



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Change paint color; install HVAC on roof

517 S Blount St

Address

Prince Hall

Historic District

Historic Property

COA-0094-2026

Certificate Number

8/19/2026

Date of Issue

8/19/2027

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.

Signature, _____

Collette K

Raleigh Historic Development Commission

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

Type or print the following:			
Applicant name: MARCUS SHORT			
Mailing address: 3629 NEW BERN AVE			
City: RALEIGH	State: NC	Zip code: 27601	
Date: 06/17/2026	Daytime phone #: [REDACTED]		
Email address: [REDACTED]			
Applicant signature: 			
Minor work (staff review) – one copy Major work (COA committee review) – ten copies Additions > 25% of building sq. footage New buildings Demolition of building or structure All other Post approval re-review of conditions of approval		Office Use Only Transaction #: _____ File #: <u>COA-0094-2026</u> Fee: _____ Amount paid: _____ Received date: _____ Received by: _____	
Property street address: 517 S. BLOUNT ST RALEIGH, NC			
Historic district: PRINCE HALL HISTORIC DISTRICT			
Historic property/Landmark name (if applicable):			
Owner name: [REDACTED] Blount Street Raleigh LLC			
Owner mailing address: 3348 GRANVILLE DR, RALEIGH, NC 27609			

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address	Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes ☐ No ☒	Office Use Only Type of work: _____ _____
Did you consult with staff prior to filing the application? Yes ☐ No ☒	

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).
2.4	PAINT AND COLOR	We plan to reapply a fresh coat of white paint to the exterior portion of the building. The building's exterior is already colored white.
2.5	Roof	Installation of an approved HVAC condenser.

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 <u>08/19/2024</u> .	
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) <u>Collette K</u>	Date <u>08/19/2020</u>

Certificate of Appropriateness — Major Work

Written Description of Proposed Work

Property Address: 517 S Blount St, Raleigh, NC 27601

Historic Overlay District: Prince Hall Historic Overlay District

Business / Tenant: Privacy Hospitality, LLC (proposed Event Center)

Applicant: Blount St Raleigh LLC

Associated Building Permit: BLDNR-004401-2026 (interior commercial up-fit)

Project Type: All Other Alterations

Date: [Date of submission]

Project Overview

The applicant is performing an interior commercial up-fit of an existing one-story masonry building at 517 S Blount St to establish a bar and lounge. The interior mechanical, electrical, and plumbing work is the subject of the associated building permit and does not affect the exterior of the structure. This Certificate of Appropriateness application addresses only the two exterior items associated with the project: (1) the installation of new rooftop mechanical equipment, and (2) the repainting of the existing painted exterior. No changes are proposed to the building footprint, windows, doors, storefront, roll-up door, or any other character-defining exterior feature; all existing exterior openings remain as-is.

Item 1 — New Rooftop Mechanical Equipment

Existing condition: The building has a flat roof concealed behind an existing parapet wall along the S Blount Street (front) elevation. There is currently no functioning HVAC system serving the tenant space.

Proposed work: Install one new rooftop unit (RTU) and one new condensing unit on the roof to serve the tenant space, as shown on the engineered mechanical drawings (Sheet M1) prepared and sealed by InFocus Engineering, PLLC. Both units are positioned on the roof behind the existing parapet. The accompanying site-line study (Sheet L1, “Site Line – Side View”) demonstrates that the proposed equipment sits below the line of sight from the public right-of-way; a pedestrian standing at eye level on the opposite side of S Blount Street cannot see the units above the parapet. The equipment is therefore screened from public view by the existing building parapet and introduces no visible change to the street elevation.

Appropriateness: The rooftop location, behind the existing parapet and screened from the public right-of-way, follows the district’s expectation that service equipment be unobtrusive and not visible from the street. The installation is reversible and does not alter any historic exterior fabric.

Item 2 — Repainting of Existing Painted Exterior

Existing condition: The exterior masonry of the building is currently painted. No bare or unpainted masonry is involved in this scope.

Proposed work: Repaint the existing painted exterior masonry surfaces. The proposed color is Oat Milk.

Because the surfaces are already painted, this is maintenance-level repainting of previously painted masonry; no previously unpainted masonry will be painted under this application.

