



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Renewal of expired COA (COA-0156-2021). *Note that Conditions of approval remain to be met. Conditions 4-6 must be submitted and approved prior to any building permits.

410 Glenwood Ave

Address

Historic District

(former) Pine State Creamery

Historic Property

COA-0112-2024

Certificate Number

9/25/2024

Date of Issue

3/25/2025

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:

Mailing address:

City:

State:

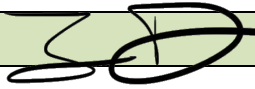
Zip code:

Date:

Daytime phone #:

Email address:

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 #: COA-0112-2024

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address:

Historic district:

Historic property/Landmark name (if applicable):

Owner name:

Owner mailing address:

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?	Office Use Only
Yes <input type="radio"/> No <input checked="" type="radio"/>	
Did you consult with staff prior to filing the application?	Type of work: <u>91</u>
Yes <input checked="" type="radio"/> No <input type="radio"/>	

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).
N/A		Minor COA application to extend previously-approved COA-0156-2021

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 02/25/25.

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) Collette K Date 09/25/24

Pine State Creamery

Minor COA to Extend Previously-Approved Major COA

Summary:

1. This Minor COA Application is to extend the previously-approved Major COA (COA-0156-2021).
2. It is understood that the seven (7) conditions as outlined in the December 09, 2021 decision letter (attached for reference) remain in effect.
3. It is understood that any changes future changes to the approved design would be submitted for staff to determine if a subsequent Minor or Major COA would be required.



December 09, 2021

Fred Belledin
311-200 W Martin St
Raleigh, NC 27601

RE: COA-0156-2021 (410 Glenwood Ave) - Approved as Amended with Conditions

Dear Fred:

Your application, COA-0156-2021, which was presented at the December 08, 2021 meeting of the Certificate of Appropriateness (COA) Committee of the Raleigh Historic Development Commission, was approved with the following condition(s):

1. *That the applicant receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;*
2. *That any revisions or deviations to any portion of the as-submitted work shall be submitted to staff prior to installation or construction for review and approval;*
3. *That a detailed signage plan be submitted as a subsequent COA application;*
4. *That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard for the new building:*
 - a. *Window specifications and sections, including trim details;*
 - b. *Door specifications and sections;*
5. *That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard for the woonerf and plaza:*
 - a. *Landscaping plan identifying species;*
 - b. *Material details for pedestrian spaces;*
 - c. *Site lighting locations and specifications;*
6. *That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard for removal of the additions: (a and b below are open conditions from COA-0118-2020)*
 - a. *Detailed, dimensioned drawings illustrating the proposed south-facing wall of the 1947 addition;*
 - b. *Specifications for the materials and features of the proposed south-facing wall of the 1947 addition including:*
 - i. *Brick or cladding specifications and details,*
 - ii. *Paint color;*
 - iii. *Eave detail,*
 - iv. *Windows,*
 - v. *Doors, if any,*
 - vi. *Exterior lighting, if any.*
7. *That details and specifications for the following be provided to and approved by staff prior to installation or construction:*

Post Office Box 829
Raleigh, North Carolina 27602
(919) 832-7238 ph
(919) 516-2682 fax

www.rhdc.org

- a. Exterior building lighting location and specifications;
- b. HVAC screening;
- c. Buff and blue brick specifications, including dimensions;
- d. Storefront and grille construction and material specifications and details, including section;
- e. Railing specifications, including section;
- f. Rooftop deck construction and material details;
- g. W North Street porch construction and material details;
- h. Refuse area details and screening, if any;
- i. Garage and mechanical room entry door specifications.

