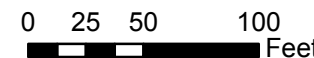




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The City of Raleigh assumes no responsibility for any errors,
or misuse of this document.

211 S WILMINGTON
STREET

MOORE SQUARE
HISTORIC DISTRICT
(DX-7-SH)



Nature of Project:
Removal of non-historic
storefront features;
construction of new storefront

APPLICANT:
TED VAN DYK FOR
NEW CITY DESIGN GROUP



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

128-17-CA 211 S WILMINGTON STREET

Applicant: TED VAN DYK

Received: 7/13/2017

Meeting Date(s):

Submission date + 90 days: 10/11/2017

1) 8/24/2017 2) 9/28/17 3) **10/26/17**

INTRODUCTION TO THE APPLICATION

Historic District: MOORE SQUARE HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Removal of non-historic storefront features; construction of new storefront; installation of rooftop mechanical equipment; installation of rear cooler unit.

Amendments: Additional documentation was received with changes to the façade design and materials.

DRAC: An application was reviewed by the Design Review Advisory Committee at its August 7, 2017, meeting. Members in attendance were Dan Becker, Mary Ruffin Hanbury, Curtis Kasefang and David Maurer; Ted Van Dyk represented the applicant; also present was Roberta Fox.

Staff Notes:

- COAs mentioned are available for review.
- This case was deferred from the September 28 COA meeting to allow for design revisions reflecting input from the COA Committee.
- **Changes to this report reflecting the amended application for the October 26 COA Committee meeting are shown in bold.**
- **The applicant provided revised drawings on 11" x 17" paper which replace those shown in the presentation packet.**

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
2.6	Exterior Walls	Removal of non-historic storefront features
2.7	Windows and Doors	construction of new storefront
2.9	Storefronts	Removal of non-historic storefront features; construction of new storefront
2.10	Sustainability and Energy Retrofit	Installation of rooftop mechanical equipment

STAFF REPORT

Based on the information contained in the application and staff's evaluation:

- A. The removal of non-historic storefront features and construction of a new storefront are not incongruous in concept according to *Guidelines* sections 2.6.7, 2.7.7, 2.9.6; however, the

storefront design and materials proposed **may be** incongruous in concept according to *Guidelines* sections 2.6.7, 2.7.7, 2.9.6, and the following suggested facts:

- 1* The Moore Square district is noted for its concentration of early twentieth century commercial architecture, according to the Special Character Essay for the district: “The architectural scale of the district is pleasingly suited to the pedestrian. The vast majority of buildings in the district are simple, vernacular brick ‘shoe-boxes’, two to three stories in height, narrow and deep. Past attempts to modernize the pedestrian level of the shops with aluminum panels and flat aluminum awnings contribute to a discontinuity that contrasts with the frequently related repetitive elements and details of the second and third floors of these buildings.”
- 2* From the 1983 National Register nomination for the Moore Square Historic District, the building at 211 S Wilmington (then known as 213 S Wilmington) was built prior to 1914 based on the Sanborn map of that year. As of 1983 it was a store named Daniels and its façade had been completely altered by that time and was found to be non-contributing to the district.
- 3* From the Storefronts section of the *Design Guidelines* under the Things to Consider as You Plan heading (pg 56): “If an inappropriate storefront has completely replaced the original storefront, a new storefront based on accurate documentation of the original is preferred. If accurate documentation is not available, then a new design compatible with the building in scale, size, material, and color is appropriate.”
- 4* Like many of its neighbors on Wilmington Street, the building is only accessible from the street-level entry doors. It has party walls on both the north and south, while its rear façade on the east side has blocked window openings on both the first and second floors.
- 5* The applicant’s proposed design recesses the ground floor storefront nearly the full width of the building. Historic façades often recessed the entry doors of commercial buildings between display windows that met the sidewalk, but later alterations in the mid-twentieth century often recessed larger areas of the façades, sometimes angled, as can be seen at 217 S Wilmington, now known as Blalock’s Barber & Beauty Salon.
- 6* The original façade included three doors, with two recessed between display windows and one on the far right providing access to the upper floor. The only door that remains in the

original location is the one on the far right. The two original retail shop doors and display windows were all changed during a circa 2012 renovation per COA 034-12-MW.

- 7* The proposed retail shop door extends the full height of the ground floor and is proposed to be glass in a solid frame. **It is proposed to be mahogany wood.**
- 8* The door to the second story has been replaced with a glazed door with a sidelight. Historically, entry doors were either fully or partly glazed, and included glazed transoms to bring diffused daylight into the building. **The door and sidelight are proposed to be mahogany wood; specifications were not provided.**
- 9* The existing upper level of the façade is clad with a ribbed metal material that has entirely blocked the windows and covers the parapet. It appears likely that the original features of the façade were removed in their entirety to accommodate the metal material, as it appears to be on the same plane as the neighboring buildings, while the original façade featured projecting cornices and engaged columns. Certainly, the three uppermost projecting elements (a central temple form and two flanking towers with pyramidal roofs) were removed at some time.
- 10* The proposed upper level is designed as a frame that is on the same plane as the neighboring building and that surrounds recessed planes of the façade.
- 11* The new storefront design is asymmetrical, with the façade divided vertically by a dark “column” set roughly 1/3 of the way from the right side. **This column wraps a structural column behind it.** From historic photos, the original façade was divided vertically by three towers with recessed panels inset between them. The original design emphasized the verticality with every element of the façade.
- 12* The new façade is also divided horizontally, with projecting bands above the first and second floors. A narrow cornice detail is near the top of the façade. All other elements of the façade are recessed.
- 13* The ground floor windows are proposed to be a contemporary storefront system, with a continuous span of fixed windows that are set in metal frames and raised above the sidewalk. As with the front doors, the windows rise nearly the full height of the ground floor. From historic photos, it appears the ground floor windows were large sheets of glass

set above bulkheads of unknown material. The height of the historic windows is unclear from the photos, since the façade originally included awnings over the windows.

- 14* The second floor windows are proposed to be a contemporary storefront system, with three sets of sliding glass doors that are set in metal frames. **They are topped with metal panels set in black metal frames that are designed to mimic transom windows.** The original second story featured punched openings with two arched windows and two French doors topped by fanlights. Some specifications were provided for the new windows, but lacking section drawings and color samples.
- 15* **There is a disconnect between the section drawing and elevation drawing of the proposed new elevation. The section drawing labels spandrel glass approximately 5 feet below the cornice, but the elevation drawing shows it as “gray” without a material description, although the drawing appears to be a stucco-like material.**
- 16* The application states that the proposed storefront has 35% transparency and the nearby buildings are at 27% and 29%. **The amount of glass has been reduced from the previous design, while the window frame dimensions have been increased in width and the windows have been separated with a gray material (see A.15). The 2nd floor windows are now closer in design to the 2nd floor windows at 217 S. Wilmington St., with framed windows set into a neutral background.**
- 17* **The proposed storefront design is a traditional design by having a highly glazed first level storefront and more solid 2nd level punctured by large windows. The use of tiles over the entire façade, lack of muntins, and framed 2nd level differentiates it from the nearby historic facades.**
- 18* **It is unclear from the application if the glass will be clear. Windows and doors in Moore Square are now and have historically been clear.**
- 19* Common materials on historic commercial buildings in the district include brick, stone, glass and wood, with some ornamental metal.
- 20* **Façade materials are shown on the elevation drawings as (in order from top down) black metal, tan porcelain tile, black porcelain tile, an undefined “gray” material (see A.15), tube steel, glass, and mahogany doors. The proposed tiles are 6”x12” in a running bond pattern. This is larger than, but similar to the 4”x8” brick used on adjacent historic**

buildings. Neither specifications nor material samples were provided for the new materials.

21* No specifications were provided for exterior lighting.

B. The installation of rooftop mechanical equipment and installation of a rear cooler unit **are not** incongruous in concept according to *Guidelines* sections 2.10.3, 2.10.8, and the following suggested facts:

- 1* The changes to the rear façade include the installation of an aluminum panel designed to hide a walk-in cooler on the narrow roof of the first floor. **It is unclear if the middle and left window openings will be restored with new windows, although the window on the right side will be converted to a door that opens to the cooler. Neither specifications nor material samples were provided for the aluminum panel.**
- 2* **The roof plan shows a variety of mechanical equipment that is screened from the rear. Neither specifications nor material samples were provided for the screening.**
- 3* **It is common for mechanical equipment to be placed on commercial building rooftops; traditionally these were unscreened.**

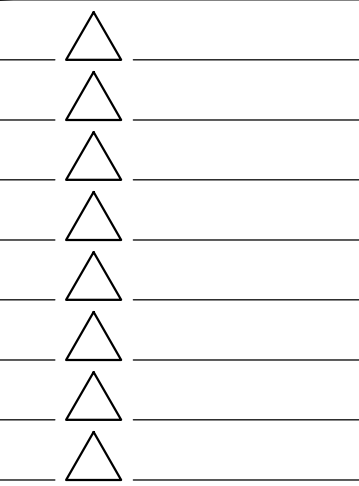
Staff recommends approval with conditions.

1. That details and specifications for the following be *provided to and approved by the committee* prior to issuance of the blue placard:
 - a. Final elevation and roof plan drawings;
 - b. Material samples;
 - c. Windows including the spandrel glass and window sections.
2. That the glass be clear.
3. That the mechanical equipment screening be minimal and/or semi-transparent so as to avoid the appearance of a rooftop addition.
4. That details and specifications for the following be *provided to and approved by staff* prior to issuance of the blue placard:

- a. Doors;
 - b. Walk-in cooler;
 - c. Mechanical equipment;
 - d. Rooftop screening materials.
- 5. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Lighting

NOT FOR
CONSTRUCTION

10/3/17 ☐ PROGRESS PRINT
7/31/17 ☐ HEALTH DEPT. PLAN CHECK
7/31/17 ☐ BUILDING DEPT. PLAN CHECK
7/13/17 ☐ BID SET
- ☐ CONSTRUCTION SET
10/9/17 ☒ SUBMITTAL DOCUMENT



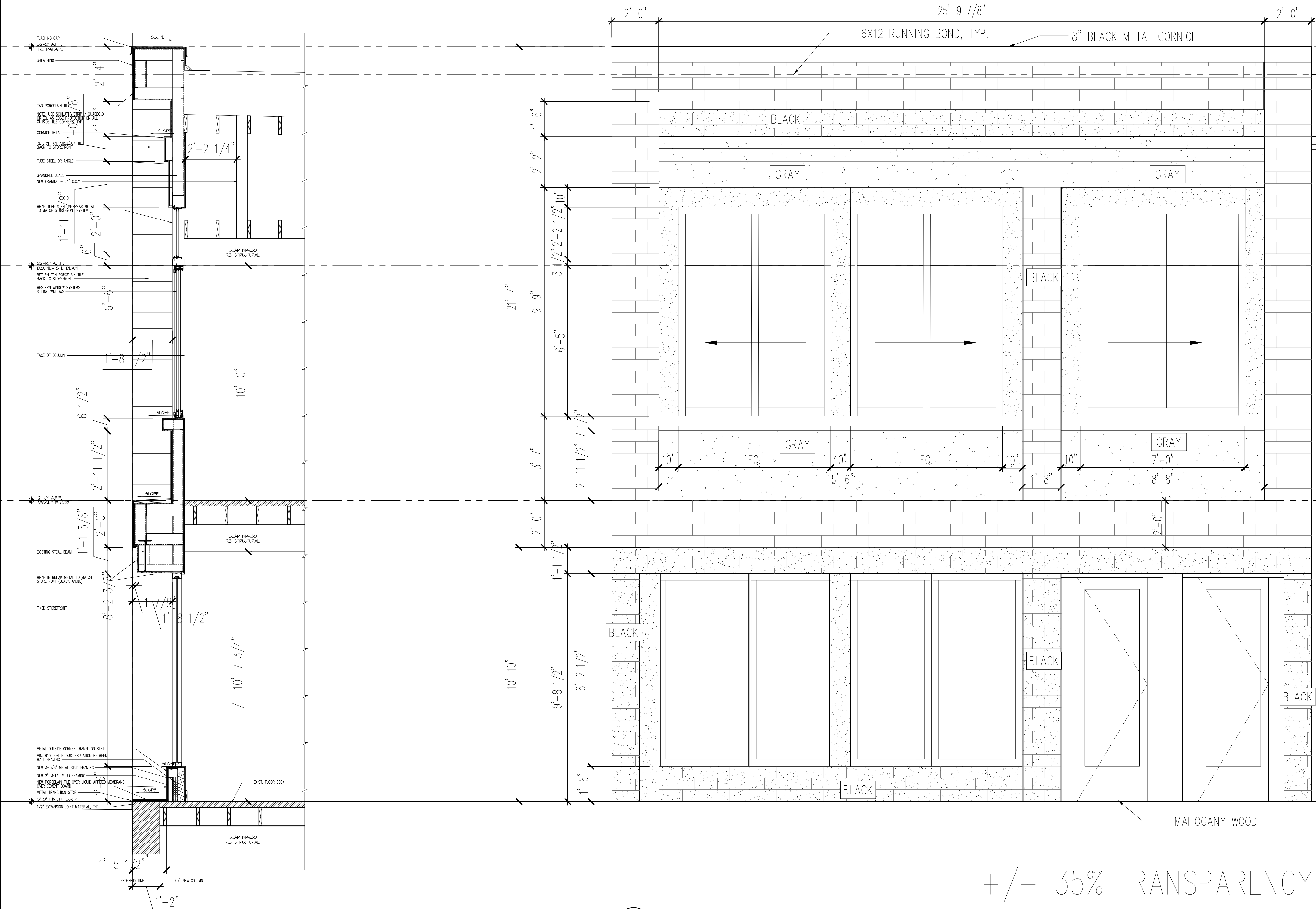
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Tonbo
211 S. Wilmington Street
Raleigh, NC 27601
COA Meeting