Appropriateness: Repainting an already-painted surface is a reversible change that does not alter the building's historic material or character. The proposed color [is consistent with / falls within] the range of colors found in the Prince Hall district.

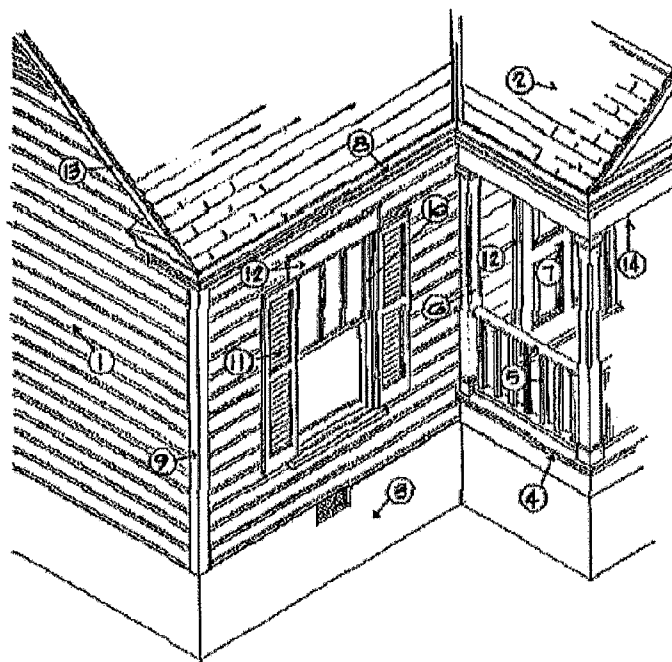
Summary

The proposed exterior work is limited, reversible, and screened from the public right-of-way. The rooftop mechanical equipment is concealed behind the existing parapet and is not visible from S Blount Street, and the repainting affects only surfaces that are already painted. No historic exterior fabric, openings, or character-defining features are altered. The applicant respectfully requests approval of this Certificate of Appropriateness.