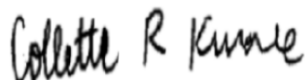
A draft Certified Record that describes the committee's action will be available upon request in approximately ten business days from the date of the meeting. The draft will become final when the committee votes at its next meeting to approve the December 08, 2021 minutes. The Certificate of Appropriateness is valid through June 08, 2022. Please note that you and aggrieved parties have a 20-day window for notification of intent to appeal or to file a petition to submit a request for reconsideration. *Commencement of work within the appeal period is at your own risk.*

In order to complete your application, you must contact the commission staff when you have met the conditions. You will then be issued the blue placard form of the certificate which is valid through June 08, 2022. Please note that all items for fulfillment of conditions should be submitted together, as each additional conditions review after the first review is subject to an additional fee. To obtain your building permit (if applicable), take the placard and this letter with you to the Office of Development Services. Please post the blue placard in public view, as indicated at the bottom of the card, while the work is in progress. For more information about permits, call the Office of Development Services at 919-996-2495.

When your project is complete, you are required to ask for a final zoning inspection. Call the Raleigh Historic Development Commission office at 919-832-7238 or email rhdc@rhdc.org and the commission staff will coordinate an inspection. If you do not call for this final inspection, your Certificate of Appropriateness is null and void. If you have any questions concerning your application, please contact the commission office.

On behalf of the commission, thank you for your positive efforts in making these proposed changes, thereby enhancing the (former) Pine State Creamery.

Sincerely,



Collette Kinane, Planner Senior
Certificate of Appropriateness Committee

Encl: COA Decisions



Site Aerial View

COA Submission Phase 1: Massing & Stepback / 18 September 2020
The Creamery, Raleigh, NC





Site Aerial Photos

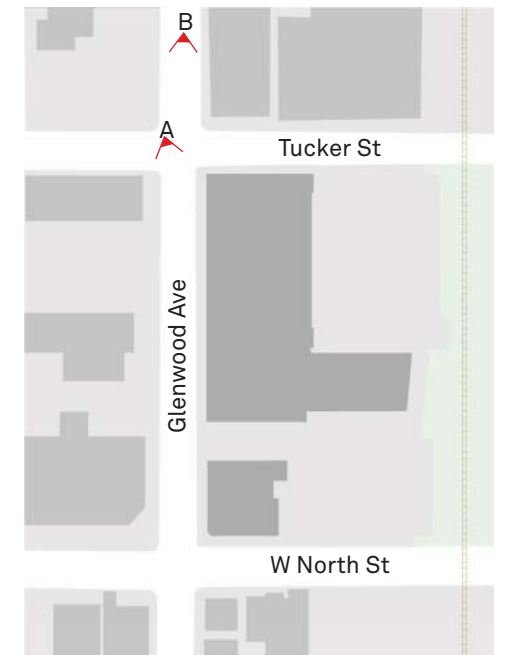
COA Submission Phase 1: Massing & Stepback / 18 September 2020
The Creamery, Raleigh, NC