DESIGNER : TVD/SKL
DRAWN : SR
CHECKED : -
SCALE : AS SHOWN
JOB NUMBER : 7798
SHEET TITLE

Exterior Elevation
Option 2

A201



CURRENT

1 Proposed Exterior Elevation
A201 SCALE: 1/2"=1'-0"

+/- 35% TRANSPARENCY

East

Revised Drawings For
10/26/17 meeting

9 October 2017

NOT FOR
CONSTRUCTION

10/3/17 ☐ PROGRESS PRINT
7/31/17 ☐ HEALTH DEPT. PLAN CHECK
7/31/17 ☐ BUILDING DEPT. PLAN CHECK
7/13/17 ☐ BID SET
- ☐ CONSTRUCTION SET
10/9/17 ☒ SUBMITTAL DOCUMENT

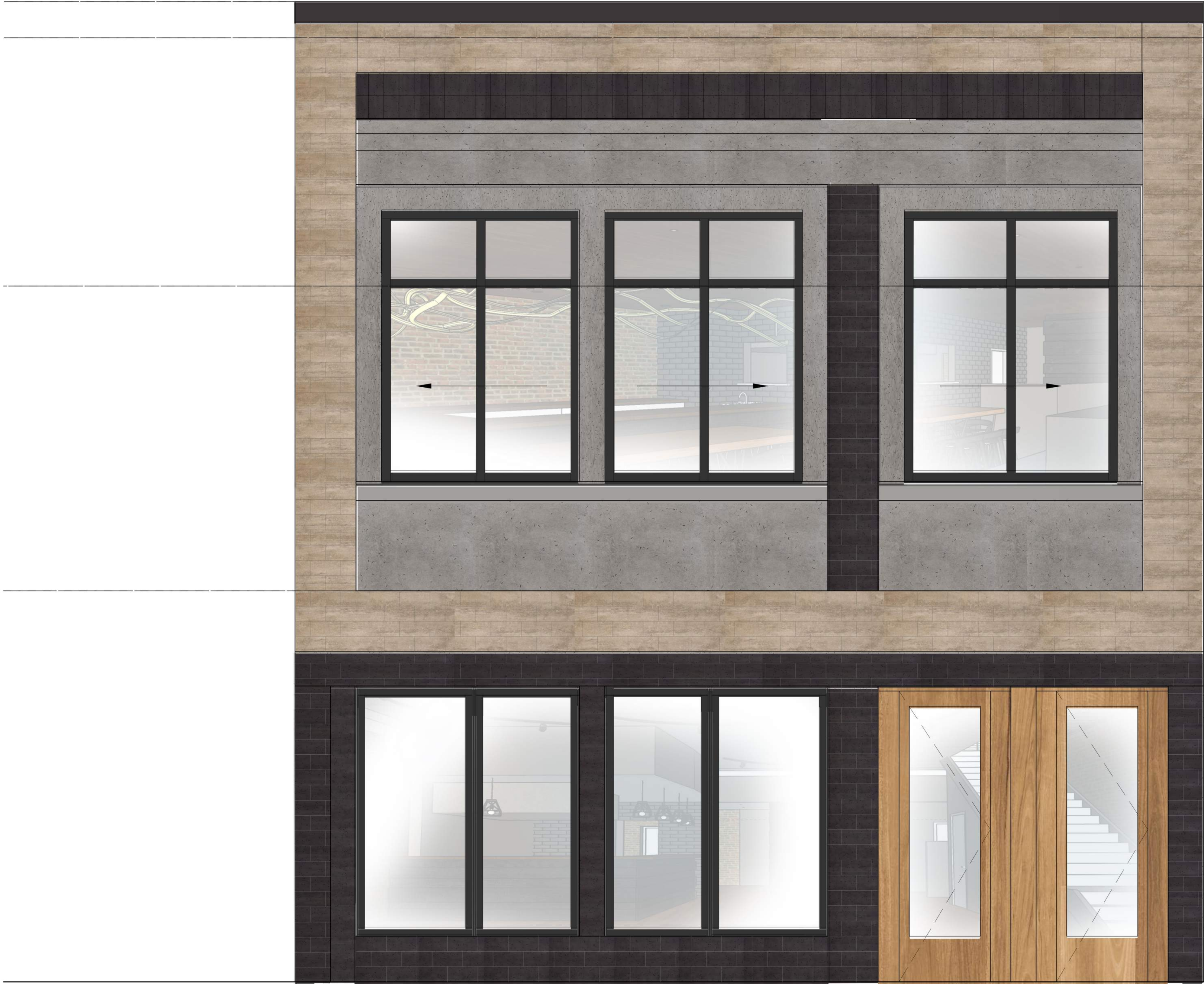
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Tonbo
211 S. Wilmington Street
Raleigh, NC 27601
COA Meeting

DESIGNER : TVD/SKL
DRAWN : SR
CHECKED : -
SCALE : AS SHOWN
JOB NUMBER : 7798
SHEET TITLE

Exterior Elevation
Option 2
SHEET NUMBER
A201



CURRENT

1
A201

Proposed Exterior Elevation
SCALE: 1/2"=1'-0"

+/- 35% TRANSPARENCY

East

NOT FOR
CONSTRUCTION

8/23/17 ■ PROGRESS PRINT

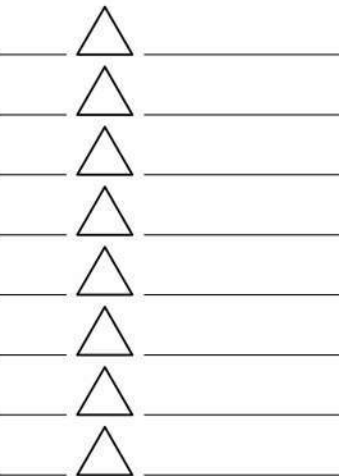
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7/31/17 □ BUILDING DEPT. PLAN CHECK

7/13/17 □ BID SET

□ CONSTRUCTION SET

□ SUBMITTAL DOCUMENT



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Torii Downtown

211 S. Wilmington Street
Raleigh, NC 27601

COA Meeting

DESIGNER : TVD/SKL

DRAWN : SR

CHECKED : -

SCALE : AS SHOWN

JOB NUMBER : 7798

SHEET TITLE

Exterior Elevations

SHEET NUMBER

A201



SEPTEMBER

1
A201

Revised Exterior Elevation per COA Meeting 8/24/17

SCALE: 1/2"=1'-0"

East

NOT FOR
CONSTRUCTION

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1/17	<input type="checkbox"/>	HEALTH DEPT. PLAN CHECK
1/17	<input type="checkbox"/>	BUILDING DEPT. PLAN CHECK
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	<input type="checkbox"/>	SUBMITTAL DOCUMENT

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Lorli Downton
211 S. Wilmington Street
Raleigh, NC 27601

COA Meeting

DESIGNER :	TVD/SKL
DRAWN :	SR
CHECKED :	-
SCALE :	AS SHOWN
PROJECT NUMBER :	7798
SHEET TITLE	

Exterior Elevations

ET NUMBER
A201



AUGUST

1 Exterior Elevation
A201 SCALE: 1/2" = 1'-0"

East

SCALE: 1/2"=1'-0"

211 S Wilmington St.

HISTORIC DISTRICTS COMMISSION MEETING
October 26th, 2017



211 S. WILMINGTON ST.

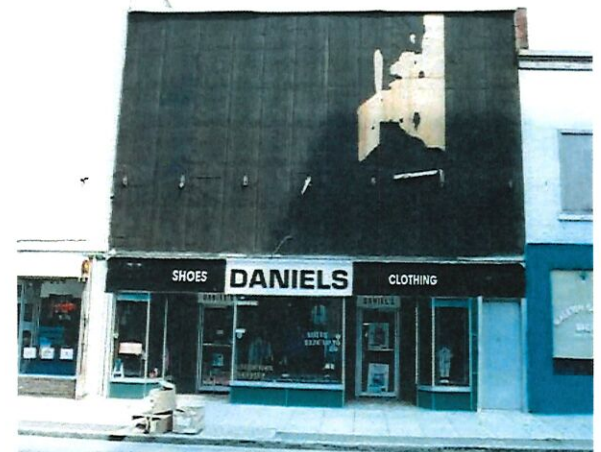
Raleigh, NC

SITE PLAN



211. S Wilmington St.
Current

211. S Wilmington St.
Undated Photo





• AUG • 60

211. S Wilmington St.
EARLY 1960's



• AUG • 60

217. S Wilmington St.
EARLY 1960's



COA Meeting

Exterior Elevations

SHEET NUMBER

A201

Notes:

1. ALL EXTERIOR GLASS TO BE 1/2" GLASS.
2. ALL EXTERIOR METAL FINISHES TO BE BLACK ANODIZED ALUMINUM.
3. ALL EXTERIOR MATERIALS TO BE BLACK ANODIZED ALUMINUM.
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Elevation Keynotes:

1. 1/2" GLASS IN HORIZONTAL REVEALS.
2. 1/2" GLASS IN HORIZONTAL REVEALS.
3. 1/2" GLASS IN HORIZONTAL REVEALS.

