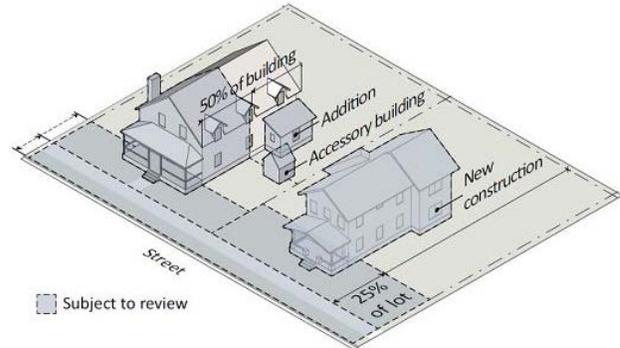


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Glenwood-Brooklyn Streetside Historic Overlay District (HOD-S)

On May 19, 2015, City Council directed City staff to initiate the historic overlay district process for the Glenwood-Brooklyn National Register Historic District.



Updates

City Council approved [Z-2-16](#) ([/content/PlanDev/Documents/Zoning/Rezoning/RezoningCases/2016/Z-002-16.pdf](#)), the zoning case to apply the Glenwood-Brooklyn Streetside Historic Overlay District (HOD-S), on April 5, 2016. There were no alterations made to the proposed boundaries of the HOD-S which conform to the existing Glenwood-Brooklyn National Register Historic District. The new overlay zoning district and its associated regulations are effective immediately. City Planning staff will work with neighborhood groups and the Five Points CAC to provide further information on the new overlay district and the [Certificate of Appropriateness](#) ([/business/content/PlanDev/Articles/DevServ/HistoricDevAndLandmarks.html](#)) (COA) process. Any changes to applicable exterior areas of properties must receive a COA.

Background Information

In mid-2015, the City hired an Architectural historian (Hanbury Preservation Consulting) to prepare an investigation and report on the District. This report is an update of the 2002 [National Register Nomination](#) (<http://www.hpo.ncdcr.gov/nr/WA4189.pdf>).

The [Final draft of the report](#) (<http://rhdc.org/sites/default/files/G-B.HOD2015update.pdf>) was reviewed by the [Raleigh Historic Development Commission](#) (<http://rhdc.org/>) at its meeting on November 17. The commission unanimously voted that the District has special significance in terms of its history, prehistory, architecture, archeology, or culture and possesses integrity of design, setting, materials, feeling, and association.

RHDC also voted to forward the investigation and report to City Council for its referral to the State Historic Preservation Office (SHPO) of the North Carolina Department of Cultural Resources for analysis. The comment letter is included in the zoning application.

Public review is integral to the rezoning process. Initial discussion occurred at a [Neighborhood Meeting](#) ([/content/PlanDev/Documents/LongRange/GlenwoodBrooklyn/GlenwoodBrooklynNeighborhoodMeeting20151214.pdf](#)), held December 14, 2015, at Jenkins Memorial United Methodist Church. A report of the neighborhood meeting, outlining the items discussed and noting those who attended, is included in the zoning application.

What is a Streetside Historic Overlay District (HOD-S)?

Frequently Asked Questions

Q – Will the use of my property change as a result of HOD designation?

A – No. The HOD-S is an overlay district and does not regulate land use. Uses allowed by the base zoning will remain the same.

Q – Can my request to demolish a building be denied?

A – No, demolitions cannot be denied. However, the RHDC may approve the request with a demolition delay of up to 365 days to allow time to explore alternatives to loss of the building.

Q – In a HOD-S, are alleys considered a public right-of-way?

A – For the purpose of the HOD-S, an alley is not considered a public right-of-way, so 'streetside' review does not come into play.

Q – Can I change the exterior paint color without a Certificate of Appropriateness (COA)?

A – Yes. A COA is not needed to change paint color.

Q – Are all buildings in a HOD-S district subject to COA review?

A – Yes. All buildings in the HOD-S, whether historic or not, are subject to COA review.

Q – Do I need to obtain a COA if I am adding on to an existing building?

A – It depends. Additions that project beyond an existing building's maximum front and side wall and roof plane envelope will need a COA. Those set back from those planes, and located behind the building, do not.

Q – Are corner lots reviewed in the same manner that other lots are?

A – Corner lots are subject to more review because they are adjacent to two public rights-of-way. This is because the part of the building or yard that is subject to a COA will be larger since the measurements are taken from both streets.

Q – Are there any materials approved for use in the HOD-S district that can be used in place of deteriorated historic wood?

A – Some substitute materials have been approved for use in places where the historic wood was deteriorated beyond repair and the particular feature is prone to moisture. Currently approved items include: column bases and capitals, window sills, and lowest course of siding. In all of the cases, the substitute material had a smooth paintable surface and requires COA approval.

Q – Does the construction of a deck require a COA?

A – Most decks in HOD-S will not require a COA due to their location. However, if a deck is proposed in one of the areas subject to review, such as near the front of the house or on the side, a COA is required.

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