Historic Development Commission – Certificate of Appropriateness Paint Schedule



Applicant Marcus Short

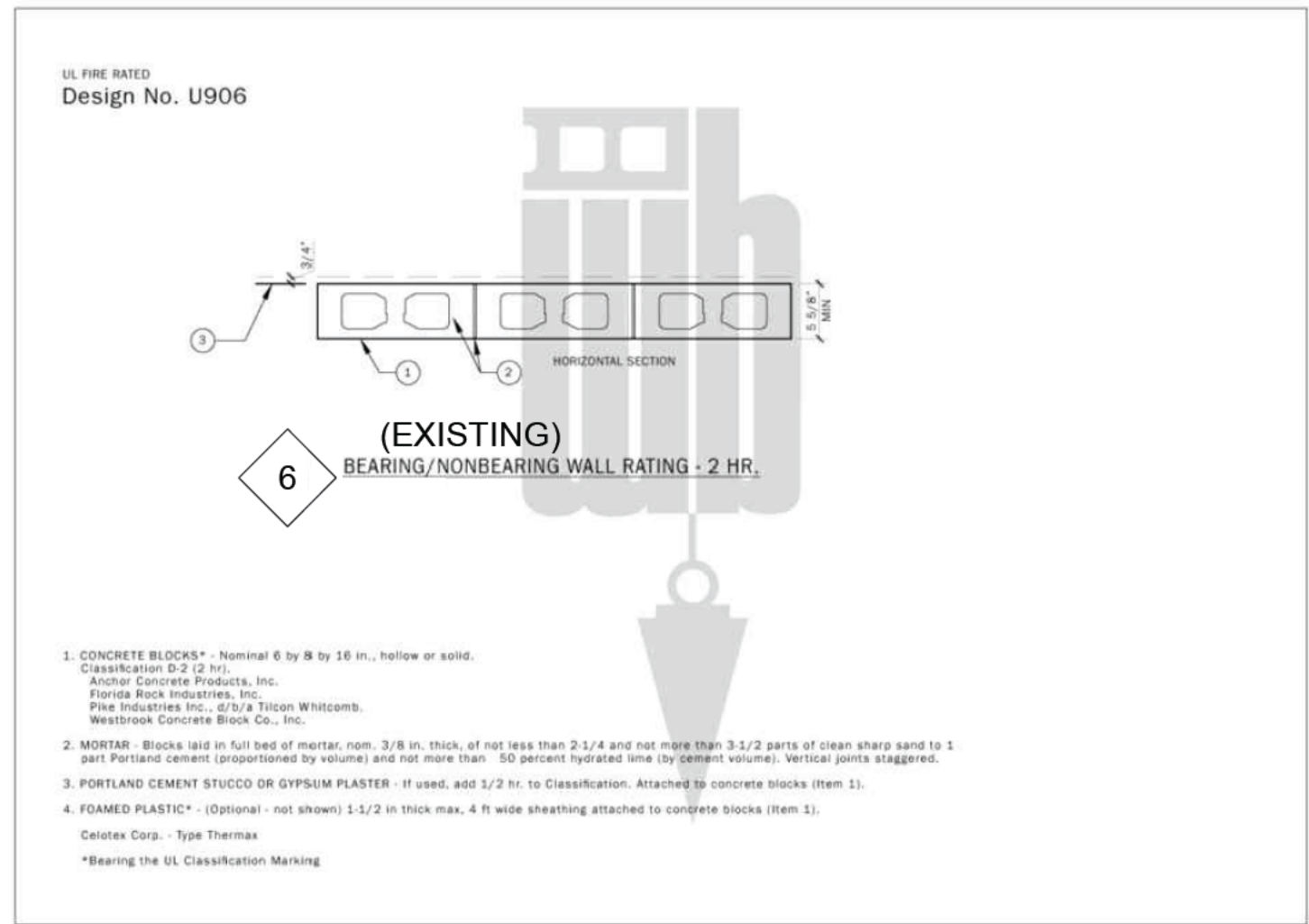
