



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Changes to previously-approved COA (COA-0156-2023):
Remove side window opening and infill with siding in kind;
relocate existing window sash to expanded rear façade
window opening

609 E Lane St

Address

Oakwood

Historic District

Historic Property

COA-0032-2024

Certificate Number

3/25/2024

Date of Issue

9/25/2024

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, _____

Elin Moton Pugh

Raleigh Historic Development Commission

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

Type or print the following:			
Applicant name: Susan K Parry			
Mailing address: 609 E Lane St			
City: Raleigh		State: NC	Zip code: 27601
Date: 3/14/2024		Daytime phone #: 919-539-3238	
Email address: sparry49@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 #: <u>COA-0022-2024</u> Fee: _____ Amount paid: _____ Received date: _____ Received by: _____ _____	
Property street address: 609 E Lane St.			
Historic district: Oakwood			
Historic property/Landmark name (if applicable):			
Owner name: Susan Parry/John Montgomery			
Owner mailing address: same as above			

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 <input type="radio"/> No <input checked="" type="radio"/>	Office Use Only Type of work: <u>84, 85</u>
Did you consult with staff prior to filing the application? Yes <input checked="" type="radio"/> No <input type="radio"/>	

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).
3.7.1/46	Windows	Remove a non-original window that will now be inside screened porch
3.7.9/46	Windows	Add the window to make a pair where sunroom was to have been

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 <u>09/25/2024</u> .	
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) <u>Emin Morteza Purple</u>	Date <u>03/25/2024</u>

To Whom It May Concern,

We were pleased to recently receive approval for a multi-part project at our home at 609 E Lane St. The project included replacing a historic front porch that had been removed in the 1950's, adding a small sunroom type addition (to a very small bedroom) on the back of the house, and screening a small, non-historic side porch.

We have received estimates for the work and have decided not to pursue the rear addition due to cost. We hope to go ahead with the remainder of the project, however.

We are requesting two minor works changes.

1. There is a single window facing in to the afore-mentioned, to-be-screened, side porch. The window is not original. We received permission to replace an old door in the same location when we renovated the house 3 years ago. (Note the door had been added years ago when the rear of the house served as an apartment.) At the time of the renovation, all of the windows in the house, including this one, were replaced with RHDC approval. Since we are screening this porch, we would like permission to remove this window. We will replace the siding with matching dimension wood siding in the affected area and use the opportunity to improve the insulation there. Paint will match the existing color. We believe that this door/window/door in this location does not contribute the original character of the house (Guidelines 3.7.1)
2. Since the window we are removing is new and is an exact match for the other windows in the house, we would like permission to place it immediately next to the existing window on the back, north face of the house where the new sunroom was to have been. We will position the pair so that it is centered on that rear facing side. As such, the pair will exactly match the pair of windows (also facing north and original in their size and placement) to the east of the side porch in our dining room. The rear of the house, where the sunroom addition was to have been, is a small master bedroom. The window that currently faces east is in a hallway. Since it will now face on to a screened porch we feel it will be more a detriment than an asset. If we can move it to the north face of the room it will add light and a better view of the back garden to an otherwise very modest space. (Guidelines 3.7.9)
3. You can see photographs of the door that was replaced in 2019 from both inside and outside at https://www.zillow.com/homedetails/609-E-Lane-St-Raleigh-NC-27601/6429133_zpid/ (see 1. above). I am unable to move those online photos to the COA Minor application site. Also see attached the existing pair of windows facing north from the dining area and a photograph of the east facing window as it currently exists, (2. Above) and a scale drawing of the proposed new paired window pair positioned on the right side of the back/north facade.

