



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

214 S WILMINGTON STREET

Address

MOORE SQUARE

Historic District

Historic Property

010-17-MW

Certificate Number

02-01-2017

Date of Issue

08-01-2017

Expiration Date

## Project Description:

- Change exterior paint color;
- change awnings color

*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.*

# 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 checked="" type="checkbox"/> <b>Minor Work (staff review) – 1 copy</b>  <input type="checkbox"/> <b>Major Work (COA Committee review) – 10 copies</b> <input 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	<b>For Office Use Only</b> Transaction # <u>497482</u> File # _____ Fee <u>\$29.00</u> Amount Paid <u>\$29.00</u> Received Date <u>12/12/16</u> Received By <u>C. McCoy</u> <u>complete 12/14/16</u>
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Property Street Address	209 Fayetteville Street	(214 S Wilmington)	Amended 1/5/17
Historic District	<del>Streetside Historic Overlay (HOD-S)</del> Moore Square		
Historic Property/Landmark name (if applicable)			
Owner's Name	209 Retail Partners, LLC		
Lot size	(width in feet) 26	(depth in feet) 210	

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

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 **Gontram Architecture, INC (Eddie Gontram, AIA)**

Mailing Address **220 Horizon Dr. Suite 221**

City **Raleigh**

State **NC**

Zip Code **27615**

Date **12/8/2016**

Daytime Phone **919-876-5331 x 22**

Email Address **eddie@gontramarchitecture.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 \_\_\_\_\_

51, 18

**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 (attach additional sheets as needed)
		Repaint existing wood trim. Change color of first floor windows and door from green to black. Change color of second floor windows from green to white.
		Replace existing awning fabric (damaged during Hurricane Matthew). Change color from green to Black. New material to be Fire resistant as required by code.
		Replace existing entrance door. Door to match existing door ( i.e full glass, same stile dimensions, etc). Material to change from wood to metal. Door to be painted to match wood trim.
		<i>Amended</i>



### 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 8/1/17. 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) [Signature]

Date 2/1/17

	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.  <b>Minor Work (staff review) – 1 copy</b>  <b>Major Work (COA Committee review) – 10 copies</b>					
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. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		✓		
4. <b>Paint Schedule</b> (if applicable)	<input checked="" 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 existing and proposed work <ul style="list-style-type: none"> <li><input type="checkbox"/> Plan drawings</li> <li><input type="checkbox"/> Elevation drawings showing the façade(s)</li> <li><input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required)</li> <li><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.</li> </ul>	<input type="checkbox"/>	<input checked="" 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 <a href="#">Label Creator</a> to determine the addresses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	<input checked="" type="checkbox"/>		✓		

# Amendment



Replace all awning fabric; color = black

Paint all wood trim; white

Replace all awning fabric; color = black

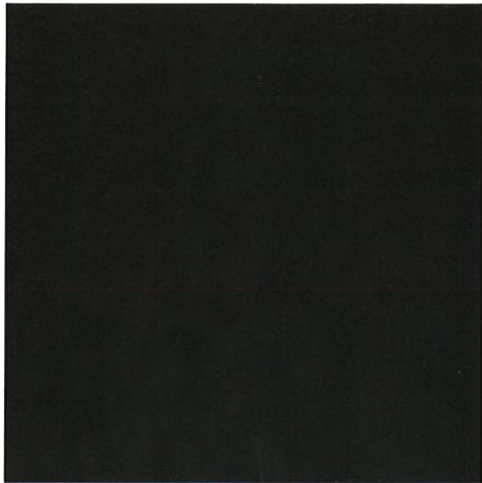
Paint all wood trim; black

# 209 Fayetteville Street- NCRMA Building

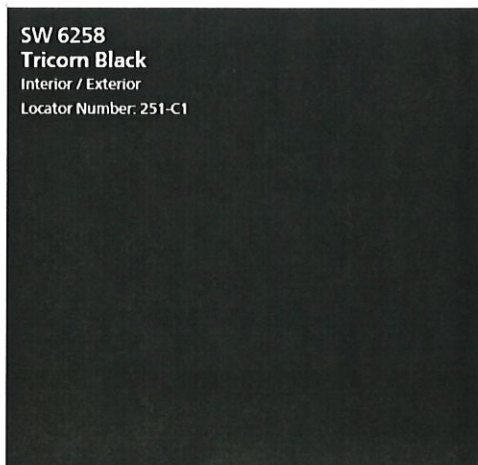
## Wilmington St side Painting and Awning Fabric replacement

(Note: Wilmington St side of building is 214 S. Wilmington St.)

