

City of Raleigh

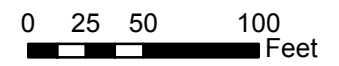


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149-16-CA

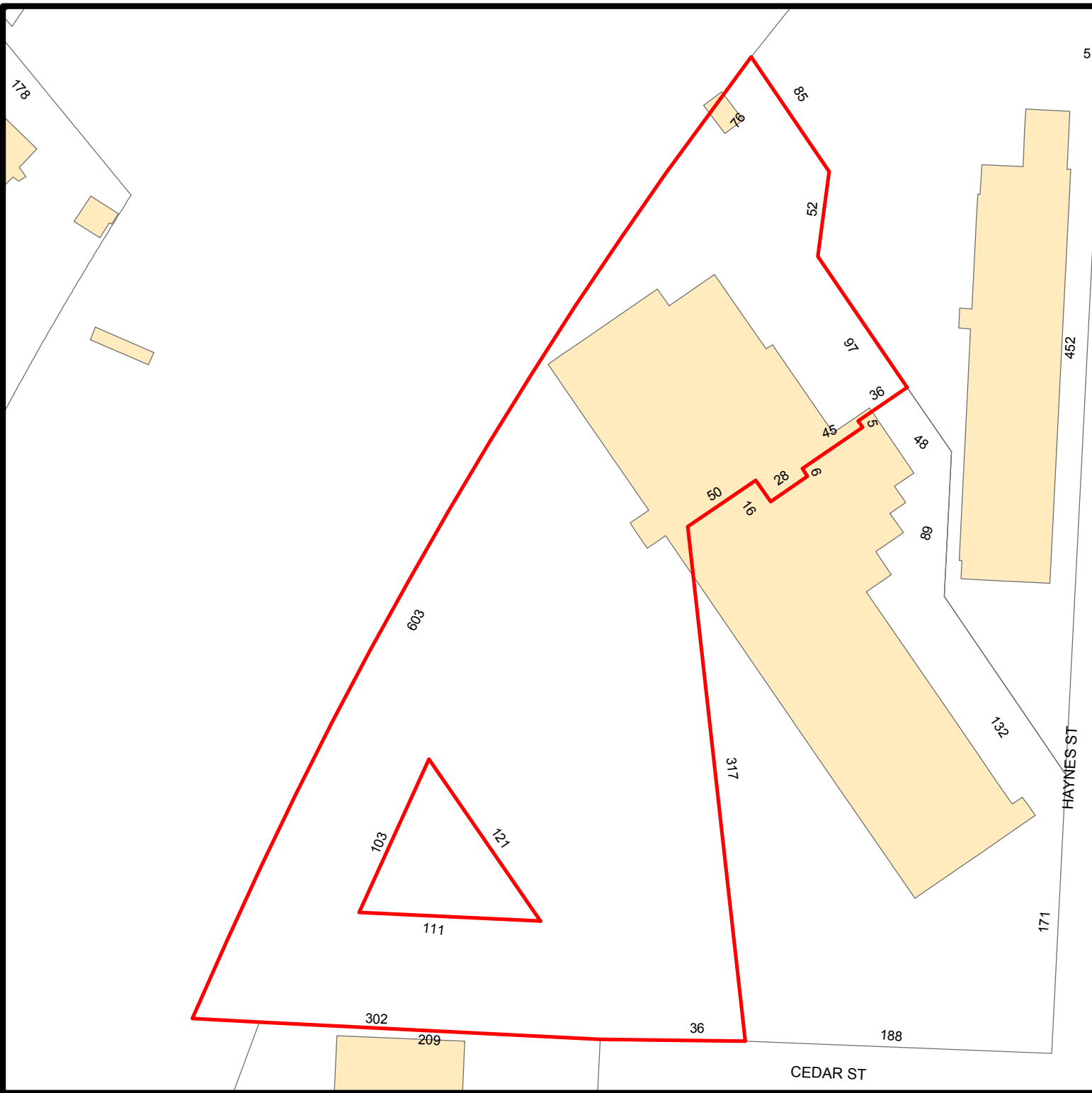
1101 HAYNES STREET

RALEIGH HISTORIC LANDMARK



Nature of Project: Remove non-historic wood window sashes install new aluminum clad wood window sashes.

