



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Remove non-historic wall; install brick wall; minor planting changes to front yard landscape

602 E Lane St

Address

Oakwood

Historic District

Historic Property

COA-0021-2020

Certificate Number

3/5/2020

Date of Issue

9/5/2020

Expiration Date

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

Collette R Kinnane

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

Type or print the following:

Applicant name: Leon Malahias

Mailing address: 602 E. Lane St

City: Raleigh

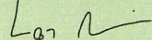
State: NC

Zip code: 27601

Date: 02/08/2020

Daytime phone #: 9194132197

Email address: leon.malahias@gmail.com

Applicant signature: 

Minor work (staff review) – one copy

Major work (COA committee review) – ten copies

Additions > 25% of building sq. footage

New buildings

Demolition of building or structure

All other

Post approval re-review of conditions of approval

Office Use Only

Transaction #: _____

File #: COA-0021-2020

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 602 E. Lane St, Raleigh NC

Historic district: Oakwood

Historic property/Landmark name (if applicable):

Owner name: Leon Malahias

Owner mailing address: 602 E. Lane St, Raleigh NC

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address	Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

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: <u>38, 35</u>
--	--

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).
	Repair front/side yard wall	Repair cinder block wall at front /front side of house with brick and blue stone cap. Brick and blue stone cap will match material and style previously approved in back and side yard. → Cap will be brick
	Front yard landscaping	Update to previously submitted / approved landscaping plan The changes include going with plants that are native to NC

<p align="center">Minor Work Approval (office use only)</p> <p>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 <u>09/05/2020</u>.</p> <p>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.</p> <p>Signature (City of Raleigh) <u>Collette R. K</u> Date <u>03/05/2020</u></p>

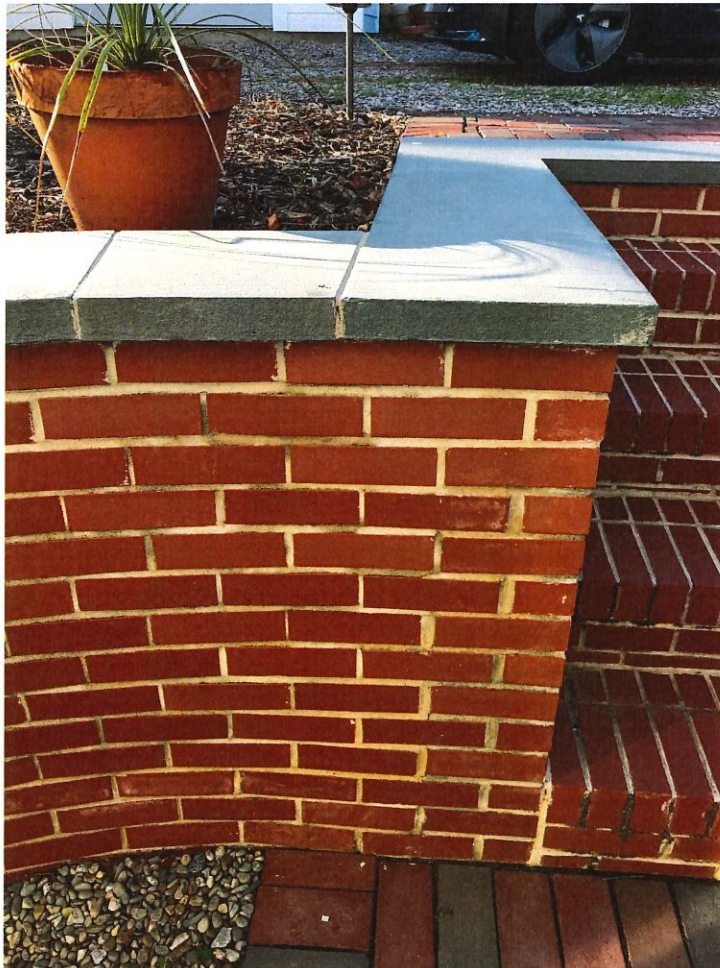
602 E. Lane St – Overview of proposed work

