

City of Raleigh



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128-18-CA

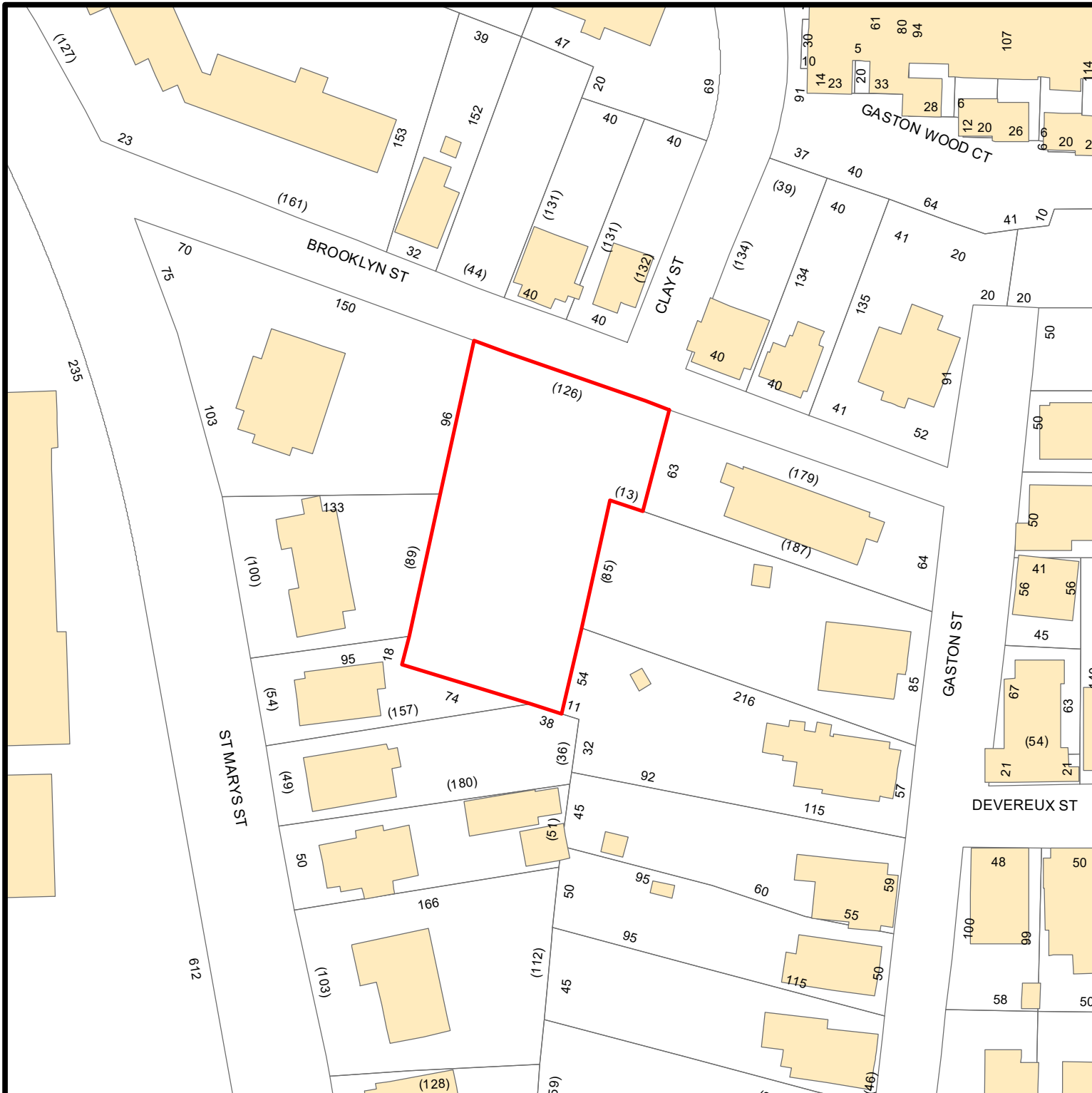
809 BROOKLYN STREET
GLENWOOD-BROOKLYN
HISTORIC DISTRICT (HOD-S)

0 25 50 100
Feet



Nature of Project:
Construct two residential buildings

APPLICANT:
BILL EAGAN



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

128-18-CA 809 BROOKLYN STREET

Applicant: BILL EAGAN

Received: 8/15/2018

Meeting Date(s):

Submission date + 90 days: 11/13/2018

1) 09/27/2018 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: GLENWOOD-BROOKLYN HISTORIC DISTRICT

Zoning: STREETSIDE HOD

Nature of Project: Construct two residential buildings

DRAC: An application was reviewed by the Design Review Advisory Committee at its August 6 meeting. Members in attendance were Curtis Kasefang, Jenny Harper, Dan Becker and David Maurer; also present were Bill Eagan, the applicant, Melissa Lopez Orsini, and staff members Melissa Robb, Collette Kinane, and Tania Tully.

Staff Notes:

- COAs mentioned are available for review.
- Streetside HODs are "...established to provide for protection of the traditional development patterns of an area and to preserve historic resources found in it. The focus is on maintaining that character and on preserving those key character-defining features of individual historic resources within the district as viewed from the street right-of-way, excluding alleys..." (Section 5.4.2.A.1. of the Unified Development Ordinance)
- Section 5.4.2.B c. and f. of the Unified Development Ordinance governs the applicability of the COA process in Streetside HODs. The entirety of any new principal building construction on a vacant lot and the first 25% of the depth of the lot area adjacent to the public right-of-way on a vacant lot is subject to review.
- There is site work shown on the application that is not regulated via the COA process and not addressed in the staff report.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
3.3	New Construction of Primary Buildings	Construct two residential buildings

STAFF REPORT

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

- A. The construction of two residential buildings is not incongruous in concept according to Guidelines sections 3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.3.5, 3.3.6, 3.3.7, 3.3.8, 3.3.9, 3.3.10, 3.3.11; however, the height and massing of two residential buildings **may be** incongruous in

concept according to Guidelines sections 3.3.1, 3.3.6, 3.3.7, 3.3.9, 3.3.12, and the following suggested facts:

- 1* The existing condition of the parcel is a paved parking lot. The entire parcel is paved, thus there are no trees on site and no tree protection plan included.
- 2* The application proposes the construction of two two-unit residential buildings and nineteen parking spaces.
- 3* Though a landscaping plan is included in the application, only the first 25% of the lot is regulated through the COA process. No details were provided on the parking area.
- 4* One of the proposed buildings addresses Brooklyn Street as a typical single-family home might. The second building is located directly behind. This creates a linear mass that is similar to several non-contributing apartment structures located in the historic district.
- 5* The setback of the front building aligns generally with the side setback of the two other buildings on the street.
- 6* As shown in the application, the site slopes approximately 5% from Brooklyn Street to the rear of the property.
- 7* The site is limited by a 50' side yard transitional buffer on the south-west that is required due to zoning and use.
- 8* A transverse section that demonstrates the relationship between the proposed structure and neighboring properties on Brooklyn Street was provided in the application.
- 9* The application includes an analysis of built area to open space. The proposed structures will result in 18% built area. Neighboring properties range from 12-29%.
- 10* The proposed buildings are three stories, or 36'-4" tall. Guideline 3.3.7 states in part that "The height of new buildings should **generally** fall within 10 percent of well-related nearby buildings." [emphasis added]. The *Guidelines* defines well-related nearby buildings as existing contributing buildings within 1-½ blocks of the subject property as measured parallel to the building-wall line in both directions and on both side streets.
- 11* The application includes a comparison of both height and massing for structures in the neighborhood. This comparison generally shows that the proposed structure is an average of 19.25% taller than adjacent contributing structures. The properties selected for comparison on Glenwood Avenue and the 500 block of Devereux Street are located farther

away from the proposed structure than the *Guidelines* definition of a well-related nearby building.

- 12* A few of the structures selected for height comparison are considered non-contributing in the district: 727 Gaston Street (1980s construction), 805 Glenwood Avenue (constructed in 2015), 719 Devereux Street (substantially altered in 2000), 513 Devereux Street (constructed in 2015), and 511 Devereux Street (constructed in 2015). The proposed project is comparable in height and massing to these more modern non-contributing structures in the district.
- 13* The height of the proposed structure to the contributing structures that were selected for height comparison range from within to 11-22% of the proposed structure's height, which equals the proposed structure being about 4' taller (801 Glenwood) to about 8' taller (918 N Boylan Avenue, 930 N Boylan Avenue, and 700 Devereux Street).
- 14* Two of the examples also noted properties that were also 35% taller than adjacent structures, as would be the case with the proposed structure and the properties across the street. The height and massing is compared to 505 Florence Street and 613 W Cabarrus Street, a multi-family project that was approved in Boylan Heights through COA 026-03-CA under an earlier set of *Guidelines*. This project similarly addresses the street as a single-family structure in appearance and extends horizontally along the parcel.
- 15* No perspective drawings were provided that show the massing and depth of the proposed structures and adjacent parking area from the right-of-way.
- 16* The overall massing and proportion are broken up into smaller units through the use of porches, a differentiated brick base, wall dormers, and what appears to be a faux addition.
- 17* Roof shapes are a main pitched roof with gable and hip additions: all common roof forms found within the historic district.
- 18* Window and door patterns are composed of single, paired, and triple units. Patterns of units are generally balanced and proportions are vertical in orientation. The windows are symmetrical on the south and north elevations.
- 19* A double-length vertical window is proposed above the entry. The length is atypical of the district.
- 20* The majority of windows are proposed to be 6-over-1 in style.
- 21* No specific construction details are provided in the application for exterior detailing of the buildings, including but not limited to foundation details, exterior trim of water table,

corner boards, porches, eaves, windows and door trim, window and door units, and exterior lighting units.

22* Though specific material specifications and manufacturers were not provided for most details, the application states that the materials used will be traditional to the district. However, page 19 (under Section 3.3 Point 9 and Section 3.3 Point 11) does note that the windows are vinyl. Vinyl is not a historic window material and evidence has not been provided in this application nor in other similar COA applications to support that it meets the *Guidelines*.

Staff suggests that the commission discuss the congruity of the height and massing of the proposed structures. Pending the results of that discussion, staff suggests that the committee approve the application, with the following conditions:

1. That the windows either be wood or aluminum-clad wood.
2. That the window located on the above the entry porch be redesigned to be more congruous.
3. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
 - a. Window and door units;
 - b. Eave construction;
 - c. Foundation details;
 - d. Porch details
4. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Curb cut;
 - b. Detailed driveway and parking plan;
 - c. Window and door trim;
 - d. Brick size and bond pattern for foundation, trim, and façade;
 - e. Siding specifications and reveal;
 - f. Railing specifications;
 - g. Roofing materials;

- h. Exterior lighting;
- i. Garage vehicular door;
- j. HVAC location and screening.