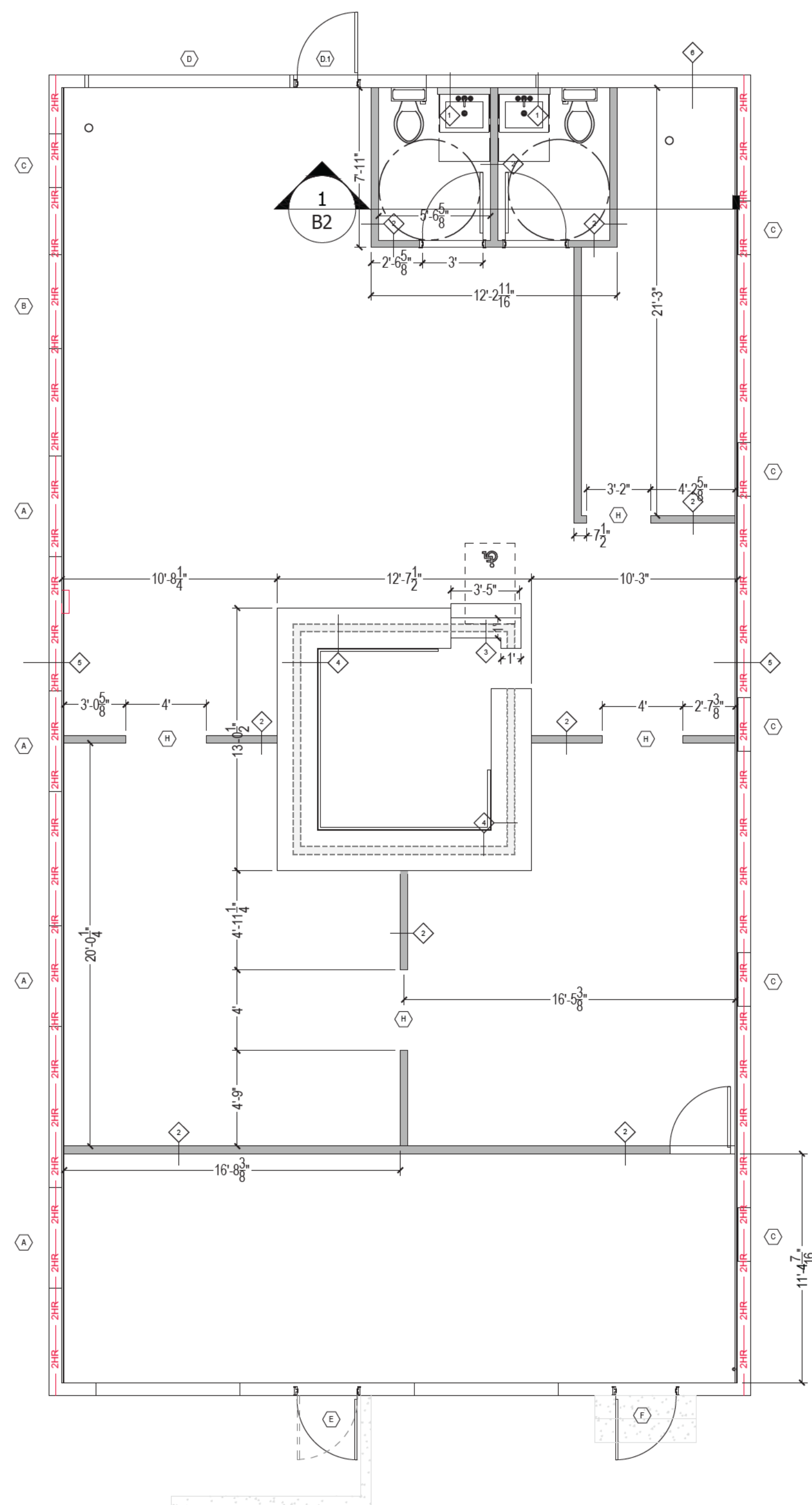
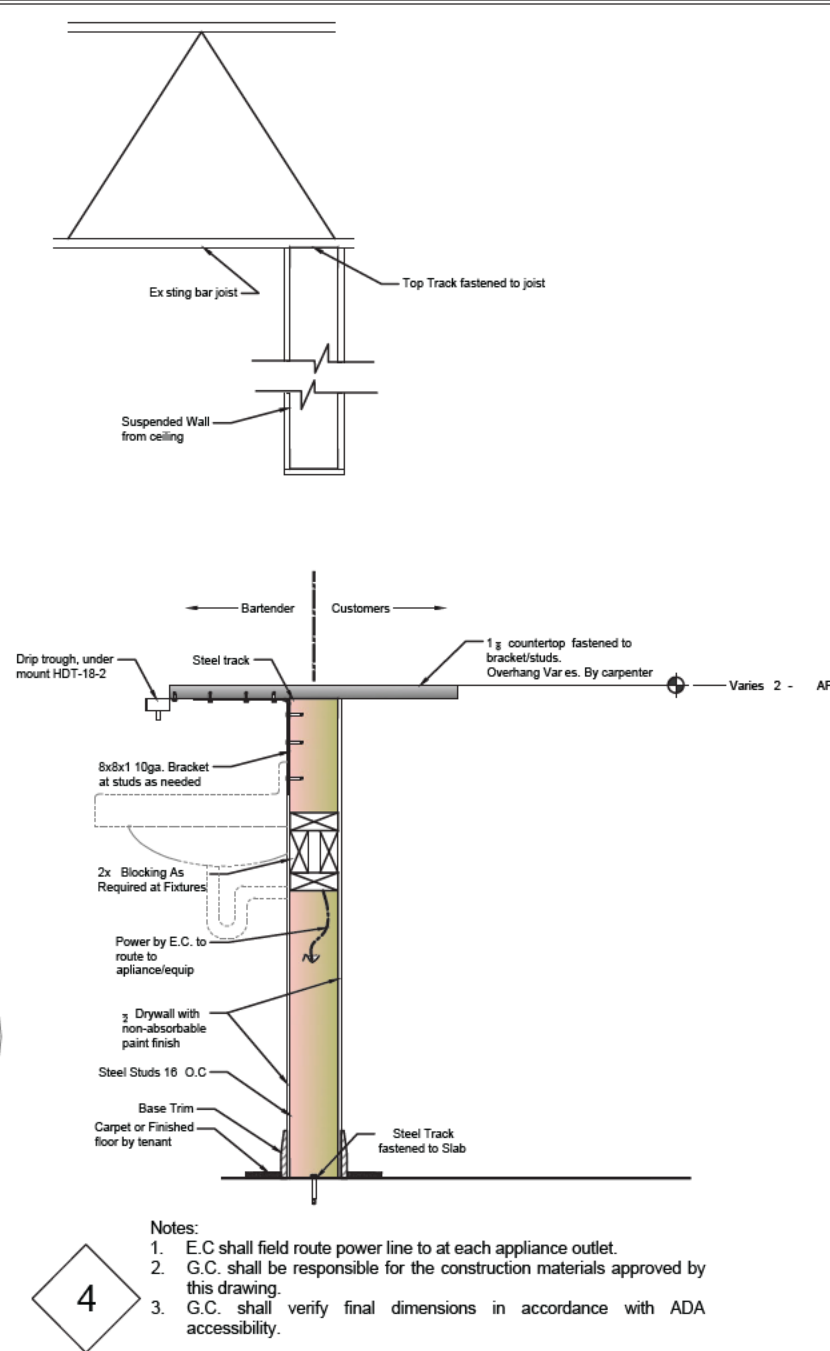
Address 517 S Blount St Raleigh, NC 27601

