



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

809 Brooklyn St

Address

Renew COA-128-18-CA

Glenwood-Brooklyn

Historic District

Historic Property

COA-0153-2019

Certificate Number

11/26/2019

Date of Issue

11/28/2020

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 R. Kinnane*

Raleigh Historic Development Commission

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



Type or print the following:

Applicant name: Michelle Lopez Orsini for JDavis

Mailing address: 510 S Wilmington Street

City: Raleigh

State: NC

Zip code: 27601

Date:

Daytime phone #: 919-835-1500

Email address: michellelo@jdavisarchitects.com

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-0153-2019

Fee: \_\_\_\_\_

Amount paid: \_\_\_\_\_

Received date: \_\_\_\_\_

Received by: \_\_\_\_\_

Property street address: 809 Brooklyn Street

Historic district: Glenwood-Brooklyn

Historic property/Landmark name (if applicable):

Owner name: 800 St Marys JV LLC

Owner mailing address: 4310 Park Rd Suite 101, Charlotte NC

**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: <u>91</u>
Did you consult with staff prior to filing the application? Yes      No	

Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
		Renew COA 128-18-CA

<p align="center"><b>Minor Work Approval (office use only)</b></p> <p>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>11/26/2020</u>.</p> <p>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.</p> <p>Signature (City of Raleigh) <u>Collette R K</u>      Date <u>11/26/19</u></p>
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# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

809 BROOKLYN STREET

Address

GLENWOOD-BROOKLYN

Historic District

Historic Property

128-18-CA

Certificate Number

10-25-2018

Date of Issue

04-25-2019

Expiration Date

## Project Description:

- New construction of two residential buildings

*This card must be kept pasted 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, Nick Fountain / crk  
Raleigh Historic Development Commission

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*Guidelines* knowing the applicant would need a variance. Ms. Tully asked the Committee's attorney if staff could be called on to testify at variance hearing.

Mr. Rasberry stated that a minimum of 30 days was needed to answer the multiple questions.

Mr. Thiem mentioned that there is a logistical situation. The staff did not have an opportunity to review the material or prepare a staff report. The previous staff report is the information the Committee has to act upon – it refers to old information.

Ms. Tully responded that a new Findings would be prepared after the fact.

Mr. Fountain asked if there was anyone else that would like to be heard.

Sue Ferrari [723 Gaston Street, affirmed] said that she lives next to the apartment building. She has lived there since 1985 but owned the building since 1974. She is delighted to see something done with the parking lot. It has been a student parking lot for the high school. They have a lot of problems with garbage. It is the least attractive part of the neighborhood. She has talked to the designers and they are doing a responsible job. The neighborhood's character is front porches with postage stamp front yards. She is looking forward to having new neighbors.

Grey Poole [Selwyn Property Group, affirmed] stated that he appreciates that the Committee is wrestling with authority. He feels that they have made a lot of progress with the neighborhood and have come up with a much better plan. Another deferral would create a lot of uncertainty. He wants to find a way to approve plans, subject to variance and does not want an open application.

Without objection Mr. Fountain closed the evidentiary portion of the hearing.

#### Committee Discussion

The following points were made in discussion [speaker indicated in brackets]:

I think we have made similar approvals. The new design answers all the questions we had at the last meeting and meets the *Guidelines*. [Davis]

I agree. I am excited to see changes made in response to last discussion. [McAuliffe]

Thank you to the applicant for making changes in response to our concern. Especially to gather neighborhood support. The new design does appear to be congruous. [Thiem]

Anyone want to attempt a motion? [Fountain]

Can we take a minute to see what applies? [Davis]

Take general action, staff can prepare findings before next meeting. [Rasberry]

#### Decision on the Application

Mr. Davis made a motion that the application be approved as amended, with the following conditions:

1. That the windows either be wood or aluminum-clad wood.
2. 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; *approved 11/19 CRK*

- ✓ b. Eave construction; 10/17
  - ✓ c. Foundation details; 08/23 pg A8.02
  - ✓ d. Porch details pg A7.02
3. 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; 10/17
  - ✓ g. Roofing materials; 08/23 pg A8.02
  - h. Exterior lighting;
  - i. Garage vehicular door;
  - j. HVAC location and screening.

The motion was seconded by Mr. Thiem; passed 5/0.

Committee members voting: Davis, Dunn, McAuliffe, Thiem, Fountain.

Certificate expiration date: 4/25/19.

The proposed Finding of Fact and Conclusions of law are in a separate document attached to these minutes.