



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

110 E HARGETT STREET

Address

MOORE SQUARE

Historic District

Historic Property

152-18-MW

Certificate Number

10-04-2018

Date of Issue

04-04-2018

Expiration Date

## Project Description:

- Install exhaust duct work

\*install any anchors through mortar joints

*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, Collette R IC  
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"/> Minor Work (staff review) – 1 copy <input type="checkbox"/> Major Work (COA Committee review) – 10 copies <ul style="list-style-type: none"> <li><input type="checkbox"/> Additions Greater than 25% of Building Square Footage</li> <li><input type="checkbox"/> New Buildings</li> <li><input type="checkbox"/> Demo of Contributing Historic Resource</li> <li><input type="checkbox"/> All Other</li> </ul> <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;"><b>For Office Use Only</b></p> Transaction # <u>570211</u> File # <u>152-18-MW</u> Fee <u>\$30.00</u> Amount Paid <u>\$30.00</u> Received Date <u>9/20/18</u> Received By <u>J. Yucire</u>
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Property Street Address 110 E HARGETT STREET

Historic District ~~DOWNTOWN~~ MOORE SQUARE HISTORIC DISTRICT

Historic Property/Landmark name (if applicable)

Owner's Name ALI REZA BONAKDAR

Lot size 6700 sq ft (width in feet) 140 (depth in feet) 48

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 DARREN BRIDGER / MICHAEL RUIZ

Mailing Address PO BOX 950, RALEIGH NC 27602

City RALEIGH

State NC

Zip Code 27602

Date 9/5/2018

Daytime Phone (919)332-8676 / (785)477-8113

Email Address london\_bridge@outlook.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 50

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)
1.3.1	Retaining the character of the building by utilizing a current feature and the <del>the</del> (the existing exhaust fan's outlet) and pushing exhaust to a location that will not harm the current structure.	We are building a kitchen that requires a hood system. The exhaust for that system needs to be run to the roof of the building. Therefore we need to run duct <del>work</del> along the side of the building, avoiding windows, to the roof. An exhaust fan protrudes from the building from an earlier hood systems. The new duct work would leave from that opening, bend slightly to avoid a window above and go straight up to the roof.
1.3.10 & 11	Temporary equipment will be on the back side of the building out of view	
3.2.1 & 7	Duct work will be out of view and will not be of substantial size compared to the rear of the building	
3.4.6	Roof top additions will not be visible from the street or the ground	

**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 04/04/2019. 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) Collette R K Date 10/04/2018

	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 type="checkbox"/>		✓		
2. <b>Description of materials</b> (Provide samples, if appropriate)	<input type="checkbox"/>		✓		
3. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page. <i>* Will be emailed to Collette</i>	<input 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 type="checkbox"/>		✓	
6. <b>Drawings</b> showing existing and proposed work <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input 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 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 <u>Label Creator</u> to determine the addresses.	<input type="checkbox"/>	<input type="checkbox"/>		✓	
8. <b>Fee</b> ( <u>See Development Fee Schedule</u> )	<input type="checkbox"/>		✓		

## Kinane, Collette

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**From:** The London Bridge Pub <London\_Bridge@outlook.com>  
**Sent:** Thursday, September 20, 2018 4:10 PM  
**To:** Kinane, Collette  
**Subject:** Picture for transaction 570211  
**Attachments:** London Bridge duct work picture.pptx

Collette,

It was very nice to meet you today. The rest of the paperwork has been submitted and as per your request here is a picture of the building with a drawing of how we envision the duct work running. Please do not hesitate to get with either Darren or myself if you have any questions! Thank you for your help with this!

Very respectfully,

Michael Ruiz  
(785)477-8113  
Darren Bridger  
(919)332-8676



This is the back of the building at 110 E Hargett Street. I have labeled with blue arrows the two exits onto the back patio from the Pub. We took over the lease for what was 108 E Hargett and then had the addresses merged into one, 110 E Hargett. We are building a kitchen in the space on the left side of the picture. The large metal section is an existing exhaust that was presumably used for a prior hood system. The new hood will exit through the old exhaust. It will be angled so that it doesn't cover a window or disturb it. I used a set of white rectangles to depict where it would run. On the roof there will be an exhaust fan and an intake fan. Neither should be tall enough to be visible from the front of the street. None of this should be visible from the front of the building and the back patio backs into the bus station walkway.

## Kinane, Collette

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**From:** The London Bridge Pub <London\_Bridge@outlook.com>  
**Sent:** Thursday, September 20, 2018 4:26 PM  
**To:** Kinane, Collette  
**Subject:** Re: Picture for transaction 570211

My assumption is that there will be curved metal flaps that are screwed into the brick. It would be kept to a minimum, but I would imagine it would be necessary.

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**From:** Kinane, Collette <Collette.Kinane@raleighnc.gov>  
**Sent:** Thursday, September 20, 2018 1:13 PM  
**To:** The London Bridge Pub  
**Subject:** RE: Picture for transaction 570211

Thanks, Michael. Received!

One follow up question – how will the ductwork be tethered to the building?

**Collette R. Kinane**  
Preservation Planner II

■ **Raleigh Urban Design Center**  
One Exchange Plaza, Suite 300 | Raleigh, NC 27601  
919-996-2649 | raleighnc.gov

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