### Awning Fabric Replacement (Sunbrella Black. SJA 5408 137)



### Wood Trim Painting-First floor windows (Sherwin-Williams, Tricorn Black SW6528)



E22

SW 6385

Dover White

E4

SW 6258

Tricorn Black



sunbrella  
firesist®

sunbrella  
firesist®  
PLUS

Orange  
(8609/9609)  
Temporarily  
Out of Stock

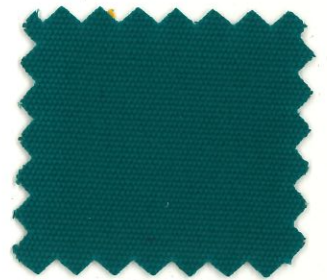
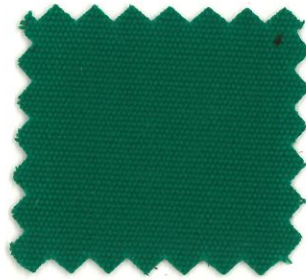
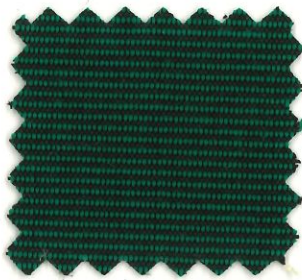


— FIRESIST® • 60" (152.4 cm) wide  
— FIRESIST® "PLUS" • PUT UP: 50 yd. rolls (45.7 m), 200 yd. case (182.9 m)

ALL FABRICS COME IN BOTH STANDARD FIRESIST® AND COATED FIRESIST® "PLUS."

8609 9609 ORANGE

8602 9602 SUNBURST YELLOW



8637 9637 FOREST GREEN

8605 9605 HEMLOCK TWEED

8600 9600 VICTORIA GREEN

8610 9610 TEAL BLUE



8626 9626 NAVY

8601

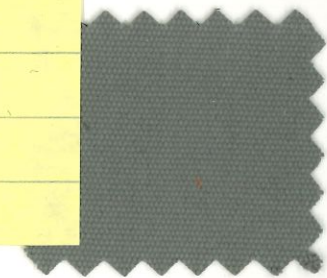
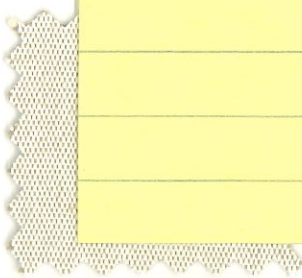
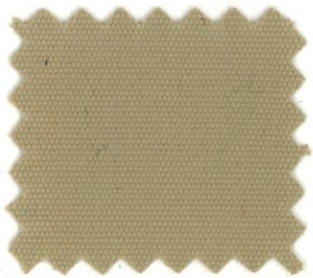
9608 BLACK



8603 9603 CRIMSON RED

8606

9622 TERRA COTTA



8620 9620 TOASTY BEIGE

8646 9646 CANVAS

8604 9604 NATURAL

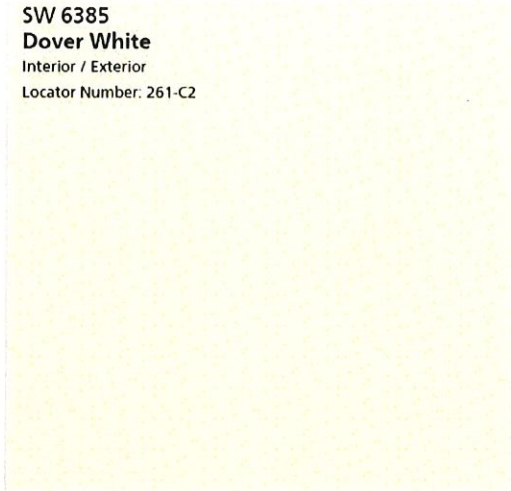
8649 9649 CHARCOAL

BLACK

Amendment

Wood Trim Painting-Second floor windows (Sherwin-Williams, Dover White SW7006)

SW 6385  
**Dover White**  
Interior / Exterior  
Locator Number: 261-C2





**GONTRAM**  
ARCHITECTURE, INC.

December 14, 2016

City of Raleigh Inspections Department  
1 Exchange Plaza Suite 404  
Raleigh, NC 27601