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 # 566322

File # 128-18-CA

Fee \$304.00

Amount Paid \$304.00

Received Date 8/15/18

Received By Pamela Best

Property Street Address 809 Brooklyn Street

Historic District Glenwood - Brooklyn District

Historic Property/Landmark name (if applicable)

Owner's Name Mr. Grey Poole

Lot size 1:6,018; lot 2:14,000 (width in feet) Min 50' (depth in feet) Min. 120'

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
717 Gaston St.	723 Gaston St.
719 Gaston St.	3109 Bentley Hill Rd.
806 Brooklyn St	808 Brooklyn St.
802 Brooklyn St.	800 St. Marys
816 Brooklyn St	1714 Brooks Ave
724 Saint Marys	103 Oldefield Ln.
714 Saint Marys	828 Greenwich St.
721 Gaston St.	

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 Bill Eagan

Mailing Address 510 S. Wilmington St.

City Raleigh

State NC

Zip Code 27601

Date 8-15-2018

Daytime Phone 919 835-1500

Email Address Bille@jcdavisarchitects.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

1

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)
Section 3.3	New construction	We are proposing two (2) two-unit attached house buildings and a reduced number of surface parking spaces serving a project located at 800 St. Mary's – which is diagonally across the street from the site.
		One of the site's limitations is its limited buildable frontage along Brooklyn Street. The property has a 50' side yard transitional zone along the south-west edge of the property. We are fronting Brooklyn Street with as much building as allowable.
		The buildings are three (3) stories and have stoops that lead to the front entry. On the lowest level there is a garage and bonus space. Above that is the main living level which the front entry stoop leads to. The top floor is the bedroom level.
		Large porches and roofs above the main entry stoops are two story elements that soften the building silhouette, break up its mass and reduces the overall scale of the buildings. The attached homes fronting Brooklyn St. has been set 8" below street level and the ones in the back of the site, are 4' below Brooklyn St.
		Attach please find full document with narrative.

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	X				
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. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing existing and proposed work <input checked="" 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 Label Creator to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

Certificate of Appropriateness Application – COA RHDC guidelines

Design Narrative

Project: 809 Brooklyn St. Attached homes

Submittal: Certificate of Appropriateness Application - COA

Date: August 15, 2018

This document provides a guideline to the design being proposed for the 809 Brooklyn St. site. The site, in its entirety, currently is used as a surface parking across the entirety of the property.

The site is located at the western boundary of the Glenwood- Brooklyn Historic District, near the intersection of St. Marys and Brooklyn.

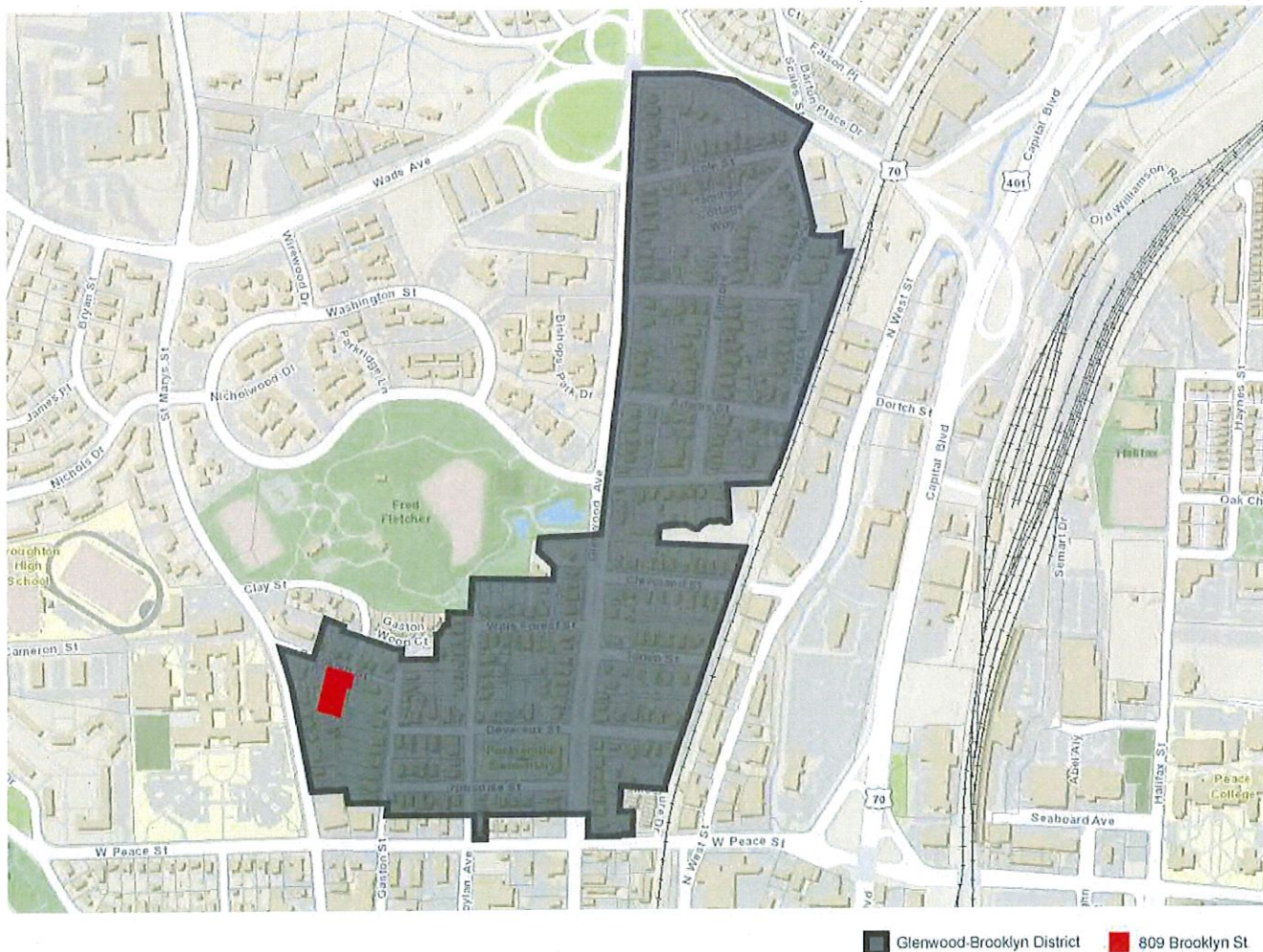


IMAGE 1 - GLENWOOD-BROOKLYN HISTORIC DISTRICT

We are proposing two (2) two-unit attached house buildings and nineteen (19) surface parking spaces serving a proposed residential project located at 800 St. Mary's – which is diagonally across the street from the site.

The existing site currently has fifty-six (56) surface parking spaces and is fully paved with asphalt from edge to edge. Refer to existing conditions on **IMAGES 2,3,4 & 5**.

One of the site's limitations is the buildable frontage along Brooklyn Street. The property has a 50' side yard transitional zone along the south-west edge of the property. We are fronting Brooklyn Street with as much building as allowable.

We are proposing two (2) two-unit attached homes on the site. One of the two buildings faces Brooklyn St., the other is located behind it on the site. The buildings are three (3) stories and have stoops that lead to the front entry, entering the house at the mid-landing of the stair. On the lowest level, there is a garage and den space. The main living level, which is accessible from the front door entry stoop is on the middle level. The top floor is the bedroom level, incorporating 2 bedrooms and 2 bathrooms.

Each of the buildings have large side porches and front entry stoops porches that soften the building silhouette, breaks up its mass, and reduces the overall scale of the buildings. The home fronting Brooklyn Street is 8" below street level and its front setback is similar to the neighboring buildings. The building in the rear of the site is approximately 4' below street level because the site's grade falls away from Brooklyn Street.

One thing that makes our site unique is the distance between our building and the neighboring buildings. The building to our west is sited towards St. Marys Street with its parking located between their building and our property. There is a similar parking orientation to the east of our site. This results in a unique condition within the historic district and one that provides more open space between the buildings. Refer to **IMAGE 7 & 12** below.

Per City of Raleigh UDO 1.4.1.B., an attached house is defined as "a building constructed to accommodate 2 principal dwelling units on a single lot". Therefore, this development will require a re-combination of the two existing parcels, with minimum lot dimensions defined by UDO 3.2.2.A.

Below please find images of the existing condition and the proposed project.



IMAGE 2 & 3 - EXISTING SITE CONDITIONS



IMAGE 4 & 5 - EXISTING PROPERTIES ADJACENT TO SITE – Also Shown in street section on IMAGE 12



IMAGE 6 - SITE PROXIMITY

Within the Glenwood Brooklyn Historic District the height of buildings varies greatly ranging from 18' up to 37' tall. Buildings that are 24' or taller are noted with a green dot in the image above. The average building height of all the structures with green dots is over 30'.

Additionally, the image above also shows that the building footprint are similar in size to the other structures located in the Glenwood Brooklyn Historic District. There is further analysis in POINT 12.