- Repair cinder block wall at front /front side of house with brick and blue stone cap. Brick and blue stone cap will match material and style previously approved in back and side yard.
- Update to previously submitted / approved landscaping plan The changes include going with plants that are native to NC

Existing wall covered in ivy

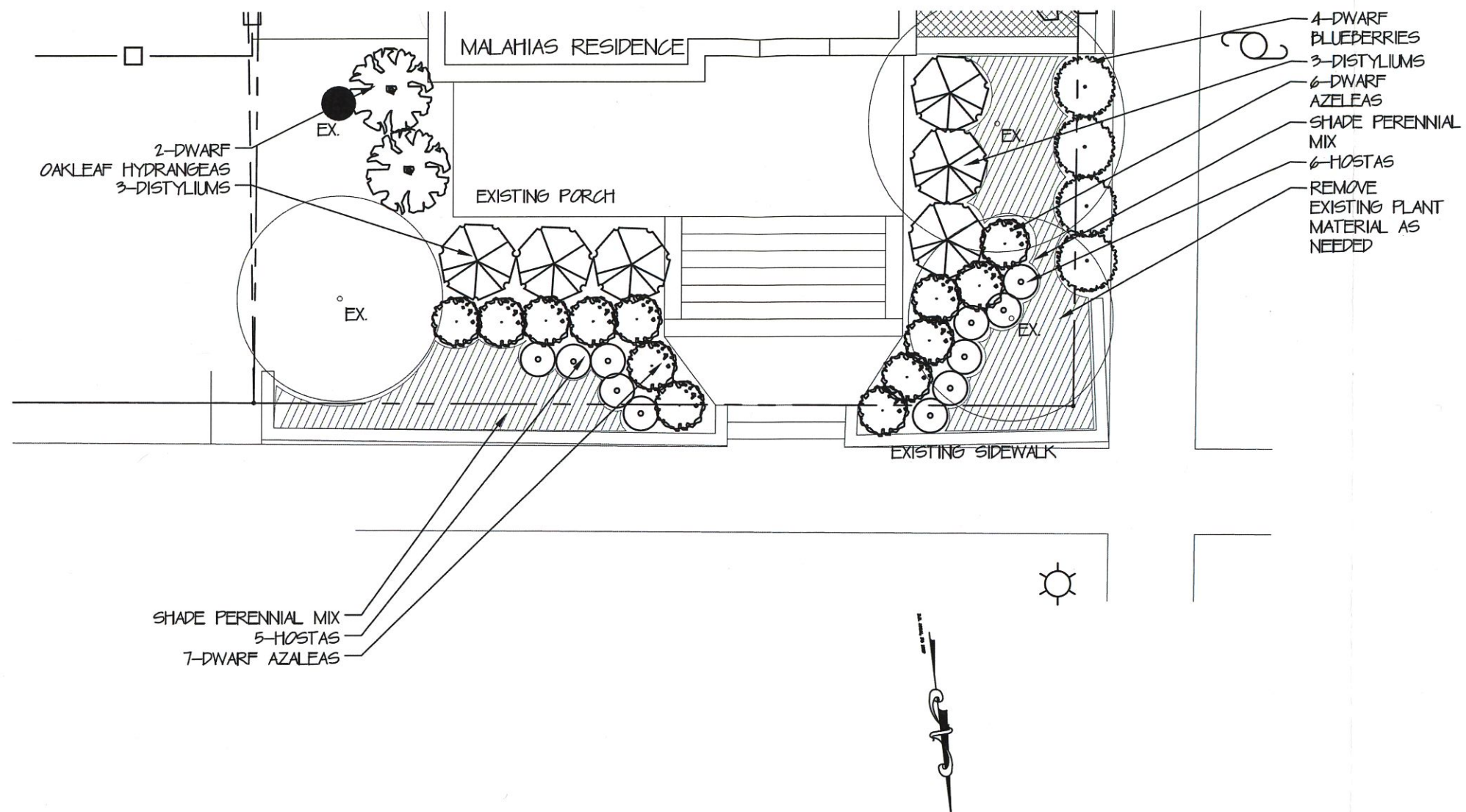


Existing wall in side/rear yard:



Proposed appearance (525 E Lane St – COA 096-15-MW)





Malahias Residence Plan
 602 East Lane Street, Raleigh, NC
 SCALE: $\frac{1}{8}" = 1'0"$
 DATE: 1/9/2020



Kinane, Collette

From: Leon Malahias <leon.malahias@gmail.com>
Sent: Monday, March 2, 2020 4:39 PM
To: Kinane, Collette
Cc: laurajost@gmail.com; Tully, Tania; Morton, Erin
Subject: Re: minor work COA application - COA-0021-2020 (602 E Lane Street)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the 'Phish Alert' link in the banner to report this message.

Thanks Collette. We'll just plan to do brick. Let me know if I need to update anything.

Kind regards,
Leon

On Wed, Feb 26, 2020 at 2:17 PM Kinane, Collette <Collette.Kinane@raleighnc.gov> wrote:

Hi, Leon –

Unfortunately, there haven't been any similar walls constructed recently that would have used the same or similar material to what you're looking for. However, I am attaching a document that was prepared by the Society for the Preservation of Historic Oakwood in 2011. I did a quick text search and several entries mention constructing exterior landscaping walls (the Landscapers and Masonry sections seemed particularly helpful). The document is getting fairly out of date, but hopefully one of the companies mentioned will lead you to the right source.

I'll let you know if I think of anything else that could help lead you in the right direction.

Thanks!

Collette

Collette R. Kinane

Preservation Planner II

■ Raleigh Urban Design Center

One Exchange Plaza, Suite 300 | Raleigh, NC 27601

919-996-2649 | raleighnc.gov

From: Leon Malahias <leon.malahias@gmail.com>

Sent: Wednesday, February 26, 2020 1:59 PM

To: Kinane, Collette <Collette.Kinane@raleighnc.gov>

Cc: laurajost@gmail.com; Tully, Tania <Tania.Tully@raleighnc.gov>; Morton, Erin <Erin.Morton@raleighnc.gov>

Subject: Re: minor work COA application - COA-0021-2020 (602 E Lane Street)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the 'Phish Alert' link in the banner to report this message.

Hi Collette,

We have been unable to find a close match to the concrete caps we currently have. Appreciate any insights you can provide on where best to source. It would be great if there was a resource on the RHDC website :)

We are fine to move forward with brick only if we can't find a suitable concrete cap match.

Kind regards,

Leon

On Thu, Feb 13, 2020 at 1:49 PM Leon Malahias <leon.malahias@gmail.com> wrote:

Hi Collette,

Thanks for the follow up. We are open to the concrete cap but was having trouble finding a good source. Do you happen to know where others have sourced or can you provide a recommendation so we can better match what we have?

Kind regards,

Leon

On Thu, Feb 13, 2020 at 12:41 PM Kinane, Collette <Collette.Kinane@raleighnc.gov> wrote:

Hi, Leon –

Thanks for submitting your minor work application. We've had a chance to review it. Our only area of concern is the bluestone cap. While we understand that it matches the new wall in the side/rear yard, it is uncommon to find walls with bluestone caps in front yards in Oakwood. Additionally, the wall in your rear yard is further screened by a fence. The wall itself and the landscape plan are absolutely approvable; however, the bluestone cap is something that we wouldn't be able to approve as staff. To help you avoid another major work application, would you consider a concrete cap to match your porch steps? Or match the appearance of the wall across the street at 525 E Lane? Either of those options we would be able to approve as staff.

Let me know what you think...

Thanks,

Collette

Collette R. Kinane

Preservation Planner II

■ Raleigh Urban Design Center

One Exchange Plaza, Suite 300 | Raleigh, NC 27601

919-996-2649 | raleighnc.gov