Paint Manufacturer (Please submit color chips with this schedule)

Color Schedule

1	Body of House	OAK MILK
2	Roofing	OAK MILK
3	Foundation	OAK MILK
4	Porch Floor	NA
5	Railing	OAK MILK
6	Columns	
7	Entrance Door	OAK MILK
8	Cornice	
9	Corner Boards	
10	Window Sash	OAK MILK
11	Shutter	
12	Door & Window Trim	OAK MILK
13	Rake	
14	Porch Ceiling	
15	Other	

ARMANDO VILLARREAL JR
DRAFTING & PERMITTING
919-607-0997
varmandojr@outlook.com



0	ISSUED FOR REVIEW	03/26/26
REV	REVISION	DATE

project
Proposed Liquor Bar & Lounge
Up-fit Commercial

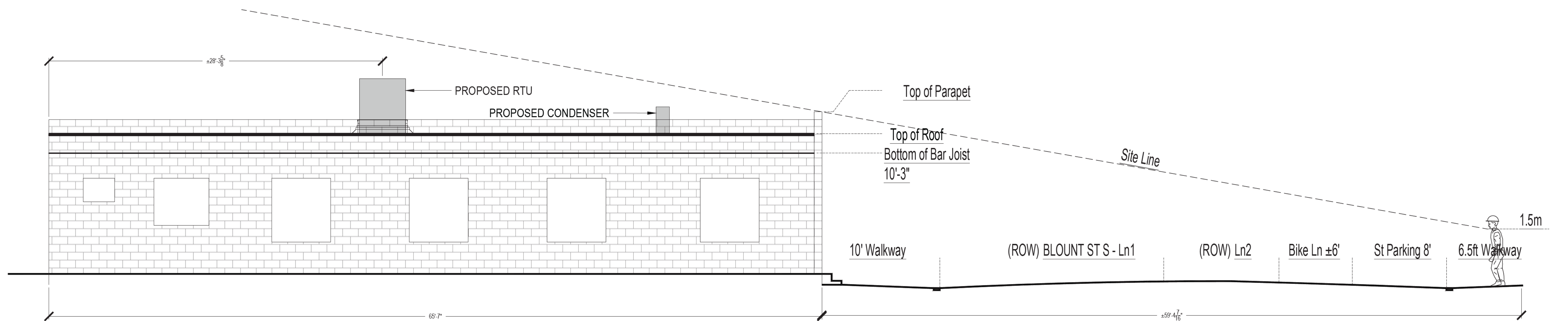
content

Building Floor Plan

B1

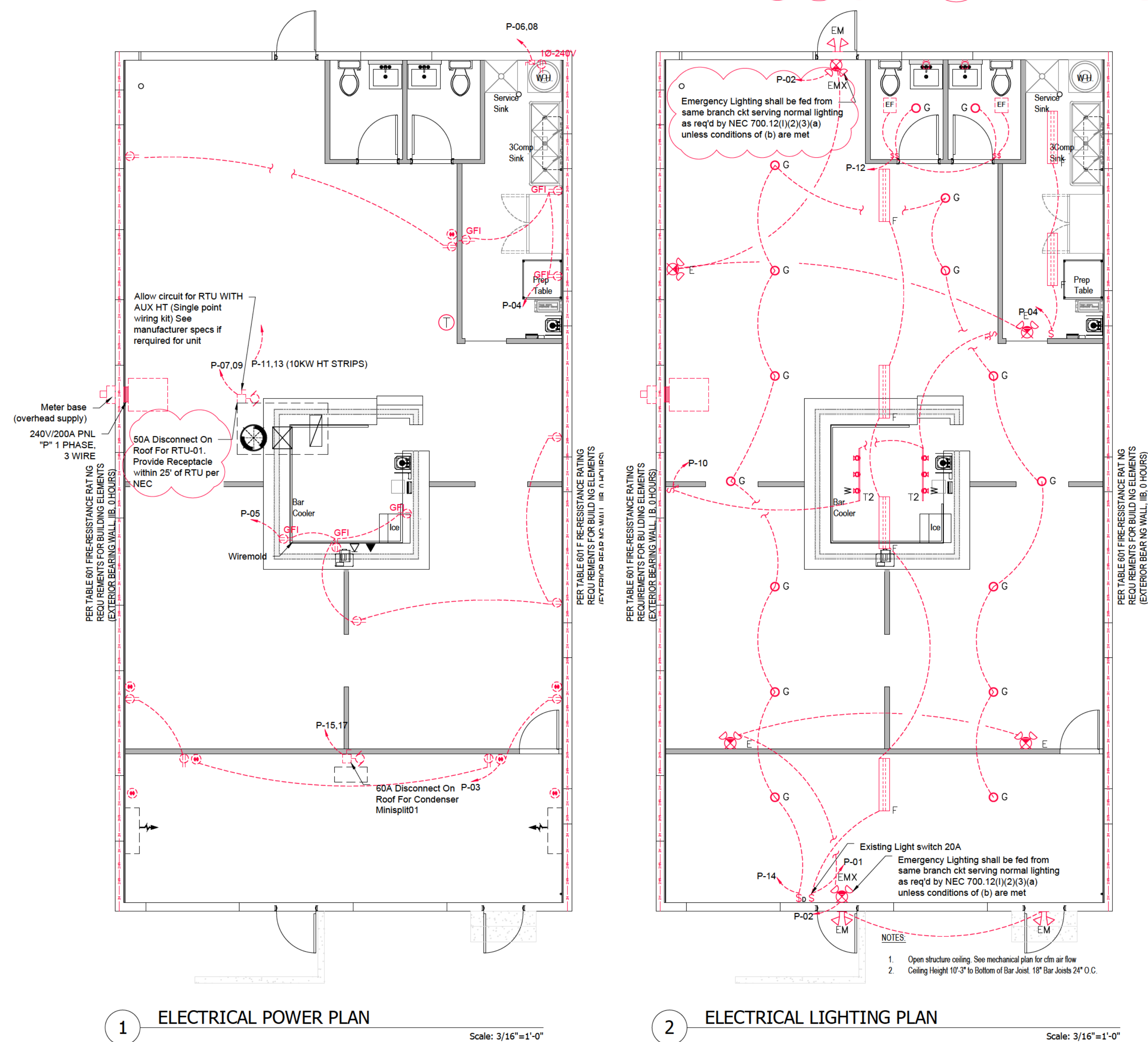
GENERAL NOTES:

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH 2018 NCBC. STEEL STUDS SHALL BE FINISHED WITH GYPSUM BOARD PER WALL SCHEDULE.
2. SIZES FOR EQUIPMENT TO BE OBTAINED FROM CUT SHEETS. ITEMS SHOWN ARE FOR REPRESENTATION ONLY.
3. NEW RESTROOM TO BE RECONSTRUCTED IN SAME GENERAL AREA. PLUMBING WORK SHALL BE IN ACCORDANCE WITH NPCC 2018
4. ALL ELECTRICAL RECEPTACLES AND LIGHT FIXTURE SHALL BE INSTALLED NEW, ROUTED NEWLY FROM EXISTING PANEL. ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH NCEC 2020.
5. NEW HVAC SYSTEM SHALL BE INSTALLED BY M.C. MECHANICAL WORK SHALL BE IN ACCORDANCE WITH NCMC 2018.
6. EXITS SHALL REMAIN UN-OBSTRICTED WHEN BUILDING IS OCCUPIED.
7. PUBLIC RESTROOMS TO BE ADA COMPLIANT.
8. ALL EXITS SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS AWAY FROM THE BUILDING.
9. ENSURE ALL EXITS ARE CLEAR AND EASILY ACCESSIBLE AT ALL TIMES.
10. SEE LIFE SAFETY FOR EGRESS AND OCCUPANCY.