APPLICANT:
CARRIE EHRFURTH



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 type="checkbox"/> Minor Work (staff review) – 1 copy <input checked="" type="checkbox"/> Major Work (COA Committee review) – 10 copies <ul style="list-style-type: none"> <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 checked="" type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;">For Office Use Only</p> Transaction # <u>486394</u> File # <u>149-16-CA</u> Fee <u>147-</u> Amount Paid <u>147-</u> Received Date <u>9/2/16</u> Received By <u>[Signature]</u>
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Property Street Address 1101 Haynes Street, Raleigh, NC 27604

Historic District _____

Historic Property/Landmark name (if applicable) Pilot Mill

Owner's Name The 1894 Building, LLC and The 1903 Building, LLC

Lot size 2.59 A	(width in feet) 680'	(depth in feet) 335'
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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
1035 Halifax Street	
108 Cedar Street	
108 Cedar Street	
1130 Haynes Street	
	2 env

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 Carrie Ehrfurth

Mailing Address PO Box 12929

City Raleigh

State NC

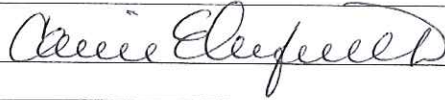
Zip Code 27605

Date Sept. 1, 2016

Daytime Phone 919-755-2250

Email Address cchrfurth@hedgehogholdings.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 _____
84,100

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)
3.7	Windows	Replace the sashes in our wood double hung windows with painted aluminum sashes. The wood frames would remain.

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. Minor Work (staff review) – 1 copy Major Work (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 type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input type="checkbox"/>				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input type="checkbox"/>				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input 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 type="checkbox"/>			
6. Drawings showing existing and proposed work <ul style="list-style-type: none"> <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 _____ to determine the addresses.	<input type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input type="checkbox"/>				

RHDC—COA application

Pilot Mill | 1101 Haynes Street | Raleigh, NC

Narrative

When Pilot Mill was rehabilitated in 1999-2001, over 150 new double-hung sash wood windows were installed in the buildings we refer to as The 1894 Building and The 1903 Building. At the time, the original windows were missing or beyond repair. The design of the new wood windows was compatible with the original opening and the historic character of the mill buildings. Within five years, however, the wood windows started to fail and rot in different places, and the insulated glass panes started to leak. For the last ten years, we have repaired the windows by patching and splicing the many small deteriorated spots and we replacing the individual insulated glass panes that had failed (Exhibits 1-3). We have kept the windows painted to protect the wood, but we have found that the wood used to create the windows has not been able to hold up against the elements. It is a never ending maintenance project that creates tremendous cost each year.

After examining the issue, we discovered that the majority of the deterioration occurs in the sashes. We propose to replace the two sashes in each window with sashes that are have solid aluminum components (rails, stiles, muntins) with simulated divided lights. The existing wood frames would remain since those pieces are not deteriorating as badly, and it is our hope to retain as much of the current building fabric as possible.

The proposed sashes are made by Quaker Windows, a product that has have been used in multiple National Park Service approved historic mill rehabilitations including Revolution Mill in Greensboro and Eno River Mill in Hillsborough (Exhibit 4-5). The muntin configurations are designed to match the arrangement and contour of known historic wood windows (Exhibit 6). The new sashes would be coated in a satin crème color finish, and the wood frames would be painted to match. The change to the character of the building would be minimal, but the upgrade would extend the life of the windows and the building.

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Exhibit 1: Existing window at Pilot Mill

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Exhibit 2: Example of failed insulated glass. Leak in the seal causes condensation between the two pieces of glass.

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Exhibit 3: Example of rotten wood in window at Pilot Mill. The far light on the left has failed too.

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Exhibit 4: Revolution Mill, Greensboro, NC—NPS approved Quaker aluminum windows.



Exhibit 4: Eno River Mill, Hillsborough, NC—NPS approved Quaker aluminum windows.