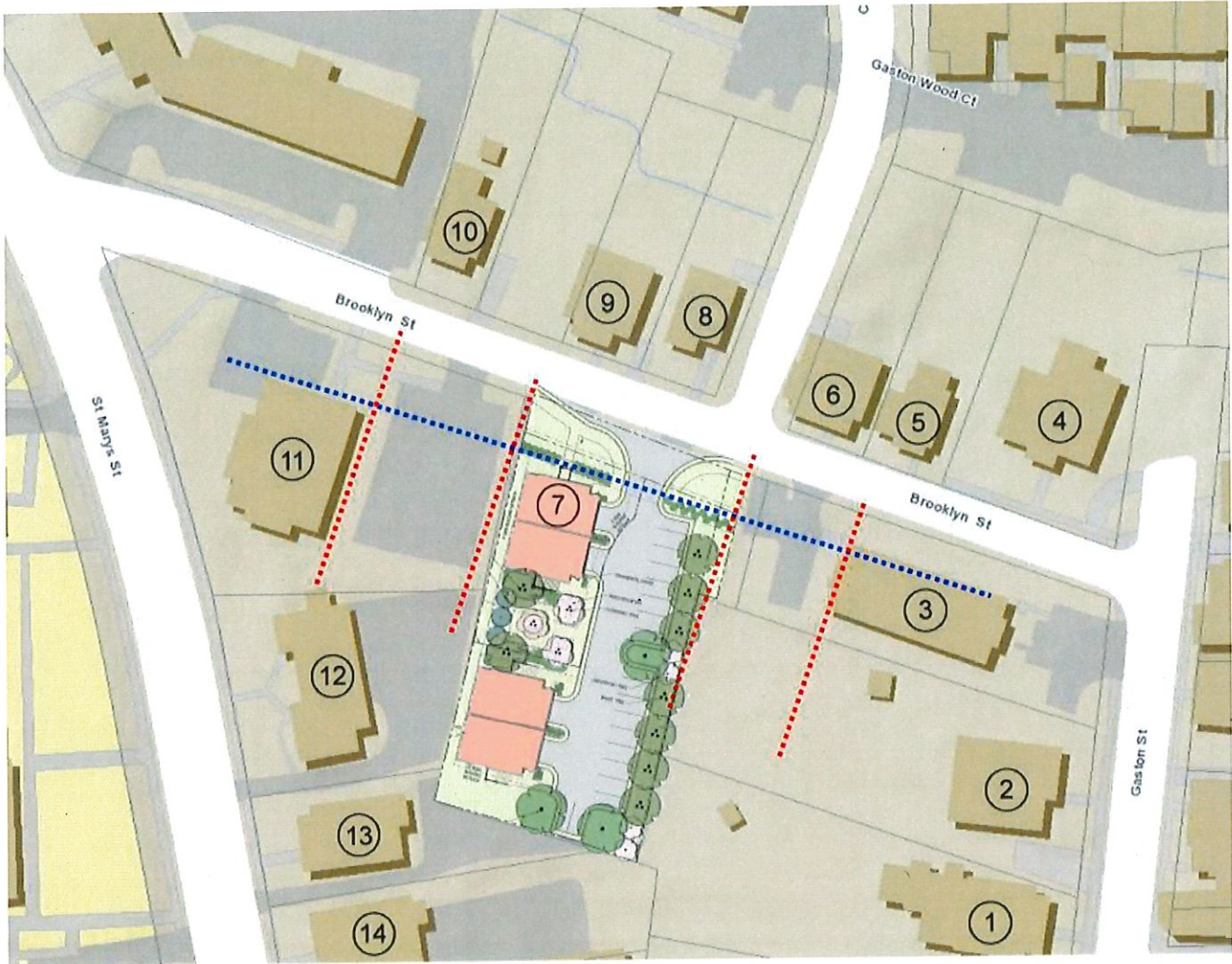


IMAGE 7- UNIQUE SITE CONDITION & SETBACK

This image shows that the property is located between two adjacent parking areas and that the setback along Brooklyn Street is in keeping with its neighbors. Parking areas are identified with dashed red lines and the blue line shows the building setbacks.

PROPOSED PROJECT - 809 BROOKLYN

Below are: Site plan, building floor plans, building elevations and 3d views of the proposed project. (Sheets not numbered)

We have evaluated the RHDC New Construction for Primary Building Guidelines (Per section 3.3 of RHDC) and are in compliance as noted below:

SECTION 3.3 POINT 1 - New Construction to be congruous with surrounding historic buildings

- *Setback - Along Brooklyn Street the northern most building is setback from the street in a manner that is consistent with other neighboring buildings. Refer to **IMAGE 7** above.*
- *Orientation - One of the two (2) two-unit attached house buildings fronts Brooklyn Street to create the look and scale of a single-family home. The other two-unit attached house is located toward the rear of the site and is at a lower elevation which minimizes its impact to the street. Refer to Site Diagram and building elevation.*
- *Density of the site- the size of the building footprint in relation to the size of the parcel is compatible to the other buildings within the historic district. For additional commentary **POINT 12** below.*

SECTION 3.3 POINT 2 – Design Site Features so that Site character will be retained

- *The proposed design of the site will greatly improve the existing condition of the property. It is currently a fully paved asphalt surface parking lot with no trees or landscaping features. Refer to **IMAGE 8** Site Survey below.*
- *The project will improve the site's character providing pedestrian scale, street frontage and contributing to the district's appeal.*
- *The site will be improved with landscaped streetscape, a landscaped side yard to the east and a landscaped garden/yard between building to the west. These landscaped areas will help the new buildings blend into the fabric of the existing neighborhood and historic district. Refer to **IMAGE 10** landscape drawings below.*
- *The buildings have been designed to incorporate large open porches on the main living level. These elements are on two stories tall and reduce the scale of the overall buildings while providing the residents with a view towards the neighboring trees.*
- *The site falls away from Brooklyn Street and the building in the rear of the site is approximately 4' lower than Brooklyn Street.*

SECTION 3.3 POINT 3 - Site Disturbance

- *There are no existing structures on site.*
- *The existing site was disturbed during the grading and construction of the parking lot before the early 1980's.*
- *The proposed project eliminates the visual and physical impact of the existing parking lot within the neighborhood.*
- *The site requires minimal grading and there will be minimal disturbance to the perimeter of the property.*

SECTION 3.3 POINT 4 – Protect Large trees and site features

SECTION 3.3 POINT 5 - Tree Protection Plan

- *The property is currently a surface parking lot and there are no trees on site. The existing asphalt pavement goes from edge to edge of property. See Site survey **IMAGE 8** below. There are no significant features within the site architecturally, culturally nor socially.*
- *Care will be taken to minimize damage to limbs and roots of trees located on adjacent properties.*
- *Where tree limbs cross into the property and are in conflict with proposed structures, minimal pruning of the branches and roots may be required.*
- *Where tree limbs cross into the property and do not conflict with proposed structures, tree protection areas will be established.*
- *The Raleigh Unified Development Ordinance does not recognize root zones of trees that are under existing paving and structures as Critical Root Zone, therefore there will be no tree root protection requirements. There are trees immediately adjacent to the site but since the existing site is impervious there are no critical root zone (CRZ) to*

protect. When we identify root zone as defined by the Article 9.1. Tree Conservation of the UDO, impervious areas such as buildings, sidewalks, parking lots, etc. are not included as part of the CRZ.

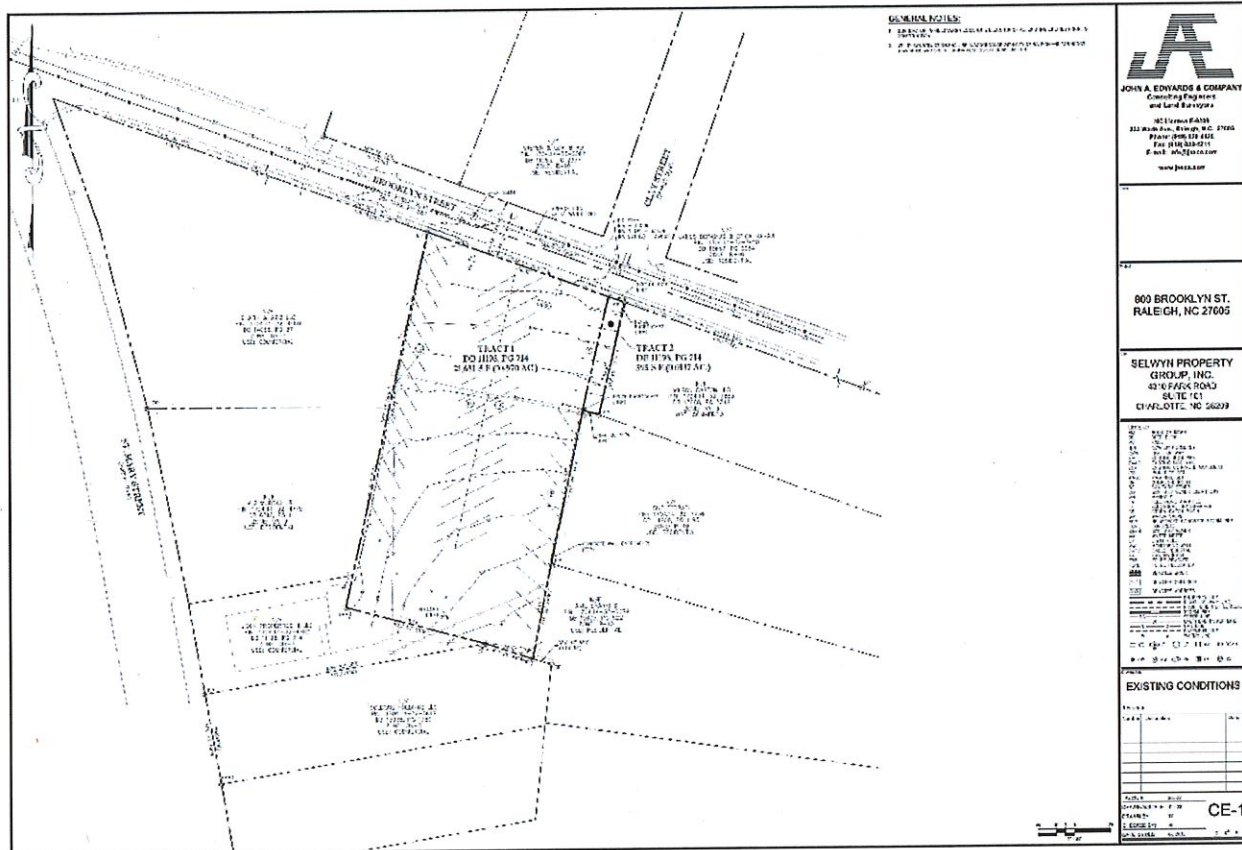


IMAGE 8 – SITE SURVEY. This survey shows existing conditions with fully asphalted site from Property line to property line and there are no trees or special features on site.

