

# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

208 S WILMINGTON STREET

Address

MOORE SQUARE

Historic District

Historic Property

137-15-MW

Certificate Number

9/29/2015

Date of Issue

3/29/2016

Expiration Date

Project Description:

- Install vents in transoms.

OK to PERMIT

*This card must be kept pasted 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 # T447631

File # 137-15-MW

Fee \$ 29.00

Amt Paid 29.00

Check # 1422

Rec'd Date 9/22/2015

Rec'd By P. Best

- 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 208 S. Wilmington Street, Raleigh, NC 27601

Historic District Moore Square Local Historic District

Historic Property/Landmark name (if applicable)

Owner's Name G&S Empire Landlord, LLC

Lot size 0.12 acres

(width in feet) Irregular (74')

(depth in feet) Irregular (~65')

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.

*Handwritten signature*

Type or print the following:

Applicant Empire Properties (Patrick Nerz)

Mailing Address 133 Fayetteville Street, 6<sup>th</sup> Floor

City Raleigh	State NC	Zip Code 27601
Date 08/14/15	Daytime Phone 919-349-4980	

Email Address patrick@empire1792.com

Signature of Applicant *Patrick Nerz*

**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 3/29/16. 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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature *Janet Kelly* Date 9/29/15

**Project Categories (check all that apply):**

Exterior Alteration

Addition

New Construction

Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?

Yes

No

**(Office Use Only)**

Type of Work 81, 84

\_\_\_\_\_

\_\_\_\_\_

**Design Guidelines** Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

Section/Page	Topic	Brief Description of Work
2.9 / p. 44	Storefronts	Installation of screening material for hood exhaust system at 208 S. Wilmington Street (see attached)

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 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 type="checkbox"/> Plan drawings</li> <li><input type="checkbox"/> Elevation drawings showing the new façade(s).</li> <li><input type="checkbox"/> Dimensions shown on drawings and/or graphic scale.</li> <li><input 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"/>				

## Re: Proposed Screening at 208 S. Wilmington Street, Moore Square Historic District

### Description

Empire Properties proposes the installation of aluminum louvers in existing transom openings at the southernmost bay of the building at 208 S Wilmington Street. The existing storefront was built in 2010 as a part of the historic rehabilitation of the Greenspon & Satsky Department Store. No historical precedent for the storefront was available, so Empire Hardhat Construction built the storefront to match what might have been present in the district during the period of significance. The property owner requests this change in order to support kitchen equipment, including a new hood, in the space. Several alternative options for routing the hood exhaust—to the roof or to the back alley—were explored but are infeasible due to the physical characteristics of the building. To accommodate the equipment, the owner plans to route the exhaust through a portion of the transom opening. The exhaust system will be outfitted with a pollution control unit to minimize any effects of exhaust on the sidewalk. In addition, the owner would like to screen the unit to maintain the character of the current storefront. The proposed aluminum louvers painted to match existing storefront trim are designed to achieve that goal.

### Design Guidelines

Section 3.9 provides guidance on the treatment of storefronts in historic districts. Guideline 3.9.1 advises that character-defining features of historic storefronts be retained and preserved. Although the storefront at 208 S. Wilmington is not the historic storefront, it was designed and built to match the district and we believe that our proposed solution is the best way to maintain the look and feel of the storefront as-is. Transom divisions will be retained, thereby preserving the rhythm of the existing storefront. Furthermore, the screening louvers selected to replace the glass were chosen to be visually subservient to the rest of the storefront; the aluminum will be painted white to match storefront trim, and the material will be easy to clean and maintain so that the aluminum and the storefront mesh well indefinitely. After reviewing the guidelines and scanning the district, we feel that this solution maintains the character of 208 S. Wilmington Street and that of the Moore Square Historic District more generally.