Finish Schedule:

Exterior Materials

ITEM	DESCRIPTION	LOCATION
1	BLACK ANODIZED ALUMINUM	ALL EXTERIOR MATERIALS
2	BLACK ANODIZED ALUMINUM	ALL EXTERIOR MATERIALS
3	BLACK ANODIZED ALUMINUM	ALL EXTERIOR MATERIALS
4	BLACK ANODIZED ALUMINUM	ALL EXTERIOR MATERIALS
5	BLACK ANODIZED ALUMINUM	ALL EXTERIOR MATERIALS
6	BLACK ANODIZED ALUMINUM	ALL EXTERIOR MATERIALS
7	BLACK ANODIZED ALUMINUM	ALL EXTERIOR MATERIALS
8	BLACK ANODIZED ALUMINUM	ALL EXTERIOR MATERIALS
9	BLACK ANODIZED ALUMINUM	ALL EXTERIOR MATERIALS
10	BLACK ANODIZED ALUMINUM	ALL EXTERIOR MATERIALS

September Design



1 Exterior Elevation per COA Meeting 9/28/17
SCALE: 1/8"=1'-0"

Current Design



2 Proposed Exterior Elevation - Option 1
SCALE: 1/8"=1'-0"



3 Proposed Exterior Elevation - Option 2
SCALE: 1/8"=1'-0"

new
city
design group

1304 HILBROCK ST
RALEIGH, NC 27601
919.831.1308
FAX 919.831.9737

3 October 2017

NOT FOR
CONSTRUCTION

10/3/17 PREPARED BY: [Name]
10/3/17 CHECKED BY: [Name]
10/3/17 DESIGNED BY: [Name]
10/3/17 DRAWN BY: [Name]
10/3/17 REVISIONS: [List]
10/3/17 APPROVED BY: [Name]

10/3/17 PREPARED BY: [Name]
10/3/17 CHECKED BY: [Name]
10/3/17 DESIGNED BY: [Name]
10/3/17 DRAWN BY: [Name]
10/3/17 REVISIONS: [List]
10/3/17 APPROVED BY: [Name]

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Tonbo
211 S. Wilmington Street
Raleigh, NC 27601
COA Meeting

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DESIGNER: [Name]
CHECKED: [Name]
SCALE: [Name]
JOB NUMBER: [Name]
SHEET: [Name]

Exterior Elevations
A201



+/- 38% TRANSPARENCY

A203

Current Design



1 Proposed Exterior Elevation - Option 2
4004 SCALE: 1/2" = 1'-0"

+/- 35% TRANSPARENCY

new
city
design group
1304 HILLSBOROUGH ST.
RALEIGH, NC 27605
919.831.1306
FAX 919.831.6737

9 October 2017

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DATE: []
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FOR: []
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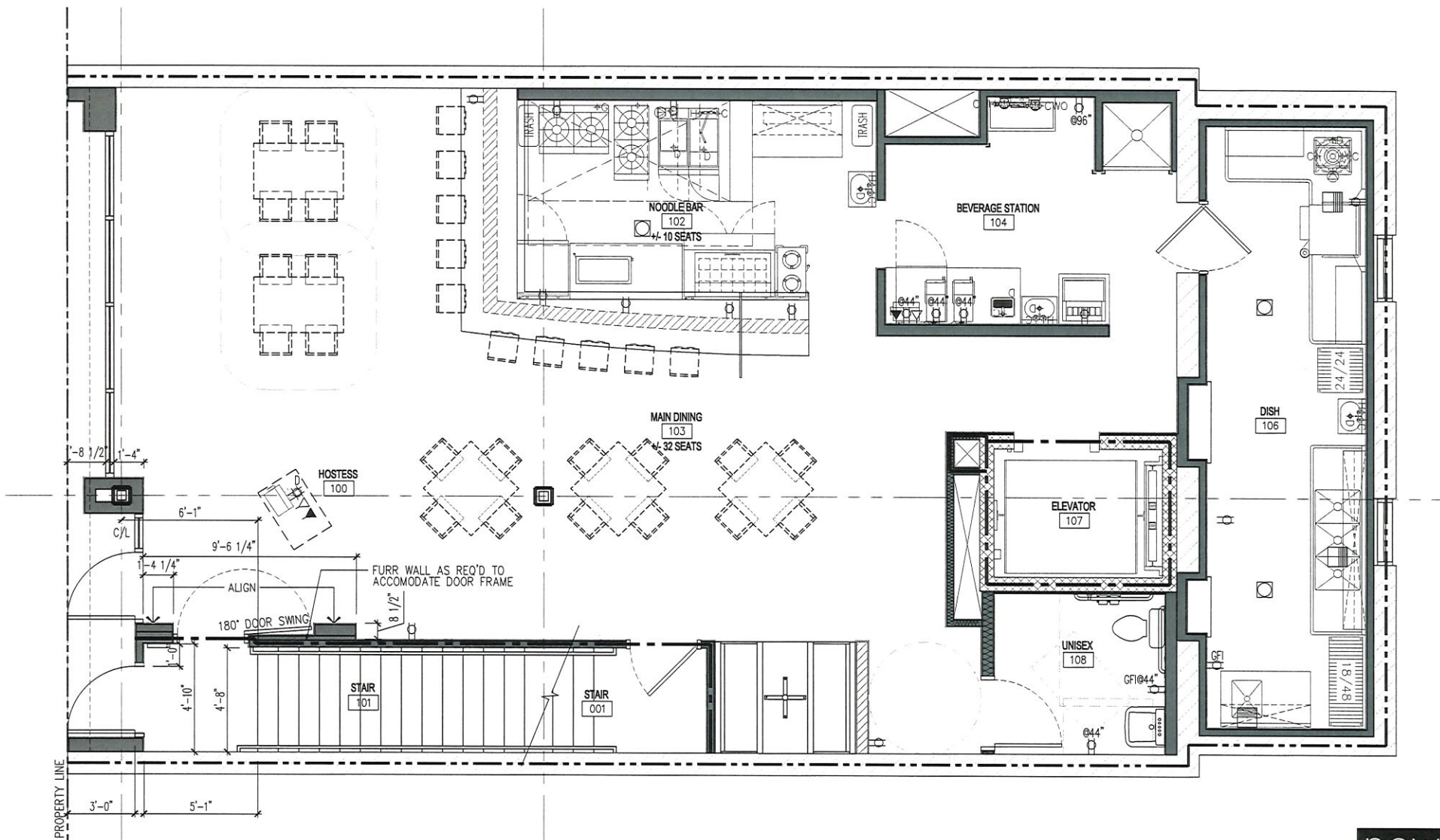
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Tonbo
211 S. Wilmington Street
Raleigh, NC 27601
COA Meeting

DESIGNER: []
CHECKED: []
DATE: []
BY: []
FOR: []
SHEET: []

Exterior Elevation
Option 2
SHEET NUMBER
A204



Tonbo

211 S. Wilmington St. Raleigh, NC

Entry Doors

Scale

1/4" = 1'-0"

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city**
design group





Not the
Current
Design



- ① CORNICE REFERENCE
- ② WINDOW PROPORTIONS
- ③ TRANSPARENCY RELATIONSHIP
- ④ DOOR REFERENCES
- ⑤ GATHERED WINDOWS
- ⑥ 2 PART COMPOSITION



Not the
Current
Design



- ① CORNICE REFERENCE
- ② WINDOW PROPORTIONS
- ③ TRANSPARENCY RELATIONSHIP
- ④ DOOR REFERENCES
- ⑤ GATHERED WINDOWS
- ⑥ 2 PART COMPOSITION