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Pilot Mill | 1101 Haynes Street | Raleigh, NC

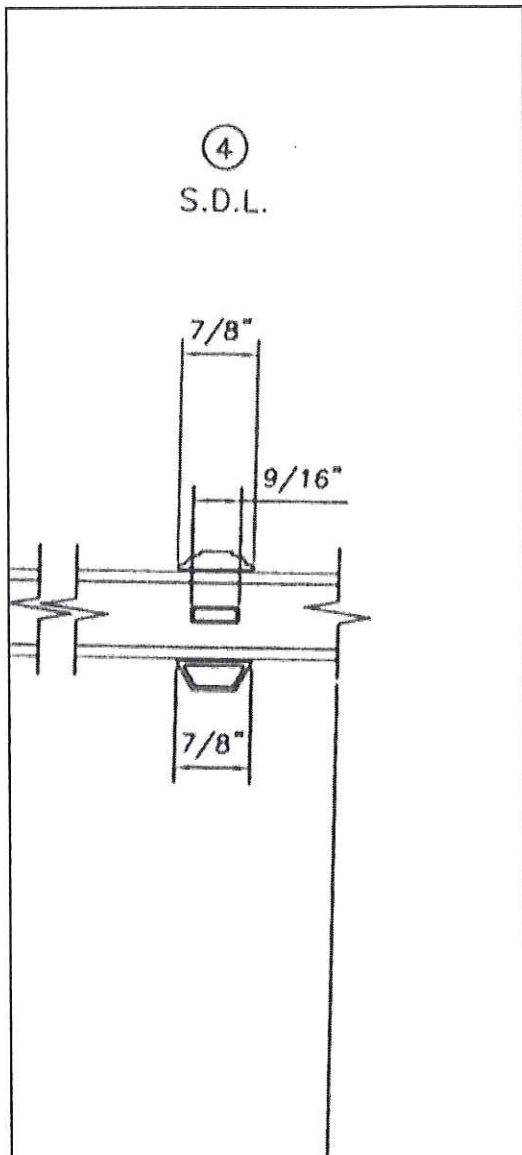


Exhibit 6: Example shop detail on the simulated divided light, showing the muntin profile on the interior and exterior.

Architectural SERIES

BUILT TO IMPRESS

Quality craftsmanship was the driving force for Harold and Marge Knoll when they started making windows and doors in 1949. The next generation of the Knoll family inherited the same respect for quality, apparent in every one of Quaker's 60+ lines of windows and doors.

Today, Quaker melds old fashioned craftsmanship with the efficiencies of technology to manufacture the best product with the best value in the market. Glass is cut by the computer-driven Optimizer system to minimize waste... in-house testing facilities ensure consistent product performance... a state-of-the-art website provides architects with drawings of installation details (right down to caulk and screw locations)... we deliver finished product with our own trucks and drivers, to assure safe handling.

Our high-performance products, sold by knowledgeable dealers, continue the tradition of craftsmanship started more than a half century ago.

"A Tradition of Quality" has always been, and will continue to be, our motto and pledge. We constantly strive to build on our reputation for quality along with our history and passion for continual improvement and product development. We are committed to making your new windows the finest available.

KEN & MIKE KNOLL - OWNERS, QUAKER WINDOWS AND DOORS



Part of the Quaker Fleet



In-house Product Testing



Boriena Village

1101 Haynes Street
Raleigh, NC 27601
919.877.2222
www.quakerwindows.com

ON THE COVER

Highland Strands Condominiums

1101 Haynes Street
Raleigh, NC 27601
919.877.2222
www.quakerwindows.com

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RHDC—COA application

Pilot Mill | 1101 Haynes Street | Raleigh, NC

Series #	Operation*	AAMA Performance Rating**
7300	SH	HS-WD
7301	SH	HS-WD
7400	SH	HS-WD
7401	SH	HS-WD
7402	SH	HS-WD
7403	SH	HS-WD
7404	SH	HS-WD
7405	SH	HS-WD
7406	SH	HS-WD
7407	SH	HS-WD
7408	SH	HS-WD
7409	SH	HS-WD
7410	SH	HS-WD
7411	SH	HS-WD
7412	SH	HS-WD
7413	SH	HS-WD
7414	SH	HS-WD
7415	SH	HS-WD
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7490	SH	HS-WD
7491	SH	HS-WD
7492	SH	HS-WD
7493	SH	HS-WD
7494	SH	HS-WD
7495	SH	HS-WD
7496	SH	HS-WD
7497	SH	HS-WD
7498	SH	HS-WD
7499	SH	HS-WD
7500	SH	HS-WD



