



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Alter existing window opening; install new window; install new door

605 E Lane St

Address

Oakwood

Historic District

Historic Property

COA-0178-2020

Certificate Number

11/10/2020

Date of Issue

5/10/2021

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, \_\_\_\_\_

*Erin Morton*

Raleigh Historic Development Commission

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

Type or print the following:		
Applicant name: William Choi		
Mailing address: 602 E Hargett st		
City: Raleigh	State: NC	Zip code: 27601
Date: 10/20/20	Daytime phone #: 9545364059	
Email address: will@montgomerychoi.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		<b>Office Use Only</b> Transaction #: _____ File #: <u>COA-0178-2020</u> Fee: _____ Amount paid: _____ Received date: _____ Received by: _____ _____
Property street address: 605 E Lane St. Raleigh NC 27601		
Historic district: Oakwood		
Historic property/Landmark name (if applicable):		
Owner name: Ben Clay & Sirima Yaemsiri		
Owner mailing address: 605 E Lane St. Raleigh NC 27601		

**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>30, 84, 85</u>
Did you consult with staff prior to filing the application? Yes <input type="radio"/> No <input checked="" type="radio"/>	

Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).

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>05/10/2021</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>Erin Mooten</u>	Date <u>11/10/2020</u>

**Scope of work:**

- Installation of 1 new window in a new opening on a non-street facing side of the basement.
- Enlargement of 1 existing window in an enlarged opening on a non-street facing side of the basement.
- New entry door in a new opening on a non-street facing side of the basement.

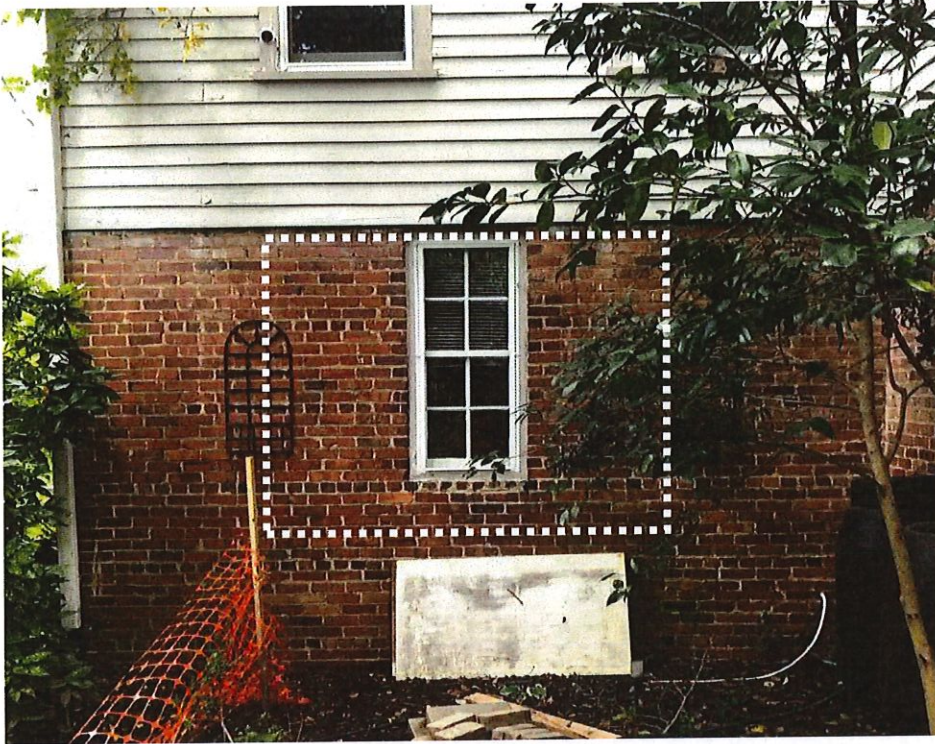
## Existing Conditions



## Street Side(South) Elevation

No new work is proposed on this facade

## Existing Conditions



Window A

Approximate proposed location & size shown in white dashed line



Window B

Approximate proposed location & size shown in white dashed line

## Existing Conditions



## Door A

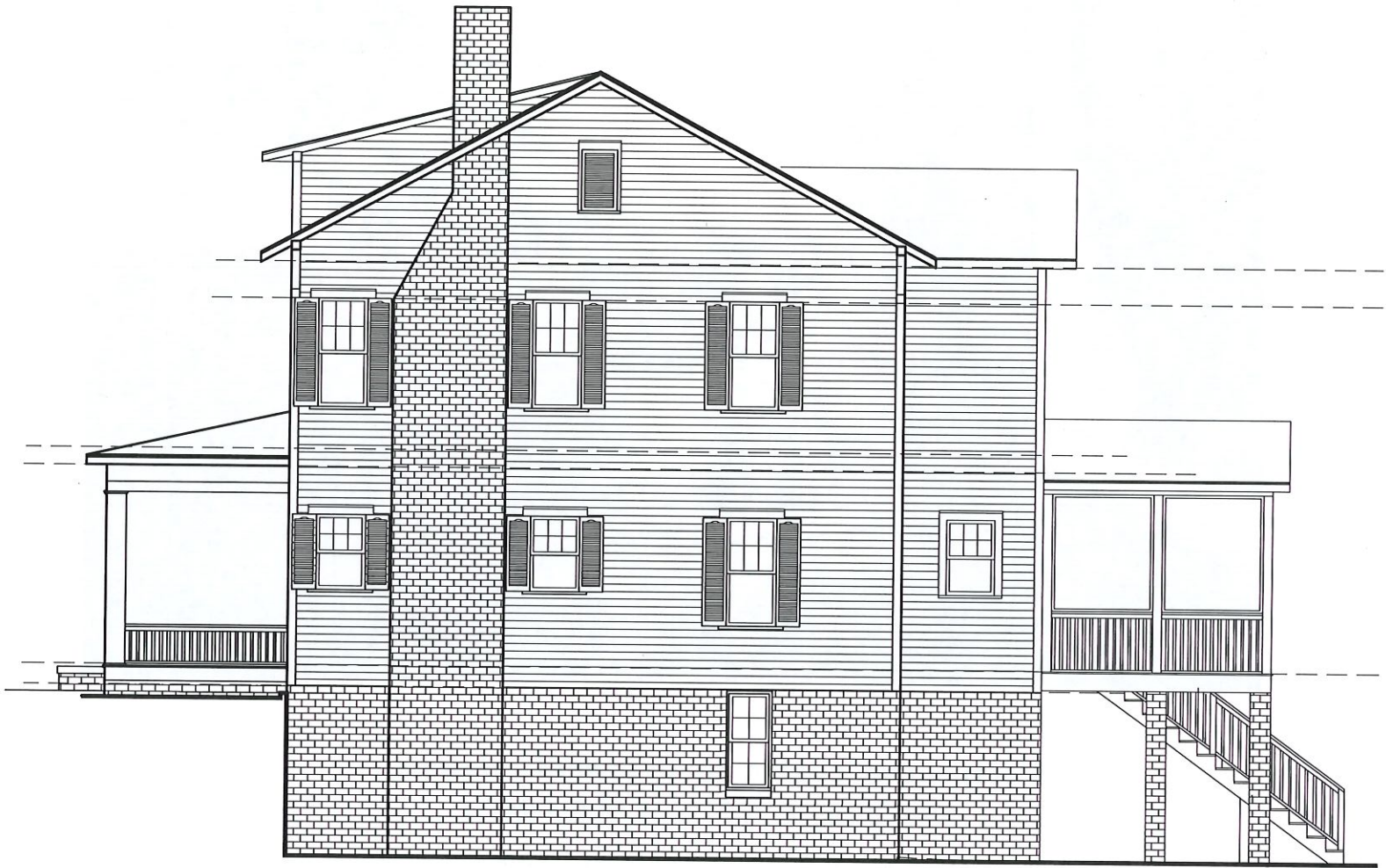
Approximate proposed location & size shown in white dashed line

## Existing Conditions



### Perspective looking south toward sidewalk, standing on east side of property

No new site walls are required, as the existing retaining wall allows  
the existing grade to be level with the new door's sill height



Existing East Elevation  
Scale: 1/8" = 1'-0"



**Door A**  
New 36"W x 80"H entry door in  
new opening

**Proposed**  
**East Elevation**  
Scale: 1/8" = 1'-0"



Existing South Elevation  
Scale: 1/8" = 1'-0"



**Window A**  
Existing 28"W x 60"H double hung window in poor condition to be replaced in enlarged opening with a 98"W x 72"H, 3-gang double hung window

**Proposed**  
**South Elevation**  
Scale: 1/8" = 1'-0"



Existing West Elevation

Scale:  $\frac{1}{8}'' = 1'-0''$



**Window B**

New 28"W x 60"H double hung  
window in new opening.

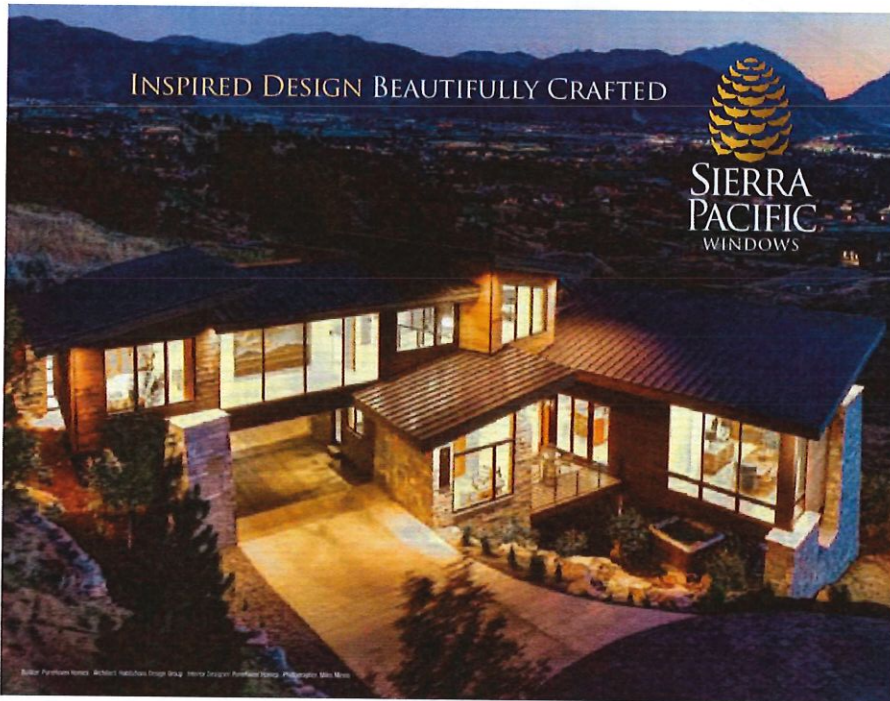
**Proposed  
West Elevation**  
Scale: 1/8" = 1'-0"

## Proposed Replacement Window Product

The selected product is Sierra Pacific Premium Double-Hung Window(All-wood).

The replacement windows will be specified to match existing windows.

The window will be painted(white) pine, with 5/8" putty simulated divided lites.



### — PREMIUM DOUBLE HUNG —

#### A TIMELESS CLASSIC WITH TIMELY UPDATES.

By themselves, they make a timeless statement. When configured with other Sierra Pacific windows, Sierra Pacific Premium Double Hung windows can turn an ordinary wall into an extraordinary vision.

Available in low maintenance aluminum clad exteriors and a gorgeous all wood version, our Premium Double Hungs have two easy-to-sash for easy cleaning.



#### PREMIUM JAMBLINERS ARE STANDARD

Many other windows use an ugly vinyl jambliner. By using real wood, our jambliners become a concealed, fully integrated part of the wood window frame.



Boxes with exterior woodwork settings

#### EXTERIOR TRIM

Group A or B (if 3/4" or 1" thick)

#### PREMIUM SASH

Premium double hung windows feature easy-to-sash for even easier cleaning.

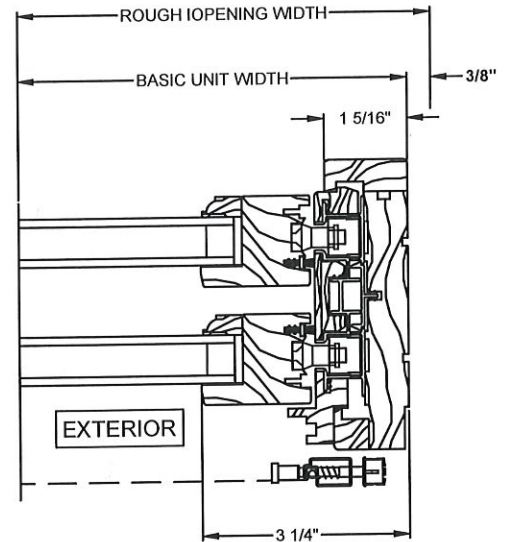
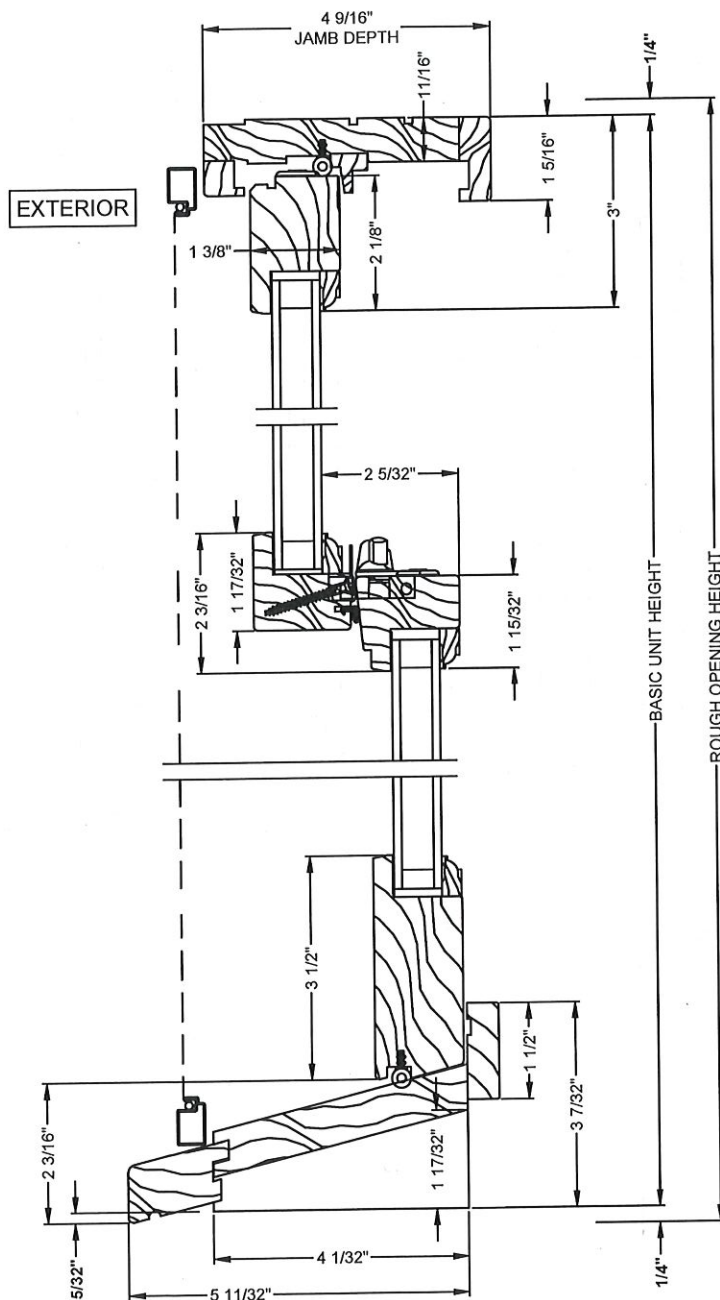
#### HARDWARE



Optional sash lift handle

# All Wood Double Hung - No Brick Mould W/Sill Nose

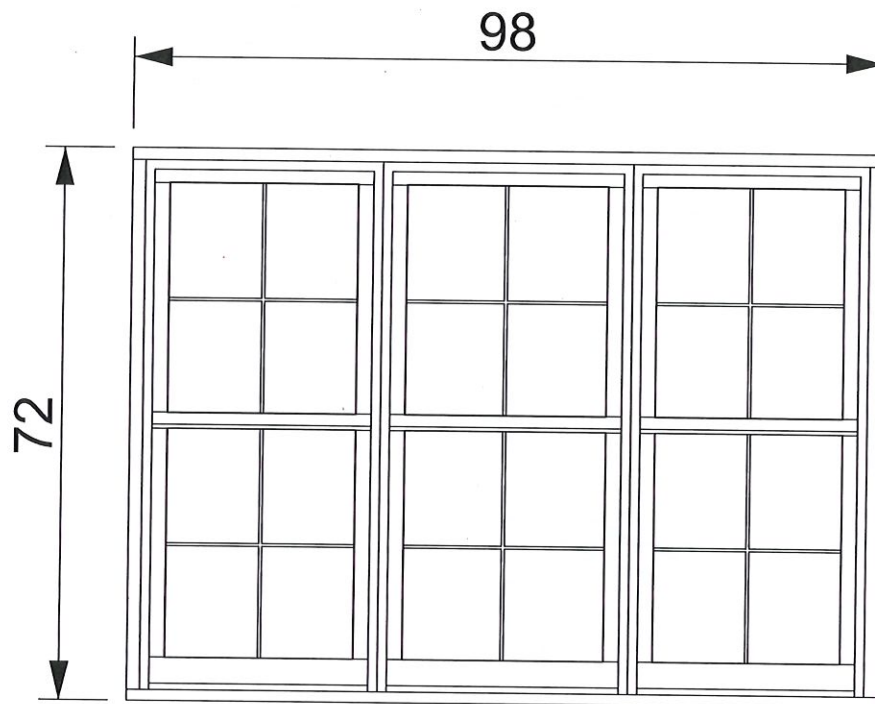
Scale: 4" = 1'





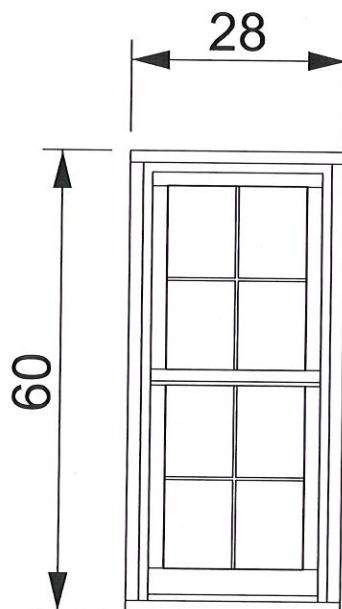
SIERRA  
PACIFIC  
WINDOWS

*All Wood  
Tilt Double Hung Windows*



**WINDOW A**  
WOOD DOUBLE HUNG  
98 X 72  
OPERATING

SCALE: 1/2" = 1'-0"



**WINDOW B**  
WOOD DOUBLE HUNG  
28 X 60  
OPERATING

SCALE: 1/2" = 1'-0"

**NOTE:**  
WINDOWS PRODUCTS ARE  
ALL-WOOD CONSTRUCTION,  
AND THE EXTERIOR WILL BE  
PAINTED WHITE TO MATCH  
THE EXISTING WINDOWS.

## Proposed Entrance Door Product

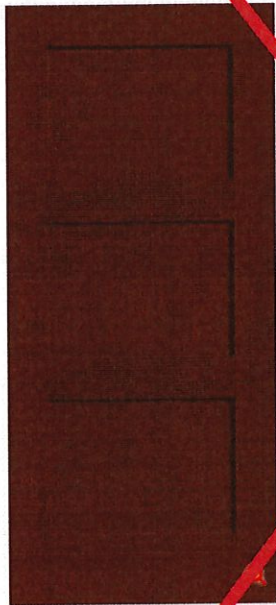
The selected product is Therma-Tru Classic-Craft American Style Collection, Model 3-Panel Shaker.

A wood door was deemed not practical on this facade of the basement, as it lacks overhangs and lacks proper moisture protection necessary for a wooden door.

EM Staff Note - Composite door material not approved.



SHARE



### Classic-Craft® American Style Collection™

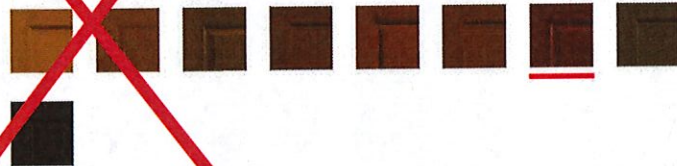
3 Panel Shaker | Style No. CCA1133-DDBF4

[Write a review](#)

1 Available Size ▾

 VIEW ON HOME

#### THERMA-TRU PRISMAGUARD STAIN OPTIONS



Looking for more information on finishing options? Check out our [finishing page](#) and learn how you can use finish to make your house a home with Therma-Tru.

DESIGN YOUR DOOR

WHERE TO BUY

ORDER FINISH SAMPLES

Classic-Craft. Premium Entryways

**THERMA TRU**  
DOORS



Extraordinary in every detail.

Authentic in every way.

### Premium performance in every detail.

Everything about Classic-Craft has been designed to create a premium, elegant entryway that provides exceptional strength, efficiency and long-term performance, so you can feel confident that Classic-Craft is a smart investment for years to come.

See the difference.



#### Premium – right down to the edge.

A solid hardwood square edge delivers a genuine wood appearance.



#### Standard fiberglass bullnose edge.

The bullnose profile, typical of other fiberglass doors, detracts from the authentic wood look.



**The look of real wood.** Realistic wood grains that are virtually indistinguishable from high-grade wood doors, thanks to Therma-Tru's AccuGrain<sup>®</sup> technology.

#### Details that define a custom door.

Crisp, handcrafted elegance creates embossments that are deeper than standard fiberglass doors.

**Architecturally correct for true classic beauty.** Doors designed to be architecturally correct, with proportions modeled after classic architectural principles, to create a more premium entryway.

Up to  
25% wider  
panels\*



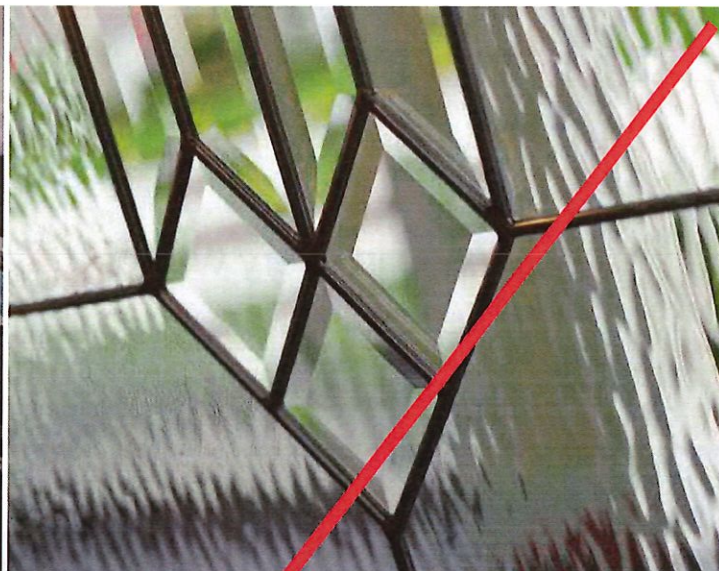
**Classic-Craft Premium Door**



**Standard Fiberglass Door**

\*Compared to other standard fiberglass doors.

\*\*Comparison of fiberglass to wood doors (both without glass).



#### 1 Enhanced Weather Resistance

No more worries about rotting, warping or twisting. Classic-Craft premium entryways are tested and designed to resist extreme weather conditions and the damaging effects of moisture. Both the top and bottom of the door are protected by composite rails for a longer-lasting entryway.

#### 2 Solid Security

Classic-Craft premium entryways feel solid and close with authority. A 4" wide beam of engineered lumber runs from the top to the bottom of the locking side of the door to add mass and rigidity, giving the door weight and a natural wood feel.

#### 3 Excellent Durability

Built to stand up to the elements and years of wear, Classic-Craft's fiberglass skins are thicker than other standard fiberglass doors to provide added durability and better long-term performance.

#### 4 Higher R-Values

Classic-Craft premium entryways contribute to an energy-efficient home. A polyurethane foam core provides up to four times the insulating R-Value of wood.\*\*

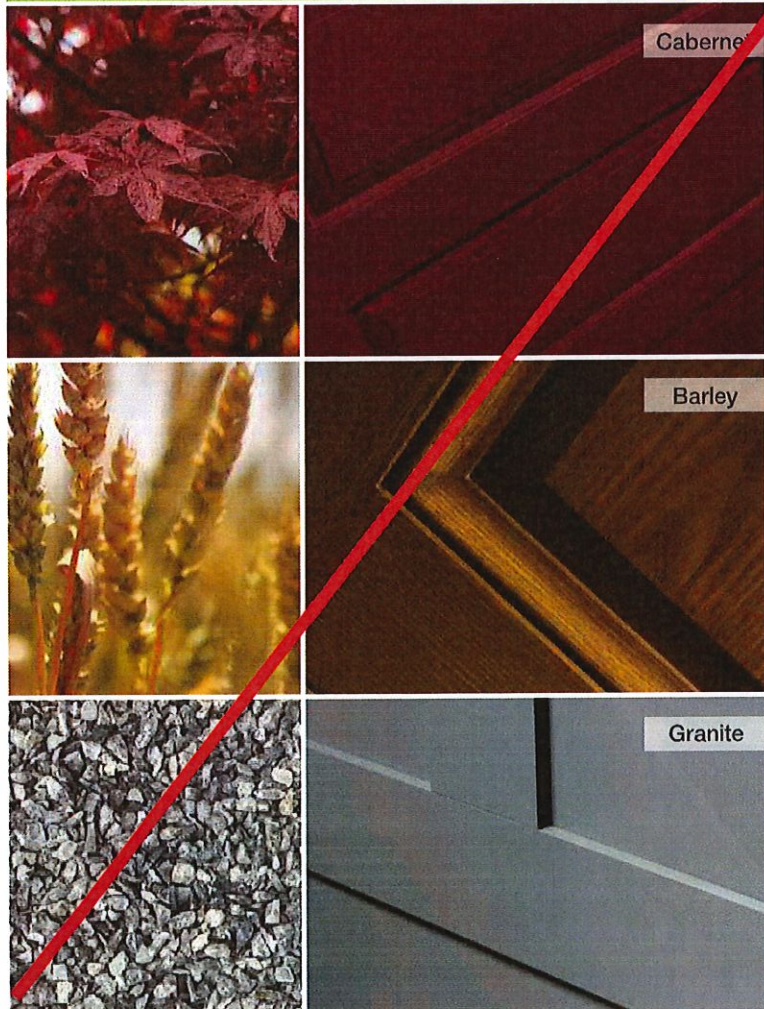
#### 5 Edge-to-Edge Moisture Protection

Resist moisture at every turn – and along every edge. Classic-Craft premium entryways have hardwood and composite edges that help prevent moisture penetration.





Shown in Raven stain.



Gaberne

Barley

Granite



## PRISMAGUARD. Stain & Paint

### Finished for lasting beauty.

Make a beautiful lasting impression with PrismaGuard. finish. This assortment of premium stains and paints features a nature inspired color palette handcrafted and professionally applied in a controlled environment. This high-end, low-maintenance finish protects from everyday wear and tear and is designed for optimal performance with Therma-Tru® fiberglass doors.

Explore PrismaGuard color options at  
[www.thermatru.com/prismaguard](http://www.thermatru.com/prismaguard)

**10 YEAR**  
LIMITED  
WARRANTY



Durable Topcoat



Professional Application

Note: Finish colors may vary from an actual application due to fluctuations in finishing or printing. See your Therma-Tru seller or visit [www.thermatru.com](http://www.thermatru.com) for details on limited warranties and exclusions.

Top: Classic-Craft American Style Collection, Low-E Glass with SDLs,  
Door - CCA230, Sidelites - CCA210SL, Finish - Raven

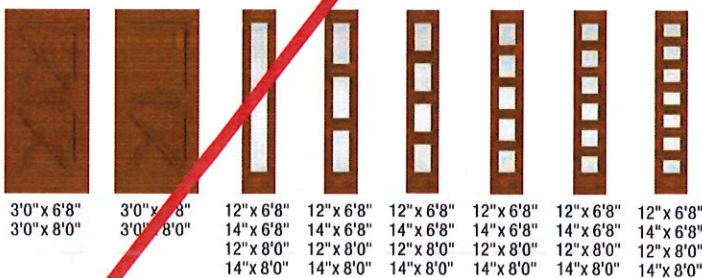
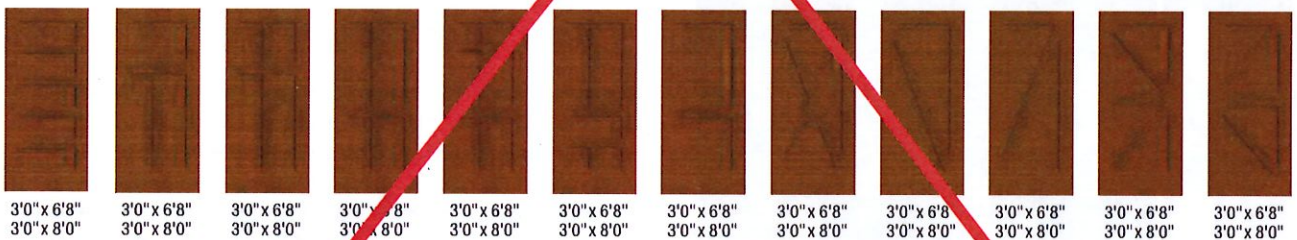
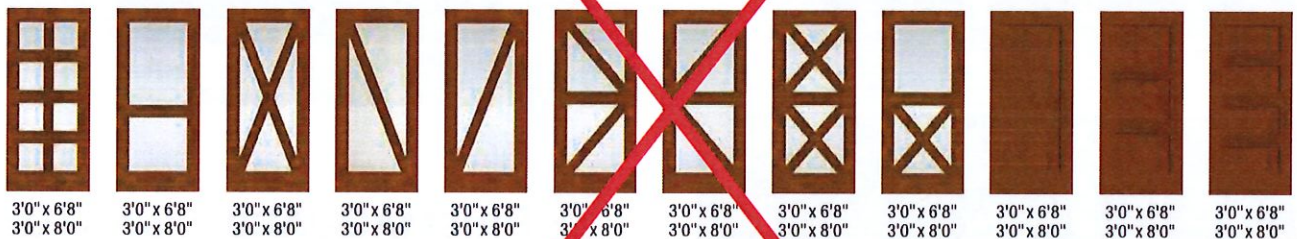
Start exploring  
our many  
entryway styles.

Wood-grained or smooth textures. A world of inspired glass designs. And a multitude of shapes and sizes to suit any entryway's needs. Choose from our broad portfolio of Classic-Craft premium entryway styles to configure a beautiful look that suits any homeowner. Here, you'll find samples of our extensive assortment of available door, sidelite and transom options – sorted by Classic-Craft collection – for creating the perfect entryway.

## American Style Collection™

Features high-definition vertical Fir grain with Shaker styling, ideal for a variety of homes from Arts and Crafts to Contemporary and Modern.

### Doors, Sidelite & Transom Examples



3'0" door + (2) 12" sidelites  
3'0" door + (2) 14" sidelites

3'0" Door Only  
12" & 14" Sidelite Only

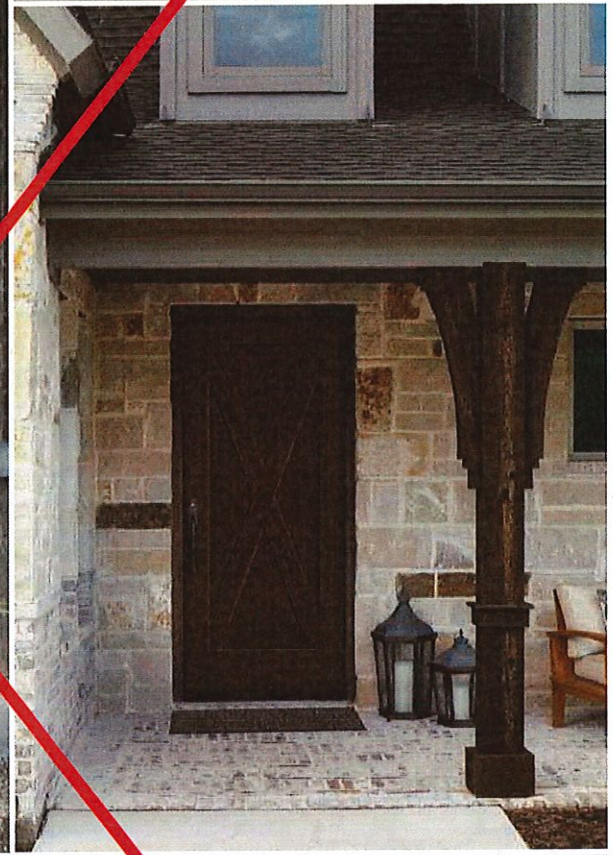
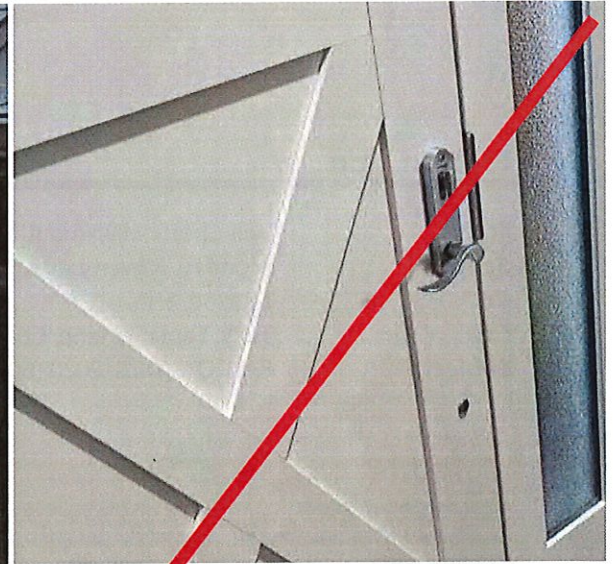
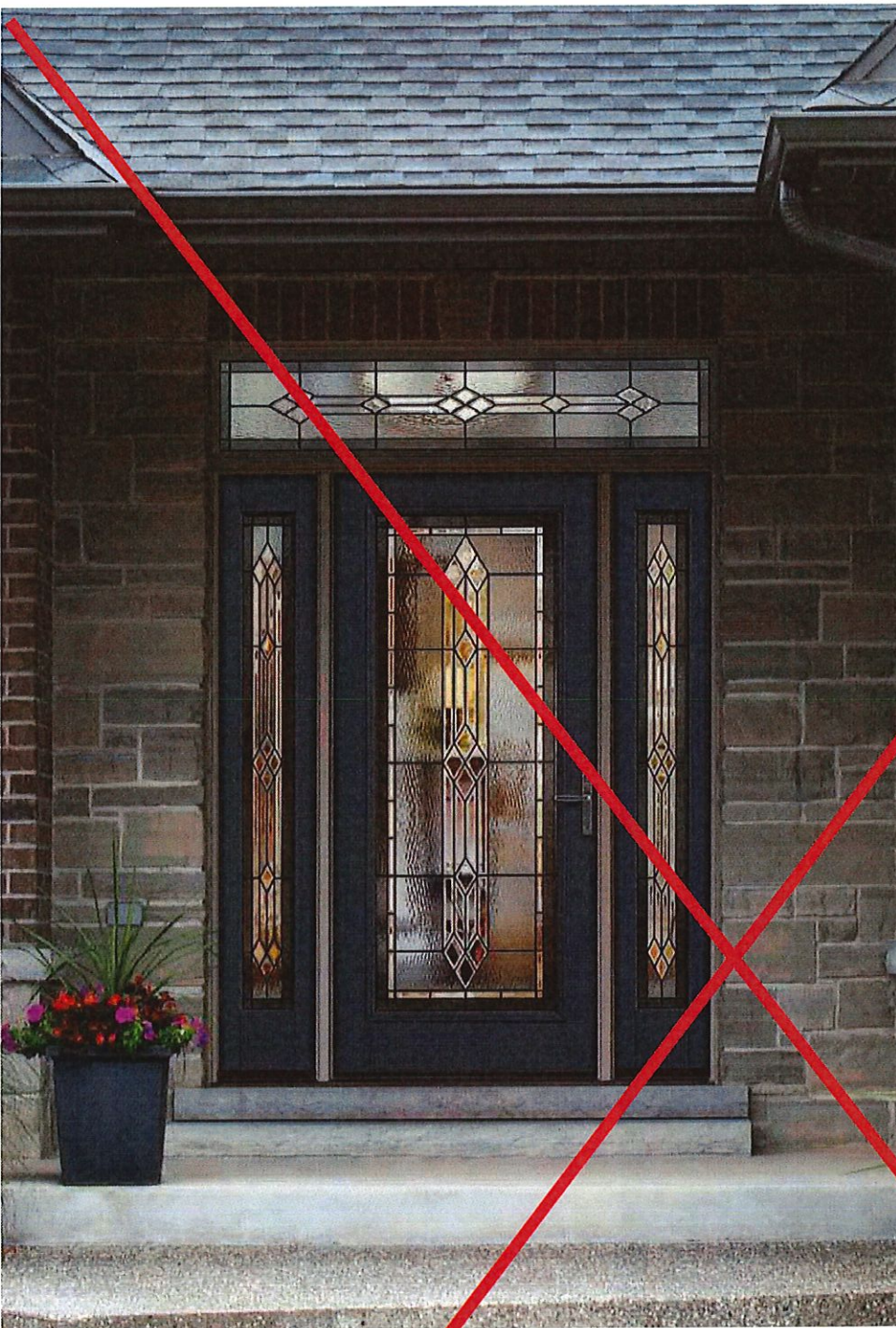
### Decorative Glass Designs\*



### Privacy & Textured and Low-E Glass\*



\*See your Therma-Tru seller for a complete list of glass options available for each door style.



Download our Doorways™ App and visualize the perfect entry for any home and style.



[thermatru.com/classic-craft](http://thermatru.com/classic-craft)  
1-800-THERMA-TRU (843-7628)  
1750 Indian Wood Circle  
Maumee, OH 43537



Note: See your Therma-Tru seller or visit [www.thermatru.com](http://www.thermatru.com) for details on limited warranties and exclusions, and ENERGY STAR qualified products.

Left: Classic-Craft Canvas Collection, Provincial Glass, Door – CCV10028, Sidelites – CCV108SL, Transom – CC420T  
Right: Classic-Craft American Style Collection Door – CCA4905

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Part #MAFCCB20 MTZT / DEC 2019

## Morton, Erin

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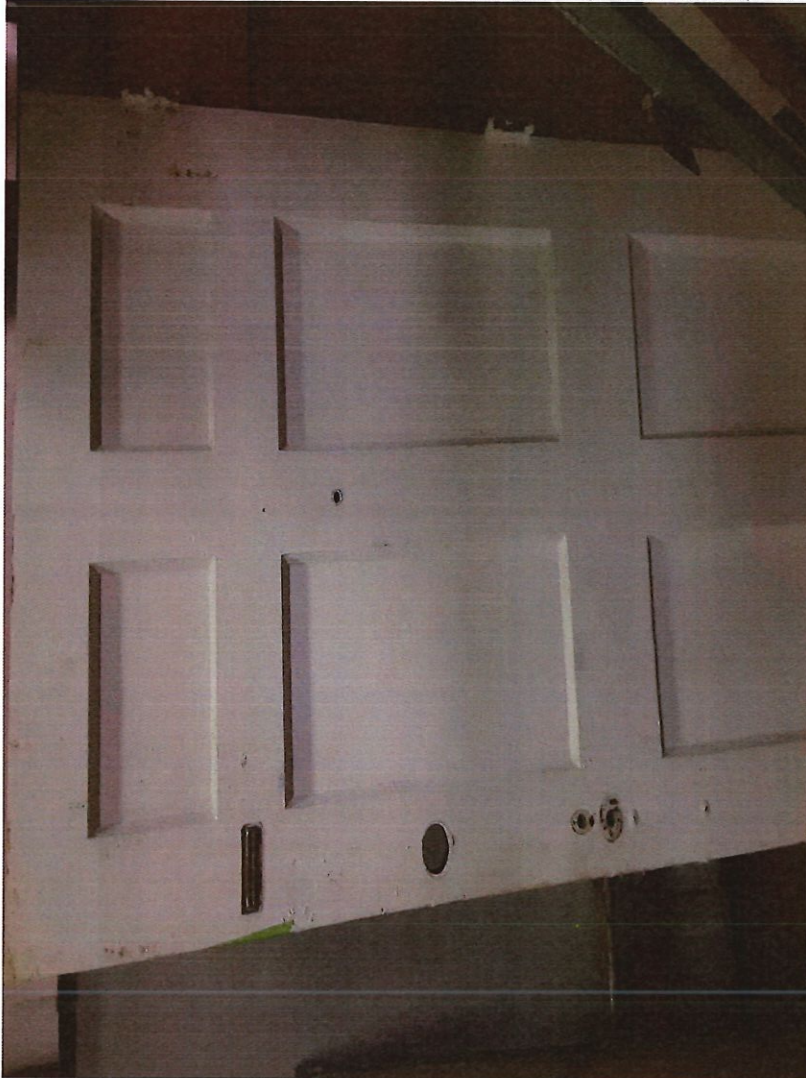
**From:** Will Choi <will@montgomerychoi.com>  
**Sent:** Monday, November 9, 2020 12:46 PM  
**To:** Morton, Erin  
**Cc:** Tully, Tania; Kinane, Collette  
**Subject:** Re: COA-0178-2020 (605 E Lane St) Minor Work

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Thank you Erin,

I was able to find this door pictured. It is 36"x80", and will be painted to match the burgundy/red paint of the existing doors and shutters.

Please let me know if any further information is required. Thank you!





On Fri, Nov 6, 2020 at 11:55 AM Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)> wrote:

Will,

I am following up to let you know that if you are painting the door to match the existing color of the house, a paint sample is not required. Additionally, if you are able to provide a photo of the style of door you plan to install, you are able to switch it out you end up with a different design since you are salvaging. Please let us know if you have further questions. Thank you.

Best,

Erin

**Erin Morton**

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## City of Raleigh

Planning and Development

■ Raleigh Urban Design Center

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**From:** Morton, Erin

**Sent:** Friday, November 6, 2020 11:20 AM

**To:** Will Choi <[will@montgomerychoi.com](mailto:will@montgomerychoi.com)>

**Cc:** Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>

**Subject:** RE: COA-0178-2020 (605 E Lane St) Minor Work

Will,

Unlike a major work COA, we are unable to place approval conditions on the issuance of a minor work placard. We will either need a photograph of the exact wood door to be installed, or we can separate out the door request into a new minor work to allow the window approval to proceed. Additionally, if the door is proposed to be painted, please mail a physical paint sample of the proposed color to the following address:

City of Raleigh

Attn: Historic Preservation Division

PO Box 590

Raleigh, NC 27602-0590

Please let us know how you would like to proceed. Thank you.

Best,

Erin

**Erin Morton**

Preservation Planner II

**City of Raleigh**

Planning and Development

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**From:** Will Choi <[will@montgomerychoi.com](mailto:will@montgomerychoi.com)>

**Sent:** Friday, November 6, 2020 8:15 AM

**To:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>

**Cc:** Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>

**Subject:** Re: COA-0178-2020 (605 E Lane St) Minor Work

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Erin,

Due to the schedule impact, we have decided to move forward with an all-wood door.

We will salvage, strip and repaint an appropriate wood door from a similar era. While we search for the right door, can the COA be issued so the work may begin?

Thank you.

On Wed, Nov 4, 2020, 9:49 AM Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)> wrote:

Will,

Yes, a major work is unfortunately still required. The precedent-setting nature of the request does not concern the visibility from the street, but simply the door material proposed to be installed in the historic portion of the house. Because we do not yet have a past decision from the committee to move forward on, the request would have to go to the committee.

We understand the maintenance concerns completely and believe that the chances of the COA Committee approving a composite door under these specific circumstances has a decent chance of being approved. Your clients could potentially be helping out future neighbors wanting to do the same thing, but they would have to be the applicants to blaze the path. Please let us know if you have any additional questions. Thank you.

Best,

Erin

**Erin Morton**

Preservation Planner II

**City of Raleigh**

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**From:** Will Choi <[will@montgomerychoi.com](mailto:will@montgomerychoi.com)>  
**Sent:** Tuesday, November 3, 2020 5:55 PM  
**To:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>  
**Cc:** Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>  
**Subject:** Re: COA-0178-2020 (605 E Lane St) Minor Work

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Thank you Erin,

I think the most likely scenario is changing it to an all-wood door, but I'll have to discuss with the owner before I confirm. Let me get back to you.

Just to note though, this door is well below the street level and buffered by all kinds of plantings from the street, so it's practically impossible to see it from the street. Would a major review still be required? Wood door makes me nervous from a maintenance and cost perspective, as this is not a well protected facade.

Thanks.

On Tue, Nov 3, 2020 at 4:57 PM Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)> wrote:

Will,

Thank you for the quick reply and the additional information – the existing photographs are very helpful. All window requests are approvable and the proposed location of the door is approvable at the minor work level. However, staff is only able to approve an all-wood door on the historic portion of the house. If you would like to apply for a major work COA to request the composite door specified, I think you would stand a good chance of having it approved due to its low visibility and basement condition. However, because a composite door has not been approved previously approved by the COA Committee, the request would be a precedent-setting decision and thus not a decision that can be made by staff.

There are a couple of paths forward. We can approve the window requests in this minor work and convert the door installation request to a separate major work application to be heard at the January 28<sup>th</sup> COA hearing. Alternatively, you can alter the current proposal to an all-wood door, including elevation and section details for minor work

approval. We are also able to remove the door installation from the minor work entirely and move forward with the window approval. Please let us know which option you wish to pursue. Thank you.

Best,

Erin

**Erin Morton**

Preservation Planner II

**City of Raleigh**

Planning and Development

■ Raleigh Urban Design Center

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**From:** Will Choi <[will@montgomerychoi.com](mailto:will@montgomerychoi.com)>

**Sent:** Monday, November 2, 2020 8:47 PM

**To:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>

**Cc:** Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>

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Thank you for the feedback, Erin.

I have revised the documents to provide the requested additional information, including additional photos, existing elevations, new window product elevations and section, material and finish.

I've also included a photograph at the area where the grade level is in question. Please note the existing retaining wall. The ground lines in the drawing is an existing condition, and no new grading is being proposed.

For the photos at other locations, I was unfortunately unable to step back far enough to get a wider shot due to the closely surrounding vegetation and neighboring houses. If more information is needed, I can try shooting from different angles, but the space is quite tight.

Thank you for the review, and let me know if any supplemental information is required.

On Mon, Nov 2, 2020 at 5:31 PM Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)> wrote:

Will,

Replying via email is preferred. Thank you.

Best,

Erin

**From:** Will Choi <[will@montgomerychoi.com](mailto:will@montgomerychoi.com)>

**Sent:** Monday, November 2, 2020 5:13 PM

**To:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>

**Cc:** Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>

**Subject:** Re: COA-0178-2020 (605 E Lane St) Minor Work

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Thank you for your response, Erin. Shall I provide the additional information by replying to this email or again through the portal?

On Mon, Nov 2, 2020 at 4:59 PM Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)> wrote:

Will,

Thank you for submitting a minor work application for 605 E Lane Street. We appreciate your patience as we worked down the queue to your application. We have begun the review and need some additional information to complete the review.

Please provide additional photographs of the site, including a photo of the front of the house from the street and detail photos of all existing areas where work is proposed. The 3-gang rear window and new side elevation window may be approvable, based on their location on the house. Please provide existing drawings to understand the extent of the alterations proposed. Please also provide window specifications for the proposed windows, including section drawings, material, and finish.

Please provide a scaled east elevation existing conditions drawing with accurate ground lines. It appears that significant grading work is being proposed in order to provide access to the proposed basement door location. No new site walls are shown – will they be required?

Best,

Erin

**Erin Morton**

Preservation Planner II

**City of Raleigh**

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