



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

311 E LANE STREET

Address

OAKWOOD

Historic District

Historic Property

185-17-MW

Certificate Number

12-04-2017

Date of Issue

06-04-2018

Expiration Date

Project Description:

- Install windows in place of lattice in rear porch;
- move front door to rear porch;
- install two new front doors;
- install gutters and downspouts;
- install tankless water heater

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, _____

Melissa Rabb

Raleigh Historic Development Commission

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

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



**DEVELOPMENT
SERVICES
DEPARTMENT**

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



<input checked="" type="checkbox"/> Minor Work (staff review) – 1 copy <input type="checkbox"/> Major Work (COA Committee review) – 10 copies <ul style="list-style-type: none"> <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;">For Office Use Only</p> Transaction # <u>536521</u> File # <u>185-17-MW</u> Fee <u>29⁰⁰</u> Amount Paid <u>29⁰⁰</u> Received Date <u>11/17/17</u> Received By <u>Pam Best</u>
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Property Street Address	<u>311 East Lane Street</u>	
Historic District	<u>Jakwood</u>	
Historic Property/Landmark name (if applicable)		
Owner's Name	<u>Bob Doster</u>	
Lot size	(width in feet) <u>47.03'</u>	(depth in feet) <u>59.5'</u>

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 ([Label Creator](#)).

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 **BOB DOSTER**

Mailing Address **311 E LANE ST**

City **RALEIGH**

State **NC**

Zip Code **27601**

Date **11/17/17**

Daytime Phone **919-264-0712**

Email Address **vondosterinc@gmail.com**

Applicant Signature

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

85, 29, 30, 40, 50

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)
NOTE: THIS APPLICATION INCLUDES NEW WORK ITEMS & REVISIONS TO COA 135-17-MW MR 11/30/17		<ul style="list-style-type: none"> * Install window at Intra area on Rear porch. * Relocate one of existing front doors to Rear opening as plan is to convert existing porch to conditioned space. * Install 2 New front doors of identical style as existing that are in better condition. * Install new K style gutters where needed * install Tankless water heater at Rear of house.

THIS ITEM REMOVED FROM APPLICATION PER APPLICANT EMAIL 12/1/17

* Resize existing window at front porch because existing window is partial include stair risers and

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 6/4/16. 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 Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) Melissa Robb Date 12/4/17

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" 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. Minor Work (staff review) – 1 copy Major Work (COA Committee review) – 10 copies					
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 type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input type="checkbox"/>				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input type="checkbox"/>				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input 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 type="checkbox"/>			
6. Drawings showing existing and proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet. 	<input type="checkbox"/>	<input 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). Use the <u>Label Creator</u> to determine the addresses.	<input type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See <u>Development Fee Schedule</u>)	<input type="checkbox"/>				

Robb, Melissa

From: VonDoster LLC <vondosterinc@gmail.com>
Sent: Friday, December 01, 2017 11:21 AM
To: Robb, Melissa
Cc: Tully, Tania
Subject: Re: 311 East Lane Street images 3
Attachments: 311 E Lane Roof View.pdf; 311 E Lane Damaged Front Door 20171201.jpg; Tankless Photo 20171201.jpg

Hi Melissa,

- ✓1. The section drawing provided is for the rear window. It will be a twin double hung with full light panes to match the others on the house. approximate size is 56"x24"
- ✓2. I had the understanding we did not need permission to change like items with like items for the front doors. But please see attached photo of one of the front doors showing that it is warped and that it has been patched previously with a wooden plate . It cannot be made secure nor can it be made to form a seal to keep out the cold. Please note wooden plate at locks and light coming in at bottom of door (1/2" gap due to warp).
- ✓3. I plan to keep the existing screen doors, however they will be rebuilt due to damage similar to the front door. The house had to be jacked up almost 8" on the right front side and it seems the front doors and screens were at the wrack point for the previous settling. This gave them about 50 years to "curve" to the crumbling house. So yes, keeping the screens but rebuilding them due to warping.
- ✓4. Gutters are k-style aluminum like I have installed on many houses in Oakwood this year. I plan to install cream colored gutters to closely match the trim color on the house. All downspouts are located to help direct the run off around the house. Water under the house is the reason it settled and needed to be jacked. Gutters are critical to insure this does not continue.
- ✓5. Please see attached photo of tankless unit I installed at 516 N. Bloodworth Street. My unit will be the same. I plan to install it on left side of house. I have noted its location on the drawing for gutter downspouts. It is 14"wx40"hx10"d. This is the only location building code will allow its installation on my property unless we install on back right corner which would put it directly opposite my neighbors back door (also noted on drawing).
6. This is unfortunate. I have a hazardous condition, so I will cut the window frame from the inside so that I may insulate the window and seal the window from the inside. I will paint the glass black from the inside to hide the insulation. At a later date I will revisit this.