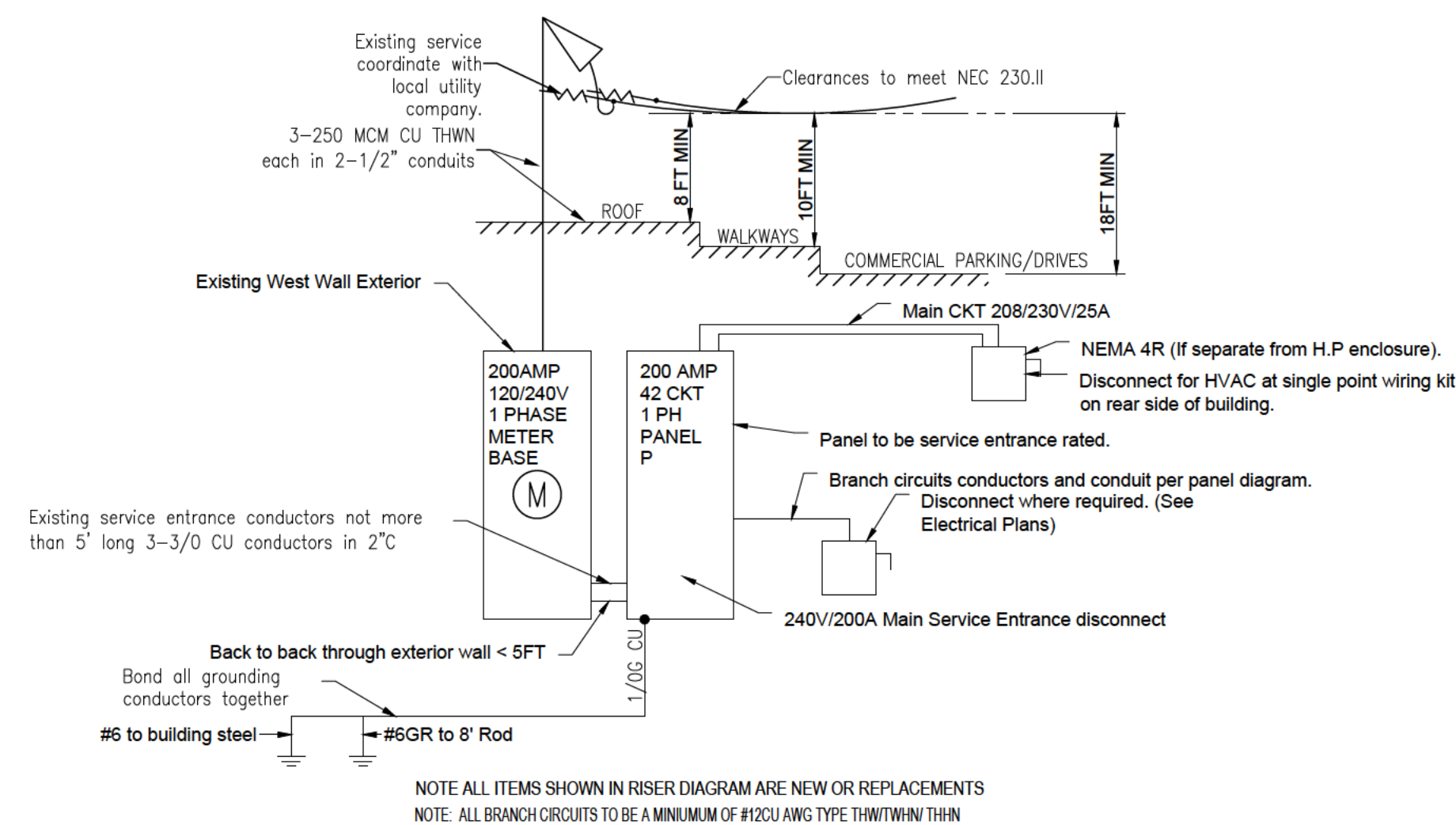
1 SITE LINE - SIDE VIEW

Scale: 1/4" = 1'-0"



