



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

525 E LANE STREET

Address

OAKWOOD

Historic District

Historic Property

120-15-MW

Certificate Number

8/19/2015

Date of Issue

2/19/2016

Expiration Date

Project Description:

- Changes to previously approved COA 056-13-CA.
- Replace front door;
- replace basement doors;
- replace basement windows

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, _____

Raleigh Historic Development Commission

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



Planning & Development

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

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



- Minor Work (staff review) – 1 copy**
- Major Work (COA Committee review) – 13 copies**
- Most Major Work Applications**
- Additions Greater than 25% of Building Square Footage**
- New Buildings**
- Demo of Contributing Historic Resource**
- Post Approval Re-review of Conditions of Approval**

For Office Use Only

Transaction # 440947
 File # 120-15-MW
 Fee \$29
 Amt Paid \$29.00
 Check # 1004
 Rec'd Date 7/27/15
 Rec'd By [Signature]

• If completing by hand, please use **BLACK INK**. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address **525 E Lane St, Raleigh, NC 27604**

Historic District **Oakwood**

Historic Property/Landmark name (if applicable)

Owner's Name **Richard Bronstein**

Lot size (width in feet) (depth in feet)

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:

Property Address	Property Address

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 **William Hillebrenner, Oak City Artisans**

Mailing Address **411 N East St, Raleigh, NC 27604**

City **Raleigh** State **NC** Zip Code **27604**

Date **7/15/15** Daytime Phone **347-738-1228**

Email Address **will_i_am_1@yahoo.com**

Signature of Applicant _____

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 2/19/16. 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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature *Paul Gilly* Date 8/19/15

Project Categories (check all that apply):

Exterior Alteration

Addition

New Construction

Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?

Yes

No

(Office Use Only)

Type of Work 29, 84 89

Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work
3.7.7	Windows and Doors	Complete replacement of inappropriate front entrance door
3.7.7	Windows and Doors	Complete replacement of inappropriate double basement doors
3.7.6	Windows and Doors	Replacement of deteriorated and mis-matched basement windows
		Change to previously approved COA
		050-13-CA

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>Attach 8-1/2 " x 11" 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.</p> <p>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</p>			✓		
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.	<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 type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Drawings showing proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <input type="checkbox"/> 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet. 	<input type="checkbox"/>	<input checked="" 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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>		✓		



Existing Condition



Recreated beveled glass sidelights to match existing transom

Recreated beveled glass door panel to match existing transom

Solid mahogany door

Proposed Changes

Tully, Tania

From: will <will_i_am_1@yahoo.com>
Sent: Tuesday, August 18, 2015 4:06 PM
To: Band, Daniel; Tully, Tania; zfox@2sldesignbuild.com; Richard Bronstein
Subject: Re: Minor Work COA - 525 E Lane Street
Attachments: 20150818_134215.jpg; 20150814_113315.jpg; 20150802_154256.jpg; 20150802_154229.jpg; 20150802_154221.jpg; 20150802_154208.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Daniel and Tania,
I apologize for the delay in getting these items back to you. I was working diligently on my end to come up with a feasible solution that could be completed with historic material and would look appropriate with and not compete with the overall character of the rest of the house.

In response to your questions:

- **Specs for some window replacements have already been submitted as part of COA 056-13-CA. Has there been a change?**

There has not been a change but an addition. The referenced addition (I believe) did not include the basement windows. If it did, then yes, there is a change.

- **Please provide a current picture of the front of the property and pictures of the existing basement doors and windows to be replaced.**

Please see photos attached.

- **For the windows being replaced, please provide evidence that the windows are either not-historic and/or deteriorated beyond repair.**

Please see photos attached.

- **Please confirm that the proposed front door will be custom built with true-divided-lights.**

Door up for approval is a reclaimed door that has been custom modified to fit the character of the home. Door is solid mahogany with custom leaded glass panels being fabricated to match existing transom. sidelights currently are single plate glass but will be changed to custom leaded glass panels to match transom.

- **Please provide details on the new basement windows.**

Proposed basement replacement windows are single, solid wood, 4 lite glazed sashes. The 4 lite sashes will give a look similar to the elegant 2-over-2 windows very prevalent in the neighborhood. Please see photos attached.

- **For the basement doors, please provide specs/drawings of the replacement doors.**

Basement door replacements will be solid wood, reclaimed, 2 panel double doors. They will have applied molding around the flat panels to give a look similar to existing single basement door at the rear of the house. See photos attached.

Thank you for you time and patience with this project.

Will Hillebrenner
Oak City Artisans

Tully, Tania

From: Tully, Tania
Sent: Wednesday, August 19, 2015 10:28 AM
To: 'will_i_am_1@yahoo.com'; Band, Daniel; zfox@2slsdesignbuild.com; Richard Bronstein
Subject: RE: Minor Work COA - 525 E Lane Street

Hi Will –

There is clarity now with the window and door changes, but we still need photos of the house pulled back so that the locations of these changes are clear.

Anyone on site can send these via email.

-Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

COA process information is available [here](#).