220 Horizon Dr. Suite 221  
Raleigh, NC 27615  
(919) 876-5331 phone  
(919) 876-5978 fax

eddie@gontramarchitecture.com  
www.gontramarchitecture.com

Re: **Transaction # 497482**  
NCRMA Wilmington St Façade Updates (proj #16078)  
209 Fayetteville St  
Raleigh, NC 27601

We have received and reviewed comments regarding the above-referenced project. Please find attached four (4) revised copies of complete drawings. Responses (in **bold**) to staff's comments include the following:

HISTORIC DISTRICT-UNRESOLVED – JOHN ANAGNOST – 12/14/2016

*Comment 1: Emailed for additional information*

The emailed comments are as follows with our response:

- Please provide paint chips for all paint colors to be used

**Paint chips are attached to this letter**

- Please provide a fabric sample or color chip showing the color of the proposed awning

**Sample book is attached to this letter**

- ~~• Please provide an image or manufacturer's model number of the door style that you will use~~

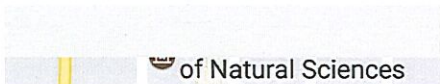
**Door shop drawings are attached to this letter** See amendment



Image capture: Jul 2016 © 2016 Google

Raleigh, North Carolina

Street View - Jul 2016



# Amendment



**GONTRAM**  
ARCHITECTURE, INC.

January 5, 2017

City of Raleigh Inspections Department  
1 Exchange Plaza Suite 404  
Raleigh, NC 27601

220 Horizon Dr. Suite 221  
Raleigh, NC 27615  
(919) 876-5331 *phone*  
(919) 876-5978 *fax*  
eddie@gontramarchitecture.com  
www.gontramarchitecture.com

Re: **Transaction # 497482**  
NCRMA Wilmington St Façade Updates (GA project #16078)  
209 Fayetteville St  
Raleigh, NC 27601

We have received and reviewed comments regarding the above-referenced project. Please find attached a revised application and paint sample. Responses (in **bold**) to staff's comments include the following:

## HISTORIC DISTRICT-UNRESOLVED – TANIA TULLY – 12/29/2016

*Comment 1: Not approved as minor work*

**GA Response: Door replacement has been removed from this application. All other work (painting and canvas awning replacement) is minor work per comments below. An amended application is included with this response.**

*Comment 2: Emailed applicant for next steps*

Emailed comments below:

*I've reviewed your COA application and have the following comments:*

- 1. The proposed change in awning color meets the [Design Guidelines](#) and is approvable by staff (3.4 Paint and Paint Color);*
- 2. The proposed change in storefront color (green to black) meets the Design Guidelines and is approvable by staff (3.4 Paint and Paint Color);*
- 3. The proposed change in upper level trim color does not clearly meet the Design Guidelines and is not approvable by staff (3.4 Paint and Paint Color);*
  - a. To be approvable by staff the white needs to be warmer in tone more compatible with the yellow brick of the building;*

b. *Black is also approvable.*

**GA RESPONSE:** Color for upper trim has been change to Sherwin Williams Dover White SW6385. An updated schedule is included with this response, as well as a physical sample

4. *The proposed removal of wood door and placement with a metal door does not clearly meet the Design Guidelines and is not approvable by staff (3.7 Windows and Doors);*
  - a. *To be approvable by staff the following is needed:*
    - i. *Better photos of the existing door and transom that show either a deteriorated condition or evidence that the door is not historic fabric;*
    - ii. *Specifications for a new wood door.*

*I see a few possible next steps:*

1. **Amend the application by removing the request for door replacement and changing the upper level trim color as noted above.**
  - a. ***This will allow staff approval of the remainder of the application.***
  - b. ***The door replacement request can then be submitted as a separate Major Work [COA application](#).***
2. *Amend the application by changing the request for door replacement and upper level trim color as noted above.*
3. *Convert the entire application to a Major Work for review by the commission in a quasi-judicial evidentiary hearing.*
  - a. *An additional fee of \$118 (Major Work fee is \$147), additional copies of the application, and stamped addressed envelopes required.*
  - b. *The above is needed by January 6 to be placed on the January 26 agenda.*

**GA RESPONSE:** Per comment 1 above, the application has been amended. The door replacement has been removed from the application. The existing door will remain and be painted to match new trim color.