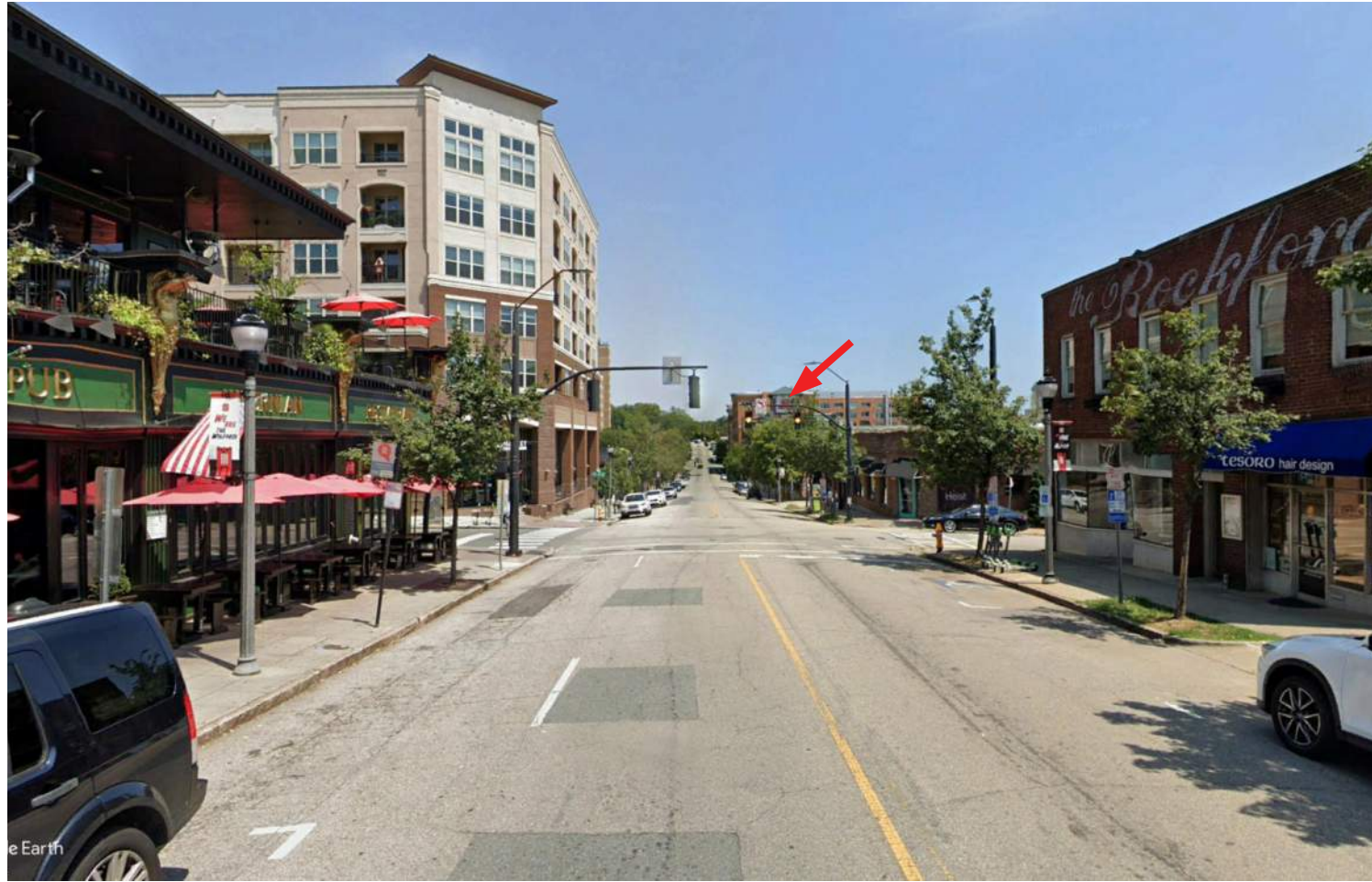


A View of the Pine State Creamery tower from the Glenwood/Tucker intersection. The National Register Nomination highlights the prominence of the original 1928 building in the streetscape, particularly when viewed from the Glenwood/Tucker intersection.



B View of Pine State Creamery looking south on Glenwood Avenue.

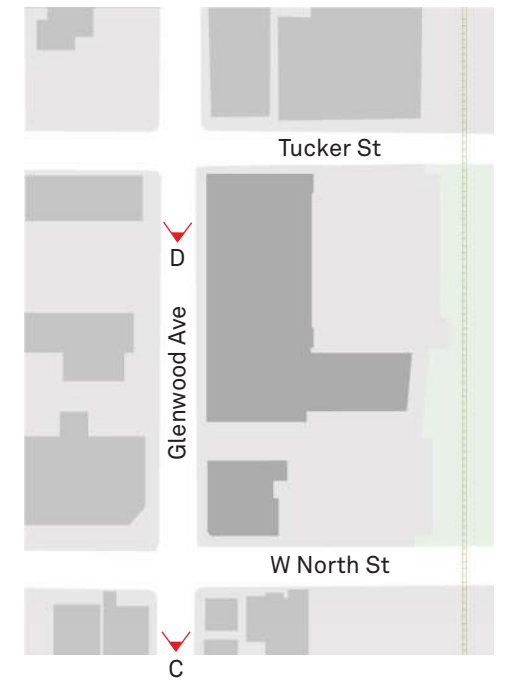




C View of Pine State Creamery looking north on Glenwood Avenue. The view of the Pine State Creamery when approaching from the south is obscured by the adjacent parcel (400 Glenwood) and by the zoning-required street trees.