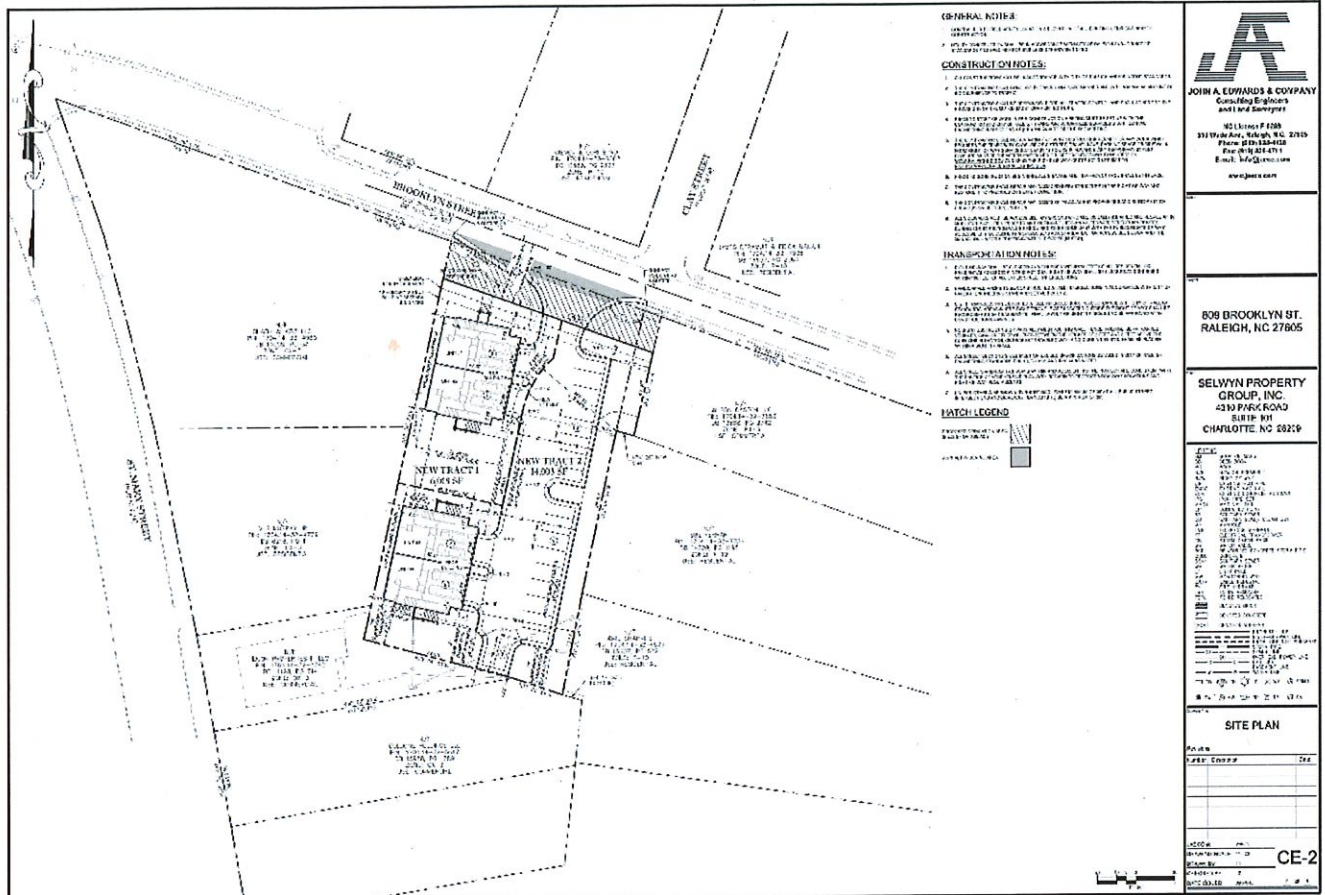


IMAGE 9 – PROPOSED SITE PLAN

SECTION 3.3 POINT 6 – Site Design guidelines of section 1.3 regarding site

- The site was, prior to this project, completely paved. It has living no trees, landscaping or any relevant site elements.
- Our project will incorporate the following landscaping elements to improve the site and in keeping with the neighborhood. Some of these elements are: Ref to Landscape Plan **IMAGE 10** below.
- Proposed plantings are conducive of a southern garden,.
- Plantings include perennials, flowering shrubs and shade trees. The plant material chosen is native/locally adapted material to minimize the requirements of maintenance and irrigation.
- Materials have been selected based on habitat restoration value as well, considering pollen and nectar for pollinators and food sources for birds.

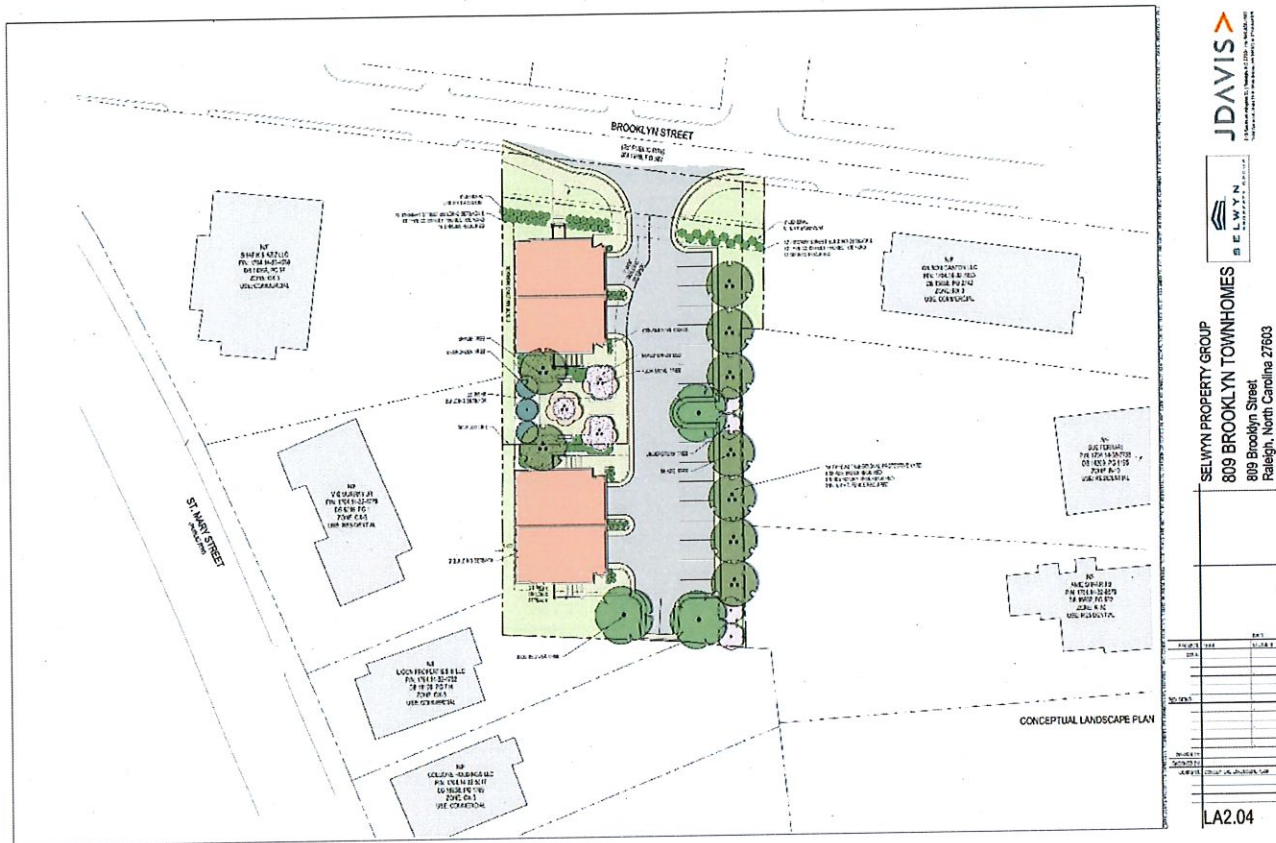


IMAGE 10 – LANDSCAPE PLAN

SECTION 3.3 POINT 7 New buildings to be congruous with surrounding buildings

- Size- in regards to the size of the buildings they are congruous with the surrounding buildings. The footprint of the proposed structures are small and in keeping with the surrounding structures. See diagram below in POINT 12.
- Scale, massing, proportion - This 3-level structure has been designed to reduce its scale with two-story elements at its perimeter. Those elements are lower in height (21'-10" and 16'-8" respectively) at entry stoop and side porch way as noted on the elevations,. They help reduce the scale of the whole structure as a whole. Other structures in the district employ a similar strategy. Refer to Proposed Project **IMAGE 13** and comparable **IMAGES 14&15**
- Roof shape – The building's roof is also broken up to give the buildings a scale that relates to its neighbors. It has a main pitched roof that is buffered by shorter building elements that minimize the building's overall building height.
- Architectural Style - the Glenwood–Brooklyn Historic District is a mix of Colonial Revival, Queen Anne, and Bungalow / American Craftsman style architecture developed between about 1905 to 1951. Like the historic neighborhood, the new structures are wood framed buildings with pitched roofs and porches. They are built of similar building materials to existing structures. Their form is inspired by other structures in the historic neighborhood while responding to the needs of twenty-first century housing and current building methods.
- Height – Our proposed building height is 36'-4" high from street level to the highest point of the roof structure. The height of the apartment building next to our property is approximately 31' to its highest point (2 level apartment building with a low sloped roof) and the property to the west (St. Marys dentist) is approximately 24'-4". Refer to **IMAGE 11 & 12**
 - The buildings within the district vary greatly in height from around 18' to 37'. Below please find numerous examples of the taller structures found in the surrounding area of the district.

- There are several examples within 2 blocks of the site of existing smaller structures next to larger ones where the larger one almost doubles the smallest one height. Refer to images on Heights topic below. Again, because of the sites unique condition and distance from existing properties we felt the impact is diminish greatly.
- The form of the building has also been intentionally designed to be visually reduce by the height of the overall structure with its mass broken up with shorter building volumes of 21'-10" at the side porch and 16'-8" at the front door stoop / entry.



IMAGE 11 – LONGITUDINAL SECTION. This shows how the site grading falls away from Brooklyn Street.

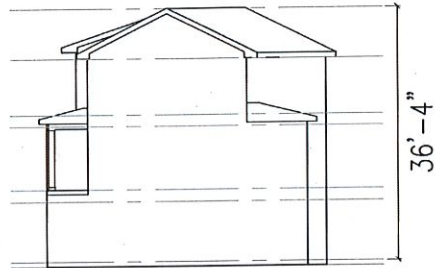


IMAGE 12- TRANSVERSAL SECTION. This section shows our site condition, which is unique in the historic district, where our proposed building has a great deal of separation from the adjacent properties, reducing its impact to the neighboring sites. The proposed project height from street level is 36'-4", the neighboring properties are 31' and 24'-4", second one lands higher than that as St. Marys street is at a higher elevation as grading goes up to that street.

