

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

218 S BLOUNT ST

Address

MOORE SQUARE

Historic District

Historic Property

043-16-MW

Certificate Number

3/17/2016

Date of Issue

9/17/2016

Expiration Date

Project Description:

- Install 12'x35' gabled skylight on roof

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



RALEIGH HISTORIC DEVELOPMENT COMMISSION

- 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 # 464729
 File # 043-16-MW
 Fee \$29-
 Amt Paid \$29-
 Check # c/c
 Rec'd Date 2/9/16
 Rec'd By [Signature]

- 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 **218 South Blount Street**

Historic District **Moore Square HOD**

Historic Property/Landmark name (if applicable) **N/A**

Owner's Name **PPAS Properties LLC - Pete Pagano**

Lot size **0.18 acres**

(width in feet) **73**

(depth in feet) **110**

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.

Type or print the following:

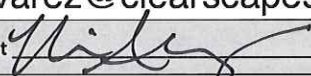
Applicant **Nicole Alvarez**

Mailing Address **Clearscapes: 311 W Martin Street, Suite 200**

City **Raleigh** State **NC** Zip Code **27601**

Date **3/9/2016** Daytime Phone **919-821-2775**

Email Address **nalvarez@clearscapes.com**

Signature of Applicant 

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 9/17/16. 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  Date 3/17/16

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 65

Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work
3.5/34-35	Roofs	Insert new skylight in existing roof

	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>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</p>					
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.	<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 proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <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. 	<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 checked="" type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

Minor Work Application

Plenty Restaurant Renovation 218 S Blount St.

March 9, 2016

Description:

This application is for a new skylight proposed on the existing roof of Plenty Restaurant, located within the Moore Square Historic Overlay District. The building is a one-story, exposed brick building with parapet walls.

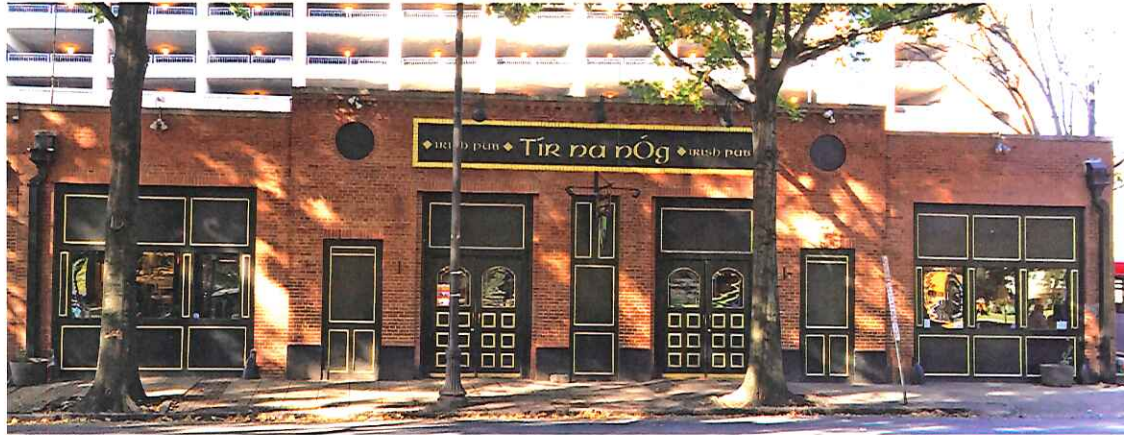
A COA was issued for façade work on 1/27/2016, certificate number 014-16-MW.

The proposed skylight is a Velux modular skylight system. It is their ridgelight design, or gable shape, and overall outside dimensions are roughly 12' wide by 34.5' long. The ridge of the skylight ranges from 4'-8" to 5'-4 ½" above the existing low-slope roof. The front parapet wall extends 3'-1 ½" above the roof, and is 18'-8" tall from the sidewalk. The skylight is in the middle of the main dining space below, and therefore set back from the front façade by 12'-5 ½".

The exterior finish of the windows is the manufacturer's standard Umber Gray Kynar 500. The white roofing membrane will wrap up the curb. See an example image of the skylight design and finish on attached page A4.

Given the height of the front façade and the existing large oak trees along the sidewalk, the visibility of the proposed skylight will be very limited, if not completely hidden, from the sidewalk and street.