MADE IN THE USA

Quaker takes great pride in the fact that all of our windows and doors are made at our one manufacturing location in Freeburg, Missouri, right in the heartland of the United States of America. But just as important, the components that make up our products are made here too. From Kalamazoo to Corsicana, Ellaville to Owatanna. We go across the country in search of the best products available because at Quaker, we insist on a higher standard for our windows and doors.

While a global economy is a permanent part of today's business world, we sincerely ask for your support of our efforts to buy American-made products whenever and wherever possible.

If you would like more information on Quaker's manufacturing partners, contact our home office - 800.347.0438.



- | | |
|------|----------------------|
| AWN | Awning |
| CA | Casement |
| CAPO | Casement, Fixed Unit |
| DH | Double Hung |
| GD | Sliding Glass |
| HD | Horizontal Slider |
| HOP | Hopper |
| PW | Petite Window |
| SH | Single Hung |
| SL | Side Swing Awning |



Quaker submits plans for windows and doors to the Florida Building Code Commission. Once approved, Quaker is authorized to use the Florida Code Approved logo.



HISTORICAL

Across the country, razing age-old structures is out. Rehabbing and revitalizing is in. Quaker's family of Historical Series of products contains the unique features necessary for historical replication projects. Symmetrical sightlines. The capacity to match exterior colors. The ability to facilitate large sizes. Historically accurate panning and trim styles to preserve a building's distinguished appearance. Pertinent historical accessories such as raised grid profiles, ogee blocks and glass tints. Plus, Quaker offers a long-standing relationship with the National Park Service, the overseers of historical tax credit programs. Quaker currently offers hung, venting and fixed products in our historical product catalog.

Quaker's H300 Single Hung and H500 Single Hung are quite similar with the main difference found at the meeting rail. A heavier meeting rail on the H500 gives it an AAMA rating of AW-40 versus the CW-40 rating of the H300. Both have a matching fixed window.

The H400 and H420 Series are Quaker's venting units in our Historical product family. Find a crank-out casement, push-out casement, crank-out awning and fixed window under each Series. The difference between the two is a slimmer sightline for the H420 as compared to the H400. Certified AAMA ratings for this products are as follows: Casement (AW-40), Awning (AW-40), Fixed (AW-50).

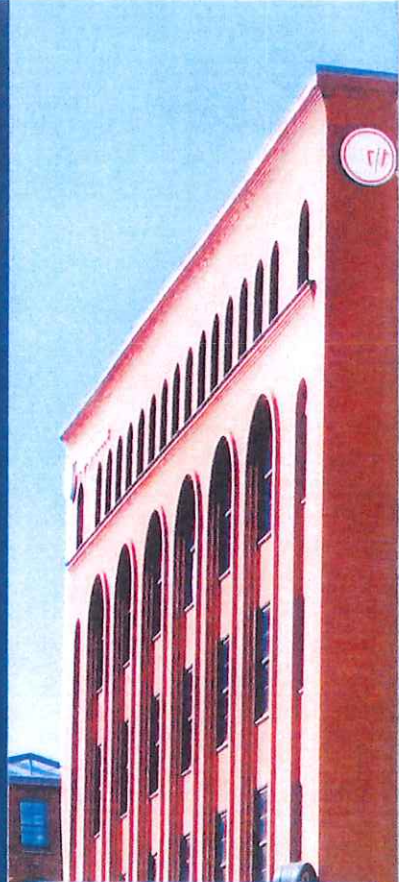
HISTORICAL

H300

Thermally broken	Yes
Frame Depth	3 1/4"
Colors	11 standard Unlimited optional
Finish	2604 powder coat standard 2605 anodized finishes

H400 & H420

Thermally broken	Yes
Frame Depth	2 3/8"
Colors	11 standard Unlimited optional
Finish	2604 powder coat standard 2605 anodized finishes



RHDC—COA application

Pilot Mill | 1101 Haynes Street | Raleigh, NC



Cuppies Building 1
1101 Haynes Street
Raleigh, NC 27601
100,000 sq. ft. / 1900s
Historic Preservation / Adaptive Reuse

(left) Hard Rock Casino
100000 sq. ft. / 1900s
Historic Preservation / Adaptive Reuse

EXPERTS IN AESTHETICS

When it comes to being faithful to original aesthetics, Quaker's expertise and know-how takes charge.