Thanks for your help!

Best,

Bob Doster
919.264.0712

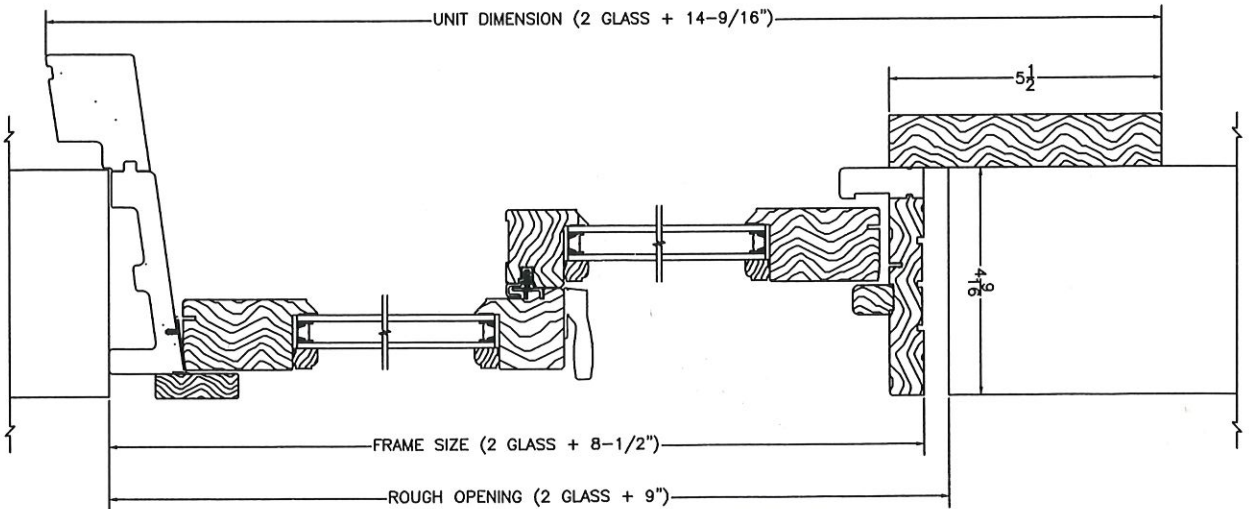
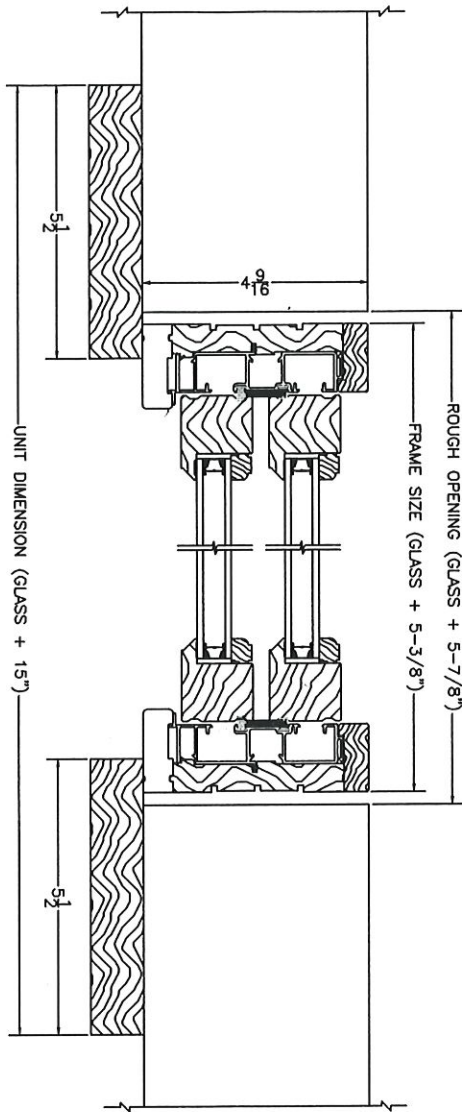
On Thu, Nov 30, 2017 at 4:54 PM, Robb, Melissa <Melissa.Robb@raleighnc.gov> wrote:

Bob,

New Window Spec



Lincoln Wood Products, Inc. • 1400 W. Taylor St. • Merrill, WI 54452 • Ph. (715) 536-2461 • Fax (715) 536-9783



DATE: 11/8/17

DRAWN BY: BH

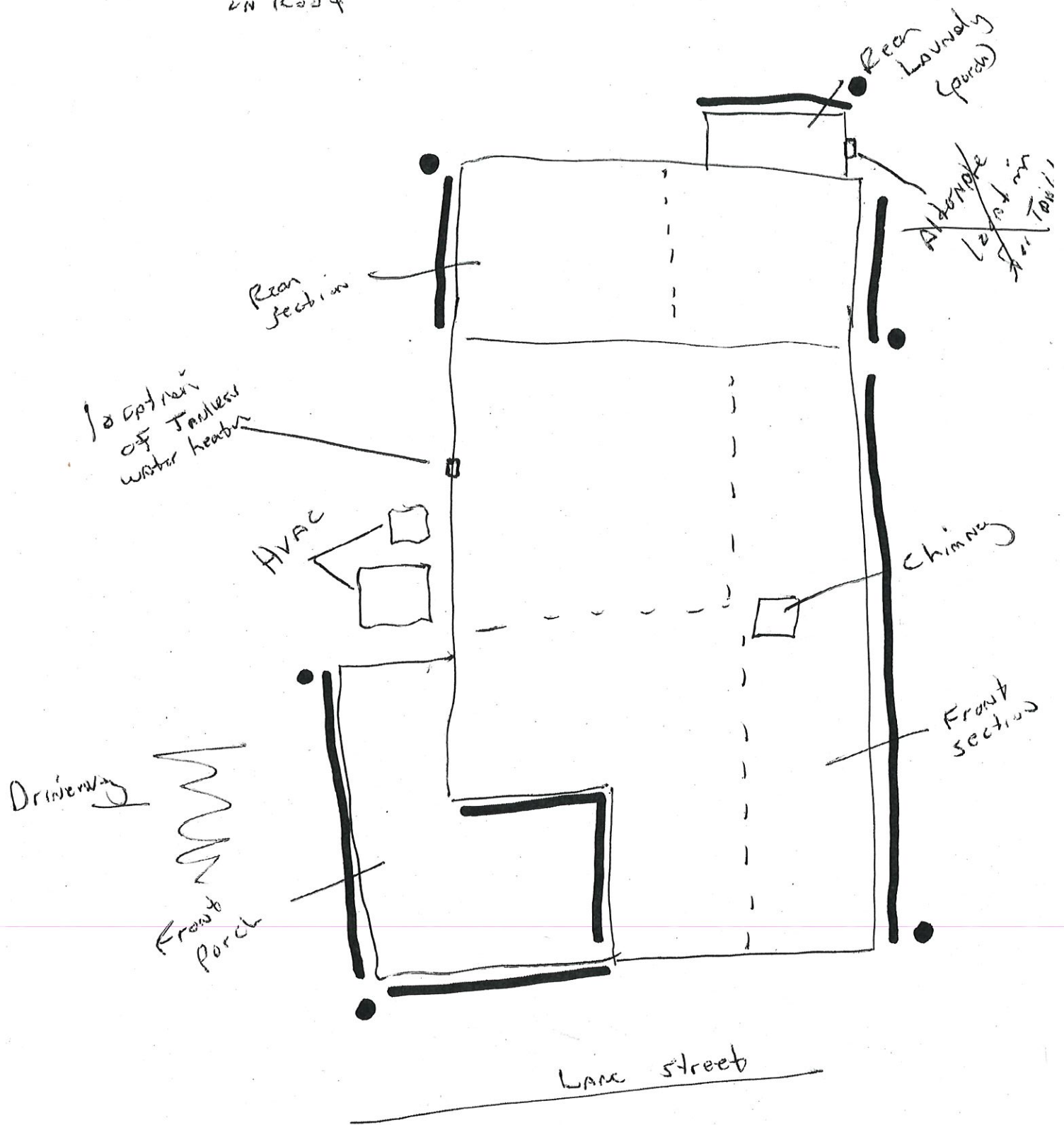
PRODUCT:

DH W/ 5-1/2" FLAT CASING, 2" SILL NOSING

DRAWING #: TEMP/AMERICAN CEDAR-TIM

----- is Ridge location
on Roof

ROOT VIEW ON WEST LANE ST



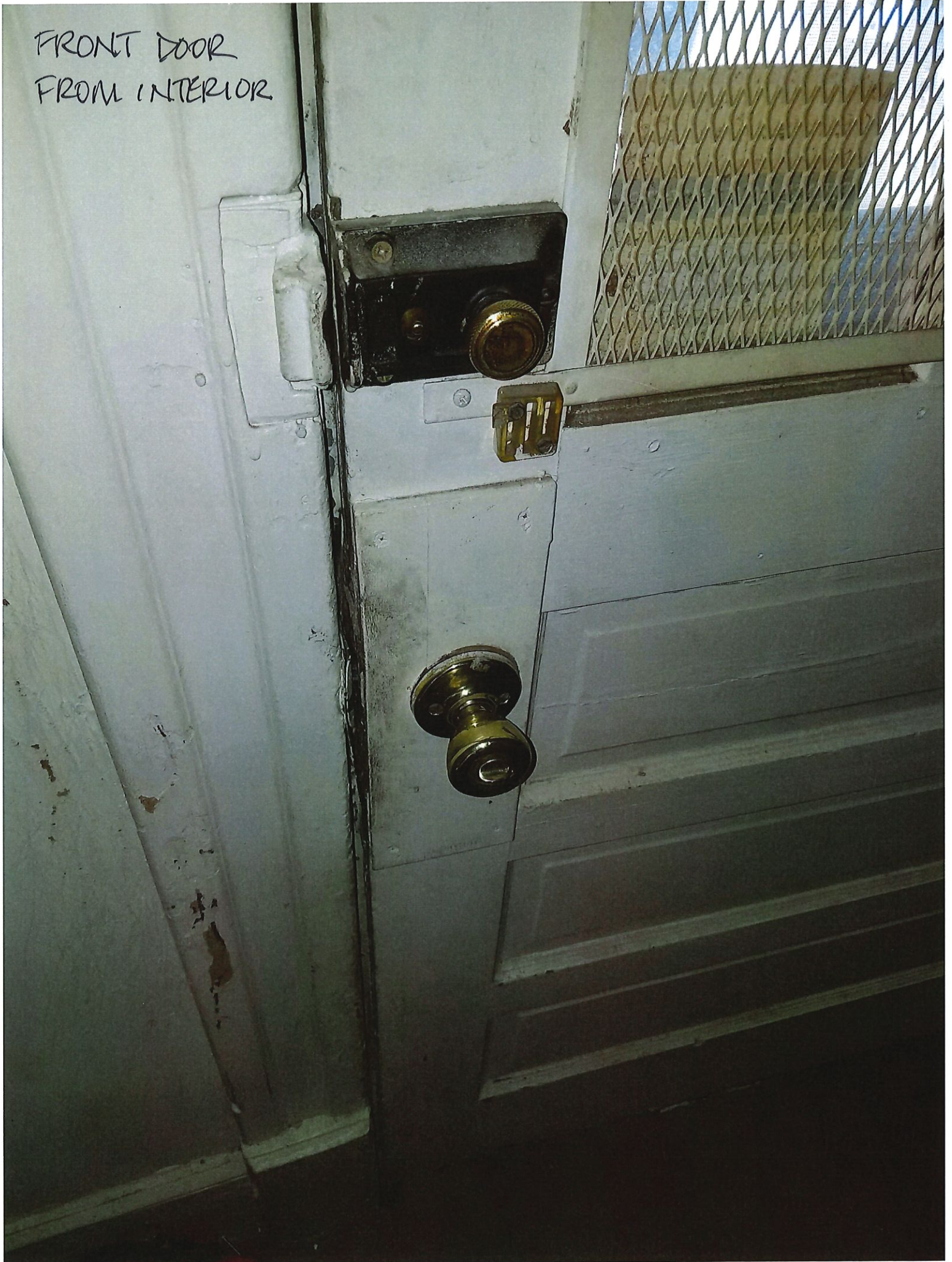
— denotes gutter
● downspout

* k-style gutters per drawing

* gutters will be cream color to match house trim paint