Please see attached elevation and section drawings for more details and dimensions.



CLEARSCAPES

ARCHITECTURE + ART

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CONSULTANTS

MEP+FA:
Loring Consulting Engineers
(919)806-4491
Structural: Lysaght & Associates
(919) 833-0495

PROJECT

Plenty

Restaurant Renovation
218 S Blount St.
Raleigh, NC 27601

Moore Square HOD

PROJECT DATA

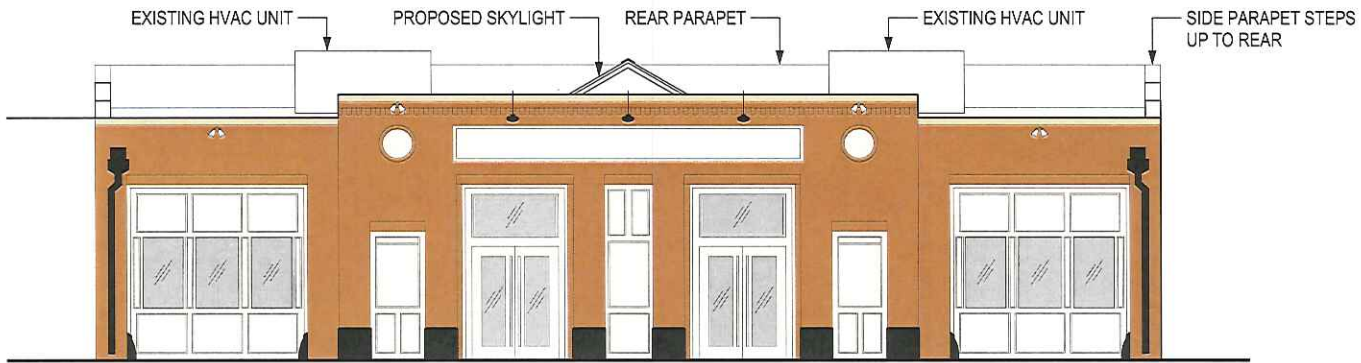
DATE: 20160309
DRAWN: NNA
CHECKED: FWB
FILENAME: PLENTY PLANS
PROJECT NO: 20150260
PRINTING: COA Application

SHEET DATA

Existing Pictures

SHEET NO.

A1



COA ISSUED FOR FACADE WORK ON 1/27/2016
 CERTIFACTE NUMBER: 014-16-MW

2 PROPOSED ELEVATION
 Scale: 1/8" = 1'-0"



COA ISSUED FOR FACADE WORK ON 1/27/2016
 CERTIFACTE NUMBER: 014-16-MW

1 EXISTING ELEVATION
 Scale: 1/8" = 1'-0"

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Moore Square HOD

PROJECT DATA

DATE: 20160309
 DRAWN: NNA
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 PRINTING: COA Application