211 S. WILMINGTON - RHDC 2.6 Exterior Walls

Not the
Current
Design

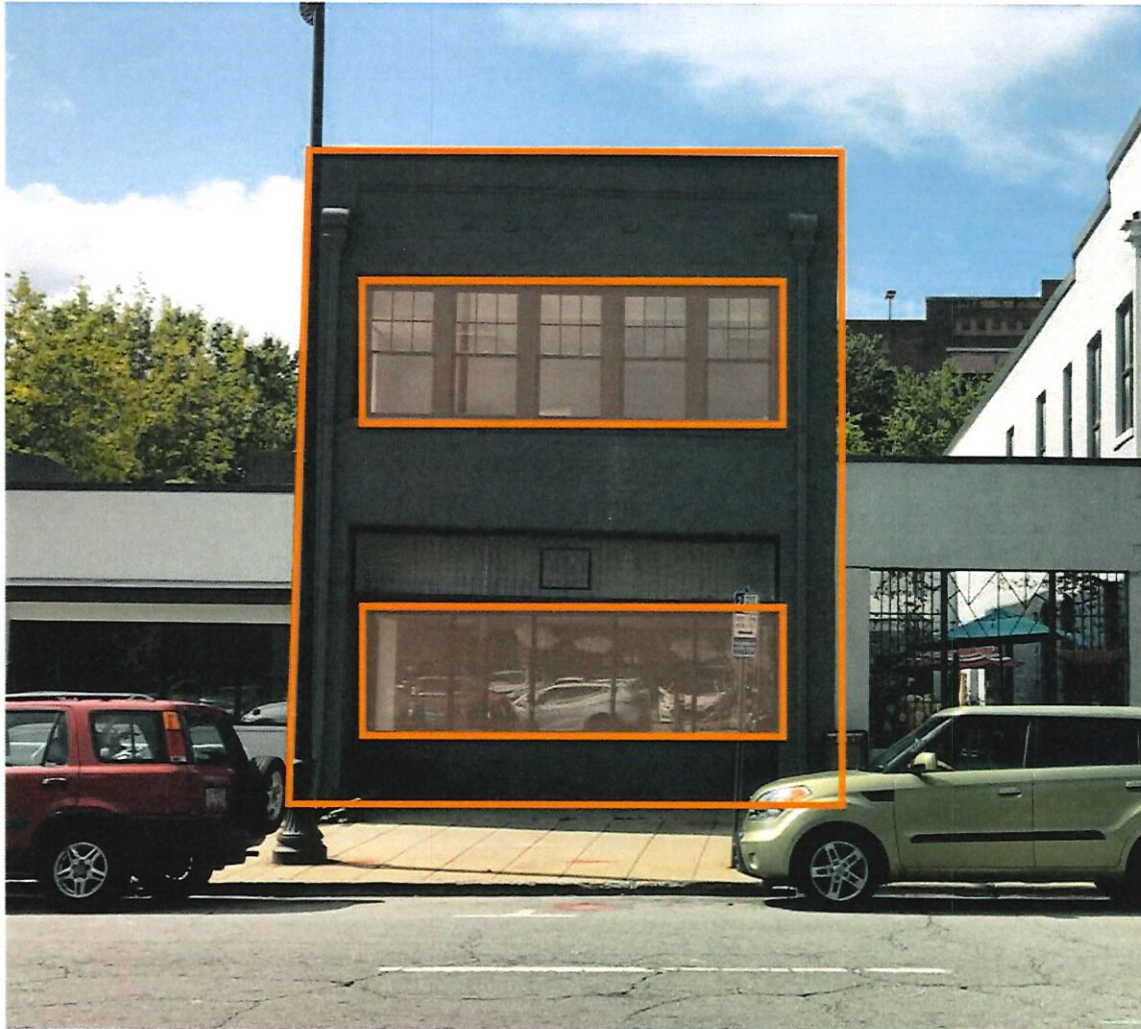


211 S. WILMINGTON - RHDC 2.7 - Windows & Doors

Not the
Current
Design

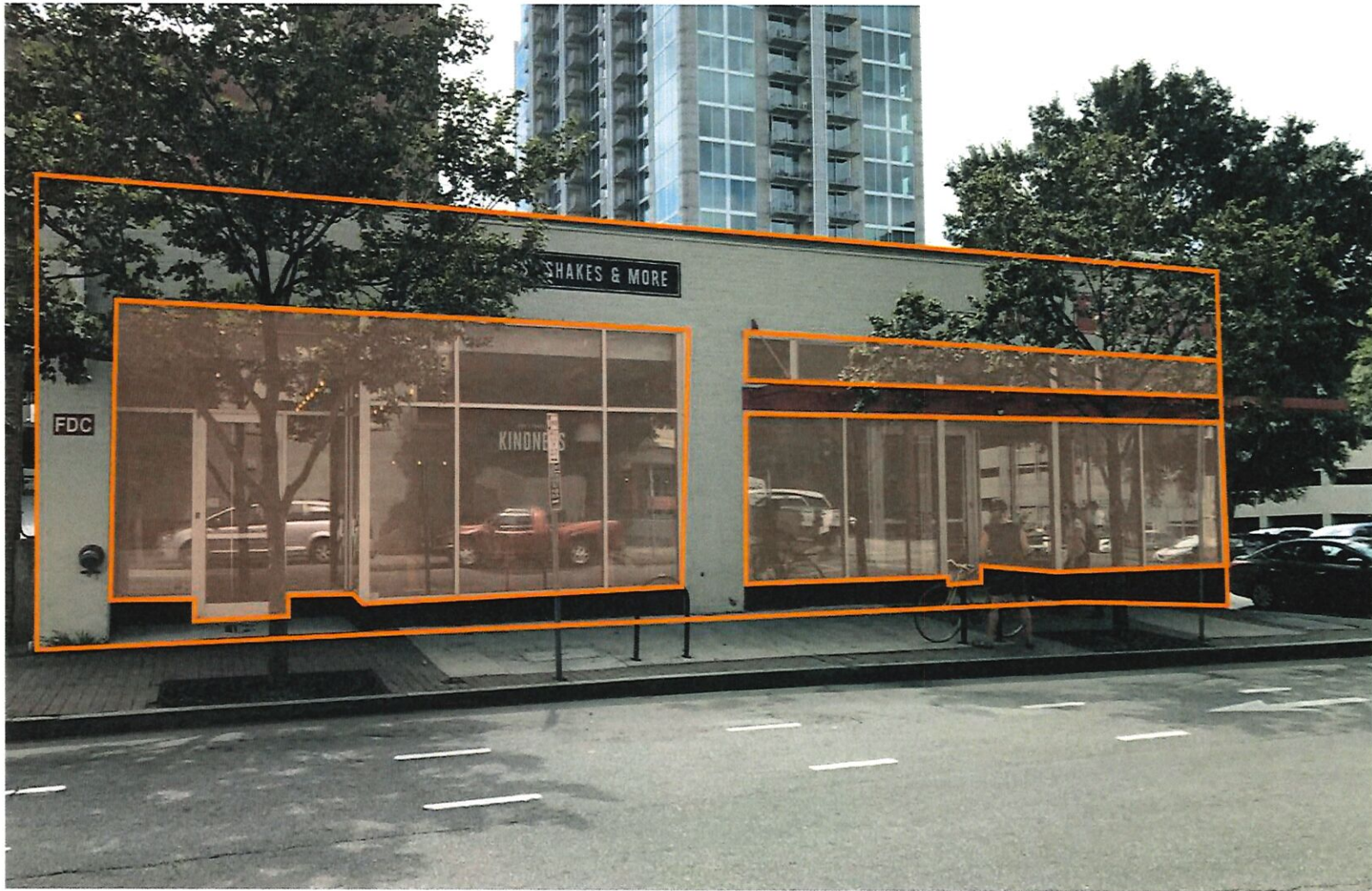


211 S. WILMINGTON - RHDC 2.7 - Windows & Doors



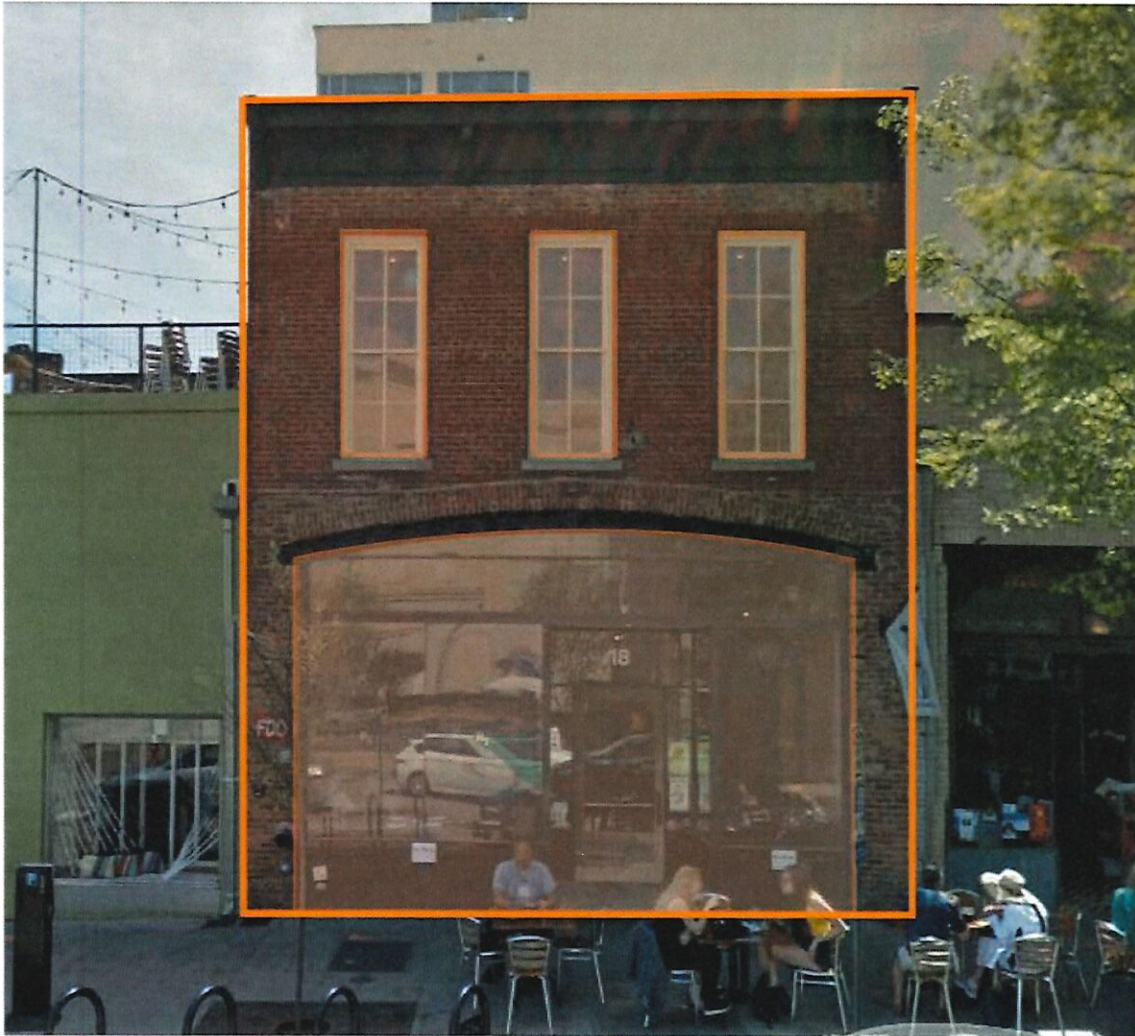
136 E. MORGAN - Context & Building Relationships

± 31% Transparency



318 S. WILMINGTON - Context & Building Relationships

± 52% Transparency



18 E. HARGETT - Context & Building Relationships

± 47% Transparency

Not the
Current
Design

- ① CORNICE REFERENCE
- ② WINDOW PROPORTIONS
- ③ TRANSPARENCY RELATIONSHIP
- ④ DOOR REFERENCES
- ⑤ GATHERED WINDOWS
- ⑥ 2 PART COMPOSITION



Not the
Current
Design

- ① CORNICE REFERENCE
- ② WINDOW PROPORTIONS
- ③ TRANSPARENCY RELATIONSHIP
- ④ DOOR REFERENCES
- ⑤ GATHERED WINDOWS
- ⑥ 2 PART COMPOSITION



Not the
Current
Design

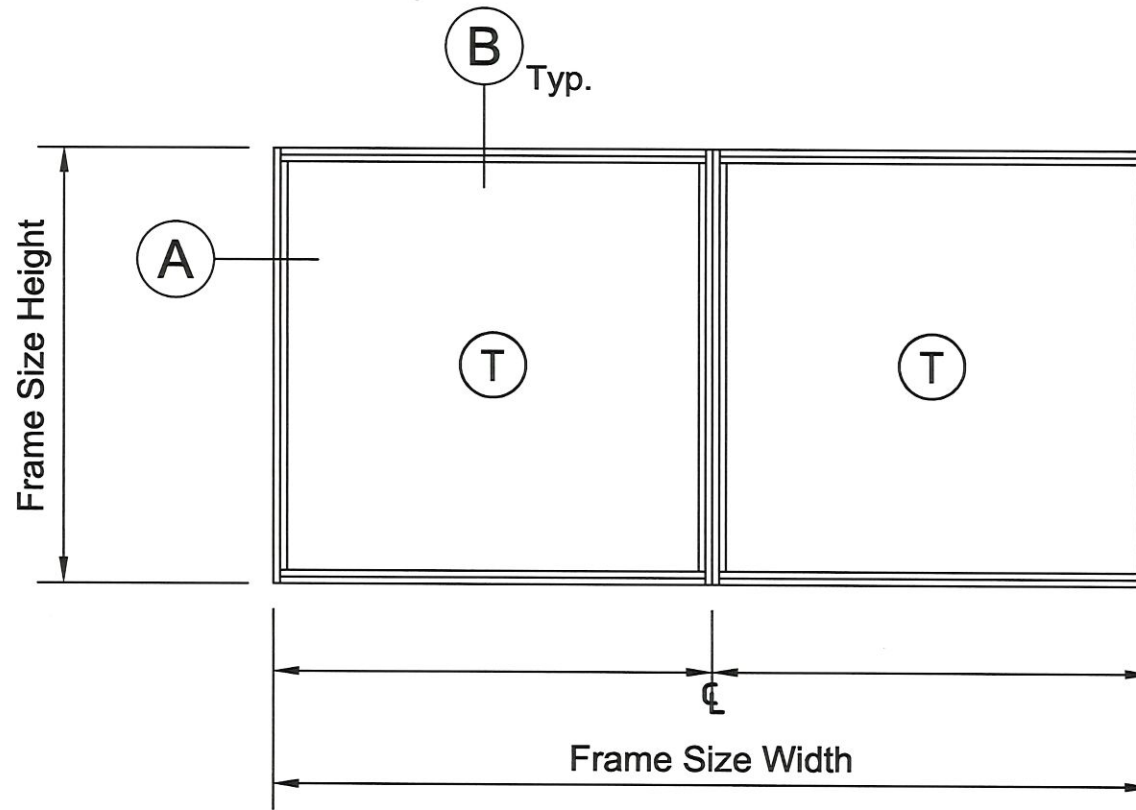


- ① CORNICE REFERENCE
- ② WINDOW PROPORTIONS
- ③ TRANSPARENCY RELATIONSHIP
- ④ DOOR REFERENCES
- ⑤ GATHERED WINDOWS
- ⑥ 2 PART COMPOSITION



211 S. WILMINGTON - RHDC 2.9 - Storefronts

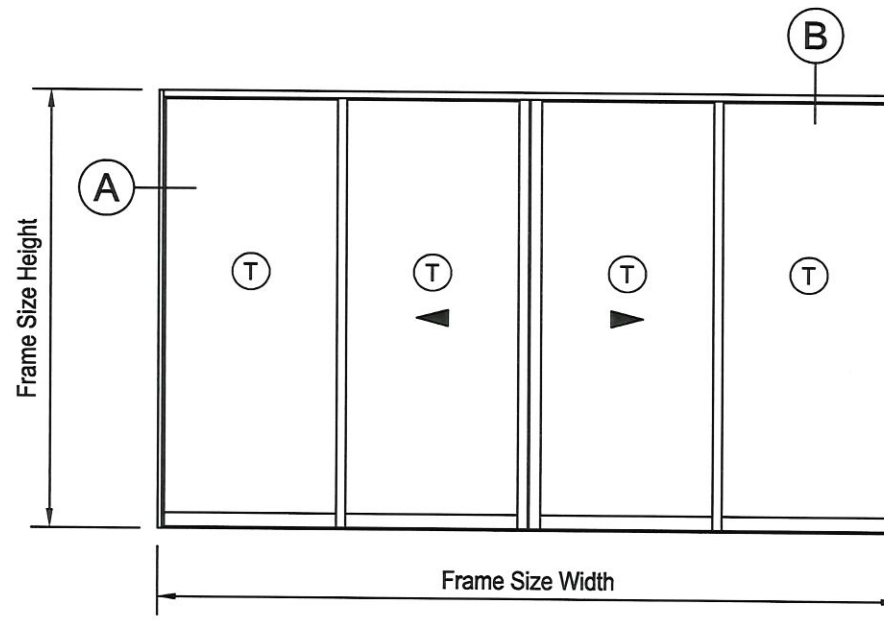
- 1.00" Nail-On Fin Frame
- Poured & De-Bridged For Thermal Break
- Tempered Dual Pane Glass
- Drip Cap



Series 600 Fixed Window - (Thermally Broken)

Double Horizontally Stacked - 1.00" Nail-On Fin Frame - Drip Cap

- 1.00" Nail-On Fin Frame
- Poured & De-Bridged For Thermal Break
- Tempered Dual Pane Glass
- Interior Vent Panels / Exterior Fixed Panels
- Exterior Screens
- 1.81" Diameter Rollers
- 1.50" Hi-Leg Threshold Sill