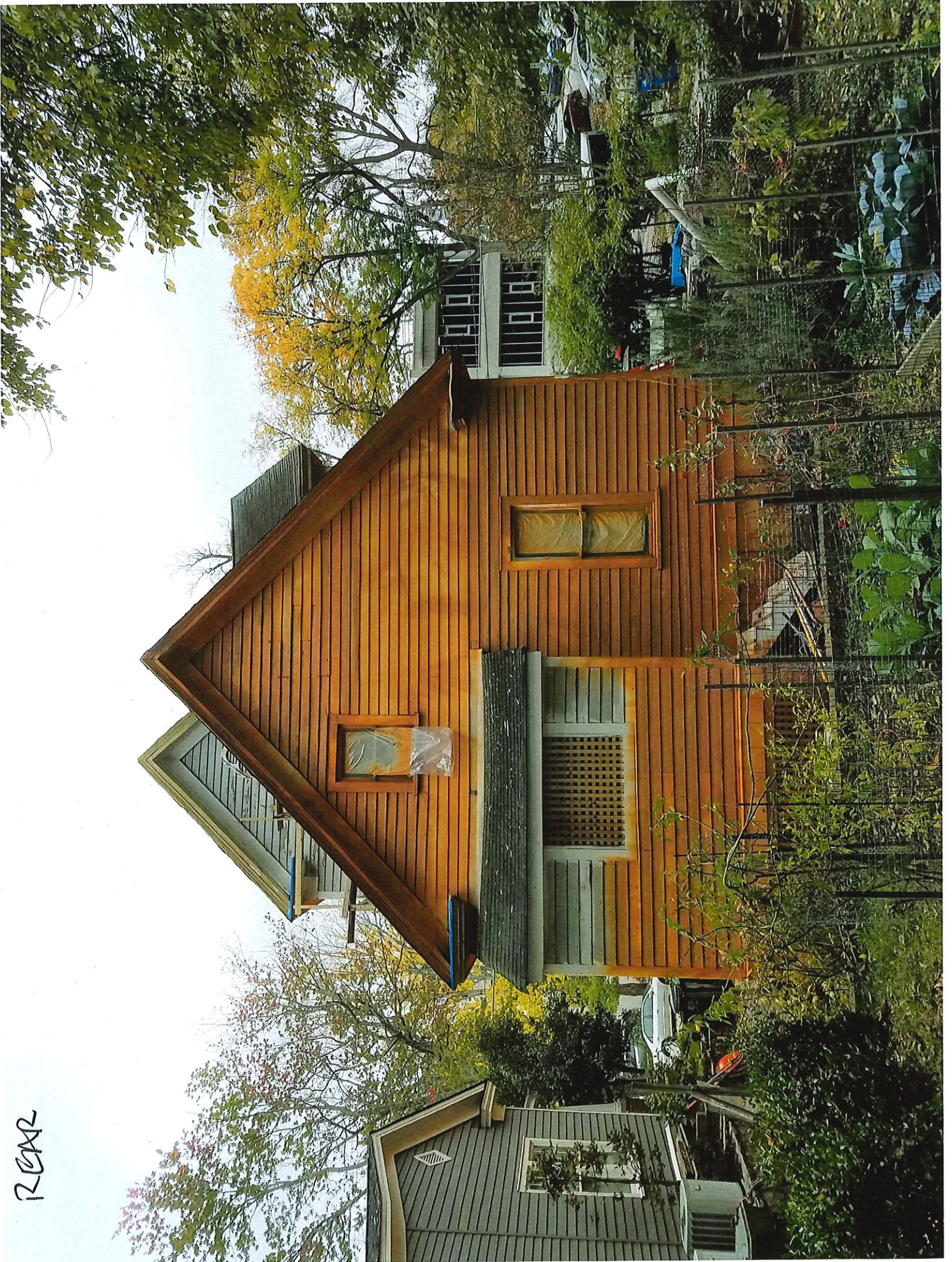
* aluminum material

FRONT DOOR
FROM INTERIOR



EXAMPLE TANKLESS WATER HEATER

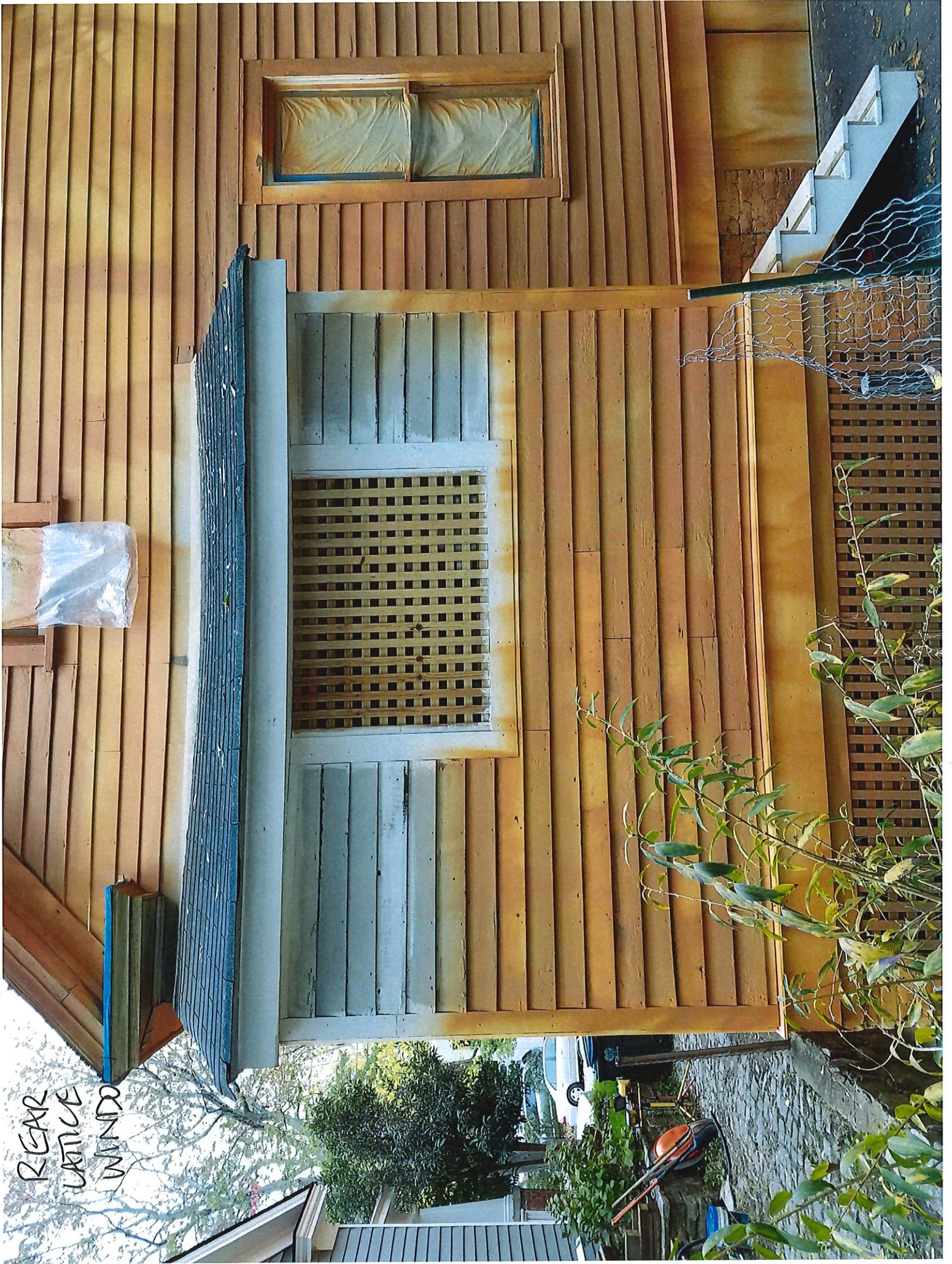