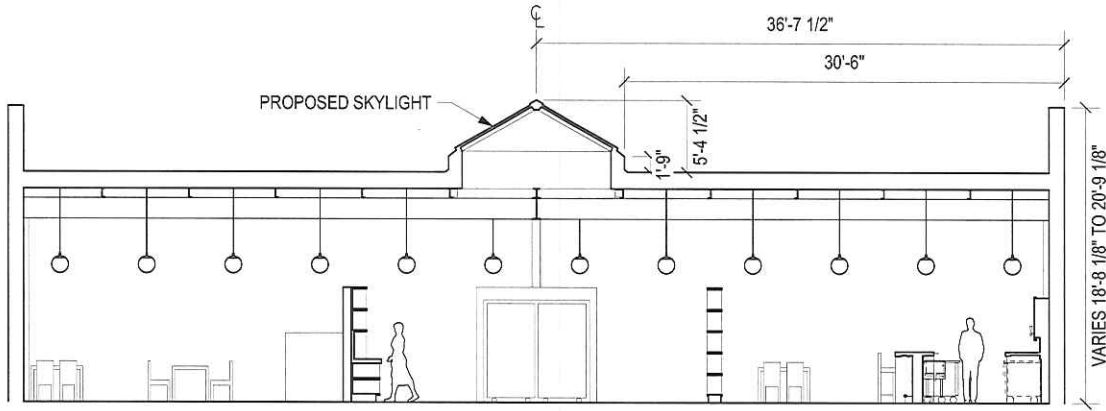
SHEET DATA

Elevations

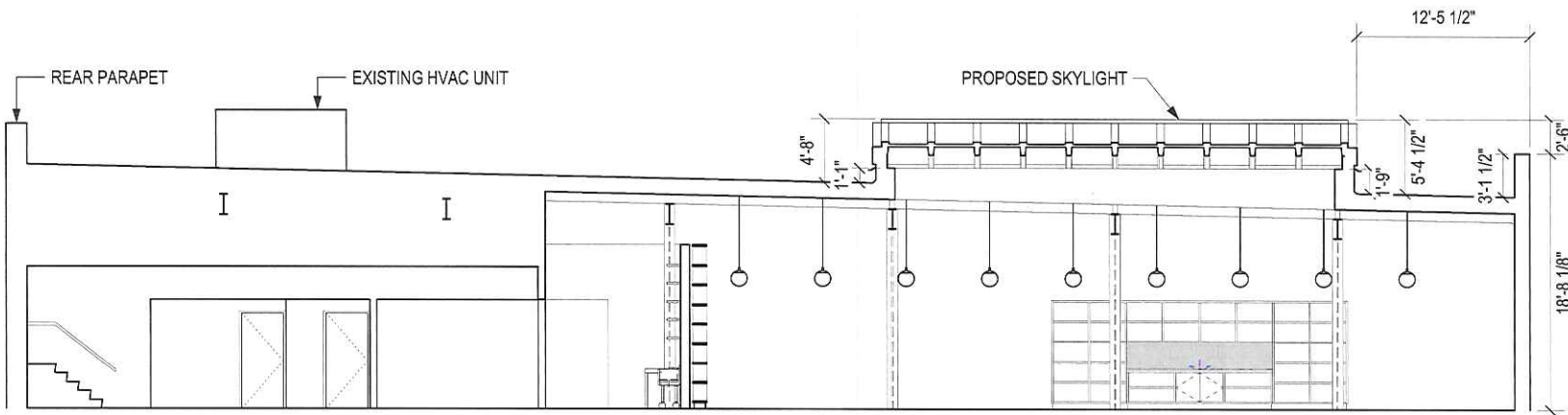
Existing + Proposed

SHEET NO.

A2



2 PROPOSED SECTION - CROSS
Scale: 1/8" = 1'-0"



1 PROPOSED SECTION - LONG
Scale: 1/8" = 1'-0"

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DRAWN: NNA
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SHEET DATA

Sections

SHEET NO.

A3



CLEARSCAPES

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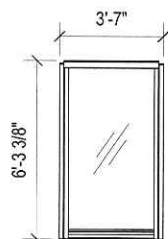
SHEET DATA

Roof Plan + Details

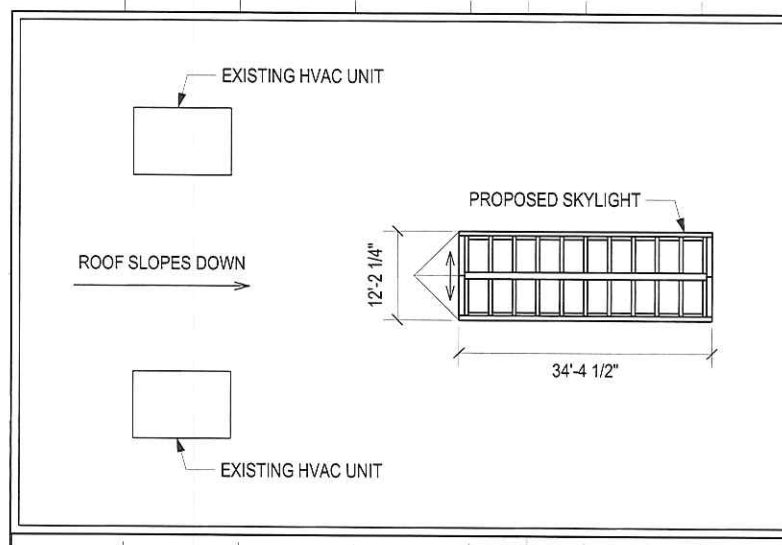
SHEET NO.