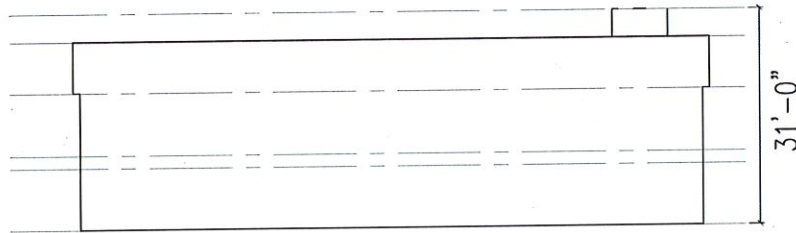
POINT 7 – Comparable structures (Height comparisons)
Immediate neighboring structures



727 Gaston St.



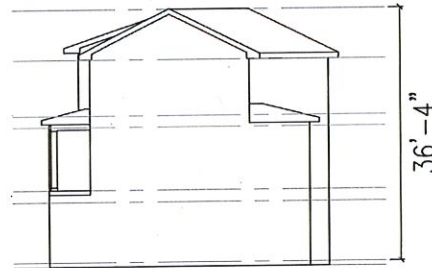
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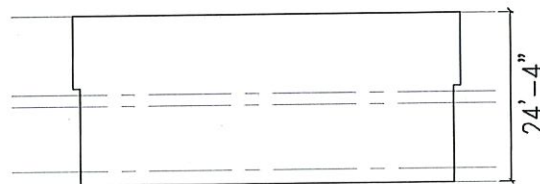
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817 Brooklyn St.

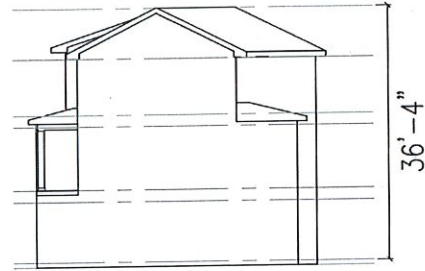
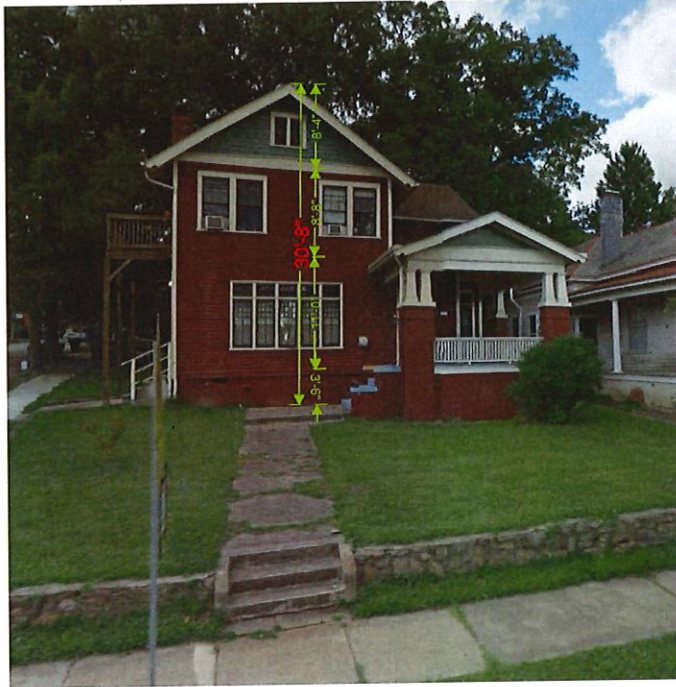


809 Brooklyn St.

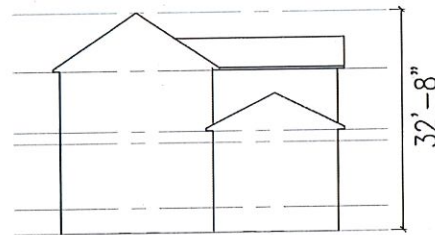


817 Brooklyn St.

Structures within the vicinity of our property

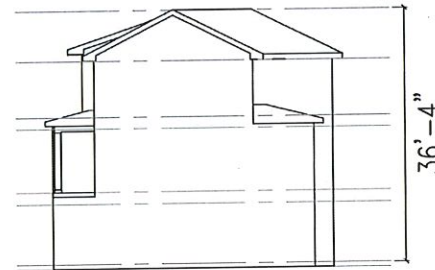
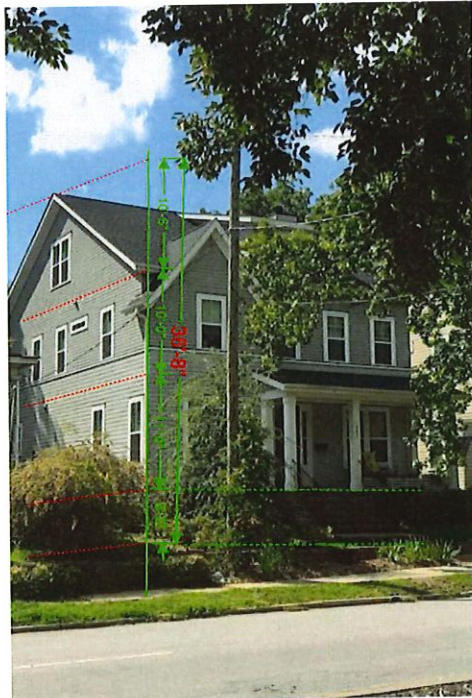


809 Brooklyn St.

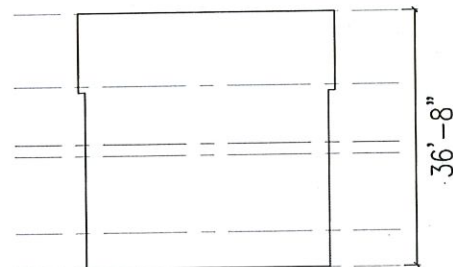


801 Glenwood Avenue

801 Glenwood Avenue



809 Brooklyn St.

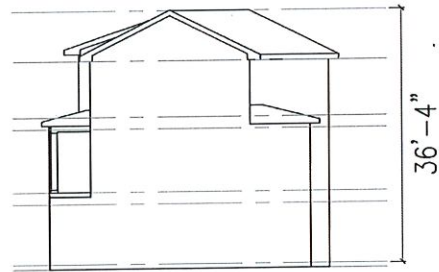


805 Glenwood Avenue

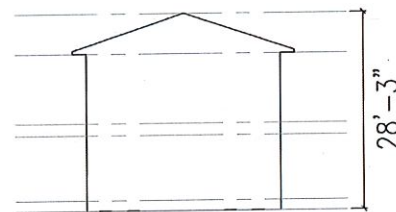
805 Glenwood Avenue



700 Devereux St.



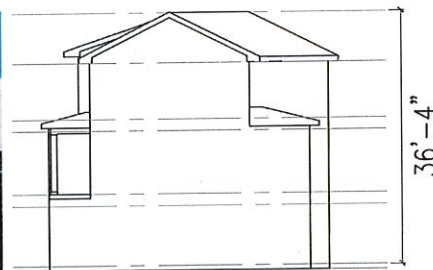
809 Brooklyn St.



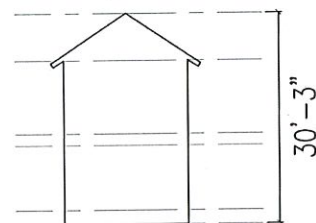
700 Devereux St.



719 Devereux St.



809 Brooklyn St.

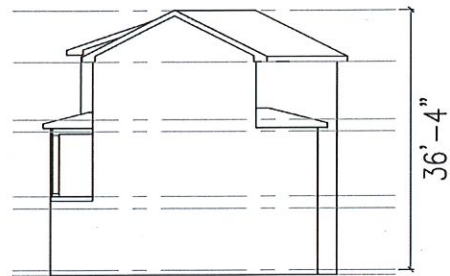


719 Devereux St.

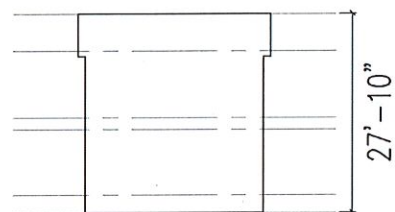
Example of structure over 35% its neighboring property size.



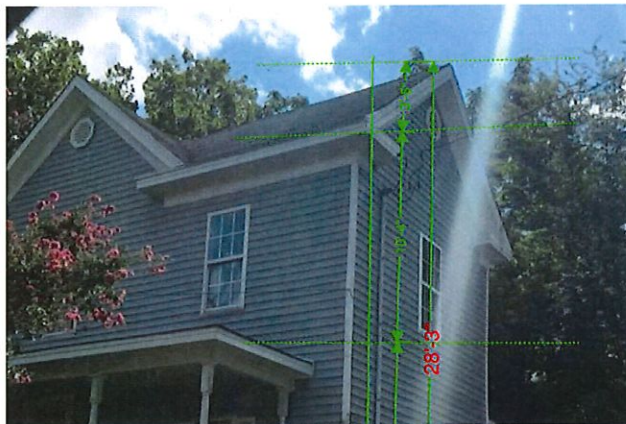
930 N Boylan Avenue



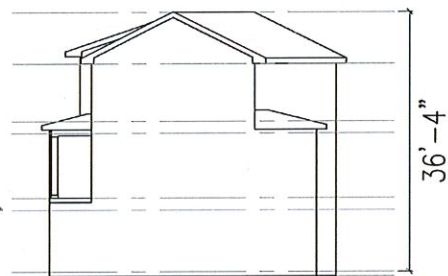
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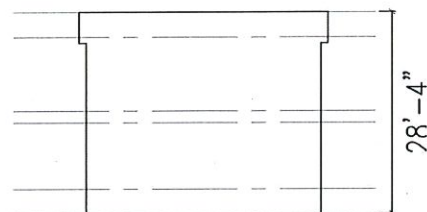
930 N Boylan Avenue



918 N Boylan Avenue



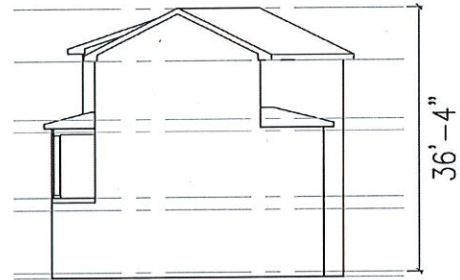
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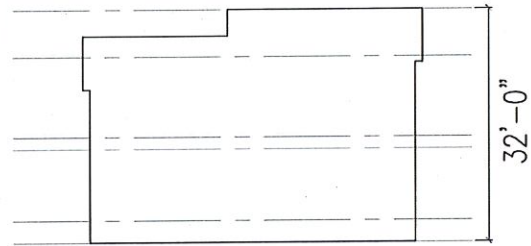
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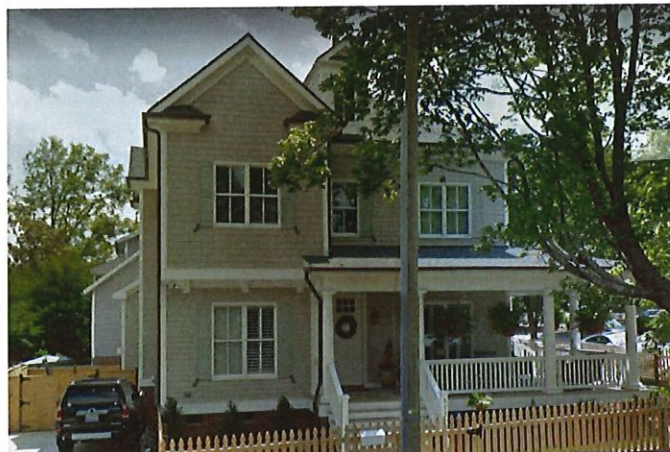
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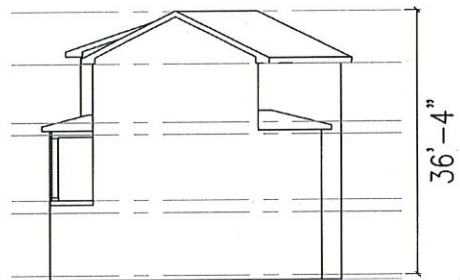
809 Brooklyn St.