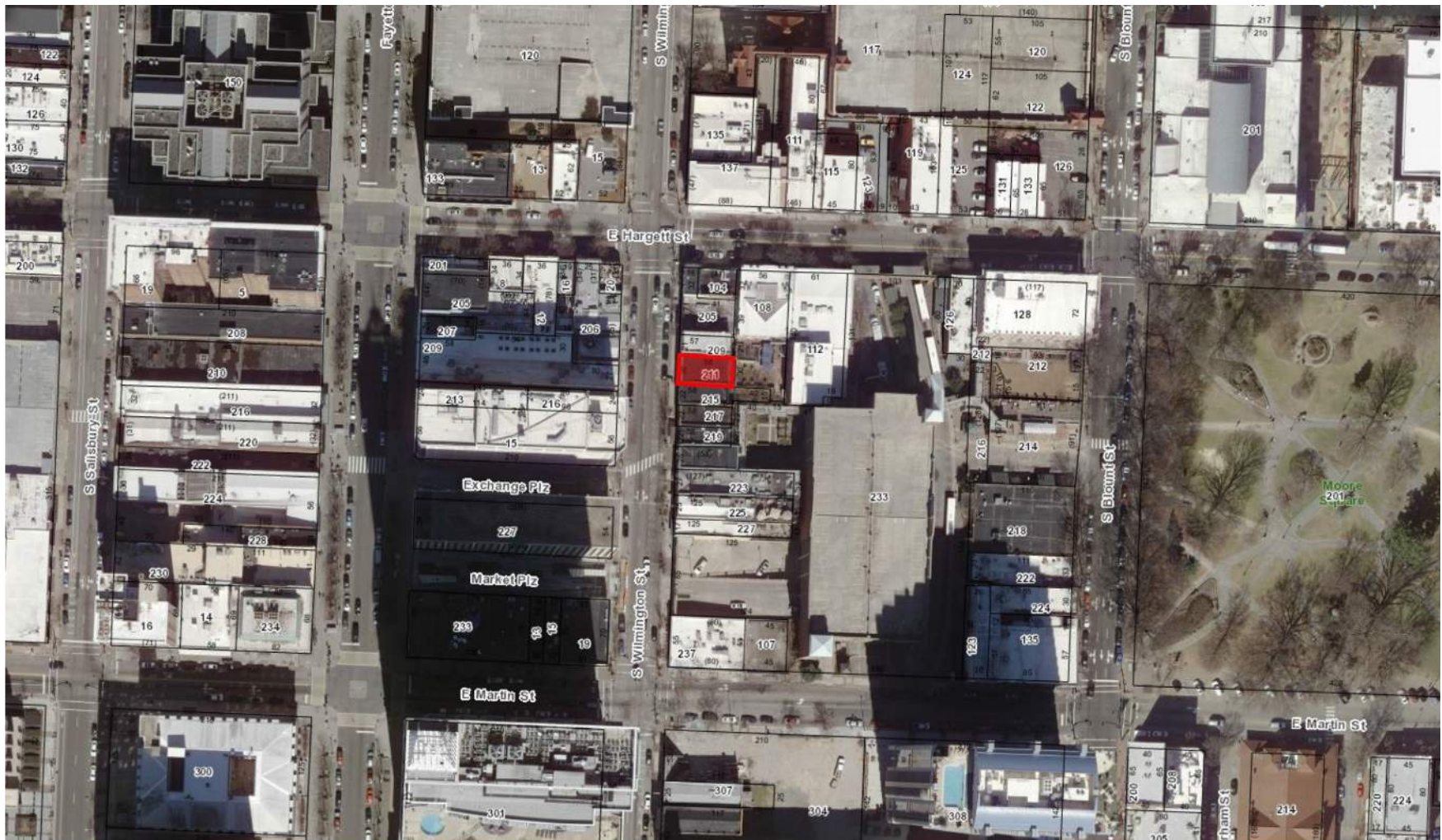


Series 600: Sliding Glass Door - Medium Stile (Thermal Break)

1.00" Nail-On Fin Frame - (OXXO)

211 S Wilmington St.

HISTORIC DISTRICTS COMMISSION MEETING
September 6, 2017



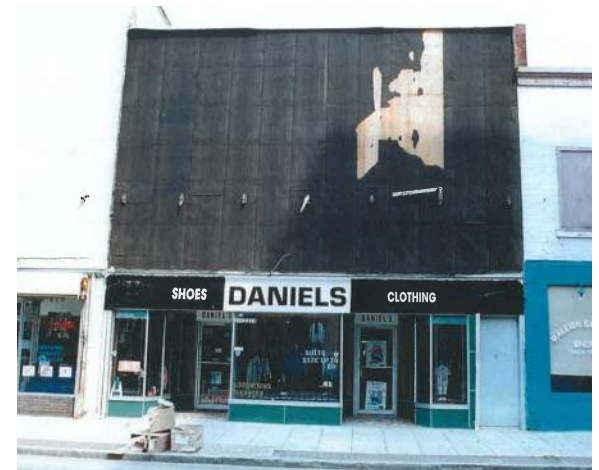
211 S. WILMINGTON ST.

Raleigh, NC

SITE PLAN



211. S Wilmington St.
Current



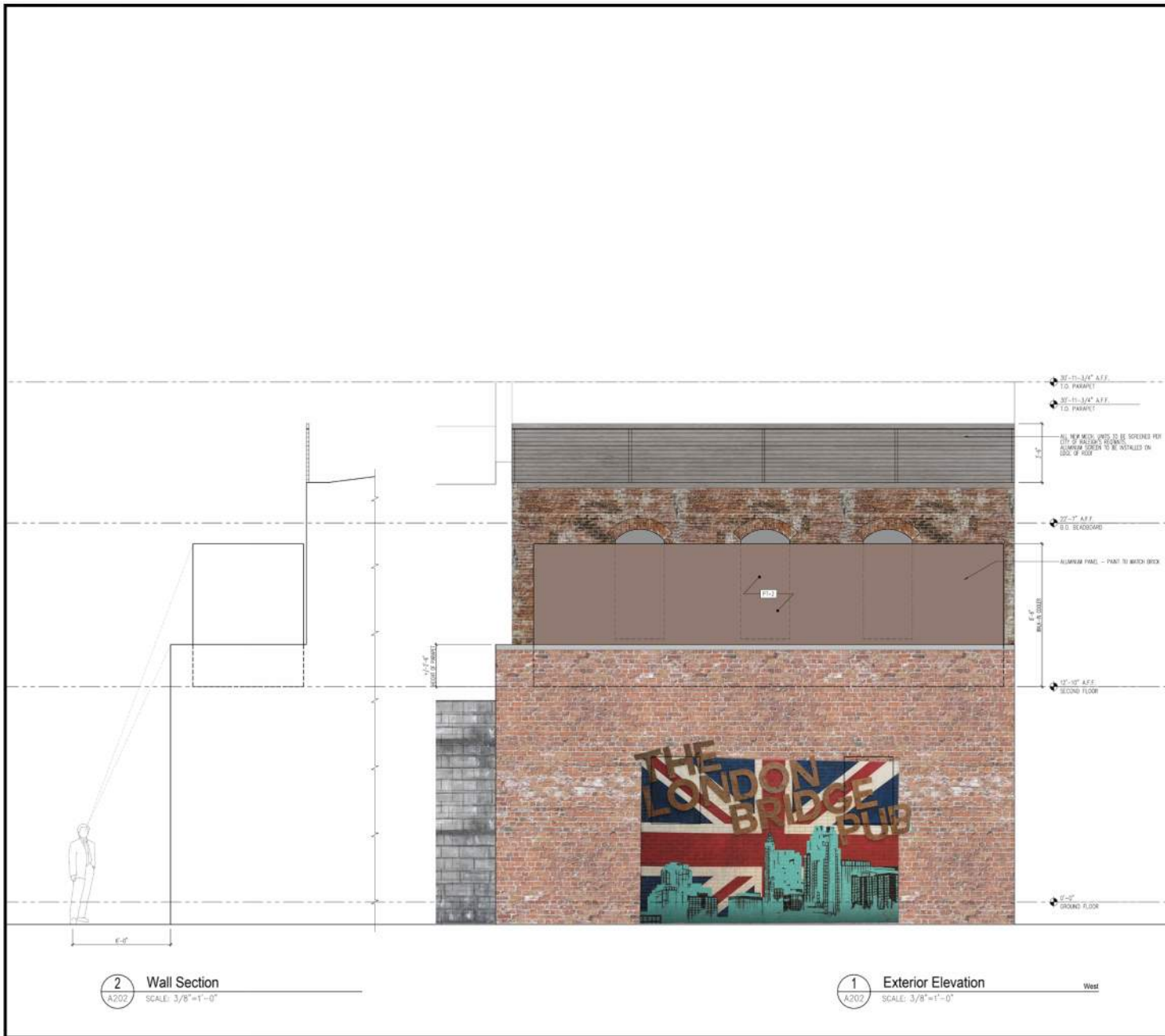
211. S Wilmington St.
Undated Photo



211. S Wilmington St.
EARLY 1960's



217. S Wilmington St.
EARLY 1960's



2 Wall Section
A202 SCALE: 3/8"=1'-0"

1 Exterior Elevation
A202 SCALE: 3/8"=1'-0" West

Finish Schedule:

Exterior Materials

CT-1	TYPE: ROOF-LOOK PORCELAIN TILE SUB-1: ROOF-LOOK PORCELAIN TILE MANUFACTURER: LATICRETE / CERAMIC COLOR: LATICRETE / CERAMIC NOTE: 1/2" CHANGING COLORED FAY ROCKET AS REELS. ARMS LOCATION: ROOF SURROUND AT SECOND FLOOR - RE: 1/2" CHANGING COLORED FAY ROCKET AS REELS. ARMS CONTACT: BEST TILE, APRIL, LENOIR, 919-880-2002
CT-2	TYPE: ROOF-LOOK PORCELAIN TILE SUB-1: ROOF-LOOK PORCELAIN TILE MANUFACTURER: LATICRETE / CERAMIC COLOR: LATICRETE / CERAMIC NOTE: 1/2" CHANGING COLORED FAY ROCKET AS REELS. ARMS LOCATION: ROOF SURROUND AT SECOND FLOOR - RE: 1/2" CHANGING COLORED FAY ROCKET AS REELS. ARMS CONTACT: BEST TILE, APRIL, LENOIR, 919-880-2002
CT-3	TYPE: ROOF-LOOK PORCELAIN TILE SUB-1: ROOF-LOOK PORCELAIN TILE MANUFACTURER: LATICRETE / CERAMIC COLOR: LATICRETE / CERAMIC NOTE: 1/2" CHANGING COLORED FAY ROCKET AS REELS. ARMS LOCATION: ROOF SURROUND AT SECOND FLOOR - RE: 1/2" CHANGING COLORED FAY ROCKET AS REELS. ARMS CONTACT: BEST TILE, APRIL, LENOIR, 919-880-2002
SP-1	TYPE: ALUM. STORMDOOR WINDOW SYSTEM SUB-1: ALUM. STORMDOOR WINDOW SYSTEM MANUFACTURER: ALUM. STORMDOOR WINDOW SYSTEM COLOR: ALUM. STORMDOOR WINDOW SYSTEM NOTE: RE: WINDOW SCHEDULE
SP-2	TYPE: ALUM. STORMDOOR WINDOW SYSTEM SUB-1: ALUM. STORMDOOR WINDOW SYSTEM MANUFACTURER: ALUM. STORMDOOR WINDOW SYSTEM COLOR: ALUM. STORMDOOR WINDOW SYSTEM NOTE: RE: WINDOW SCHEDULE
M-1	TYPE: BRICK METAL TRIM SUB-1: BRICK METAL TRIM MANUFACTURER: BRICK METAL TRIM COLOR: BRICK METAL TRIM NOTE: RE: WINDOW SCHEDULE
M-2	TYPE: BRICK METAL TRIM SUB-1: BRICK METAL TRIM MANUFACTURER: BRICK METAL TRIM COLOR: BRICK METAL TRIM NOTE: RE: WINDOW SCHEDULE
PI-1	TYPE: EXTERIOR BRICK PAINT SUB-1: EXTERIOR BRICK PAINT MANUFACTURER: EXTERIOR BRICK PAINT COLOR: EXTERIOR BRICK PAINT NOTE: RE: WINDOW SCHEDULE
PI-2	TYPE: EXTERIOR BRICK PAINT SUB-1: EXTERIOR BRICK PAINT MANUFACTURER: EXTERIOR BRICK PAINT COLOR: EXTERIOR BRICK PAINT NOTE: RE: WINDOW SCHEDULE
GL-1	TYPE: 1/2" CLEAR GLASS, 1" INSULATED UNITS SUB-1: 1/2" CLEAR GLASS, 1" INSULATED UNITS MANUFACTURER: 1/2" CLEAR GLASS, 1" INSULATED UNITS COLOR: 1/2" CLEAR GLASS, 1" INSULATED UNITS NOTE: RE: WINDOW SCHEDULE
GL-2	TYPE: 1/2" CLEAR GLASS, 1" INSULATED UNITS SUB-1: 1/2" CLEAR GLASS, 1" INSULATED UNITS MANUFACTURER: 1/2" CLEAR GLASS, 1" INSULATED UNITS COLOR: 1/2" CLEAR GLASS, 1" INSULATED UNITS NOTE: RE: WINDOW SCHEDULE

