065-17-CA

519 N EAST STREET
OAKWOOD HISTORIC DISTRICT (HOD-G)

Nature of Project: [After-the-Fact] Remove side deck; construct new larger side yard deck; changes to previously approved COA 068-09-CA: installation of up to 6' tall wood privacy fence in rear and side yards.

APPLICANT:
FRED B AMOS
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

065-17-CA 519 N EAST STREET
Applicant: FRED B AMOS
Received: 4/7/2017 Meeting Date(s):
Submission date + 90 days: 7/6/2017 1) 5/25/2017 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT
Zoning: HOD-G
Nature of Project: [After-the-Fact] Remove side deck; construct new larger side yard deck; changes to previously approved COA 068-09-CA: installation of up to 6' tall wood privacy fence in rear and side yards.

Staff Notes:
• Locations of property lines are a civil matter outside the jurisdiction of the commission.
• After the fact applications are treated as though the work has not been completed.
• Cases referenced in the staff report will be available for review at the meeting.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
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</thead>
<tbody>
<tr>
<td>2.4</td>
<td>Fences and Walls</td>
<td>install 6’ tall wood privacy fence</td>
</tr>
<tr>
<td>4.1</td>
<td>Decks</td>
<td>Remove side deck; construct new larger side yard deck</td>
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STAFF REPORT

Based on the information contained in the application and staff’s evaluation:

A. Installation of 6’ tall wood privacy fence is not incongruous according to Guidelines 2.4.7, 2.4.8, 2.4.11, and the following suggested facts:

1* COA 068-09-CA approved the following nature of work: Remove existing fencing; install new 5’ tall wood fence in rear and side yards along the side property lines; install iron fence on brick foundation in front yard; install 6’ tall wood fence, pierced brick wall, and decorative wall along rear property line; relocate brick retaining wall in side yard; relocate utility pole; install new curb cut and concrete and brick driveway; remove concrete front walk; remove brick walk and patio; install brick front walk and path; remove ginkgo tree.

2* A condition of approval of the rear brick wall was a report by an arborist protecting the trees. No information regarding protection of the tree during installation of the fence was provided.
The design of the proposed fence is the same as approved in COA 068-09-CA; it is the same on both sides: vertical boards with a horizontal top board.

The fence is constructed in 8' segments which step down with the grade of the yard to maintain a height of no more than 6’.

The fence does not extend beyond the front wall of the house.

Locating fences along property lines is a traditional location for fences.

B. Removal of side deck; construction of new larger side yard deck is not incongruous in concept according to Guidelines 4.1.2, 4.1.3, 4.1.5; however, the design of the deck in conjunction with the location is incongruous according to Guidelines 4.1.4, and the following suggested facts:

1. The existing deck is 5’x10’; the proposed deck is 10’x10’

2. The deck is at the side rear of the house; the proposed extension new deck extends beyond the side wall of the house.

3. The location of the steps does not change.

4. The existing deck is screened with wood lattice.

5. The rails of the new deck are standard construction style, not inset balusters typical of the historic district.

6. The rails do not have the appearance of inset balusters and the posts do not sit on top of the deck flooring.

7. The construction of the deck is not formal in nature and is not screened at the base.

Staff suggests that the committee approve the application, with the following conditions:

1. That the deck rails have the appearance of inset balusters

2. That the railing posts sit on top of the deck flooring

3. That the underside of the deck be screened with wood lattice or vegetation.

4. That the rails be painted to match the trim of the house.

5. That the following details and specifications be provided to and approved by staff prior to the issuance of permits:
   a. Revised railing design;
b. Revised deck construction;

c. Under deck screening.
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

☐ 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

For Office Use Only

Transaction # 509859
File # 065-17-CA
Amount Paid $141.7
Received Date 4/17/19
Received By McKay

Property Street Address 519 N. East Street, Raleigh, NC 27604

Historic District Oakwood

Historic Property/Landmark name (if applicable) Barnes House

Owner’s Name Leslie H. Amos and Fred B. Amos II

Lot size .13 acres (width in feet) 52.46’ (depth in feet) 105.36’

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).

<table>
<thead>
<tr>
<th>Property Address</th>
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<tbody>
<tr>
<td>512 N. East St.</td>
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<td>524 N. Bloodworth St.</td>
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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       Fred B. Amos II
Mailing Address  519 N. East Street
City            Raleigh     State       NC     Zip Code    27604
Date            April 7, 2017 Daytime Phone  919-201-3813
Email Address   famos@amoslawnc.com

Applicant Signature

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

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>
</tr>
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<tbody>
<tr>
<td>2.4/14-15</td>
<td>Fences and walls</td>
<td>(1) Removal of old, deteriorated fence along sides of property, and replace with new wood privacy fence with maximum height of no more than six (6) feet. (This request amends current COA which allowed for a five-foot-high fence. The fence as constructed has some sections which are five foot four inches tall, or four inches what is allowed under current COA).</td>
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<tr>
<td>2.4/14-15</td>
<td>Fences and walls</td>
<td>(2) In rear of property, a deteriorated chicken wire fence will be removed and a wood privacy fence with a maximum height of no more than six (6) fee will be erected across the back. See photo. This is a request to amend the current COA which allowed for a portion of the rear fence to be brick with six foot tall brick columns and install a much simpler all wood privacy fence to be no taller than six feet at the top of the posts.)</td>
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<tr>
<td>4.1/51-53</td>
<td>Decks</td>
<td>(3) Replace existing (rotting) 10' x 5' deck with new 10' x 10' deck. Location of deck and deck stairs to remain the same. See before and after photos attached. Note: Previous COA at File No. 088-09-CA</td>
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</tbody>
</table>
## 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 ________________. 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) ___________________________ Date ____________

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<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
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<tr>
<td><strong>YES</strong></td>
<td><strong>N/A</strong></td>
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1. **Minor Work (staff review) – 1 copy**

2. **Major Work (COA Committee review) – 10 copies**

3. **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.)

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

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

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

7. **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.

8. **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.

9. **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.**

10. **Fee (See Development Fee Schedule)**
REAR YARD PRIVACY FENCE TO REPLACE BRICK WALL

6" x 6" POSTS NO TALLER THAN 6' HIGH
NO SECTIONS TALLER THAN 6'
STANDARD #2 PRIME FENCE BOARDS
VIEW OF WOOD PRIVACY FENCE IN REAR YARD
6" x 6" POSTS NO TALLER THAN 6' HIGH
NO SECTIONS TALLER THAN 6'
STANDARD #2 Prime Fence Boards
View of side yard fence
Taken facing toward front of house
6" x 6" posts no taller than 6' high
Standard #2 prime fence boards
VIEW OF SIDE YARD FENCE

FACING REAR OF HOUSE

TAKEN

3" x 4" RAILS

3" x 6" TOP CAP
Deck is 5' x 10' STANDARDS DECKING BOARD TO TOP CAP 2x6 DECK PICKETS 5/6 off ground.
VIEW OF DECK FROM HALFWAY DOWN DRIVEWAY.
DECK IS 5'6" OFF GROUND
STANDARD DECKING BOARDS AND 36" DECKING PICKETS
STANDARD DECKING BOARD TOP CAP

12
View of deck from sidewalk in front of house
Deck Stairs

Stairs remained same. Just replaced existing stairs. No changes.