### Existing Conditions

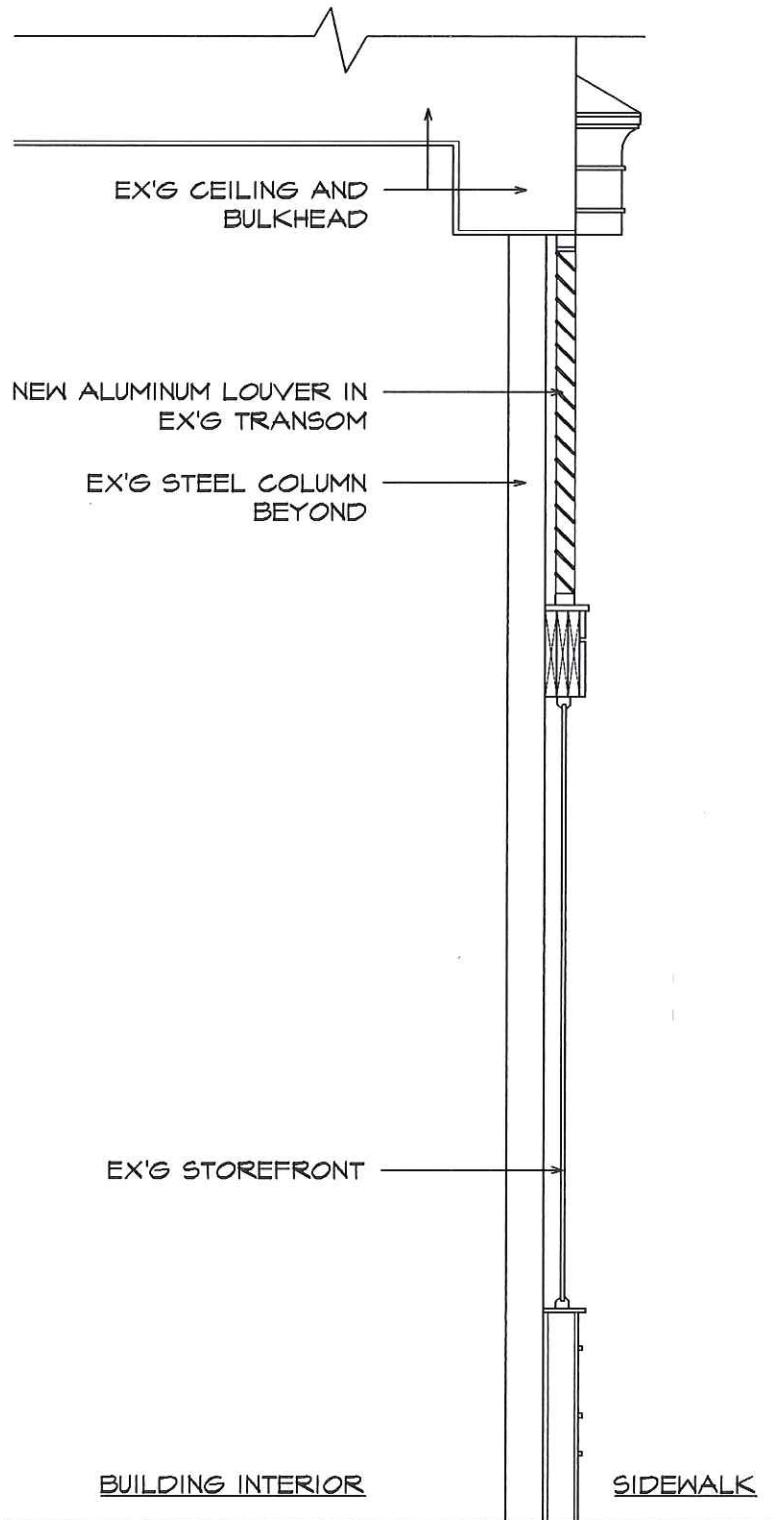




Front Elevation with New Aluminum Louvers

3/16" = 1'-0"

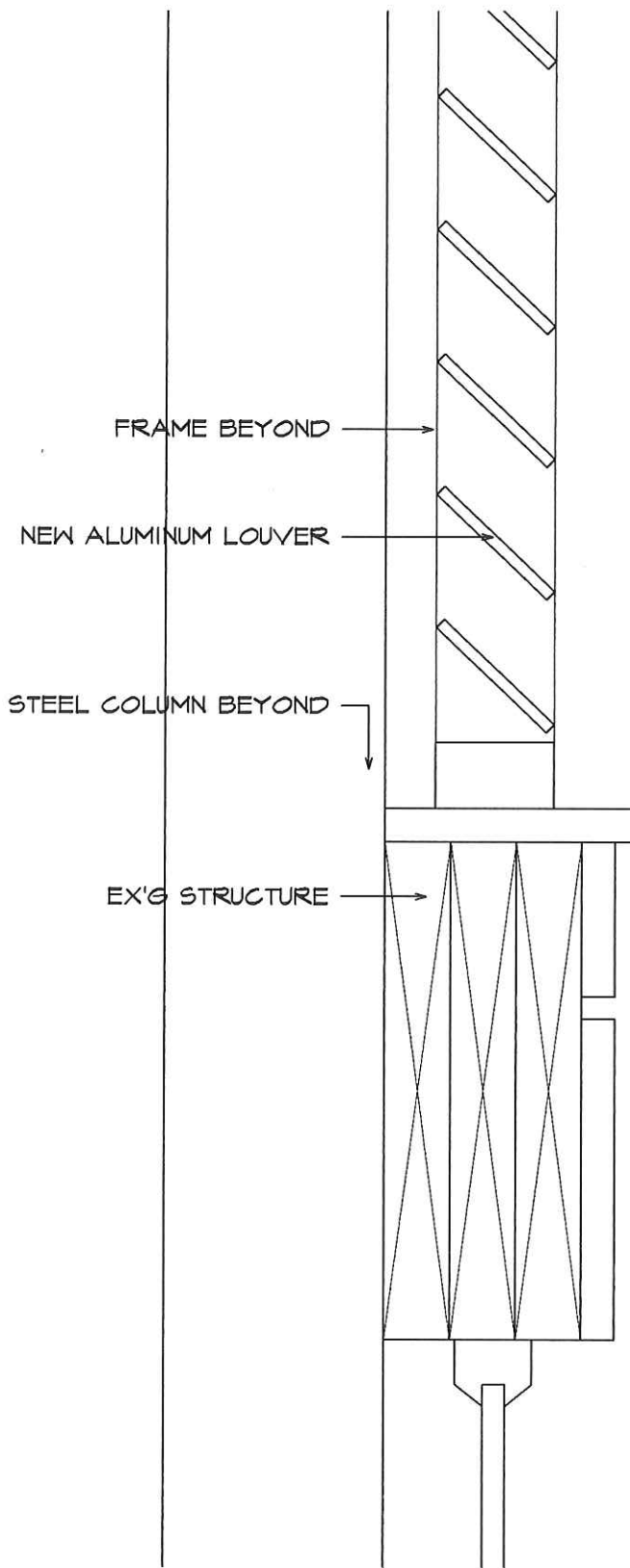
09-04-15



Section - Facade

1/2" = 1'-0"

09-04-15



Section - Louver  
 3" = 1'-0"

09-04-15