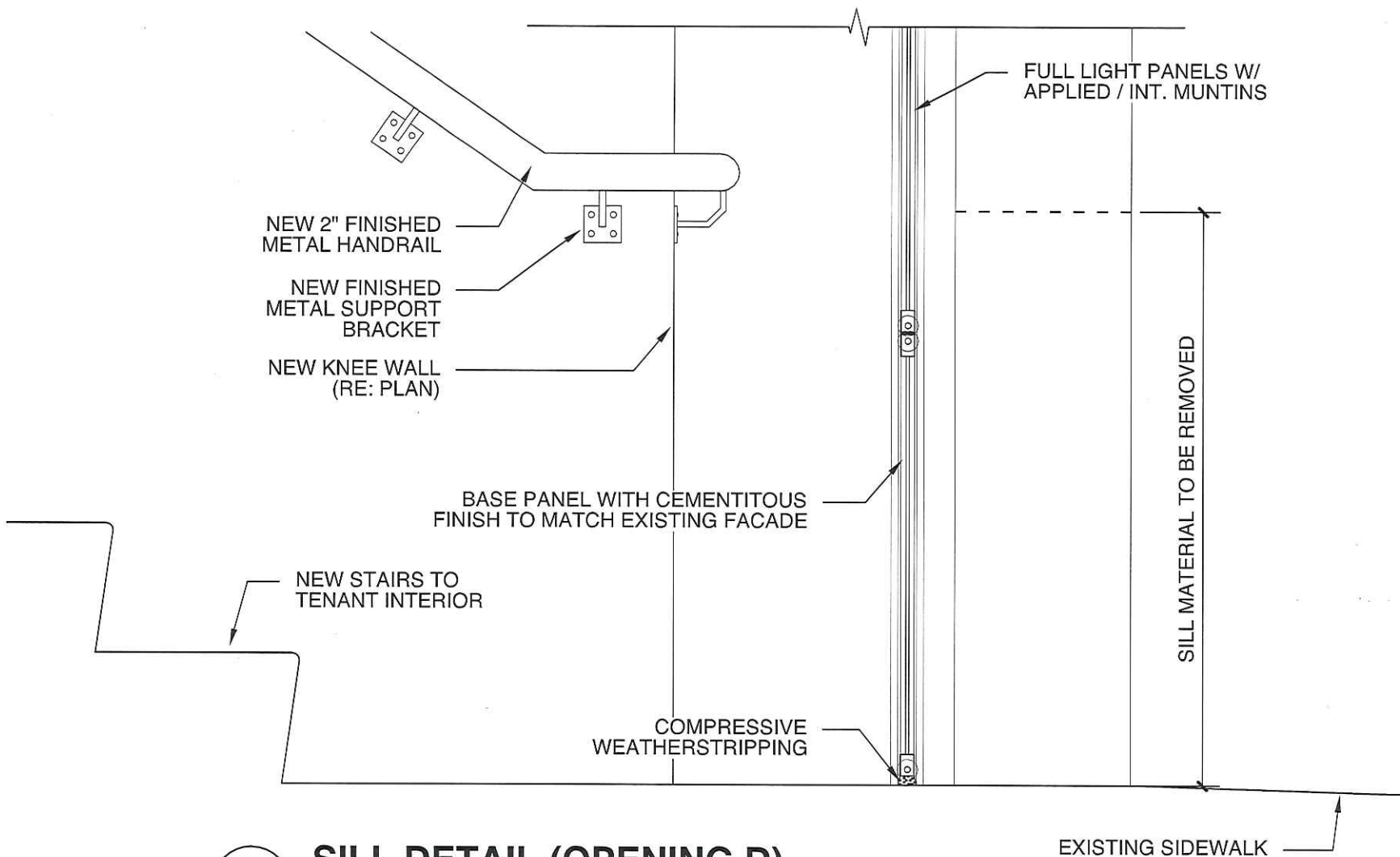
414-100 GLENWOOD AVENUE  
RALEIGH, NORTH CAROLINA

DATE:  
5/22/15  
PROJECT NO.  
1506i

**HS1**  
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**SILL DETAIL (OPENING D)**  
 SCALE: 1 1/2" = 1'-0"

**WEEKS  
 TURNER  
 ARCHITECTURE**

**CRAFT BAR WINDOW REPLACEMENT**

414-101 GLENWOOD AVENUE  
 RALEIGH, NORTH CAROLINA

DATE:  
 5/22/15  
 PROJECT NO.  
 1506i

**HS1**  
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