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Sent: Tuesday, August 18, 2015 4:06 PM
To: Band, Daniel; Tully, Tania; zfox@2slsdesignbuild.com; Richard Bronstein
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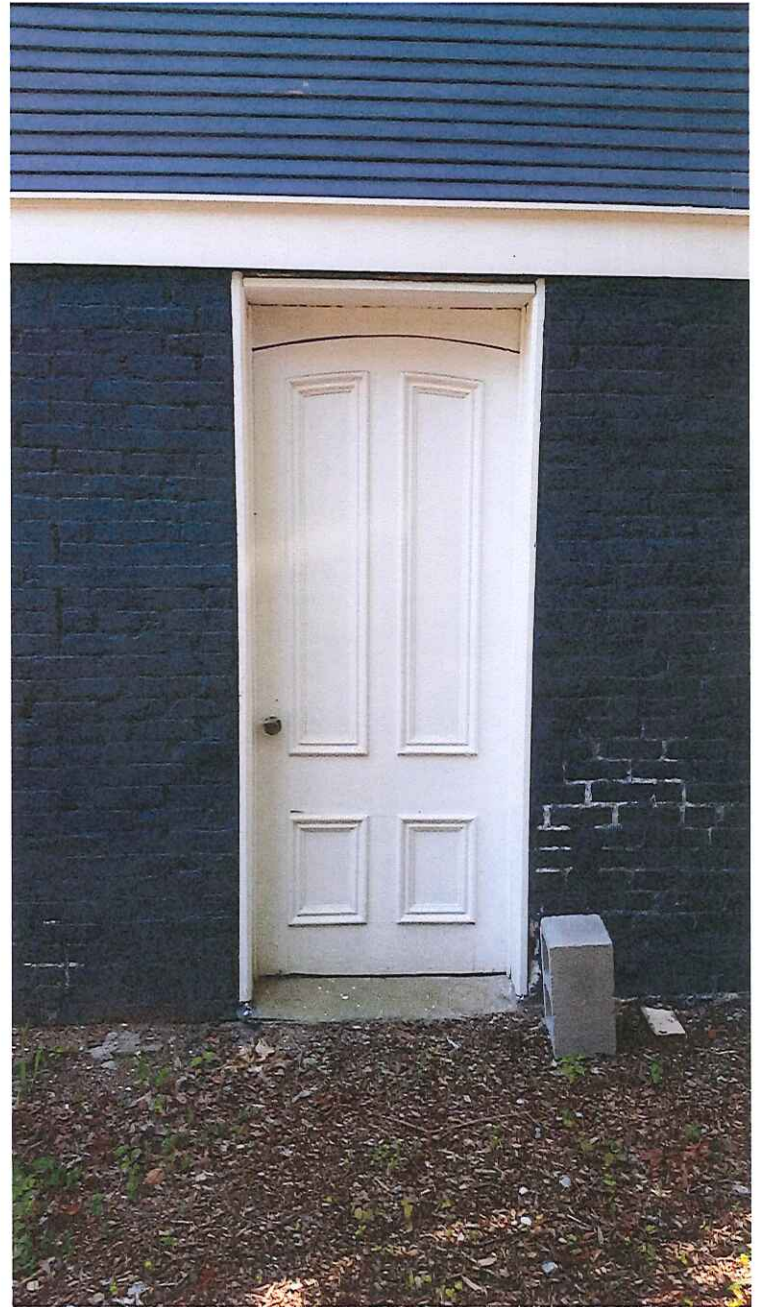
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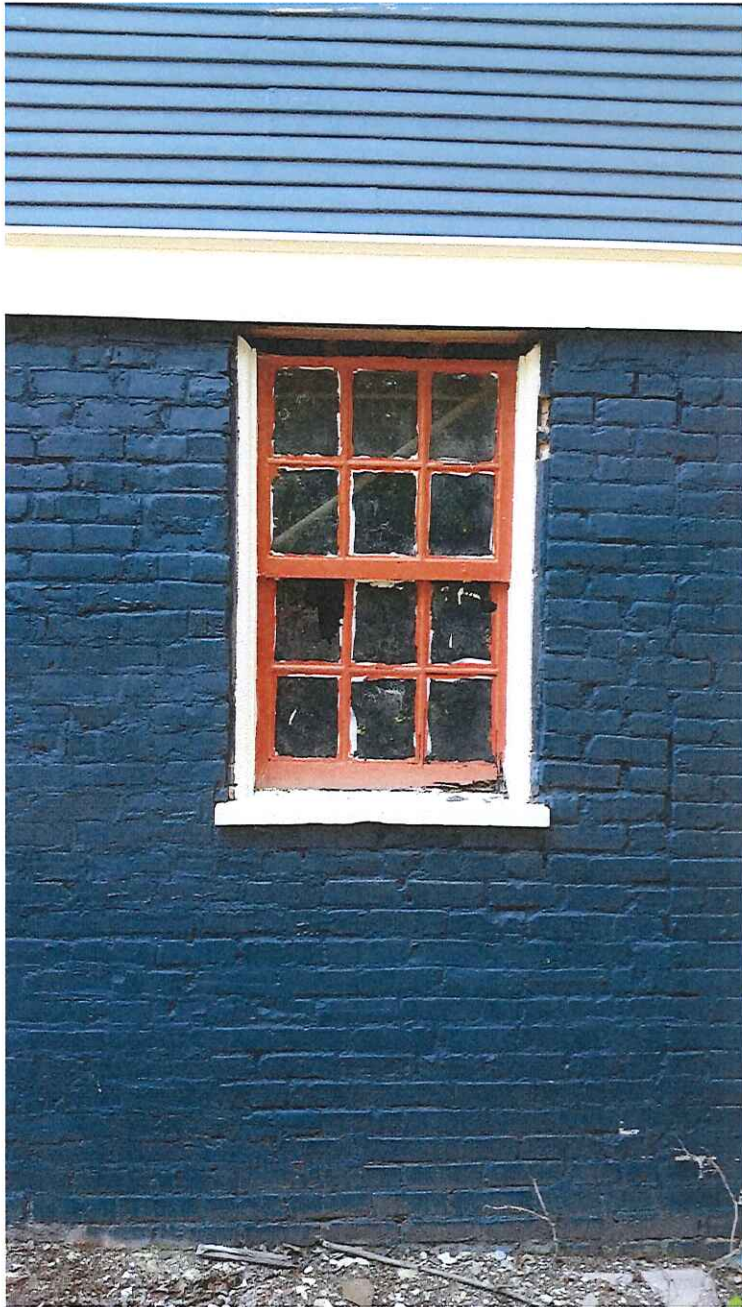