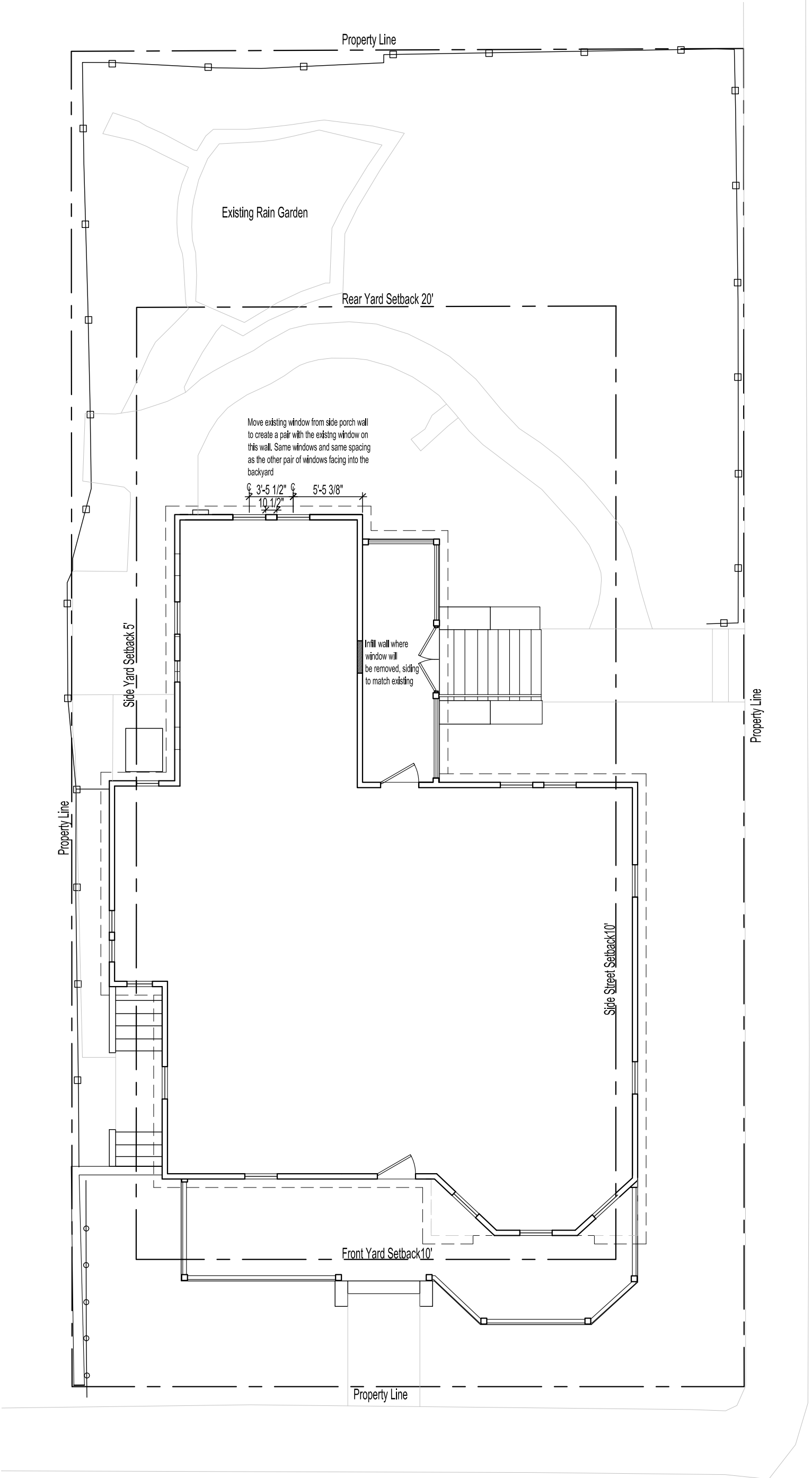
3.7 Windows and Doors: Guidelines

.1 Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds.

.9 If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining facade of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but not to duplicate the original.

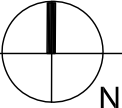






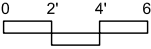
609 E Lane St - New Site Plan

Scale - 1/8" = 1'-0"



PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



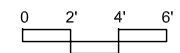


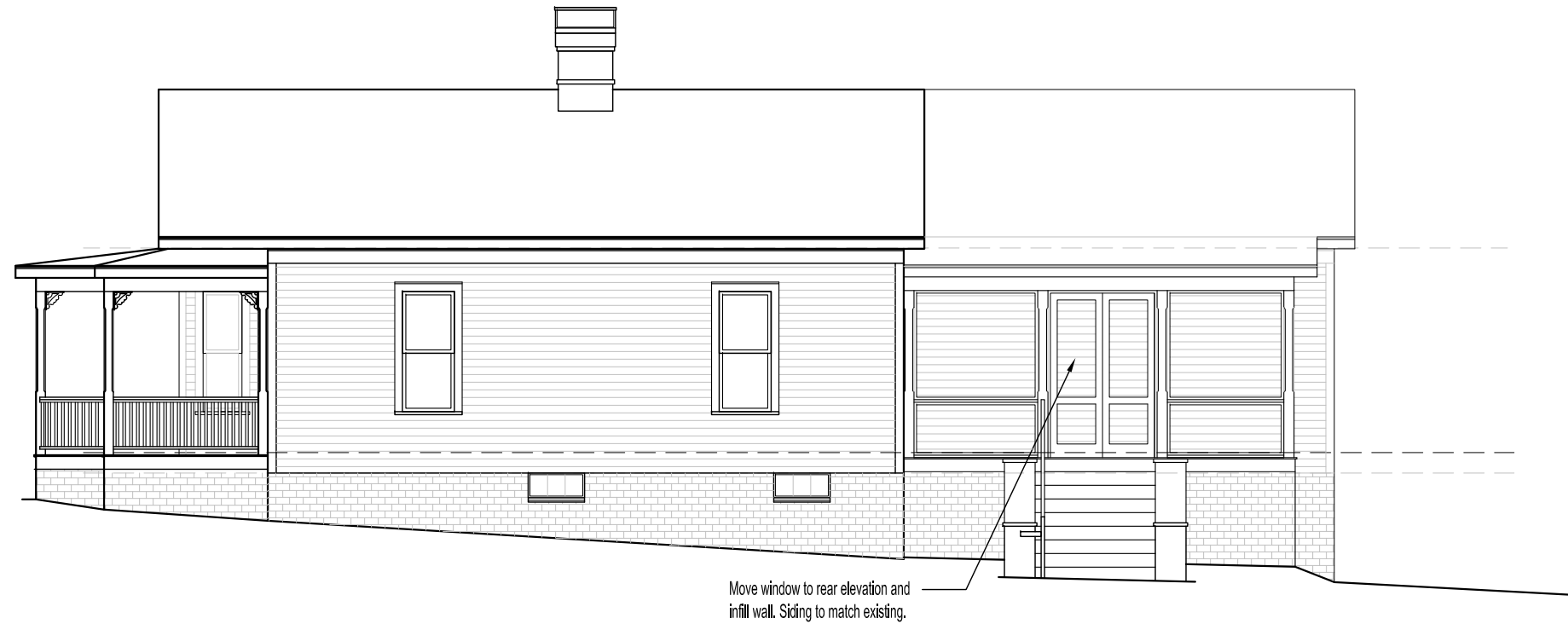
609 E Lane St - New Rear Elevation

Scale - 1/8" = 1'-0"

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609 E Lane St - New Right Side Elevation (Screen Side Porch)

Scale - 1/8" = 1'-0"

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Raleigh, NC 27604
919.696.0970