Notes:

1. ALL EXTERIOR GLASS TO BE CLEAR LEAD 1/2"
2. ALL EXTERIOR METAL ELEMENTS TO BE BLACK ANODIZED FINISH (A.S.)
3. ALL EXTERIOR WALLS TO BE BLACK ANODIZED ALUMINUM
4. UNLESS OTHERWISE NOTED, ALL EXTERIOR WALL AND ROOF SURFACES SHALL BE COVERED WITH ONE LAYER 1/2" EXTERIOR PLYWOOD SHEATHING AND ONE LAYER OF VAPOR BARRIER
5. A SEPARATE SOON SCHEDULE IS REQUIRED TO SHOW DRAWING INDICATING DIMENSIONS, FABRICATION, COLORED MATERIALS, PLACEMENT ON EXTERIOR ELEVATIONS, AND MOUNTING AND SENSING TECHNIQUES
6. ALL MATERIALS MUST BE SUBMITTED TO NEW CITY DESIGN GROUP FOR APPROVAL
7. SUBMIT SHOT DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL
8. PATCH/REPAIR ALL DAMAGED TRANSDUCING AS NEEDED FOR UNIFORM "FACE-NEAT" APPEARANCE

Elevation Keynotes:

1. 1/2" VERTICAL & HORIZONTAL REVEALS
2. PROVIDE TYPICAL JOINTS BY JOINTS FOR REFERENCE ONLY, TO BE PERMITTED SEPARATELY, TO PROVIDE POWER FOR ILLUMINATION

new city
design group
1304 HILLSBOROUGH ST.
RALEIGH, NC 27606
919.831.1308
FAX 919.831.9737

23 August 2017

NOT FOR CONSTRUCTION

6/22/17 ■ PROGRESS PRINT

7/23/17 ■ HEALTH DEPT. PLAN CHECK

7/23/17 ■ BUILDING DEPT. PLAN CHECK

7/23/17 ■ BID SET

■ CONSTRUCTION SET

■ QUANTITATIVE DOCUMENT

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1 Revised Exterior Elevation per COA Meeting 8/24/17 East
A201 SCALE: 3/8"=1'-0"

new city design group	
1304 HILSBOROUGH ST. RALEIGH, NC 27605 919.831.1308 FAX 919.831.9737	
23 August, 2017	
NOT FOR CONSTRUCTION	
6/23/17 ■ PROPOSED PERM	
1/20/17 ■ HEALTH DEPT. PLAN CHECK	
1/20/17 ■ BUILDING DEPT. PLAN CHECK	
1/18/17 □ BID SET	
— □ CONSTRUCTION SET	
— □ SUBMITTAL DOCUMENTS	
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<p>THE EXAMINER, SPECIFICATIONS AND OTHER CONDITIONS HEREBY ARE HEREOFORTHY GIVEN BY THIS OFFICE WITH RESPECT TO THE PROJECT DESCRIBED HEREON. IT IS THE POLICY OF THIS OFFICE TO PROVIDE THE BEST SERVICE POSSIBLE TO ALL CLIENTS AND TO BE FAIRLY AND IMPARTIALLY DEALT TO ALL PARTIES. THE EXAMINER'S REVIEW OF THE PROJECT SHALL NOT BE USED AS A BASIS FOR ANY OTHER ACTION OR DECISION. THE EXAMINER'S REVIEW OF THE PROJECT SHALL NOT BE USED AS A BASIS FOR ANY OTHER ACTION OR DECISION. THE EXAMINER'S REVIEW OF THE PROJECT SHALL NOT BE USED AS A BASIS FOR ANY OTHER ACTION OR DECISION.</p>	
<p>Tori! Downtown 211 S. Wilmington Street Raleigh, NC 27601 COA Meeting</p>	
DESIGNER : TORI!	DATE :
DRAWN : SR	CHECKED : —
SCALE : AS SHOWN	JOB NUMBER : 7708
SHEET TITLE	
<p>Exterior Elevations</p> <p>SHEET NUMBER A201</p>	

8 August 2017

NOT FOR
CONSTRUCTION

7/23/17 ■ PROGRESS PRINT

7/31/17	<input type="checkbox"/>	HEALTH DEPT. PLAN CHECK
7/31/17	<input type="checkbox"/>	BUILDING DEPT. PLAN CHECK
7/23/17	<input type="checkbox"/>	BID SET
	<input type="checkbox"/>	CONSTRUCTION SET
	<input type="checkbox"/>	SUBMITTAL DOCUMENT

ALL DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR A PROJECT ARE THE PROPERTY OF THE ARCHITECT. NO PART OF ANY DRAWING OR SPECIFICATION SHALL BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S FEE SHALL BE PAID IN FULL AT THE TIME OF THE FIRST MEETING. THE ARCHITECT'S FEE SHALL BE PAID IN FULL AT THE TIME OF THE FIRST MEETING. THE ARCHITECT'S FEE SHALL BE PAID IN FULL AT THE TIME OF THE FIRST MEETING.

Torii Downtown
211 S. Wilmington Street
Raleigh, NC 27601
COA Meeting

ETCHER :	TVE/DA.
RUNN :	DB
RECD :	--
CALL :	AS SHOWN
DB NUMBER :	776
SHEET TITLE :	