Please let me know if you require additional information, or if you have any questions or comments.

Thank you for your assistance.

Sincerely,



**Edmund J. Gontram III, AIA**  
*Architect*

enclosures

cc: file

## Tully, Tania

---

**From:** Tully, Tania  
**Sent:** Thursday, December 29, 2016 3:24 PM  
**To:** 'Eddie Gontram'  
**Cc:** Robb, Melissa; Todd Baitsholts (toddb@ncrma.org)  
**Subject:** RE: COA for 209 fayetteville Street (214 S Wilmington Street)

Eddie –

With regards to the door is it not a decision that can be made by staff. You would need to make the case to the Commission that the replacement meets the *Design Guidelines*. There are 2 primary questions:

- 1) Can the existing door be removed? Is it either not historic fabric or deteriorated beyond repair.
- 2) If so, what is the appropriate replacement?

In Section 3.7 Windows and Doors of the *Design Guidelines*, the most applicable Guidelines are these:

- 3.7.4 Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.
- 3.7.5 If replacement of a deteriorated window or door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- 3.7.6 If replacement of a deteriorated window or door unit is necessary, replace the unit in kind, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials. Consider compatible substitute materials only if using the original material is not technically feasible.

I am not aware of any metal doors that have been approved in locations such as this. It may be worthwhile to consider a way to reinforce the existing door and frame from the interior.

Best,  
Tania

Tania Georgiou Tully, Planner II  
Historic Preservation  
Urban Design Center  
919.996.2674  
919.516.2684 (fax)  
[tania.tully@raleighnc.gov](mailto:tania.tully@raleighnc.gov)

COA process information is available [here](#).

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**From:** Eddie Gontram [mailto:[eddie@gontramarchitecture.com](mailto:eddie@gontramarchitecture.com)]  
**Sent:** Thursday, December 29, 2016 2:03 PM  
**To:** Tully, Tania  
**Cc:** Robb, Melissa; Todd Baitsholts (toddb@ncrma.org)  
**Subject:** RE: COA for 209 fayetteville Street (214 S Wilmington Street)

Tania –

Thanks for your response!

## Tully, Tania

---

**From:** Tully, Tania  
**Sent:** Thursday, December 29, 2016 1:52 PM  
**To:** 'eddie@gontramarchitecture.com'  
**Cc:** Robb, Melissa (Melissa.Robb@raleighnc.gov)  
**Subject:** COA for 209 fayetteville Street (214 S Wilmington Street)

Hi Eddie –

I've reviewed your COA application and have the following comments:

1. The proposed change in awning color meets the [Design Guidelines](#) and is approvable by staff (3.4 *Paint and Paint Color*);
2. The proposed change in storefront color (green to black) meets the *Design Guidelines* and is approvable by staff (3.4 *Paint and Paint Color*);
3. The proposed change in upper level trim color does not clearly meet the *Design Guidelines* and is not approvable by staff (3.4 *Paint and Paint Color*);
  - a. To be approvable by staff the white needs to be warmer in tone more compatible with the yellow brick of the building;
  - b. Black is also approvable.
4. The proposed removal of wood door and placement with a metal door does not clearly meet the *Design Guidelines* and is not approvable by staff (3.7 *Windows and Doors*);
  - a. To be approvable by staff the following is needed:
    - i. Better photos of the existing door and transom that show either a deteriorated condition or evidence that the door is not historic fabric;
    - ii. Specifications for a new wood door.

I see a few possible next steps:

1. Amend the application by removing the request for door replacement and changing the upper level trim color as noted above.
  - a. This will allow staff approval of the remainder of the application.
  - b. The door replacement request can then be submitted as a separate Major Work [COA application](#).
2. Amend the application by changing the request for door replacement and upper level trim color as noted above.
3. Convert the entire application to a Major Work for review by the commission in a quasi-judicial evidentiary hearing.
  - a. An additional fee of \$118 (Major Work fee is \$147), additional copies of the application, and stamped addressed envelopes required.
  - b. The above is needed by January 6 to be placed on the January 26 agenda.

Please let me know how you wish to proceed. In the meantime, the application is being held as incomplete.

Best,  
Tania

Tania Georgiou Tully, Planner II  
Historic Preservation  
Urban Design Center  
919.996.2674  
919.516.2684 (fax)  
[tania.tully@raleighnc.gov](mailto:tania.tully@raleighnc.gov)