D View adjacent to Pine State Creamery looking north on Glenwood Avenue (West Elevation).



Glenwood Avenue Street Views

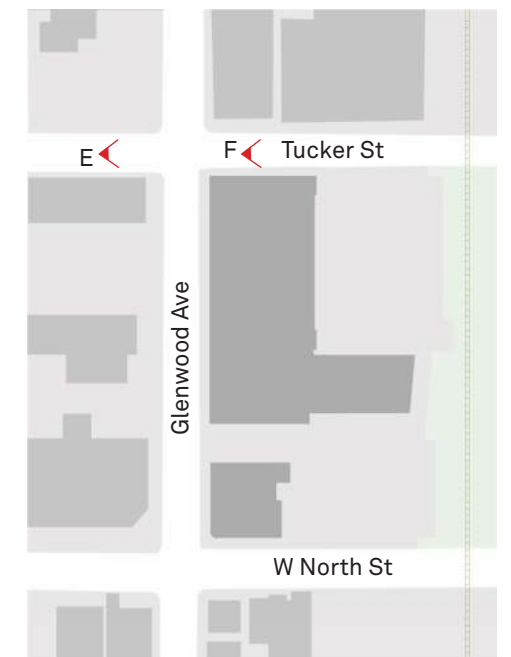
COA Submission Phase 1: Massing & Stepback / 18 September 2020
The Creamery, Raleigh, NC



E View adjacent to Pine State Creamery looking east on Tucker Street (West Elevation) showing the prominence of the original 1928 building and tower at the corner of Glenwood Avenue and Tucker Street.



F View adjacent to Pine State Creamery looking east on Tucker Street (South Elevation).

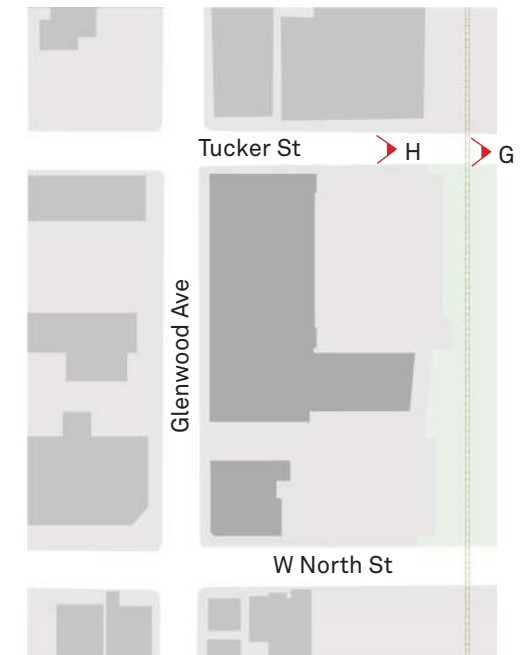




G View looking west down Tucker Street. The railroad bridge and embankment in the foreground obscures views of the Pine State Creamery building beyond.