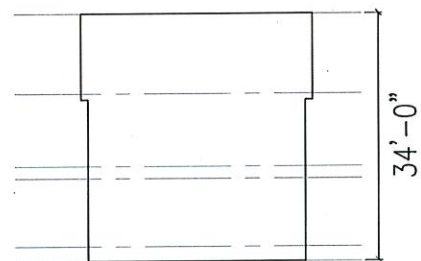
513 Devereux St.



511 Devereux St.



809 Brooklyn St.

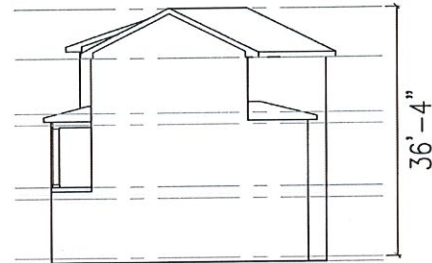


511 Devereux St.

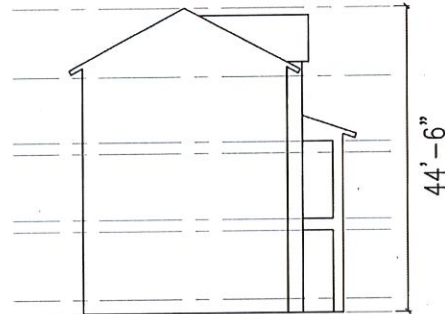
Below is an example of a previously approved new construction project within another City of Raleigh Historic District similar to ours. It is located in the Boylan Heights Historic District. Although this project is taller and larger than our proposed project, it does use architectural elements that are similar to those found in its historic as our scheme does.



613 W Cabarrus St.



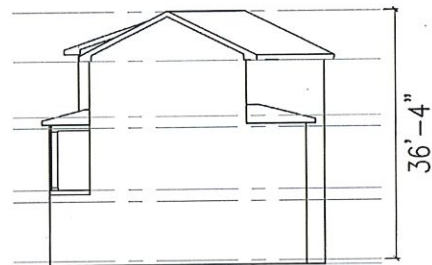
809 Brooklyn St.



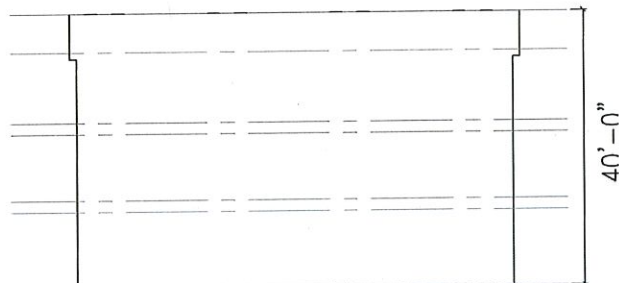
613 W Cabarrus St.



505 Florence St.



809 Brooklyn St.



505 Florence St.

SECTION 3.3 POINT 8 – Front Façade Proportion

- *Proportion and details - The Brooklyn street façade has been broken into 4 main elements which helps reduce the scale of the overall building and makes it compatible with the scale and proportions of many of the neighborhood structures. Refer to images below.*
- *A brick base is being used along the whole building to create a more pedestrian friendly human scale along the street.*
- *The covered front door has an entry stoop entryway that is elevated above the street that is similar to other entry stoops/porches in the surrounding neighborhood.*



IMAGE 13 ENTRY ELEVATION. Building massing broken up into various volumes reducing the scale of the building. Entry stoop front steps, roof conditions, window proportions are also shown.



IMAGE 14 & 15 - Examples of similar architectural elements to our proposed project within the district.



IMAGE 16 – An example of an entry stoop / porch.

SECTION 3.3 POINT 9 – Windows and Doors openings – Spacing/Placement/Scale/Proportion.

- The building's window and door openings provide scale elements that add character and reinforce the overall proportional composition in a manner that is similar to the surrounding properties.
- Windows are mainly two-sash operable vinyl windows with simulated divided lites that are sometimes ganged in pairs or groups of three in a manner reinforces the building's overall design. The garage doors are broken up into individual doors to reduce their scale and are style and rail panel doors with a row of glass lite panels.

SECTION 3.3 POINT 10 – Compatible Materials and Finishes

- All the materials and finishes will be in keeping with materials found in the Glenwood -Brooklyn neighborhood as seen on images above.
- The proposed homes will have:
 - Brick
 - Brick foundation/base
 - Lap siding and "boxing" trim
 - Shingle and metal standing seam roofs
 - Porch railings with vertical balusters
 - All final specification and colors will be submitted to staff prior to installation.

SECTION 3.3 POINT 11 – Compatible but Discernable

- The form and roof shape of our proposed buildings are compatible with the structures found in the historic district; however, they will also be discernable from their historic neighbors in a manner that reflects today's construction practices. Our proposed structures will be built with roof trusses and not with individual rafters which results in a closed eave and not an open one. Additionally, the siding will be cementitious and the windows will be vinyl. Refer the images above.

SECTION 3.3 POINT 12 – Open Space

- *Built mass vs Open Space / Density* - Our site area is 21,800 sf. Our proposed structures have a building area of 3,872 sf which is 18% of site area and in keeping with the 20% average site coverage of surrounding structures/sites.



IMAGE 14 – OPEN SPACE / SITE DENSITY. Refer to table below for site area vs. building area for our proposed site and those of its neighbors. As shown the table clearly shows open space / site density is similar to the other nearby properties in the historic district.

	Address	Lot Size (SF)	Footprints (SF)	Percentage
1	721 Glaston St.	15246	2667	17%
2	723 Glaston St.	16984	2094	12%
3	801 Brooklyn St.	11590	2888	25%
4	802 Brooklyn St.	11679	2288	20%
5	806 Brooklyn St.	5734	1057	18%
6	808 Brooklyn St.	5243	1530	29%
7	809 Brooklyn St.	21800	3872	18%
8	810 Brooklyn St.	5118	916	18%
9	812 Brooklyn St.	5406	1391	26%
10	816 Brooklyn St.	5729	1134	20%
11	817 Brooklyn St.	21539	3300	15%
12	718 St. Mary's St.	9211	1795	19%
13	720 St. Mary's St.	6223	1608	26%
14	722 St. Mary's St.	10760	2665	25%

Other items that need to be noted as they do not meet the City of Raleigh's UDO in an effort to meet the intent of the historic district's requirements are as follows:

- Building floor elevation - The City of Raleigh Unified Development Ordinance (UDO) Chapter 3 Article 2. Section 2.E1 requires the ground floor elevation of an attached house be raised two (2) feet above the average elevation measured at the top of curb fronting the building. The subject development proposes two attached houses, one of which is to be located at the southern end of the site. The existing topography on site slopes away from the road north-to-south at approximately 5%. In order to comply with UDO 3.2.2.E1, the southern unit would require approximately seven (7) feet of fill compared to the existing elevation. This substantial fill would create the need for retaining walls, which would effectively disconnect the site from the surrounding parcels, impact the existing parking for a neighbor, and detract from the interconnecting nature of the neighborhood. Additionally, no existing retaining walls were observed on the block, and the UDO requirement to construct a new retaining wall is not in keeping with the neighborhood character.
- Sidewalk - "Brooklyn Street is designated as a "Neighborhood Street" per the City of Raleigh Street Design Manual, as confirmed by City Staff. One half of the "Neighborhood Street" section consists of a 10' travel lane, 8' parallel parking lane, 6' planting area, 6' min. sidewalk, and a 2' maintenance strip, for a total of 32' accounting for one half of the proposed right-of-way. The Raleigh Historic District Commission requested, in order for the proposed development to maintain congruity with the surrounding properties, that the sidewalk be relocated adjacent to the curb, deviating from the standard "Neighborhood Street" section. All other cross sectional elements are to remain in agreement with the City standard."
- Entry curb radii - "Acknowledging that the curb radii at the entrance to the development are not in keeping with the neighborhood standard, larger radii are required in order to provide a Fire Apparatus access path in the event of an emergency. The City standard radii for apparatus access paths is 28'. Both proposed radii are less than the requirement as the site is able to provide an "effective" inside turn radius of 28'; that is the apparatus can still make a turn and access the site. However, any further reduction in curb radius, especially to a level consistent with the neighborhood, would impede fire access and is therefore infeasible."

END

August 15, 2018

Project: New construction at 809 Brooklyn Street Raleigh, NC

RE: Existing trees on adjacent properties

To Whom This is Concern:

JDavis conducted a visual inspection of the existing site conditions of the subject property at 809 Brooklyn Street. Based on the surveyed property corners, per survey completed by John E Edwards Company June 2018, there are no existing trees within the subject property that meet the requirements of the Raleigh Tree Conservation requirements.

The trees on the property to the east of the site are located between that property's surface parking lot and the subject property line. These trees are densely clustered and overhang into the subject property. Per UDO section 9.1.4.C. these existing trees cannot be used to count for Tree Conservation area as the majority of their critical root zones are located under pavement.

