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

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.

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

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

For Office Use Only

Transaction #: 43068

File #: 071-15-13

Fee: $29

Amt Paid: $29

Check #: 412915

Rec'd Date: 4/29/15

Rec'd By: Tasho

Amended: 6/22/15

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

- 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

Historic District: 414 Glenwood Ave

Historic Property/Landmark name (if applicable): The Creamery Building

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.
Type or print the following:

Applicant: Weeks Turner Architecture

Mailing Address: 3305-109 Durham Drive

City: Raleigh  State: North Carolina  Zip Code: 27603

Date: 4/28/15  Daytime Phone: 919-624-7342

Email Address: jgamett@weeksturner.com

Signature of Applicant: [Signature]

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 11/29/15. 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: [Signature]  Date: 5/29/15

Project Categories (check all that apply):

- [X] Exterior Alteration
- [ ] Addition
- [ ] New Construction
- [ ] Demolition

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

- [ ] Yes
- [X] No

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

<table>
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<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work</th>
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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.

**Minor Work (staff review) – 1 copy**

**Major Work (COA Committee review) – 13 copies**

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.)
   - [ ]

2. **Description of materials** (Provide samples, if appropriate)
   - [ ]

3. **Photographs of existing conditions are required.**
   - [ ]

4. **Paint Schedule** (if applicable)
   - [ ]

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.
   - [ ]

6. **Drawings showing proposed work**
   - [ ] Plan drawings
   - [x] Elevation drawings showing the new façade(s).
   - [ ] Dimensions shown on drawings and/or graphic scale.
   - [x] 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.
   - [ ]

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)
   - [ ]

8. **Fee** [See Development Fee Schedule]
   - [x]

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Page 3 of 3  Application for Certificate of Appropriateness  
revision 10.21.13
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 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 Tuner Architecture
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
919-779-0828 Fax
email: jgarnett@weeksturner.com
http://www.weeksturner.com

On May 6, 2015, at 1:32 PM, Band, Daniel <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.
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, 2nd Floor

CRAFT BAR: PROPOSED CONDITIONS

414-101 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

DATE:
5/22/15

PROJECT NO.
15061

These plans are intended to comply with State and Local Building Codes and ordinances.
NOTE: NEW DOORS / WINDOWS HAVE BEEN SHOWN IN FALSE COLOR FOR CLARITY
ELEVATION FOR DOORS LOCATED IN OPENINGS "A" THRU "C"
ELEVATION FOR DOORS LOCATED IN OPENING "D"

CRAFT BAR: PROPOSED CONDITIONS
414-101 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

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

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

CRAFT BAR: DOOR LIGHT SPECIFICATIONS
414-101 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

DATE: 5/22/15
PROJECT NO. 15061

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

TGT 5/29/15
on exterior change to putty profile.
interior may be as chosen

HS 1
11 OF 11
PINE STATE CREAMERY: CIRCA 1928
414-100 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

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

These plans are intended to comply with State and Local Building Codes and ordinances.
THE CREAMERY BUILDING: CIRCA 2010
414-100 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

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

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