From the word "go", we devote special attention to every detail. We recognize and respect the fact that each project, sometimes each window, has its own individual flavor. So matching colors, shapes, grids, panning... matching anything for that matter... is simply standard procedure. We like to think we turn this uneasy task into an easy one.



BEFORE

AFTER

RHDC—COA application

Pilot Mill | 1101 Haynes Street | Raleigh, NC

OPTIONS

FINISHES

Standard Colors

Quaker's powder-coat paint is applied in-house and baked on for a long-lasting finish. All finishes meet ANSI/AAMA 2604 paint specifications (equal to 50% Kynar). Custom colors available on request.

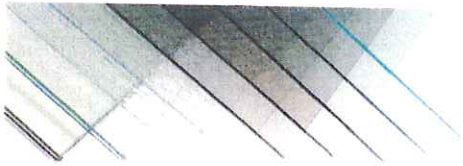


Custom Coatings

Anodized: Anodic coatings provide excellent color saturation with minimal variation. Weather resistant colors are available from clear to black.

2605: In the most demanding environments, use Quaker's 2605 finish, which meets ANSI/AAMA 2605 specs. Similar to 70% Kynar except Quaker's 2605 is a 100% fluoropolymer.

2603: Also available.



GLAZING OPTIONS

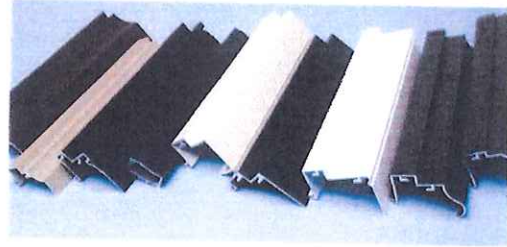
Glass thickness: 1/4", 3/8", 1/2", 5/8", and 1". Overall insulated glazing panel thickness: 1" up to 1 1/2".

Types:

Clear, Low-E, bronze, grey, obscure, reflective and sun glass, mirrored, solar-cooled, Heat Mirror, and other special types. Most glass types are available as tempered (safety) glass.



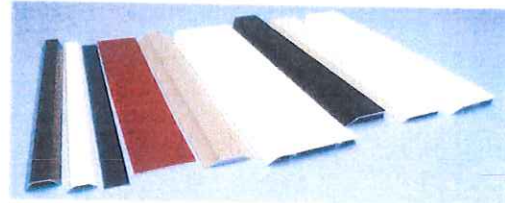
Drury Hotel



PANNINGS, TRIMS, BRICKMOLDS & ACCESSORIES

Quaker always has the correct panning and trim to make installation easy. Accessories can be pre-applied to reduce on-site labor and avoid field errors or shipped loose for easier handling and high-elevation installs. Dozens of panning and trim SKUs are immediately available to match even the most unique application.

For Historical applications, accurate pannings and accessories like Ogee Blocks can make all the difference in meeting necessary specifications.



GRIDS

Grids, also known as grilles or muntins, can be added to all windows and doors. They can be used to create a unique design or replicate a historical look. Grid widths range from 1/4" to 3/4" in flat, raised or beveled shapes.* They can be placed between the glass and/or applied to the glass.

* Not all grid widths are available for all grids shapes.

NOISE REDUCTION

Whether it's traffic, trains or trucks, or just a loud television, Quaker has a full range of products that can be tailored to meet or exceed OITC (Outdoor/Indoor Transmission Class) or STC (Sound Transmission Class) requirements in high decibel locations. STC ratings range from 30-48 and OITC ratings range from 22-35.