A4

I



SKYLIGHT INFORMATION:
VELUX MODULAR SKYLIGHT
DESIGN: RIDGELIGHT
MODULE: 1000X1800 (SHOWN TO LEFT)
QUANTITY: 20
OVERALL SIZE: 34'-4 1/2" X 12'-2 1/4"
EXTERIOR STANDARD FINISH:
UMBER GRAY KYNAR 500

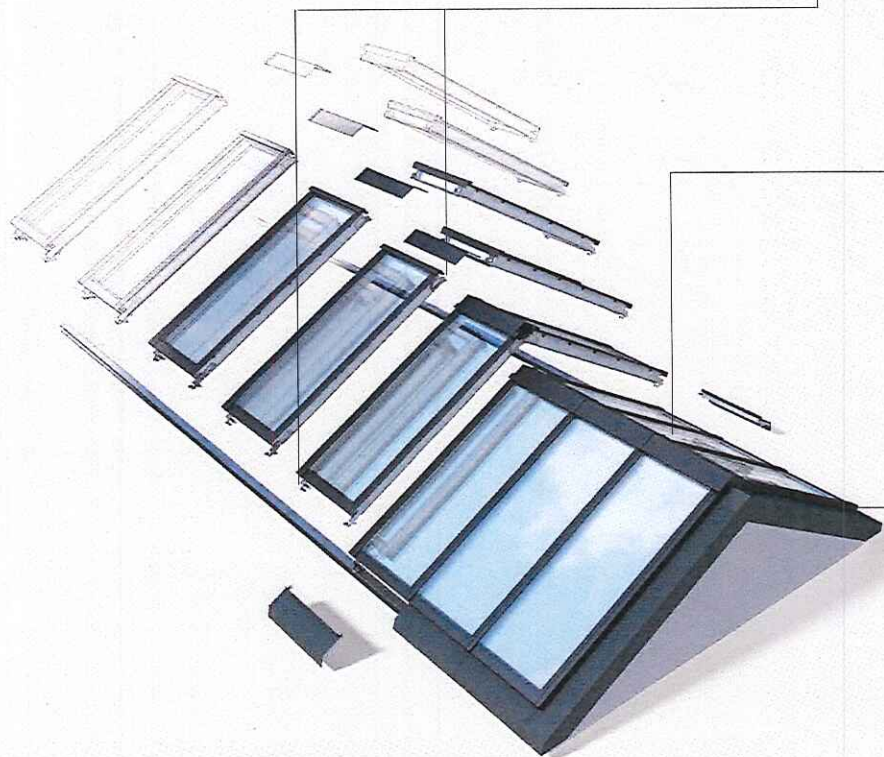


1 ROOF PLAN
Scale: 1/16" = 1'-0"

SOUTH BLOUNT STREET

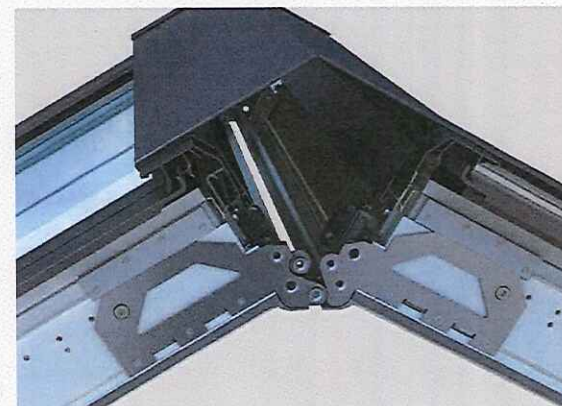
Ridgelight 25 - 40°

Ridgelight, with a 25 - 40° pitch, is a classic looking solution, consisting of two rows of skylights that support each other. No beam is required as the construction is a self-supporting structure. The flashing allows for installations with a 25 - 40° pitch.



1 Mounting bracket

The galvanized steel mounting bracket at the bottom and the interlocking ridge bracket at the top ensures a precise and easy installation



2 Self-supporting ridge

The self-supporting ridge is covered internally by a white cover that offers an elegant finish.



3 No on-site adjustment

The solution-specific ridge flashing is prefabricated and supplied by the VELUX Group. No on-site adjustment is needed.