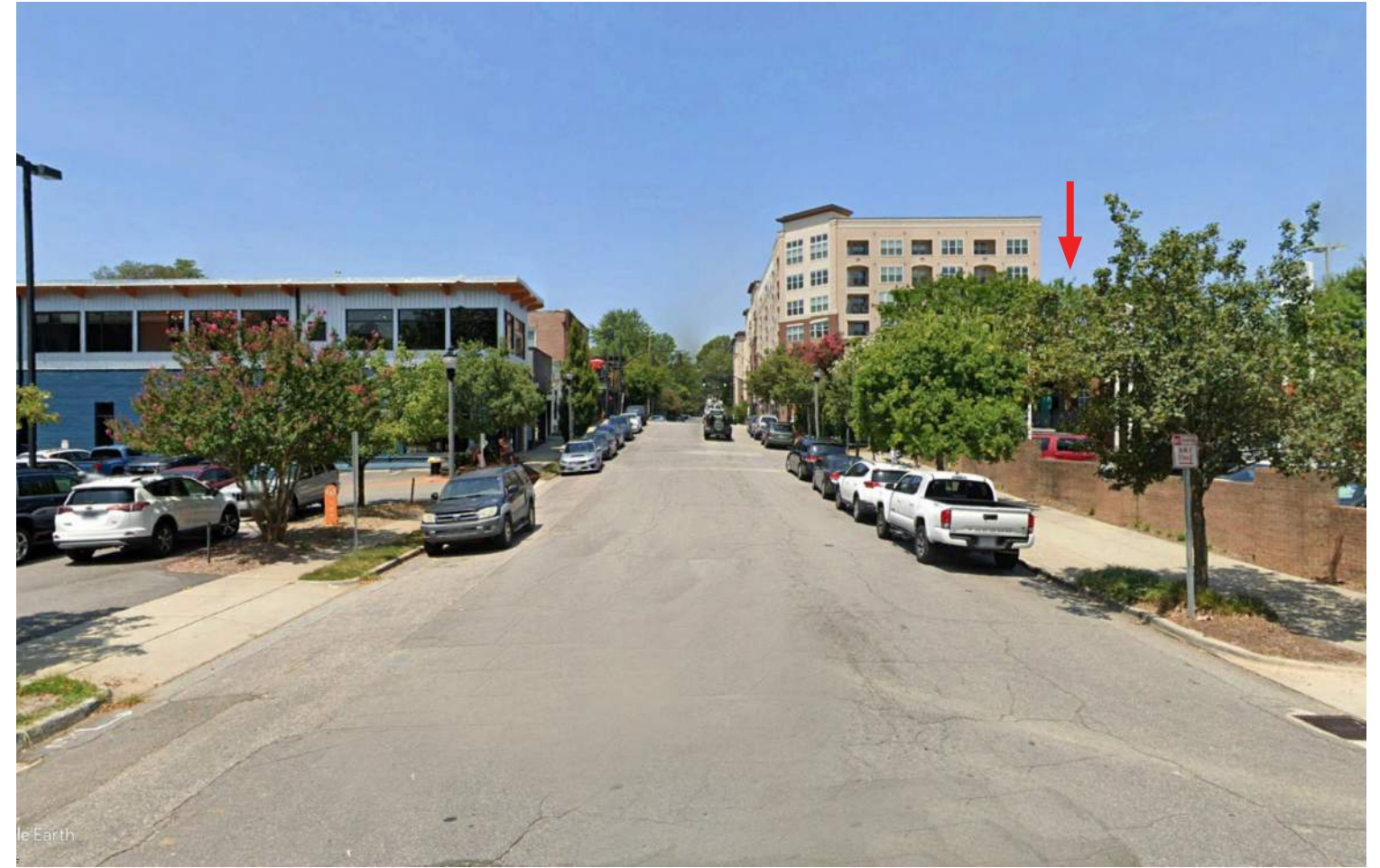


H View of the surface parking lot adjacent to the Pine State Creamery looking west on Tucker Street (East Elevation). The historic 1928 portion is obscured by the 1998 addition.





I View of the Pine State Creamery parcel looking east on North Street.
This portion of the parcel is currently a surface parking lot.



J View of the Pine State Creamery parcel looking west on North Street.
This portion of the parcel is currently a surface parking lot.