Exterior Elevations

A202



2 Revised Wall Section per COA Meeting 8/24/17
A202 SCALE: 3/8"=1'-0"

1 Revised Exterior Elevation per COA Meeting 8/24/17 West
A202 SCALE: 3/8"=1'-0"







211 S. WILMINGTON - Context & Building Relationships



211 S. WILMINGTON - RHDC 2.6 Exterior Walls



211 S. WILMINGTON - RHDC 2.7 - Windows & Doors

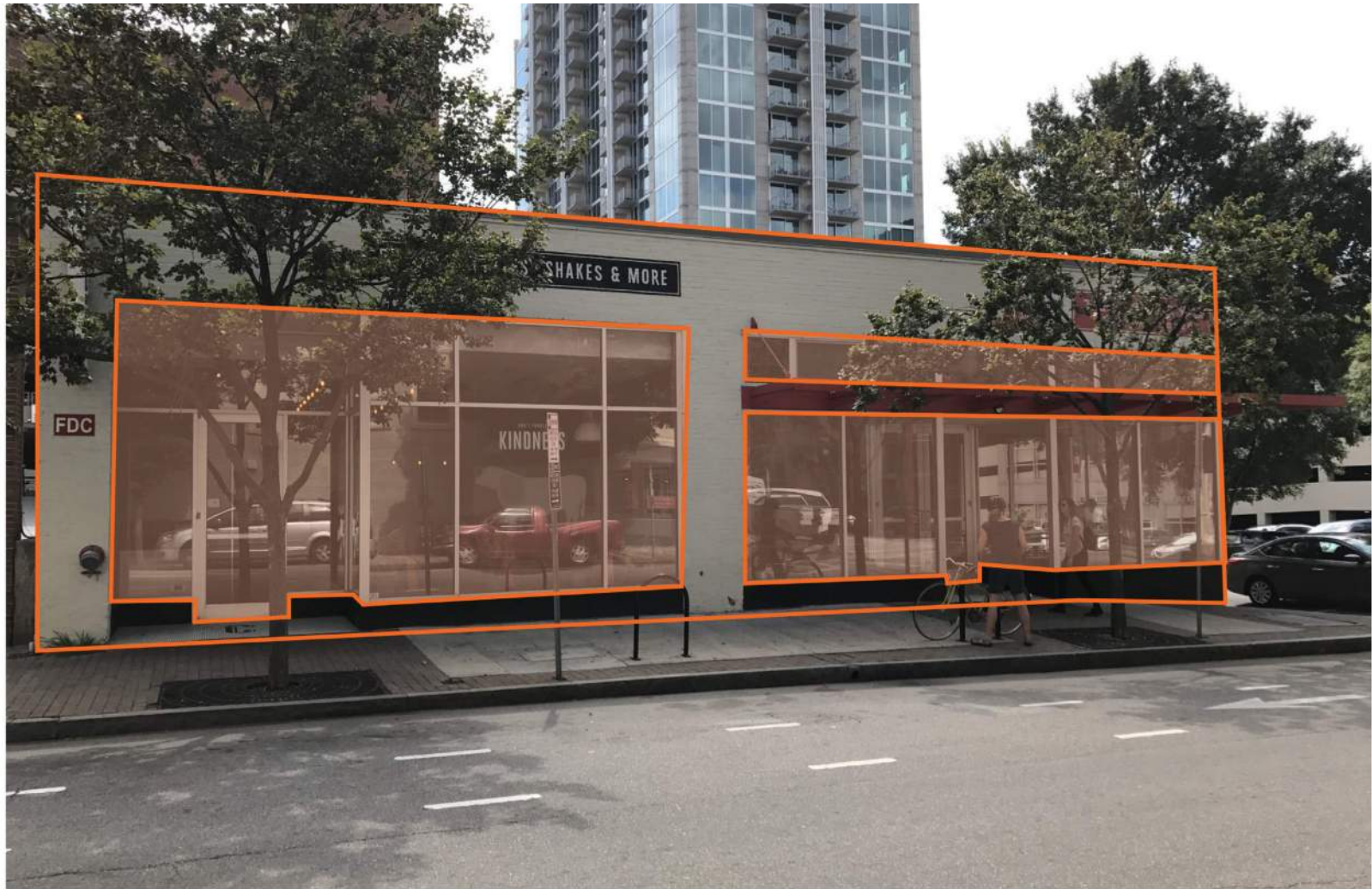


211 S. WILMINGTON - RHDC 2.7 - Windows & Doors



136 E. MORGAN - Context & Building Relationships

± 31% Transparency



318 S. WILMINGTON - Context & Building Relationships

± 52% Transparency



18 E. HARGETT - Context & Building Relationships

± 47% Transparency



211 S. WILMINGTON - RHDC 2.7 - Windows & Doors

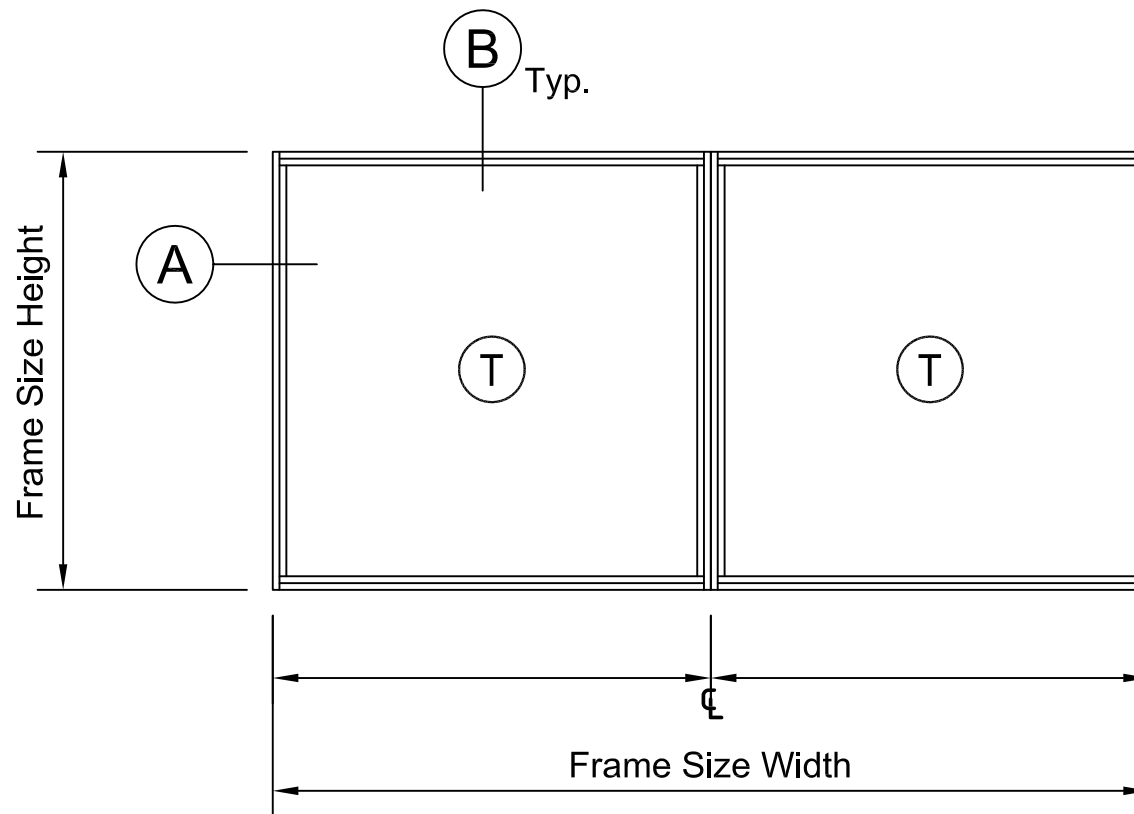


211 S. WILMINGTON - RHDC 2.7 - Windows & Doors



211 S. WILMINGTON - RHDC 2.9 - Storefronts

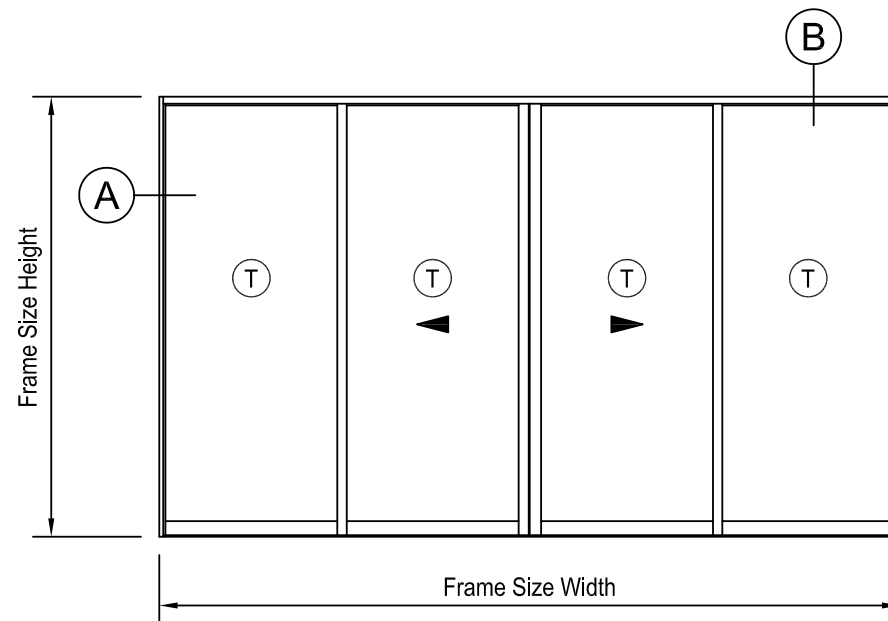
- 1.00" Nail-On Fin Frame
- Poured & De-Bridged For Thermal Break
- Tempered Dual Pane Glass
- Drip Cap



Series 600 Fixed Window - (Thermally Broken)

Double Horizontally Stacked - 1.00" Nail-On Fin Frame - Drip Cap

- 1.00" Nail-On Fin Frame
- Poured & De-Bridged For Thermal Break
- Tempered Dual Pane Glass
- Interior Vent Panels / Exterior Fixed Panels
- Exterior Screens
- 1.81" Diameter Rollers
- 1.50" Hi-Leg Threshold Sill



Series 600: Sliding Glass Door - Medium Stile (Thermal Break)

1.00" Nail-On Fin Frame - (OXXO)

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



- ☐ Minor Work (staff review) – 1 copy
- ☒ Major Work (COA Committee review) – 10 copies
- ☐ Additions Greater than 25% of Building Square Footage
- ☐ New Buildings
- ☐ Demo of Contributing Historic Resource
- ☒ All Other
- ☐ Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 521712

File # 128-17-CA

Fee \$147

Amount Paid \$147

Received Date 7/13/17

Received By ACH

Property Street Address 211 South Wilmington Street

Historic District Moore Square

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

Owner's Name Tulsi Ventures, LLC Attn: Nick Matai

Lot size

(width in feet) 30

(depth in feet) 58

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
Please see accompanying list	

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 Ted Van Dyk, AIA New City Design Group

Mailing Address 1304 Hillsborough Street

City Raleigh

State NC

Zip Code 27605

Date July 13, 2017

Daytime Phone 919 831 1308

Email Address ted@newcitydesign.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 _____

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

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
2.6	Exterior Walls	Please see accompanying Descriptions and Illustrations
2.7	Windows and Doors	
2.9	Storefronts	

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 _____. 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) _____ Date _____

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.			✓		
<u>Minor Work</u> (staff review) – 1 copy					
<u>Major Work</u> (COA Committee review) – 10 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.)	<input checked="" type="checkbox"/>		✓		
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		✓		
4. <u>Paint Schedule</u> (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>	✓		
5. <u>Plot plan</u> (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 existing and proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input checked="" type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input checked="" 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 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). Use the <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. Fee (<u>See Development Fee Schedule</u>) \$147	<input checked="" type="checkbox"/>		✓		

List of properties within 100 feet of 201 Wilmington Street, Raleigh, NC

PIN	Real Estate ID	Owner	Mail Address 1	Mail Address 2
17037811 66	0058331	RALEIGH CITY OF	222 W HARGETT ST	RALEIGH NC 27601-1316
17037812 63	0057476	209 RETAIL PARTNERS LLC	PO BOX 1030	RALEIGH NC 27602-1030
17037821 39	0036100	TURNER, STUART R	216 S WILMINGTON ST	RALEIGH NC 27601-1434
17037821 39	0147797	RALEIGH CITY OF	222 W HARGETT ST	RALEIGH NC 27601-1316
17037822 47	0026430	G&S EMPIRE LANDLORD LLC	133 FAYETTEVILLE ST STE 600	RALEIGH NC 27601-2911
17037823 62	0077435	G&S EMPIRE LANDLORD LLC	133 FAYETTEVILLE ST STE 600	RALEIGH NC 27601-2911
17037831 65	0061551	FARMAH, RAM FARMAH, SHEELA DEVI	106 BECKFORD RD	CARY NC 27518-6476
17037831 67	0018578	BLALOCK, LUTRINO BOWDITCH, SHANDERLE NA BLALOCK	217 S WILMINGTON ST	RALEIGH NC 27601-1433
17037831 90	0003728	DEEPJAVA PROPERTY CO LLC	2300 WHITE OAK RD	RALEIGH NC 27608-1456
17037832 62	0026429	TULSI VENTURES LLC	1052 KENNICOTT AVE	CARY NC 27513-8450
17037832 65	0018368	HORWITZ, PHILLIP	PO BOX 6	RALEIGH NC 27602-0006
17037832 70	0011367	JT HOBBY & SON INC	PO BOX 18506	RALEIGH NC 27619-8506
17037832 78	0067035	HORWITZ, PHILLIP S	PO BOX 6	RALEIGH NC 27602-0006
17037833 71	0040343	HORWITZ, PHILLIP S	PO BOX 6	RALEIGH NC 27602-0006
17037842 26	0071477	MASO LLC	8117 WINDSOR RIDGE DR	RALEIGH NC 27615-4720
17037842 75	0071480	FRENCH TRONE BLDG INVESTMENT S LLC	112 E HARGETT ST STE 200	RALEIGH NC 27601-1455
17037850 28	0038118	RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590



To: RHDC
Ms. Tania Tully

Date: July 13, 2017

Project: 211 South Wilmington Street.

Subject: Project Description and Guideline References

Tania and Members of RHDC,

Thanks for considering the proposed reconstruction of 211 South Wilmington Street's façade.

The new restaurant will constitute nearly one million dollars in new investment on Wilmington Street, while maintaining the scale and character of the historic fabric.

We hope that RHDC will find it to be a positive addition to the Moore Square Historic District. We offer the following work description and illustrations for your review:

Project Description: Complete new storefront for the new building. New tenant will be a 2 story noodle bar. Design intent is to honor the Moore Square Historic District, while bring a contemporary interpretation to the aesthetic. As a restaurant and night spot, appearance and attractiveness, and connection between inside and outside are important.

Relevant Guidelines and Method of Conformance:

2.6 Exterior Walls:

Since the façade has been completely missing for decades, and the building is non-contributing. Our approach is to use durable materials, proportions and relationships that are compatible with, but do not 'match' surrounding fabric. For example, we have incorporated a 'cornice' element that echoes cornice line on the original façade, as well as on 217 S. Wilmington Street. Please see accompanying illustration 1 for visual reference

2.7 Windows and Doors:

.7 Windows: There are numerous styles and scales of windows within the District. Interestingly, the original façade had large windows that were floor to ceiling on the second floor, with Juliet Balconies. We have created fenestration that honors the scale of nearby window units, while the operable nature of the second floor fenestration pays respect to the unusual nature of the original second floor windows. We have 'gathered' the windows in similar fashion to 217 S. Wilmington to offer harmony and scale in keeping with nearby facades.

Lastly, we have evaluated neighboring buildings for transparency vs. opacity. The current design stands at approximately 35% transparent. This compares to 27% and 29% for the two neighbors to the South. Note that a 1960's era photo of 217 S. Wilmington showed larger windows than the current units, and so nudged up to 44% transparent.

Please see accompanying illustrations 2 and 3 and 5 for reference.

Doors: there are many styles, material, and sizes of doors in the District. Doors typically face the street, and are prominent and obvious. Many buildings, including the adjacent Raleigh sandwich shop, and the many incarnations of this building, have secondary doors to the second floor.

We have carefully reflected these traits in the entry door, and large adjacent clear glass panel, on the façade.

Doors (con't):

We have also made close comparison to the scale of the entry elements at 219 S. Wilmington, the building adjacent to the north, and echoed the scale of the composition. Please see illustration 4 for reference.

2.9 Storefronts: Although storefront in the district are typically 'stylistically and visually tied to the street facade, it is usually differentiated from the upper façade by large display windows flanking the main entry and by a change in materials'. 'Storefronts with recessed entrances also incorporate an exterior ceiling area and an extension of the sidewalk often surfaced by decorative floor tiles.'

The storefront design echoes the 'two part' composition of other facades on the street. The strong tan surround at the second floor respects both the proportions and rhythm of its' neighbors, and also crates both a cap and 'awning' type ledge between the ground floor and second floor. A strong vertical element near the front door, which rises through both the first and second floors, pays respect to the more vertical composition of the original façade while keeping in scale with neighbors.

The storefront is also recessed approximately 18" from the face of the second floor, and will feature a decorative wood ceiling and tile surface at the exposed floor.

The operable glass storefront on the ground floor sits on a ceramic tile base. Please refer to illustration 6 for reference.

Materials:

The proposed façade is composed of clear glass, frosted glass, metal trim (cornice and window frames) and ceramic tile, all of which were materials that are found within the District, and could have been found during the period of significance.

