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 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,
Raleigh Historic Development Commission

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

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**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:**  
**Date:** 6/19/15

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**Project Categories (check all that apply):**  
- [x] Exterior Alteration  
- [ ] Addition  
- [ ] New Construction  
- [ ] Demolition

**Will you be applying for state or federal rehabilitation tax credits for this project?**  
- [ ] Yes  
- [ ] No

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

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work</th>
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<tr>
<td>3.7.7</td>
<td>Windows and Doors</td>
<td>Complete replacement of inappropriate front entrance door</td>
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<tr>
<td>3.7.7</td>
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<td>Complete replacement of inappropriate double basement doors</td>
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<td>Windows and Doors</td>
<td>Replacement of deteriorated and mis-matched basement windows</td>
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- **Change to previously approved COA**
  - 05C-13-CA
### TO BE COMPLETED BY APPLICANT

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.

**Minor Work (staff review) – 1 copy**

**Major Work (CDA Committee review) – 13 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.)

2. **Description of materials (Provide samples, if appropriate)**

3. **Photographs of existing conditions are required.**

4. **Paint Schedule (if applicable)**

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.

6. **Drawings showing proposed work**
   - Plan drawings
   - Elevation drawings showing the new façade(s).
   - Dimensions shown on drawings and/or graphic scale.
   - 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.

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)**

8. **Fee (See Development Fee Schedule)**
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
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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From: will [mailto:will_i_am_1@yahoo.com]  
Sent: Tuesday, August 18, 2015 4:06 PM  
To: Band, Daniel; Tully, Tania; zfox@2sdesignbuild.com; Richard Bronstein  
Subject: Re: Minor Work COA - 525 E Lane Street

Hello Daniel and Tania,

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