MDP		P																			
BREAKER		CIRCUIT					BRANCH CIRCUIT			LEG VOLT * AMP		BRANCH CIRCUIT					CIRCUIT				BREAKER
Rated Amp	Poles	AWG	Cond	EGC	Type	Load	VA	Circuit	A	B	Circuit	VA	Load	Type	AWG	Cond	EGC	Poles	Rated Amp		
20	1	12	1/2	12	1	Center Lights	176	1	431		2	255	Emergency Lights-Exits/Lights	1	12	1/2	12	1	20		
20	1	12	1/2	12	1	Front Wall/Ceiling Receptacles	336	3		1,302	4	968	Kitchen Receptacle/Lights	1	12	1/2	12	1	20		
20	1	12	1/2	12	1	Bar & East Wall Receptacles	1446	5	5,149		6	3703	Water Heater 18KW	2	10	3/4	8	2	100		
50	2	6	1	6	5	HVAC EQUIPMENT - RTU-01 (4Ton)	4656	7		8,359	8	3703		2							
						4656	9	4,718	10	618	Bar Rack Lights	1	12	1/2	12	1	20				
60	2	6	1	6	5	10KW HT STRIPS	8674	11		8,875	12	202	Restroom Lights	1	12	1/2	12	1	20		
						8674	13	9,211	14	538	Main Dimmer Lights	1	12	1/2	12	1	20				
25	2	-	3/4	-	5	2T MINI-SPLIT	4560	15		4,560	16										
						4560	17	4,560	18												
							19		-	20											
							21		-	22											
							23		-	24											
							25		-	26											
							27		-	28											
								29		-	30										
									24069	23062.6	Notes:										
Type									Connected Load (V*A)												
Load Category									Demand		A		B								
1 Lighting									125%		2,476		1,504		1 Wire sizes shown in AWG columns and EGC(Equipment Ground) are for Copper type THHN/THW conductors. 2 Concealed wiring in walls and above ceiling may be non-metallic sheathed cable (Romex). Use EMT for walls 3 There are no motors other than Condenser and RTU 4 There are no equipment other than the RTU 5 There are no continuous loads other than the lighting 6 Recommend running site lighting thru either time clock or photocell.						
2 Other Continuous									125%		3,703		3,703								
3 Receptacle general									100%		-		-								
4 Equipment									100%		-		-								
5 HVAC									100%		17,890		17,890								
6 Largest Motor									125%		-		-								
									Factored Connected Total (V*A)		25,614		24,398								
									Factored Feeder MCA(VA/120)		213		203								

LUMINAIRE SCHEDULE								
MARK	COUNT	DESCRIPTION	MOUNT HEIGHT	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
E	4	SINGLE FACE EXIT SIGN	WALL	SURE-LITES	PLX70RWI	(1) INCLUDED	N/A	
EM	3	EXTERIOR EMERGENCY	WALL	GREENTORCH	WWHEL	(2) INCLUDED MR16	N/A	4
EMX	2	EMERGENCY EXIT COMBO	WALL	SURE-LITES	LPX70RWIHD	(2) INCLUDED	N/A	
F	6	2X4 LENSED FLANGED TROFFER	CEILING	METALUX	2FC8FA332A120VEB82	(3) 32W T8	87	1, 2
G	16	RECESSED CAN LIGHT	RECESSED CEILING	Worelight	LED Type: SMD2835	(1) 12W-40W	16-40W	
T2	2	TRACK SECTION 4'	SURFACE C.G.	JUNO	T4BL	N/A	N/A	3
W	6	TRACK HEAD	TRACK MTD	WAC	HTK 188 WT	(1) 671 DUROTEST	10.3	3



ARMANDO VILLARREAL JR
DRAFTING & PERMITTING
919-607-0997
varmandojr@outlook.com

5/12/26

INFOCUS ENGINEERING, PLLC
2702 FOREST GLEN DR
GREENVILLE, NC 27858
252-412-8598

2	EMERG. LIGHTS/CIRCUITS	05/12/26
1	GENERAL COMMNETS, WATT. CALC	04/22/26
0	ISSUED FOR REVIEW	03/26/26
REV	REVISION	DATE

revisions

project
Proposed Liquor Bar & Lounge
Up-fit Commercial

client
Privacy Hospitality, LLC
517 S Blount St
Raleigh, NC 27601

content

ELECTRICAL POWER PLAN,
ELECTRICAL LIGHTING PLAN

drawn by; AV
checked by;
date; Dec. 28, 2025
drawing no.

E2