Summary:

The façade of 211 S. Wilmington Street has been lost for many decades. The building is a non-contributing structure. So, what to do?

A single photo showing a portion of the original, taken in the early 60's, judging by the vehicle visible in h photo, shows that the building was a bit of an outlier, even in its' original condition. The towers, spires and unique fenestration set the building apart and called attention to itself through this rather showy expression. (See accompanying photos)

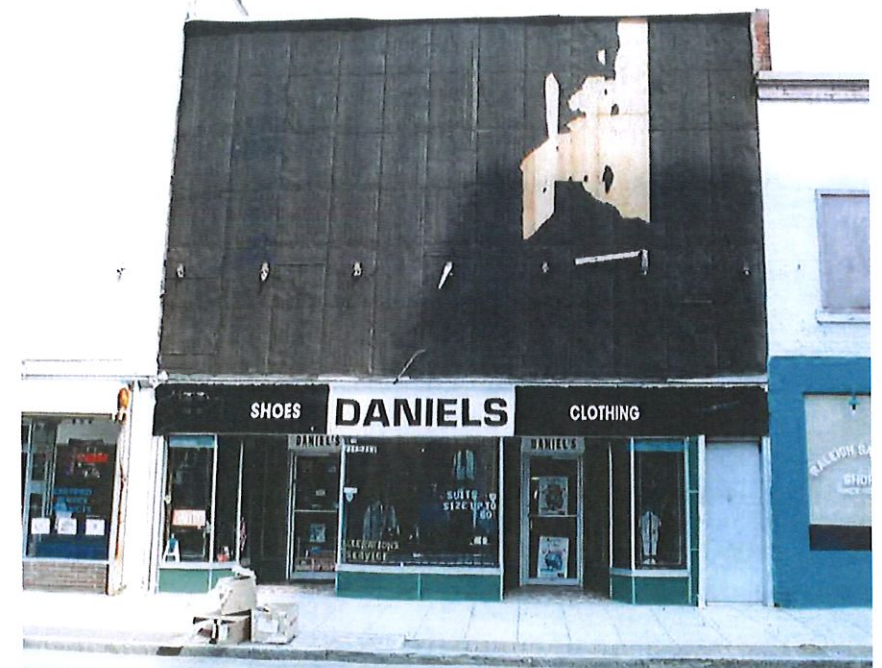
Our proposal seeks to offer a similarly striking yet compatible addition to the 200 block of South Wilmington Street. The above mentioned strategies offer scale, modules, and visual cues that harmonize with neighboring structures and the broader district, while offering a functional, attractive, and appropriate personality for the new use.

We have made reference, both explicitly and through like and kind scale, composition, and grouping of elements, to create a new façade for this building that is clearly of the 21st century, does not copy other buildings or pretend to be 'old', is instead respectful and compatible with its surroundings while establishing its' own identity and place in time.



211. S Wilmington St.
Current

211. S Wilmington St.
Undated Photo





• AUG • 60

211. S Wilmington St.
EARLY 1960's



• AUG • 60

217. S Wilmington St.
EARLY 1960's



- ① CORNICE REFERENCE
- ② WINDOW PROPORTIONS
- ③ TRANSPARENCY RELATIONSHIP
- ④ DOOR REFERENCES
- ⑤ GATHERED WINDOWS
- ⑥ 2 PART COMPOSITION

211 S. WILMINGTON - Context & Building Relationships



211 S. WILMINGTON - RHDC 2.6 Exterior Walls



211 S. WILMINGTON - RHDC 2.7 - Windows & Doors



211 S. WILMINGTON - RHDC 2.7 - Windows & Doors



- ① CORNICE REFERENCE
- ② WINDOW PROPORTIONS
- ③ TRANSPARENCY RELATIONSHIP
- ④ DOOR REFERENCES
- ⑤ GATHERED WINDOWS
- ⑥ 2 PART COMPOSITION



- ① CORNICE REFERENCE
- ② WINDOW PROPORTIONS
- ③ TRANSPARENCY RELATIONSHIP
- ④ DOOR REFERENCES
- ⑤ GATHERED WINDOWS
- ⑥ 2 PART COMPOSITION



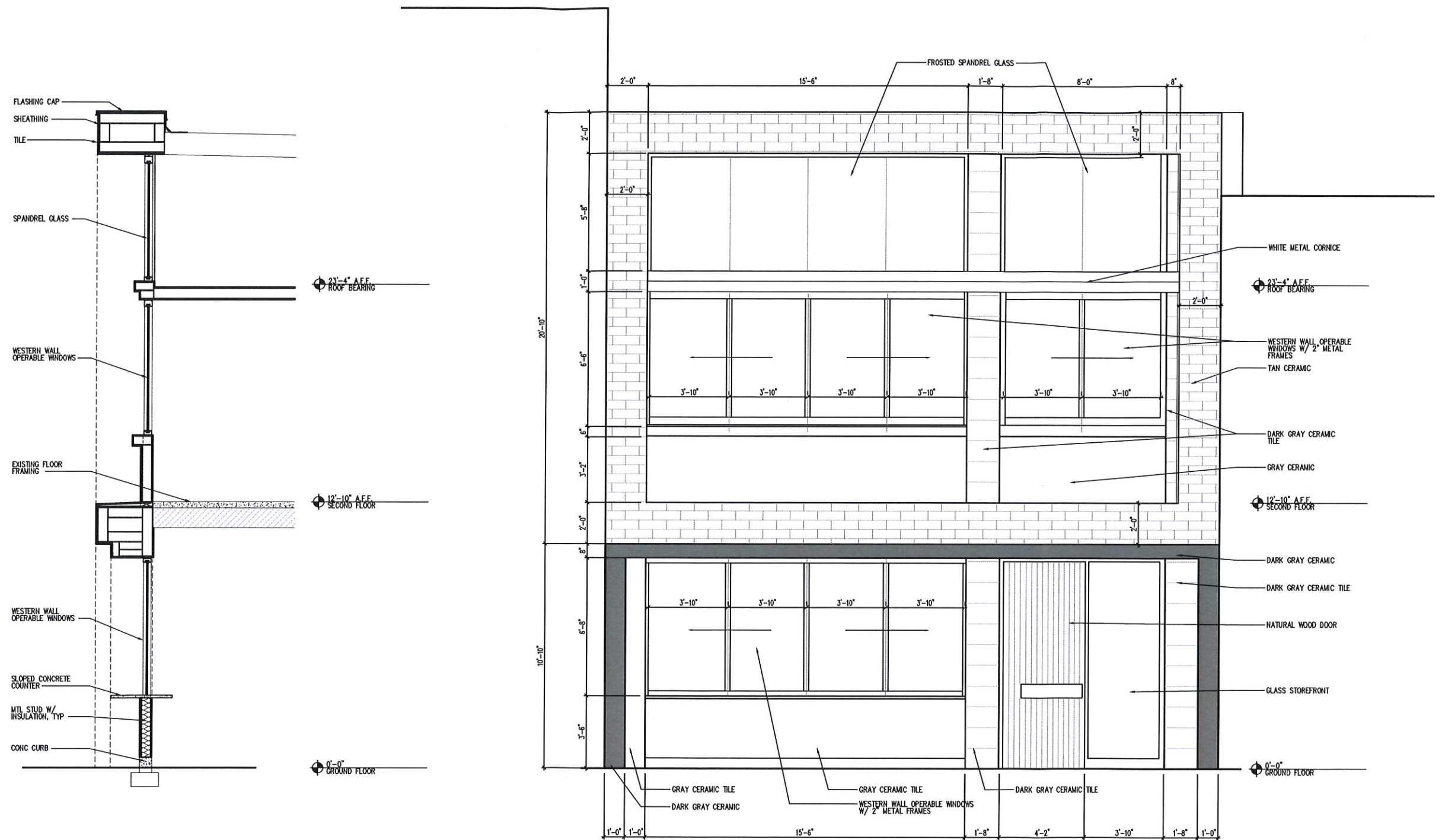
211 S WILMINGTON ST.

Raleigh, NC

Concept Elevation & Section

Scale

7/12/17
3/16"=1'-0"





THE
LONDON
BRIDGE

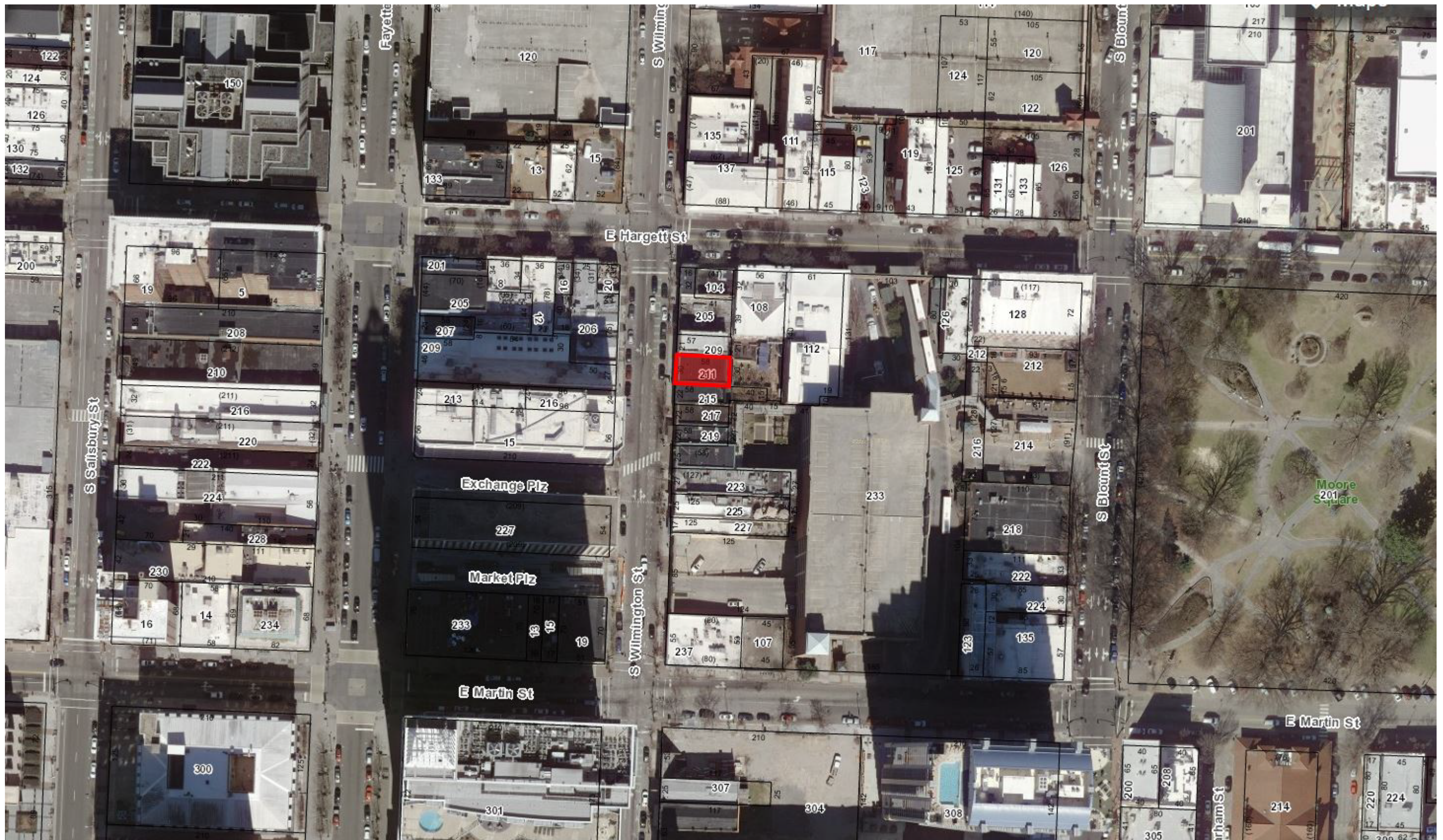
EXIT
←



EXIT
←

THE
LONDON
BRIDGE
PUB





211 S Wilmington St
Raleigh, NC

Site Plan

27 July 2017



new
city
design group