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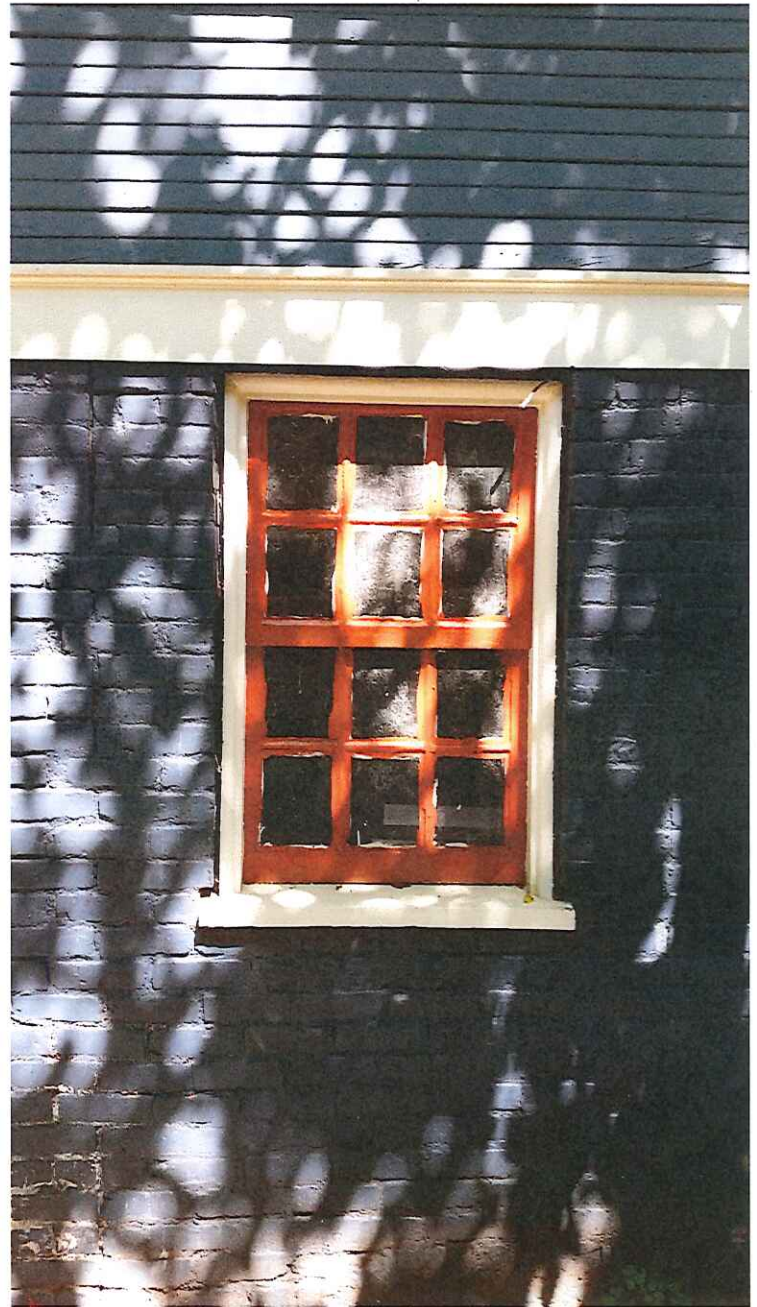
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20150802_154256



20150802_154229



20150818_134215



20150814_113315



20150819_105726



20150819_105705



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