The trees located along the east property line have rootzones split between the subject property and the eastern adjacent property. Per section 9.1.4.C.9, trees with more than 30% of their Critical Root Zone also cannot be counted for tree conservation.

Based on these conditions, the existing trees would not be able to be used to satisfy tree conservation requirements for either of the adjacent properties and would likely be removed during redevelopment of those sites.

The developer of 809 Brooklyn and their contractor team should consider the following recommendations:

- Where trees along the east do not overhang at the proposed building locations, the contractor team will minimize impacts to overhanging branches and limit equipment access over the root zones.
- Where tree limbs directly interfere with vertical construction, an arborist will conduct selective pruning following best management practices.
- Where foundations are directly over root areas, vertical root pruning will be employed using a sharp vertical blade to prevent ripping of surface roots from the surrounding area.
- Demolition of the asphalt in the proposed landscape areas between the buildings will be done with light equipment to minimize further compaction of the site.
- Where trees are located along the eastern property line, the contractor will establish tree protection areas 10ft from base of trunks and limit access to light equipment for select removal of asphalt.

Please contact me if you have any questions,

Jonathan Parsons, PLA, ASLA, LEED
Manager of Landscape Architecture
NC Registered Landscape Architect 1351



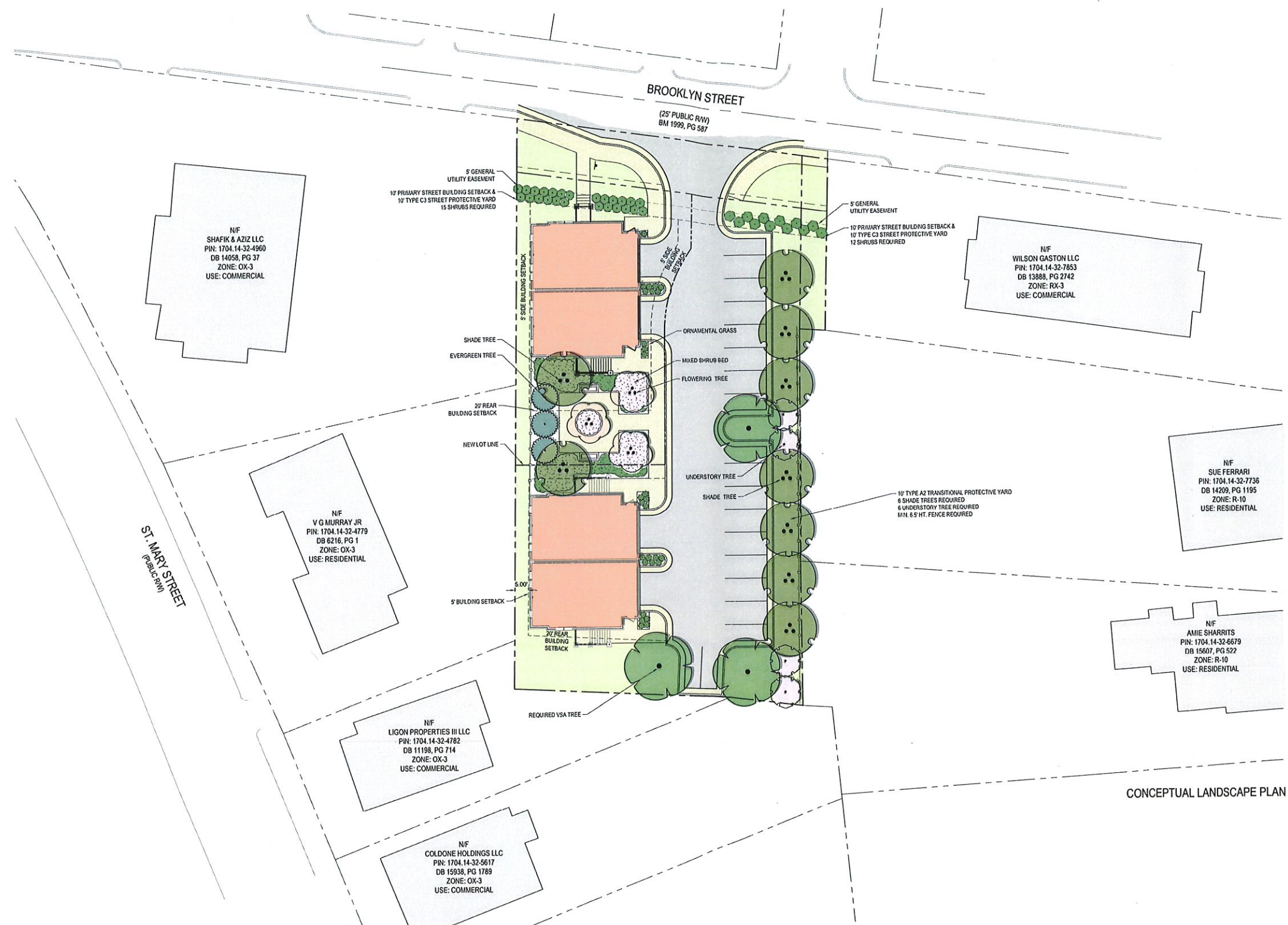
STREET VIEW

NOT TO SCALE

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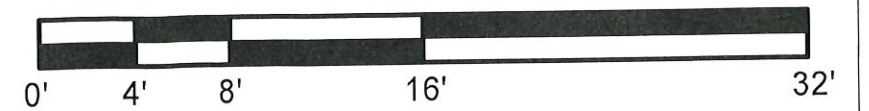
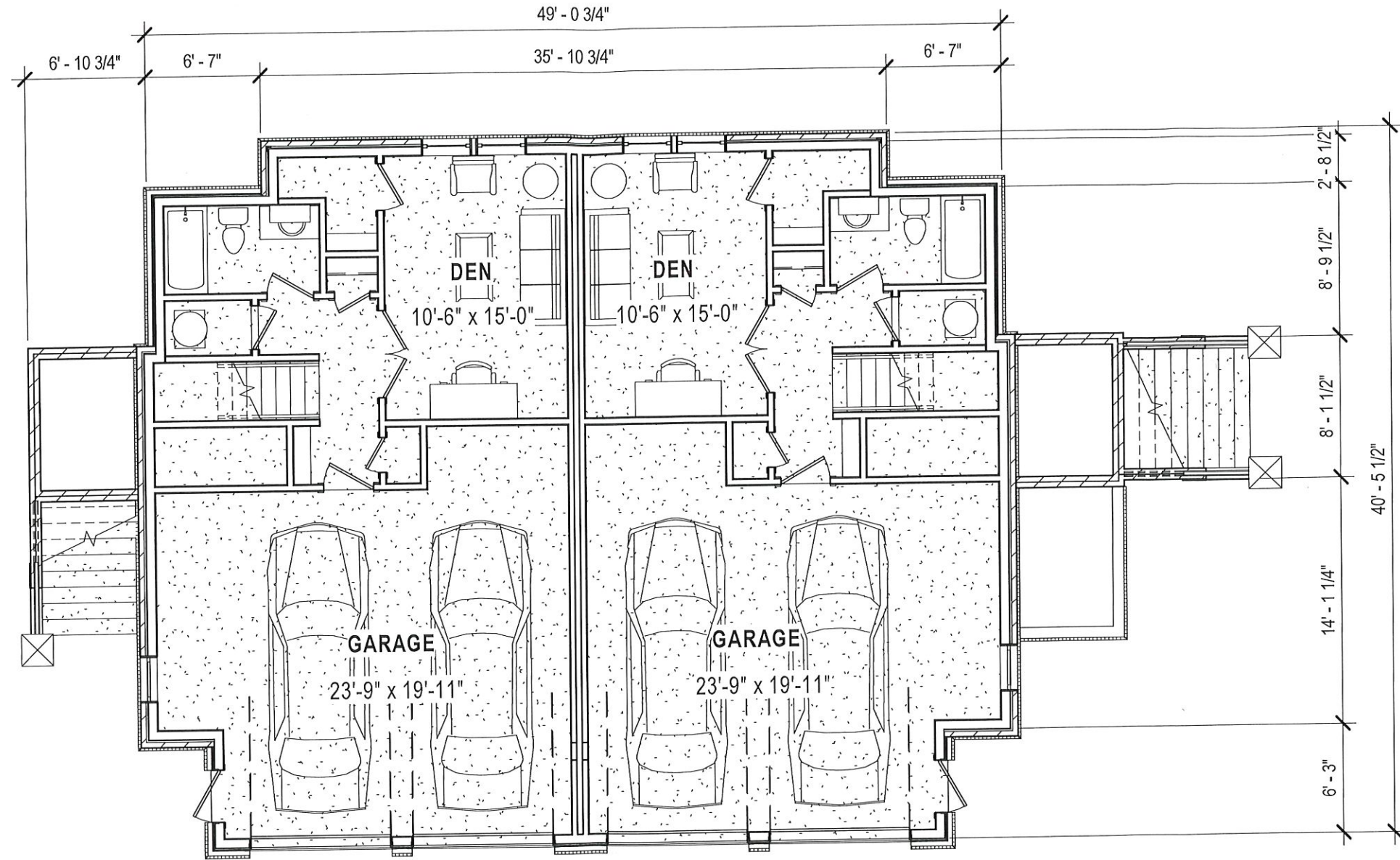
SCALE: 1 1/2" = 1'-0"