REAR

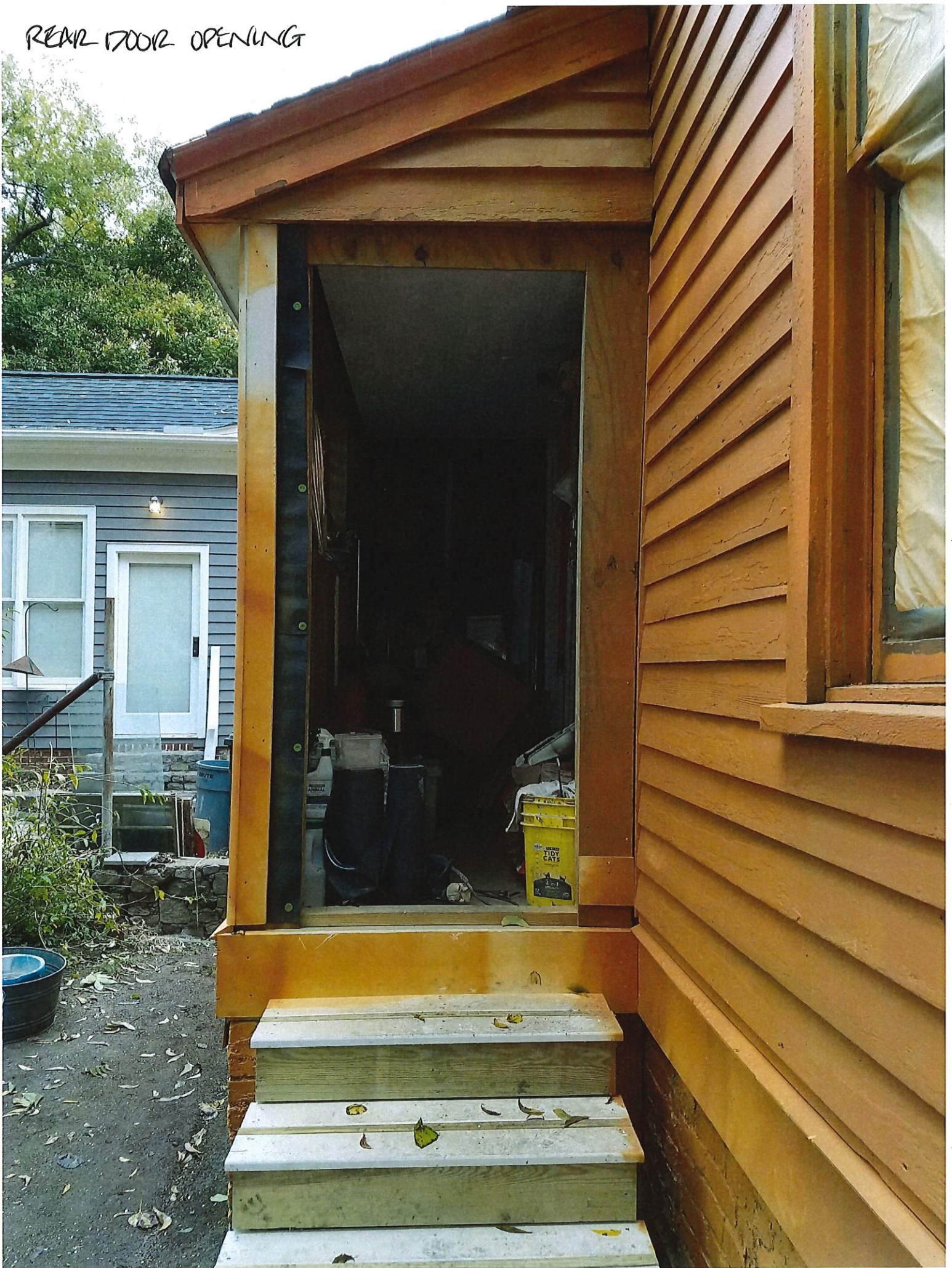
FRONT





REAR
LATTICE
WINDOW

REAR DOOR OPENING



FRONT DOOR-5



FRONT WINDOW



RIGHT SIDE





LEFT SIDE