



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Alter previously approved COA-0082-2025, including: garage wall alignment, install window wells on east/west walls; install basement level access doors; alter window fenestration on east/west walls; Renew COA-0009-2022, COA-0010-2022, and COA-0011-2022

810 Brooklyn St

Address

Glenwood-Brooklyn

Historic District

Historic Property

COA-0048-2026

Certificate Number

8/4/2026

Date of Issue

8/4/2027

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: David P. Bryson

Mailing address: PO Box 40722

City: Raleigh

State: NC

Zip code: 27629

Date: 04/06/2026

Daytime phone #: [REDACTED]

Email address: [REDACTED]

Applicant signature: [REDACTED]

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 #: **COA-0048-2026**

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 810 Brooklyn Street, Raleigh, NC 27605

Historic district: Greenwood Brooklyn

Historic property/Landmark name (if applicable): None

Owner name: Andrew Thompson

Owner mailing address: 2747 Laurelcherry Street, Raleigh, NC 27612

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 Did you consult with staff prior to filing the application? Yes No	Office Use Only Type of work: _____ _____
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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).
	MA	minor alteration to COA-0082-2025

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>08/07/2027</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>08/04/2026</u>

Minor Work COA - COA-0048-2026 (810 Brooklyn St)

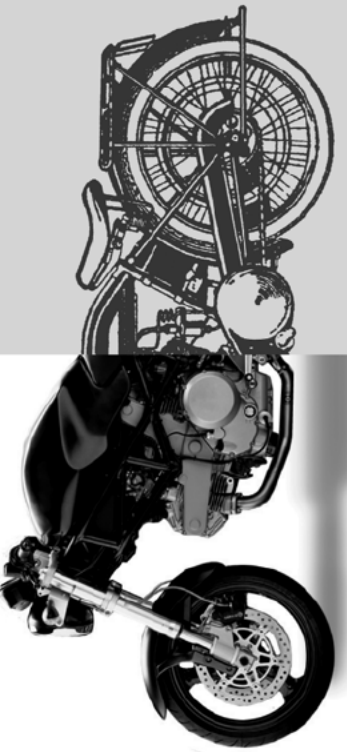
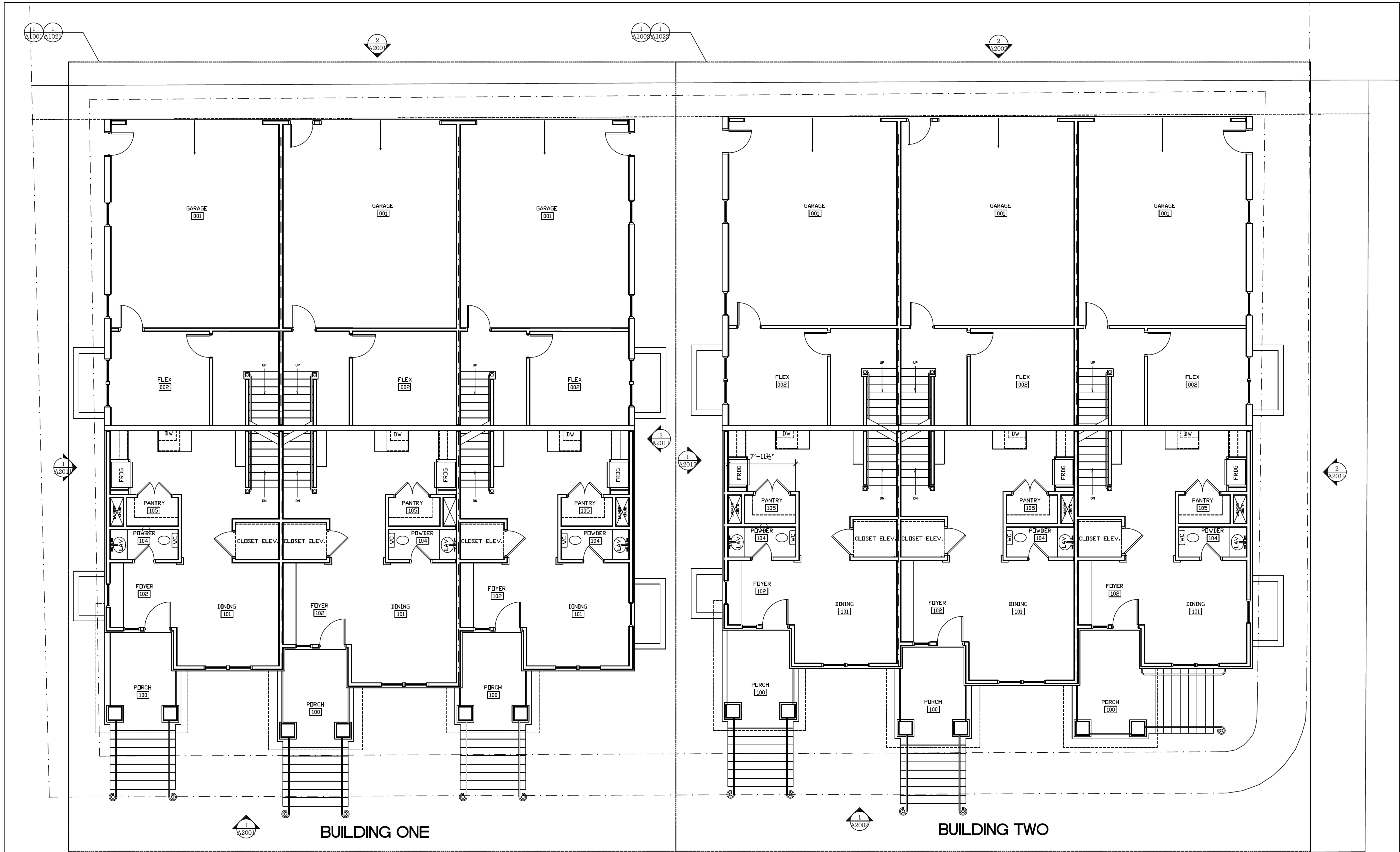
Detailed Written Description

1. Floor Plan Changes: a) the interior floorplans were altered due to the City of Raleigh's requirement Sec. 2.2.3. Townhouse: "iv Garages (or a portion thereof) must either be located 4 feet from the travel lane of an alley or rear access drive or be a minimum of 20 feet from the alley or rear access drive. Where parking spaces are located between the garage and the alley or rear access drive, the garage must be located at least 20 feet from the travel lane of an alley or rear access drive." This major City modification required that the previous stagger of the townhouse units be straightened along the rear and all of the units had to be set at exactly 4'-0" from face of garage door to the edge of the alley. We attempted to add some square footage to the center unit to gain back some of the stagger/offset along the Front (Brooklyn) side.

2. Addition of Basement Level windows and window wells: We added some windows to the Basement Level, but the proposed ones along the Front (Brooklyn) side were removed, resulting in our request to add only (2) two Basement windows to each end unit as shown on Plan Sheets A1021 and A1022, as well as Elevation Sheets A2011 and A2012.

3. Some Design Development changes were made to the interior layouts, partially due to Owner requests and partially due to the required alignment of the rear walls as denoted in item #1 above. These alterations had some windows shifted on the Side Elevations; sheets A2011 and A2012.

4. Due to the alterations denoted in the Plans (see item #3 above), there were some minor alterations to the fenestration. Here are the specific fenestration (window) alterations by Elevation side: a) Building One right side, the Second Floor (4) windows were altered by creating a double/ganged window from the (2) previous single ones, the First Floor remain basically unchanged, the Basement Level has the (2) added window wells with their fenestration. B) Building One left side, basically is a mirror of the left side denoted above in "A". C) Building Two right side, the Second Floor (4) windows were altered by creating a double/ganged window from the (2) previous single ones, the First Floor remain basically unchanged, the Basement Level has the (2) added window wells with their fenestration. D) Building Two left side, basically is a mirror of the left side denoted above in "C". E) The Front Elevations of Building One and Two were not altered from the approved COA set, F) The Rear Elevations of Building One and Two had the center unit's single windows changed into double windows, and the end units had their Second Floor windows shifted slightly towards the unit centerline.



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RALEIGH, NORTH CAROLINA
27629
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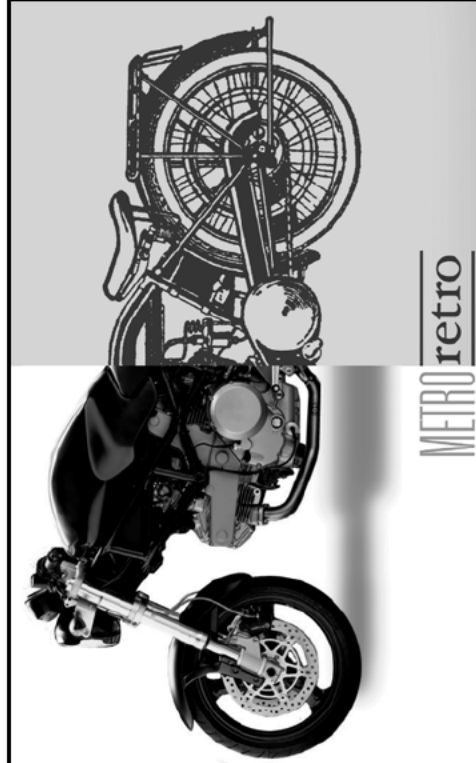
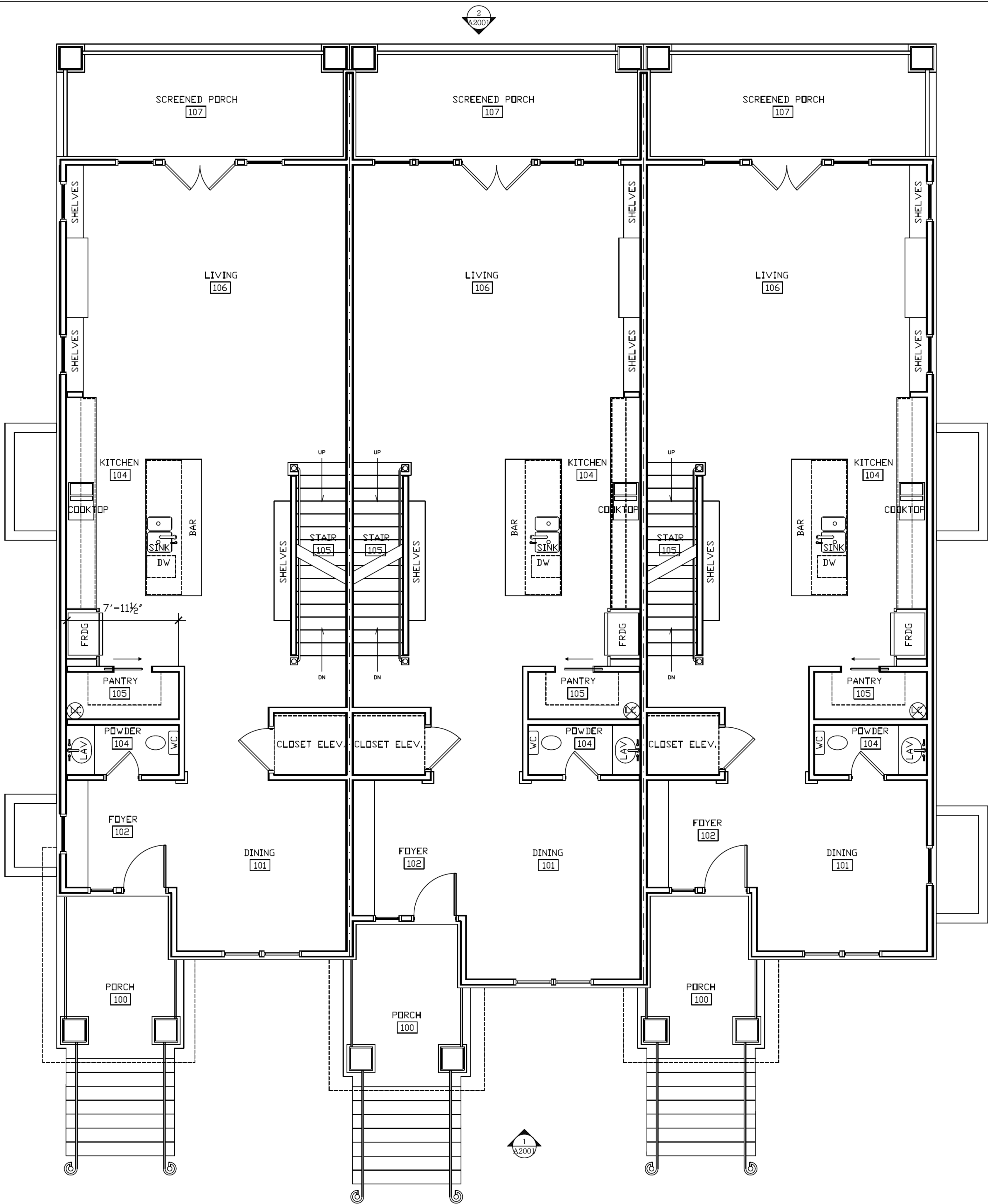
COA SITE
RESUBMITTAL
SET

BROOKLYN TOWNES
810-816 BROOKLYN STREET
RALEIGH, NORTH CAROLINA 27605
SITE PLAN - BUILDING ONE AND TWO

COMMISSION: 2024-BT
DATE: 05/05/2026
REVISIONS:

SHEET NO.
L100
1 OF 11 SHEETS

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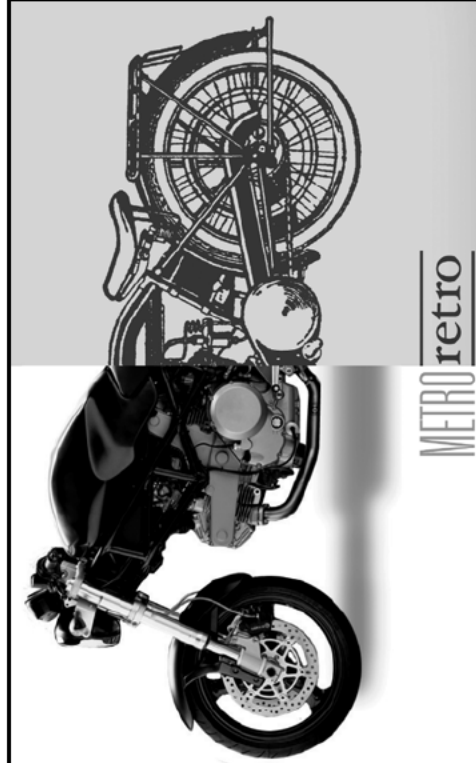
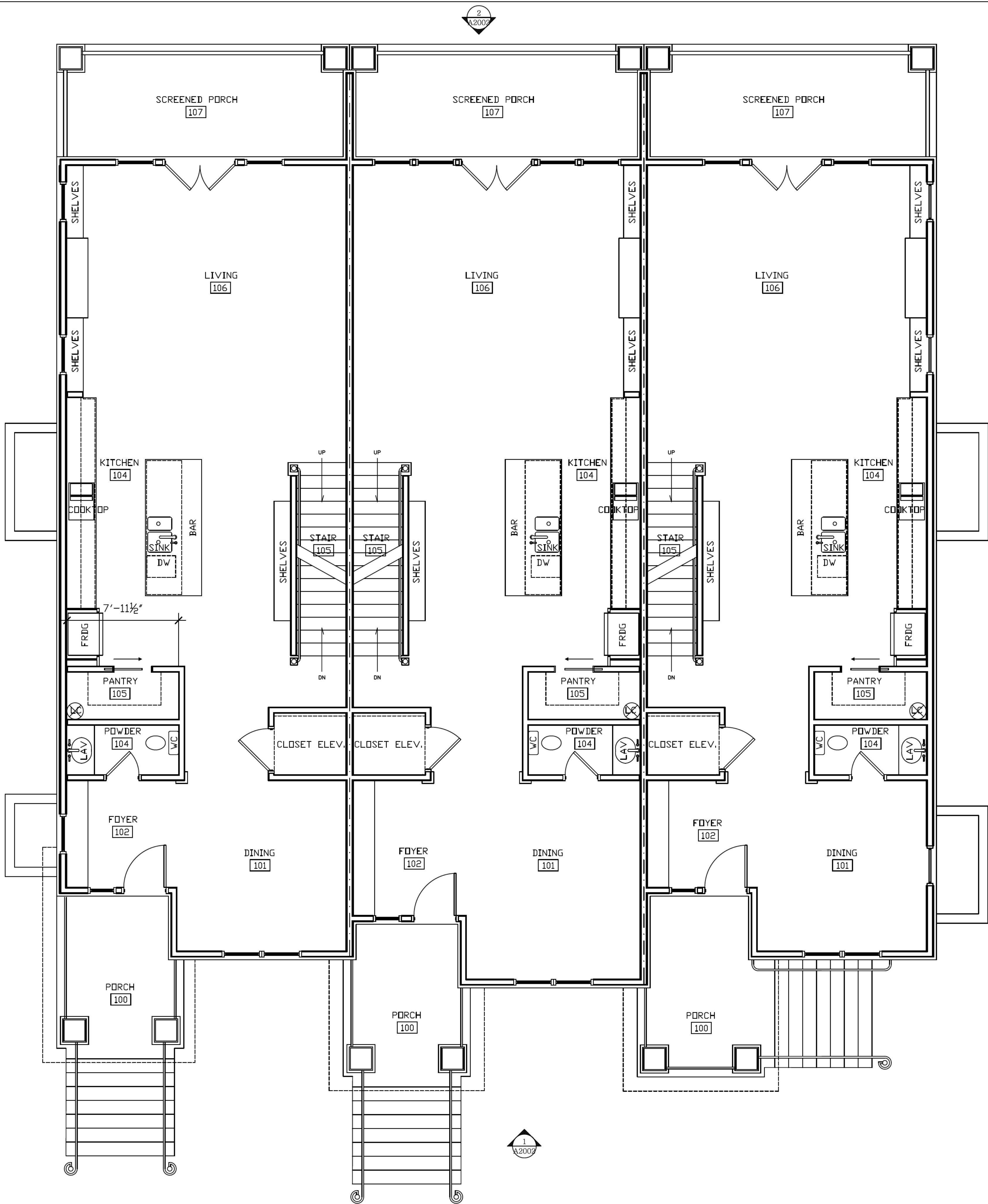
SITE
COA RESUBMITTAL
SET

BROOKLYN TOWNES
810-816 BROOKLYN STREET
RALEIGH, NORTH CAROLINA 27605
FIRST FLOOR PLAN - BUILDING ONE

COMMISSION: 2024-BT
DATE: 05/05/2026
REVISIONS:

SHEET NO.
A1001
2 OF 11 SHEETS

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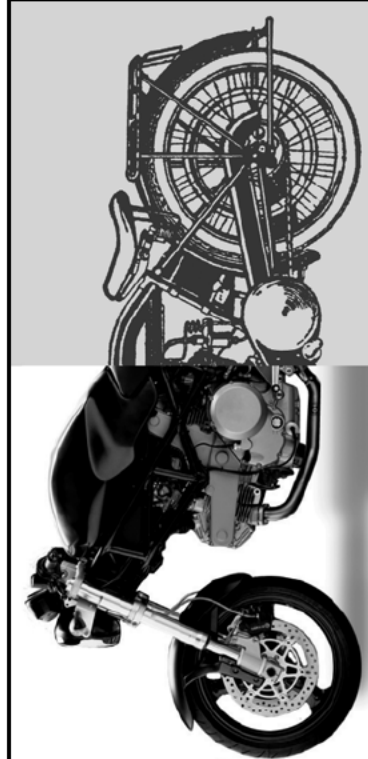
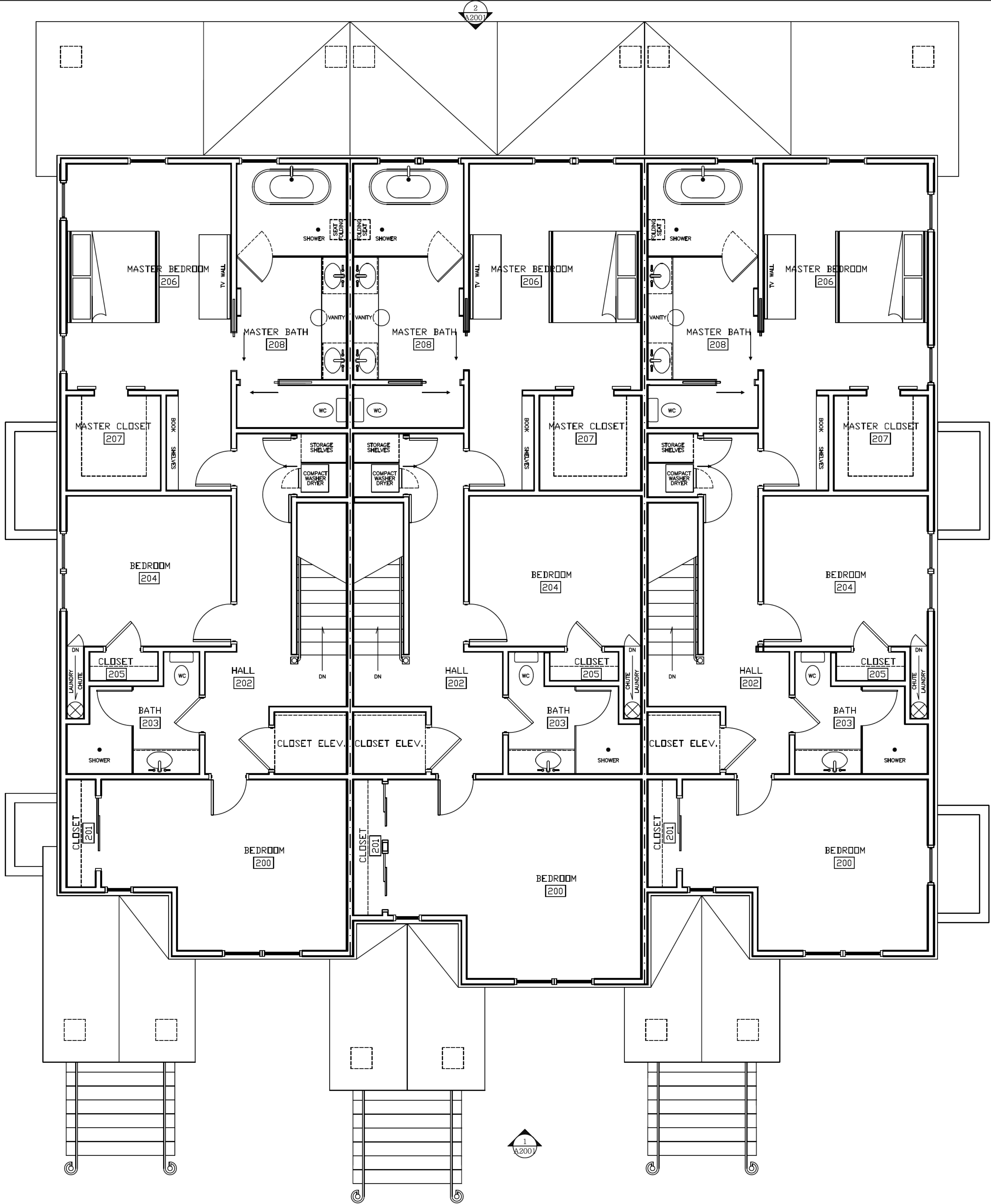
SITE
COA RESUBMITTAL
SET

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810-816 BROOKLYN STREET
RALEIGH, NORTH CAROLINA 27605
FIRST FLOOR PLAN - BUILDING TWO

COMMISSION: 2024-BT
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A1002
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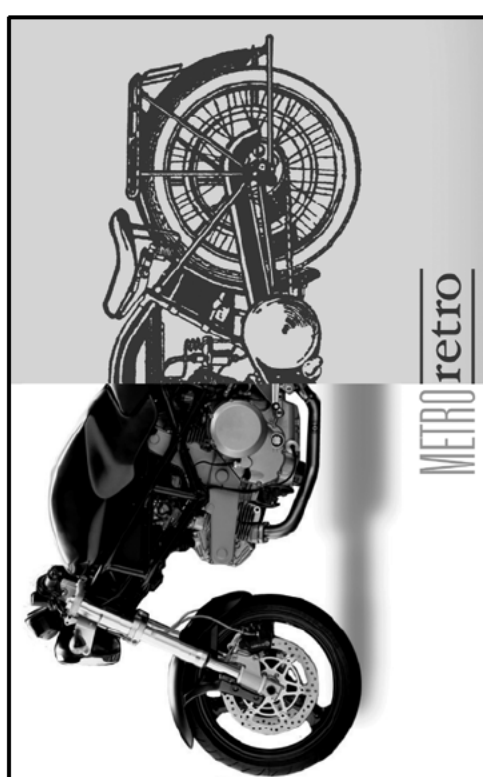
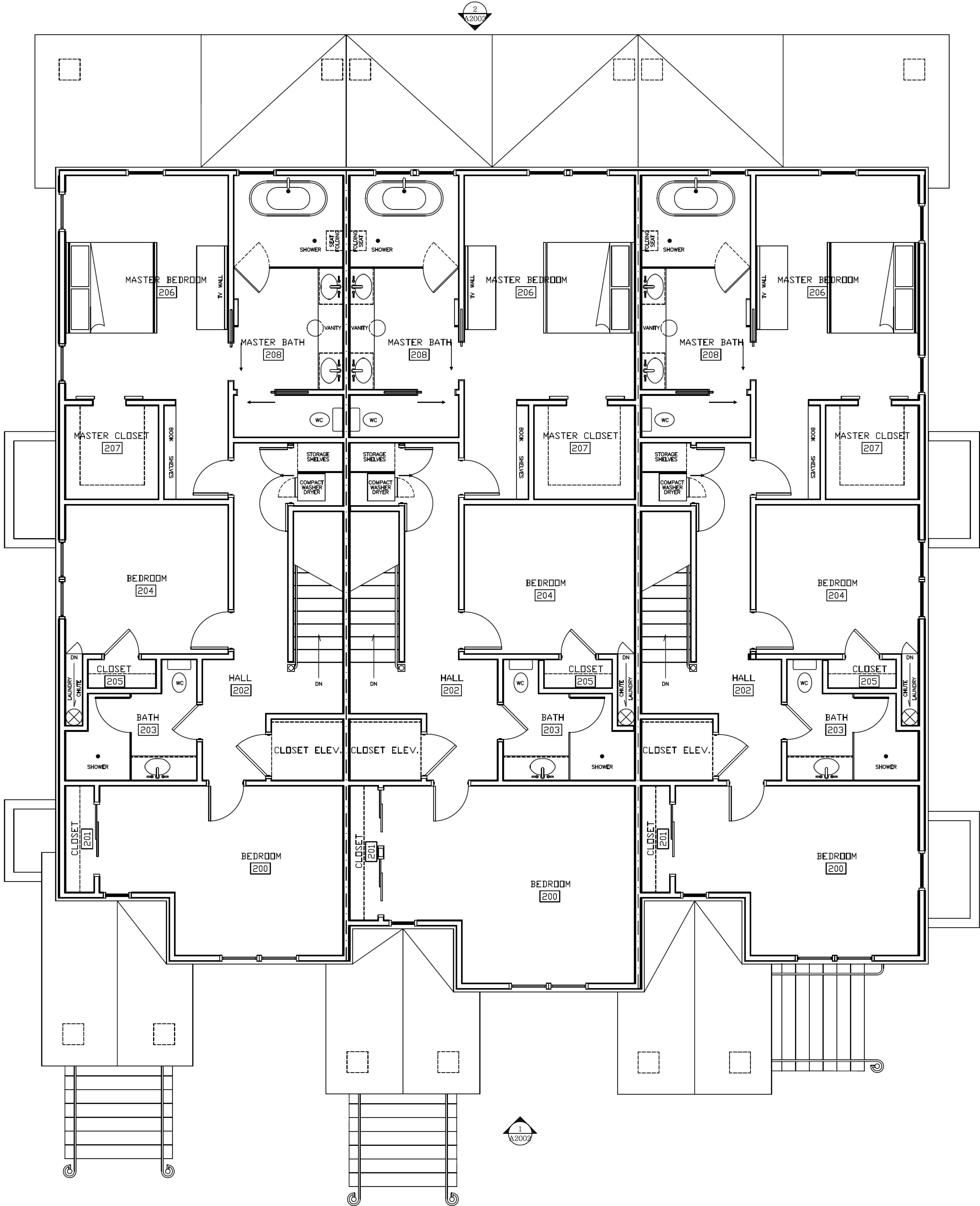
COA SITE
RESUBMITTAL
SET

BROOKLYN TOWNES
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RALEIGH, NORTH CAROLINA 27605
SECOND FLOOR PLAN - BUILDING ONE

COMMISSION: 2024-BT
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SHEET NO.
A1011
3 OF 11 SHEETS

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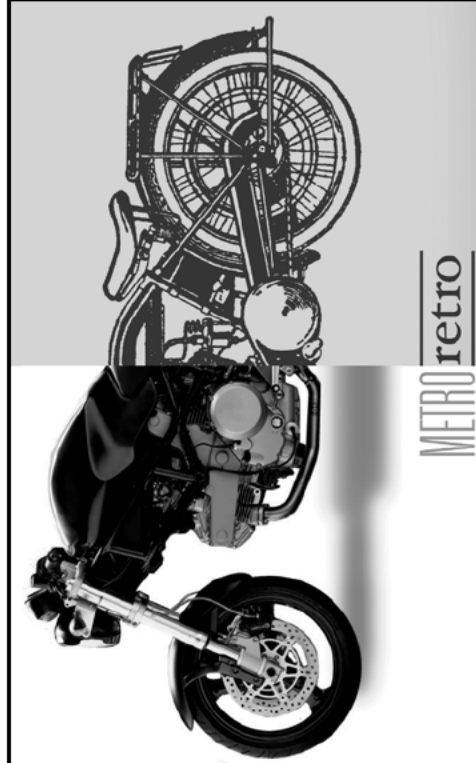
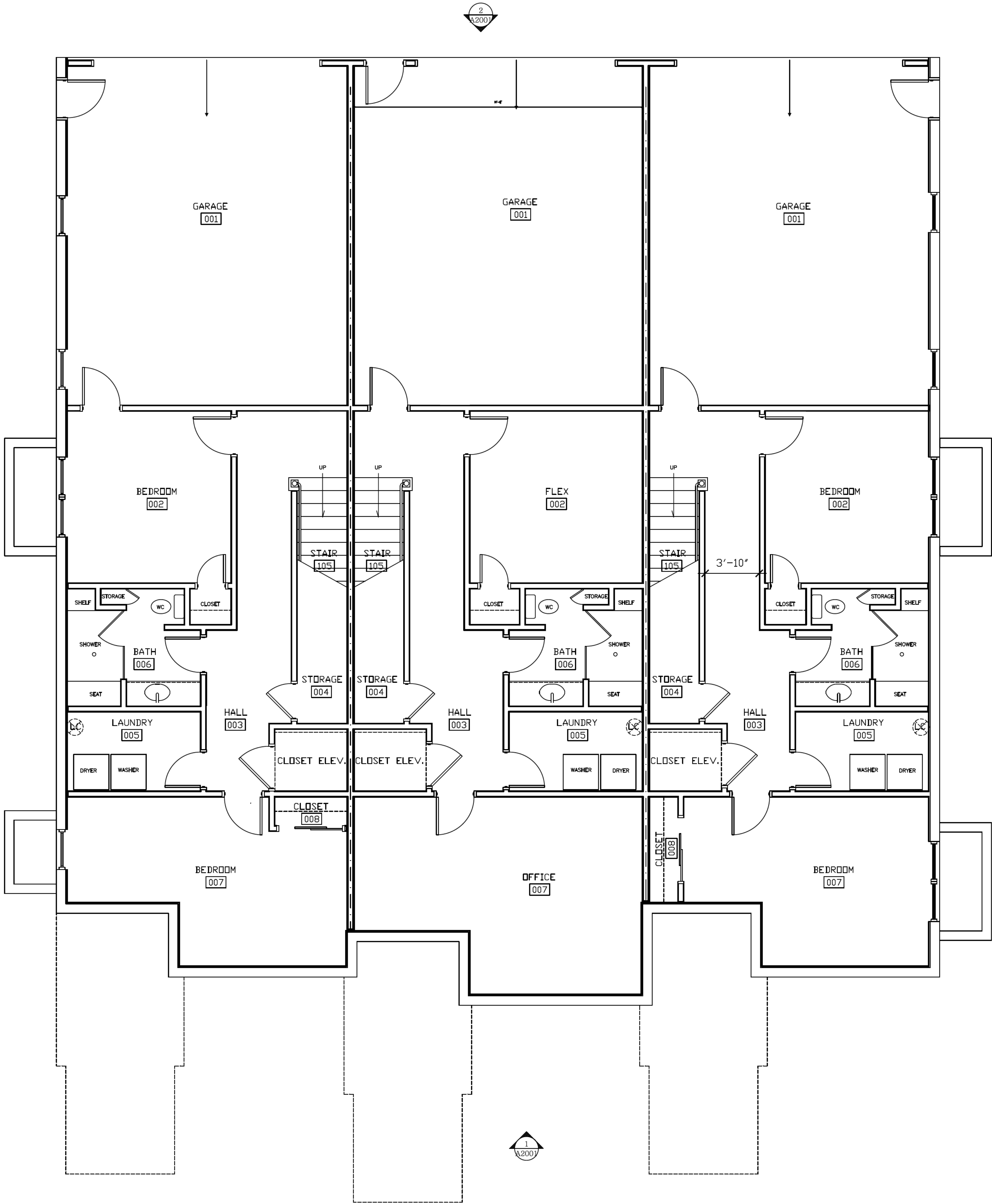
COA SITE
RESUBMITTAL
SET

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810-816 BROOKLYN STREET
RALEIGH, NORTH CAROLINA 27605
SECOND FLOOR PLAN - BUILDING TWO

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A1012
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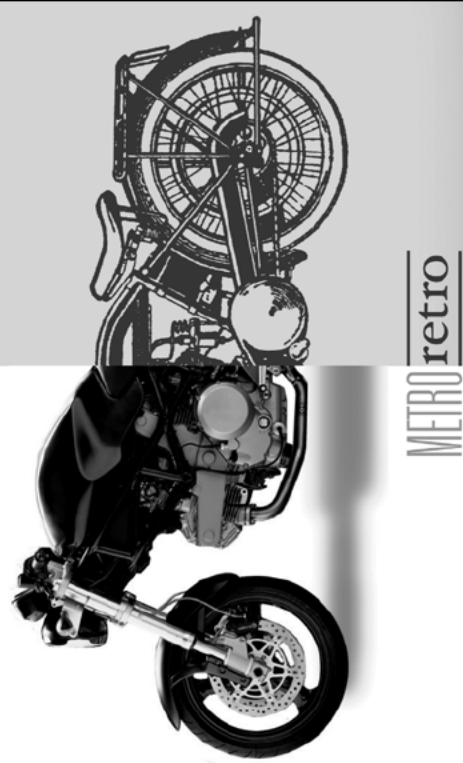
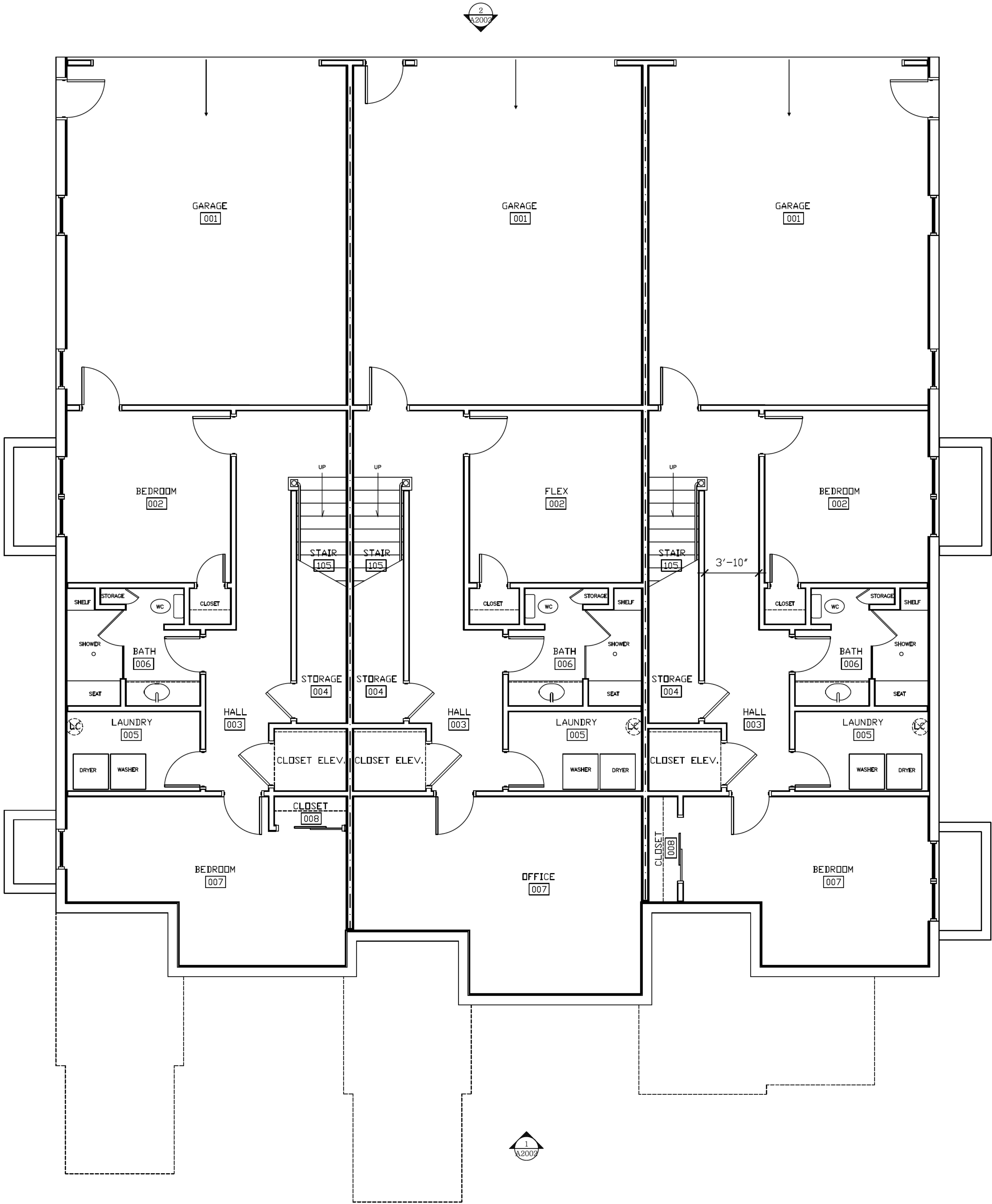
COA SITE
RESUBMITTAL
SET

BROOKLYN TOWNES
810-816 BROOKLYN STREET
RALEIGH, NORTH CAROLINA 27605
BASEMENT FLOOR PLAN - BUILDING ONE

COMMISSION: 2024-BT
DATE: 05/05/2026
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A1021
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BASEMENT FLOOR PLAN - BUILDING TWO

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A1022
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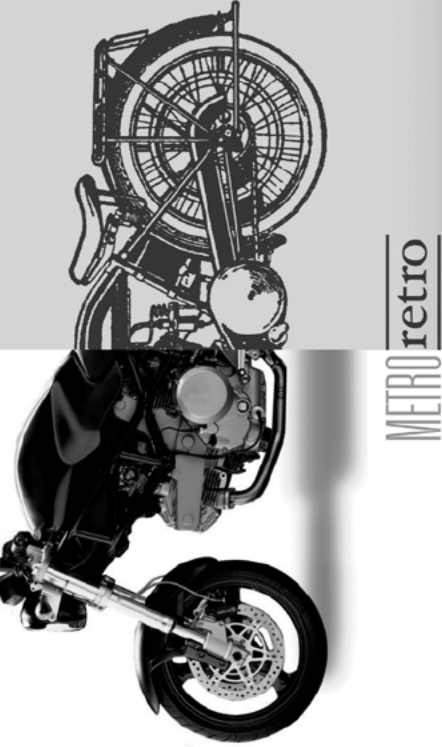
1 FRONT (STREET) ELEVATION, BUILDING ONE

1/4" = 1'-0"



2 REAR (ALLEY) ELEVATION - BUILDING ONE

1/4" = 1'-0"



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ELEVATIONS - BUILDING ONE

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A2001
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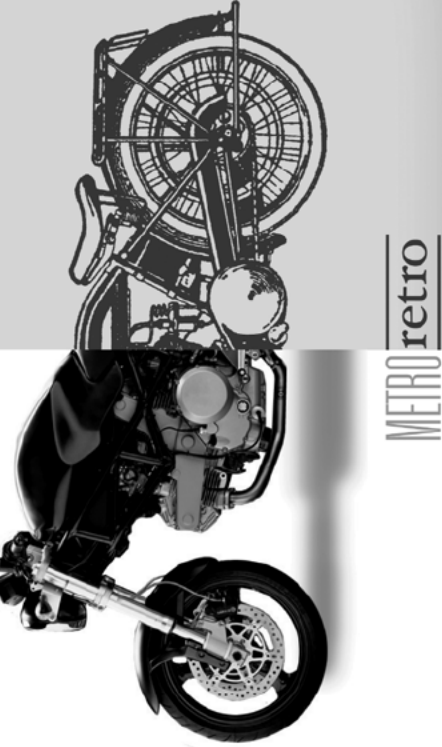
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1 FRONT (STREET) ELEVATION, BUILDING TWO



2 REAR (ALLEY) ELEVATION - BUILDING TWO



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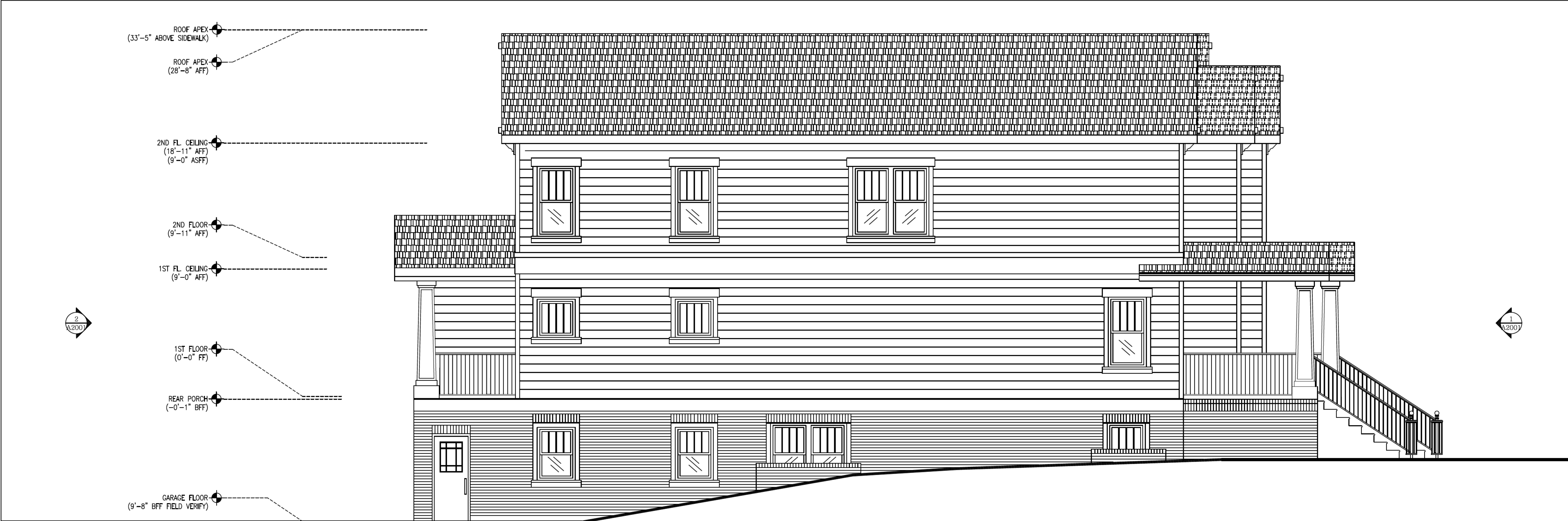
COA SITE
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SET

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RALEIGH, NORTH CAROLINA 27605
ELEVATIONS - BUILDING TWO

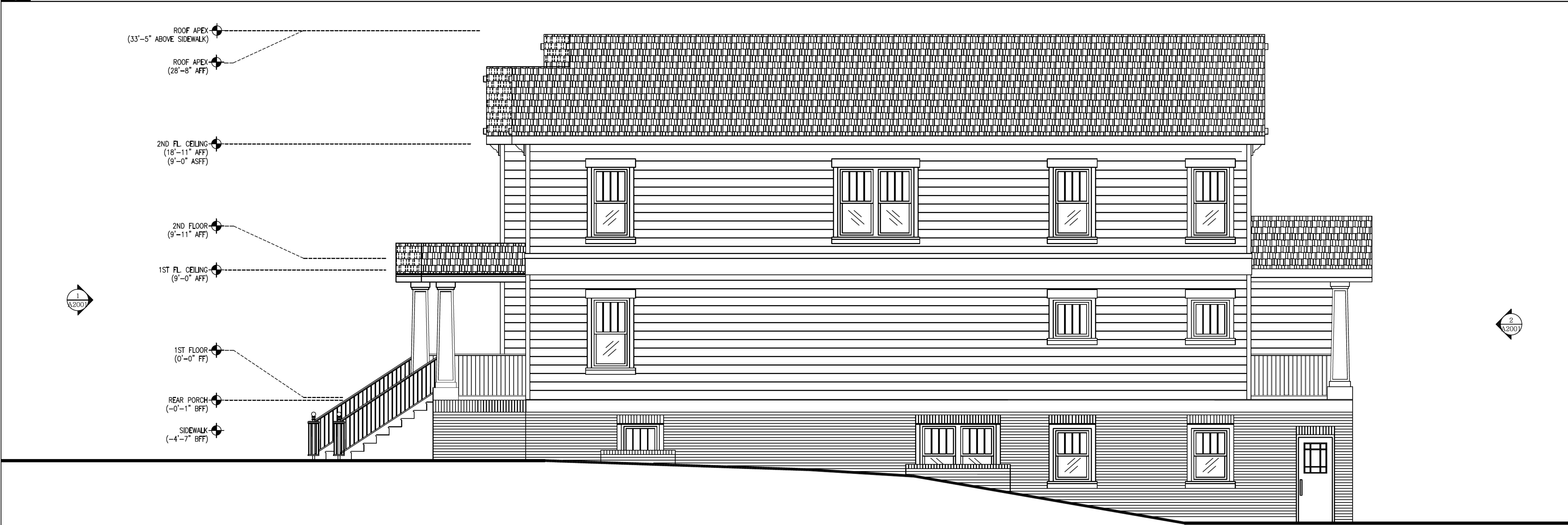
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A2002
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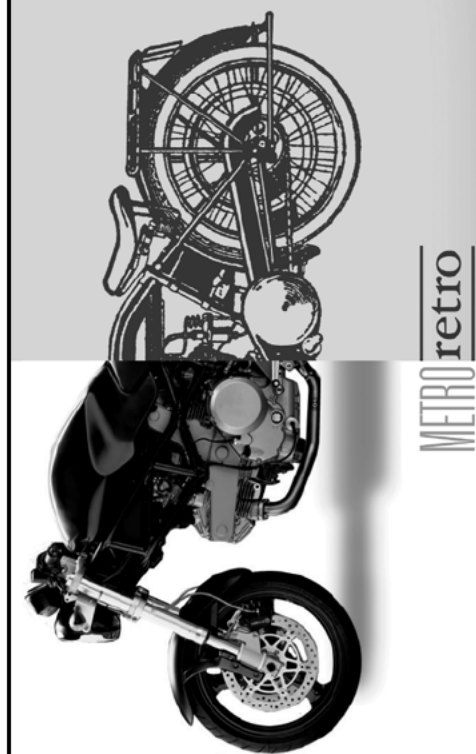
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1 SIDE (LEFT) ELEVATION, BUILDING ONE



2 SIDE (RIGHT) ELEVATION - BUILDING ONE



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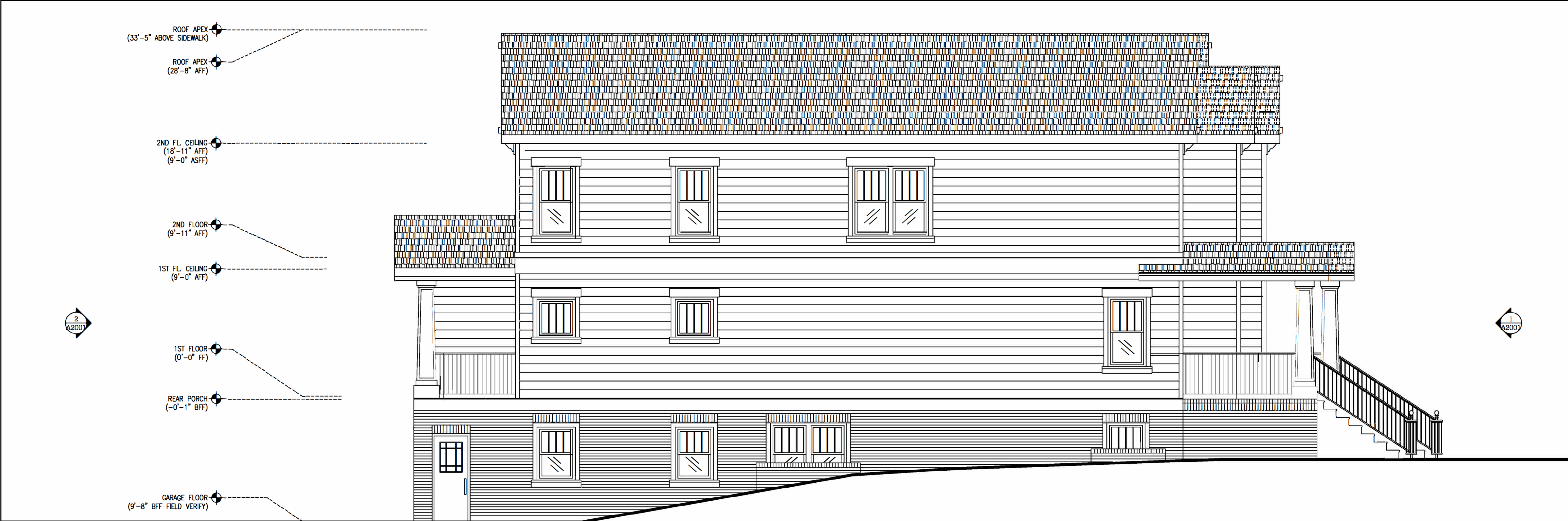
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ELEVATIONS - BUILDING ONE

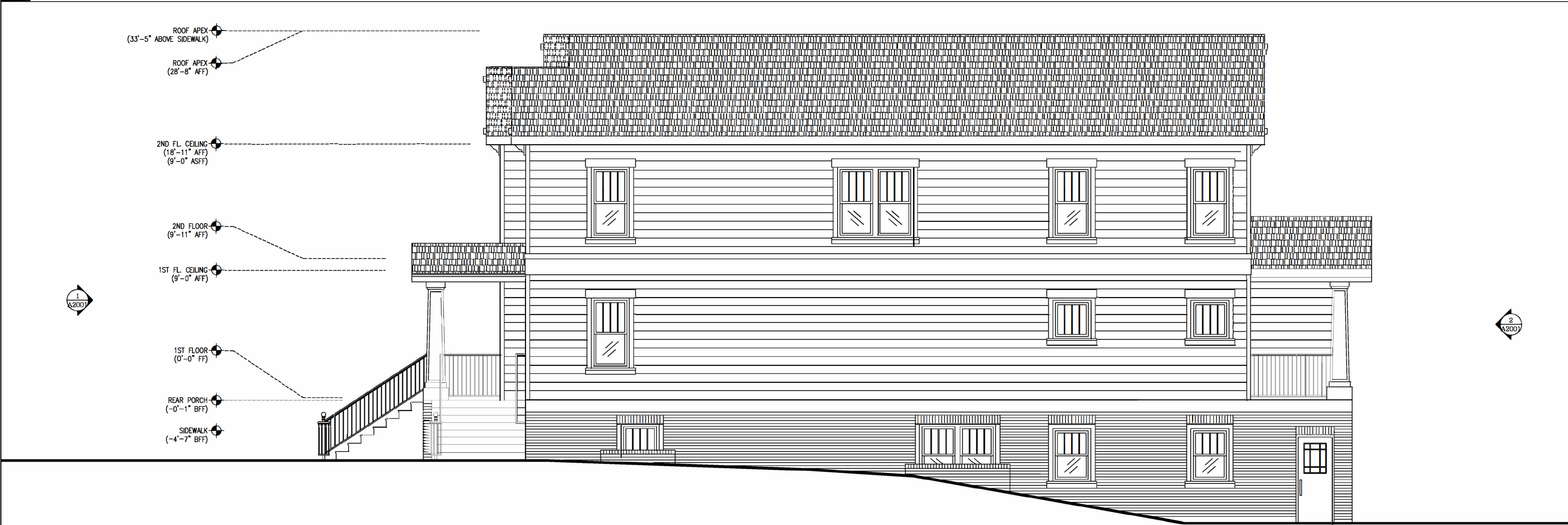
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A2011
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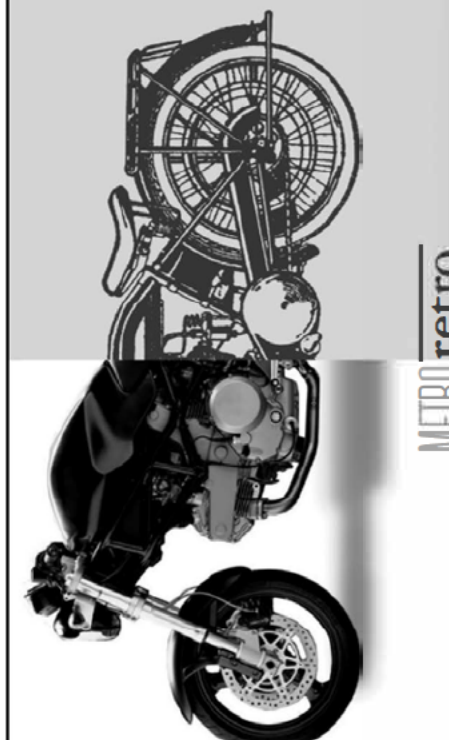
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1 SIDE (LEFT) ELEVATION, BUILDING TWO



2 SIDE (RIGHT) ELEVATION - BUILDING TWO



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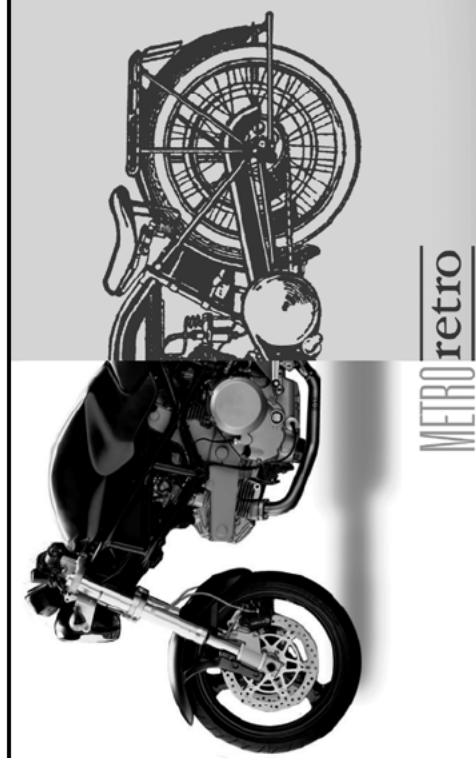
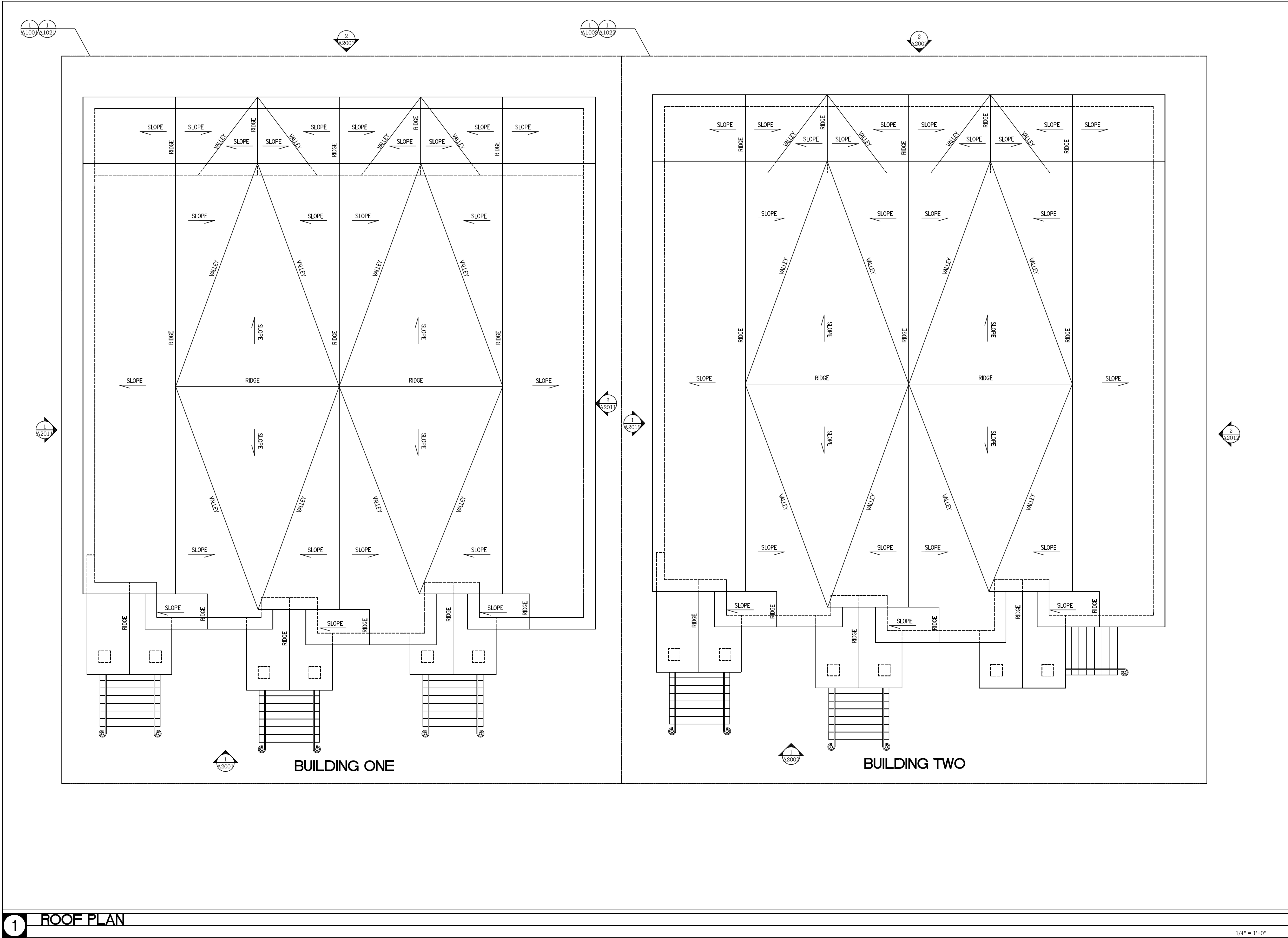
COA SITE
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ELEVATIONS - BUILDING TWO

COMMISSION: 2024-BT
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A2012
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COA SITE
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BROOKLYN TOWNES
810-816 BROOKLYN STREET
RALEIGH, NORTH CAROLINA 27605
ROOF PLAN - BUILDING ONE AND TWO

COMMISSION: 2024-BT
DATE: 05/06/2026
REVISIONS:

SHEET NO.
A300
1 OF 11 SHEETS

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