SITE PLAN

NOT TO SCALE

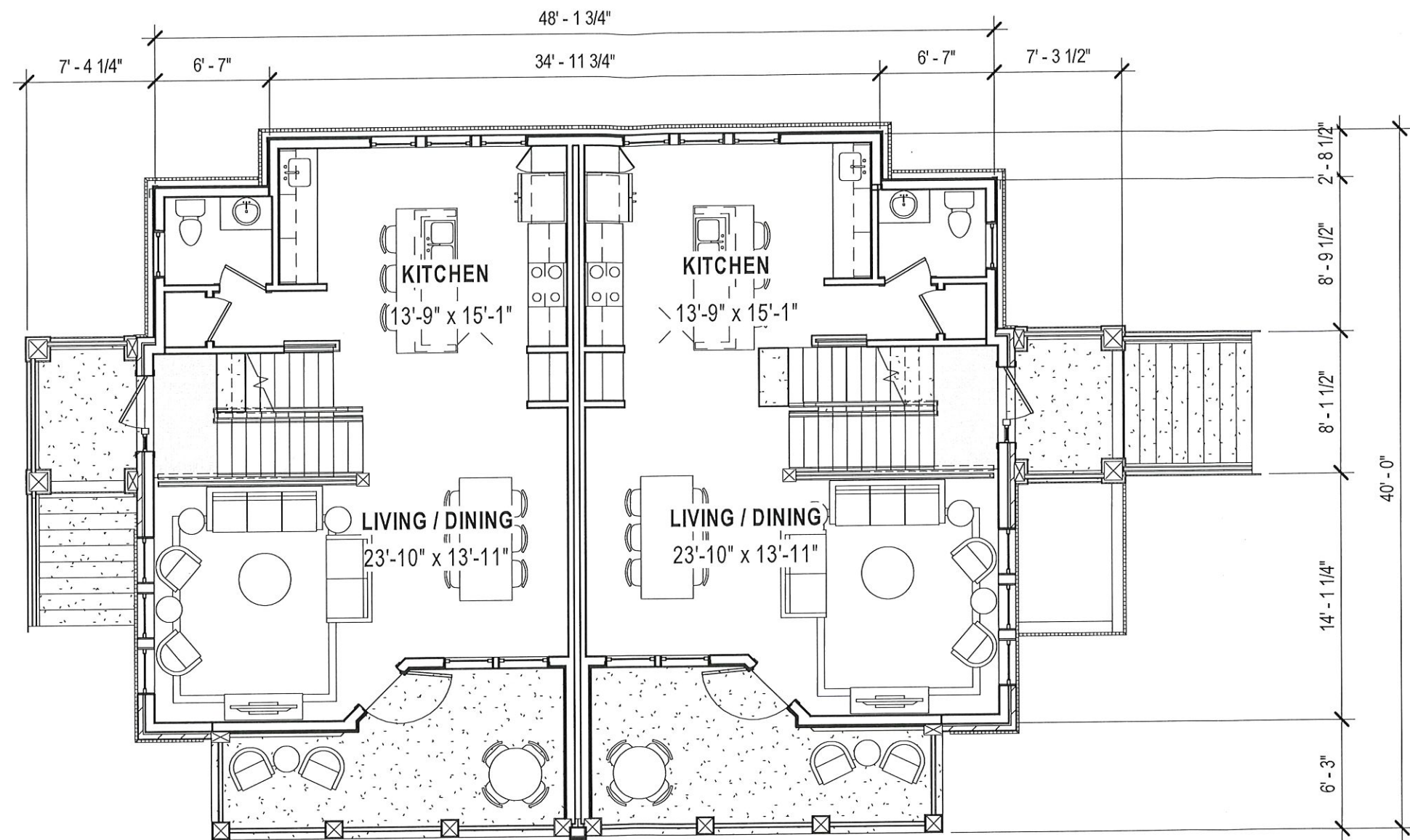
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FIRST FLOOR PLAN

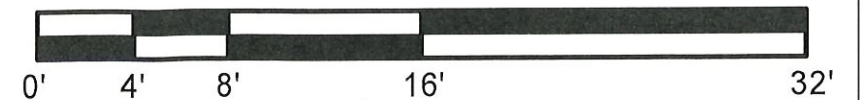
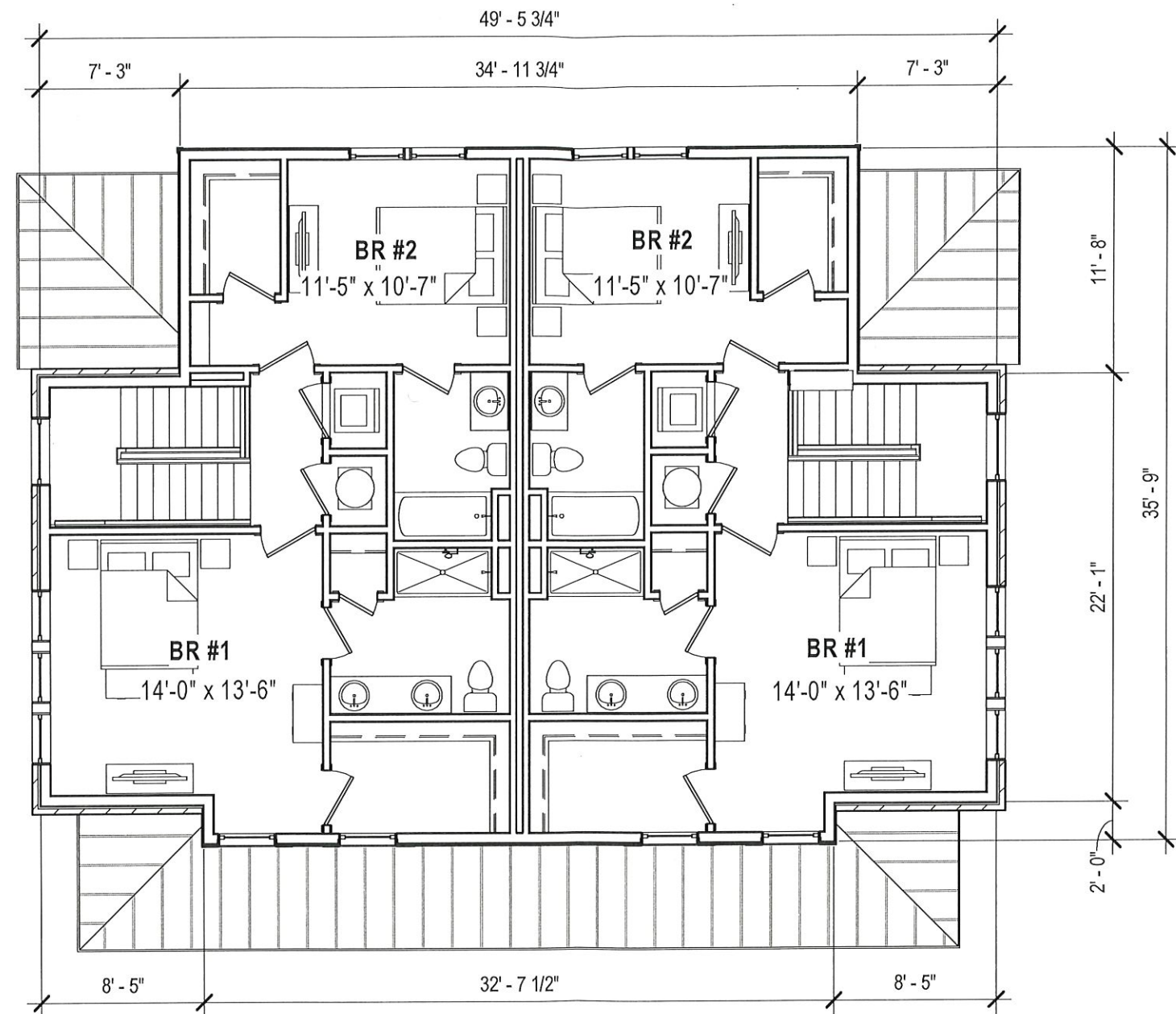
1/8" = 1'-0"

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SECOND FLOOR PLAN

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THIRD FLOOR PLAN

1/8" = 1'-0"

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ENTRY ELEVATION

1/8" = 1'-0"

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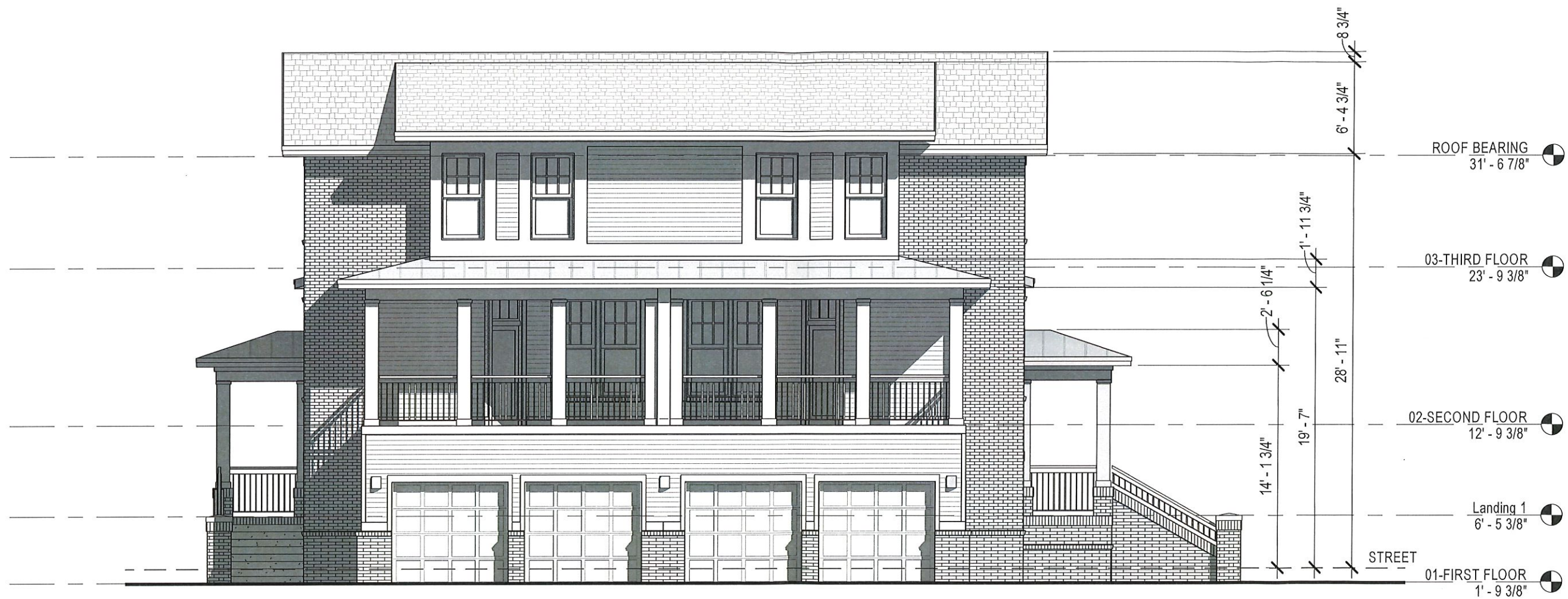
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1519 Walnut St. Suite 1208 | Philadelphia, PA 19102 | tel 215.545.0121

809 BROOKLYN

A1-4

DATE: 06/12/18

SCALE: 1/8" = 1'-0"



ELEVATION

1/8" = 1'-0"

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809 BROOKLYN

A1-5

DATE: 06/12/18

SCALE: 1/8" = 1'-0"



STREET VIEW

NOT TO SCALE

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809 BROOKLYN

A1-6

DATE: 06/14/18

SCALE: