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 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, [Signature]
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**

- **Minor Work (staff review) – 1 copy**
- **Major Work (COA Committee review) – 10 copies**
  - Additions Greater than 25% of Building Square Footage
  - New Buildings
  - Demo of Contributing Historic Resource
  - All Other
- **Post Approval Re-review of Conditions of Approval**

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<tr>
<td><strong>Transaction #</strong></td>
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<td><strong>File #</strong></td>
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<td><strong>Received Date</strong></td>
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**Property Street Address**: 311 East Lane Street

**Historic District**: Oakwood

**Historic Property/Landmark name (if applicable)**

**Owner's Name**: Bob Docker

**Lot size**

- (width in feet): 47.03'
- (depth in feet): 59.5'

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).

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<th>Property Address</th>
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**WWW.RALEIGHNC.GOV**

**REVISION 08.29.16**
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.

<table>
<thead>
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<th>Type or print the following:</th>
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<tr>
<td><strong>Applicant</strong></td>
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<td><strong>Mailing Address</strong></td>
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<td><strong>City</strong></td>
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<td><strong>Zip Code</strong></td>
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<td><strong>Daytime Phone</strong></td>
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<tr>
<td><strong>Type of Work</strong></td>
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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

**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 (attach additional sheets as needed)</th>
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<tbody>
<tr>
<td>NOTE: THIS APPLICATION INCLUDES NEW WORK</td>
<td>ITEMS &amp; REVISIONS TO</td>
<td>* Install window at lattice area on rear porch. * Relocate one of existing front doors to rear opening as plan is to convert existing porch to conditioned space. * Install new front doors as Equal window style as existing that are in better condition. * Install new K Style gutters where needed. * Install Tankless water heater at rear of house.</td>
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**This item removed from application per applicant email 12/1/17**

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**REVISION 08.29.16**

Page 2 of 3
**TO BE COMPLETED BY APPLICANT**

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.)

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

3. **Photographs of existing conditions are required. Minimum image size 4” x 6” as printed. Maximum 2 images per page.**

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 existing and proposed work**
   - [ ] Plan drawings
   - [ ] Elevation drawings showing the façade(s)
   - [ ] Dimensions shown on drawings and/or graphic scale (required)
   - [ ] 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.

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 Label Creator to determine the addresses.**

8. **Fee (See Development Fee Schedule)**
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's 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,
- - - - is Ridge location in Roof

A roof view of Unit 1010

- Rear Laundry (Porch)
- Garage (partially in Unit 1011)

- Location of Tankless water heater

- HVAC

- Chimney

- Front section

- Driveway

- Front Porch

- Lane street

- Downspout

- Denali gutter

= K-style gutters Per Drawing

= Gutters will be cream color to match
= Aluminum material
= House Trim Paint
FRONT DOOR
FROM INTERIOR
EXAMPLE TANKLESS WATER HEATER