APPLICANT: HAWKINS CONSTRUCTION SERVICES, INC

Nature of Project: Remove existing rear deck; construct new deck in same location relocating steps.
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

069-17-CA 312 OAKWOOD AVENUE
Applicant: HAWKINS CONSTRUCTION SERVICES, INC
Received: 4/12/2017 Meeting Date(s):
Submission date + 90 days: 7/11/2017 1) 5/25/2017 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT
Zoning: HOD-G
Nature of Project: Remove existing rear deck; construct new deck in same location relocating steps.

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>4.1</td>
<td>Decks</td>
<td>Remove existing rear deck; construct new deck in same location relocating steps.</td>
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STAFF REPORT

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

A. Removal of existing rear deck; construction of new deck is not incongruous according to Guidelines 4.1.1, 4.1.2, 4.1.3, 4.1.5, 4.1.6, 4.1.7, 4.1.8; however not screening the underside of the deck is incongruous according to Guidelines 4.1.5 and the following suggested facts:

1* The existing deck is not historic.

2* The new deck is proposed to be the same size, location of the existing deck.

3* The railing balusters are proposed to be changed from a turned design to a simple square baluster.

4* The rails will have the appearance of inset balusters and the posts will sit on top of the deck flooring; a detailed drawing and example photo was provided.

5* The existing deck is grounded with the use of wood lattice. The proposal requests to not have under deck screening.

6* Underdeck screening can be accomplished with hinged panels and more open configuration than that of the existing deck.
Staff suggests that the committee approve the application with the following conditions:

1. That the underside of the deck be screened with vegetation or screening with details and specifications to be provided to and approved by staff prior to issuance of the blue placard.
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 # 510447
File # 069-17-CA
Fees $147.00
Amount Paid $147.00
Received Date 4-12-17
Received By K. Pruitt

Property Street Address 312 OAKWOOD AVE.

Historic District OAKWOOD

Historic Property/Landmark name (If applicable)

Owner’s Name APRIL & JACK TAYLOR

Lot size 12,508 sf / 38.22 ac (width in feet) 69.90’ (depth in feet) 199.15’

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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</thead>
<tbody>
<tr>
<td>304 OAKWOOD AVE</td>
<td>400N. PERSON ST.</td>
</tr>
<tr>
<td>318 OAKWOOD AVE</td>
<td>313 OAKWOOD AVE</td>
</tr>
<tr>
<td>322 OAKWOOD AVE</td>
<td>315 OAKWOOD AVE.</td>
</tr>
<tr>
<td>309 N BLOODWORTH ST.</td>
<td>317 OAKWOOD AVE.</td>
</tr>
<tr>
<td>307 N BLOODWORTH ST.</td>
<td>311 E LAKE ST.</td>
</tr>
<tr>
<td>319 E LAKE ST.</td>
<td>304 N. PERSON ST.</td>
</tr>
<tr>
<td>315 E LAKE ST.</td>
<td>306 N. PERSON ST.</td>
</tr>
<tr>
<td>313 E LAKE ST.</td>
<td>310 N. PERSON ST.</td>
</tr>
<tr>
<td>308 OAKWOOD AVE.</td>
<td>312 N. PERSON ST.</td>
</tr>
</tbody>
</table>
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: **HAWKINS CONSTRUCTION SERVICES, INC.**

Mailing Address: **P.O. Box 20725**

City: **Raleigh**  State: **NC**  Zip Code: **27619**

Date: **4-12-2017**  Daytime Phone: **919.669.9761**

Email Address: **JW.Hawk48@Gmail.com**

Applicant Signature: [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

Design Guidelines - Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

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<tr>
<td></td>
<td>Brief Description of Work (attach additional sheets as needed)</td>
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<tr>
<td></td>
<td>- Remove existing deck</td>
</tr>
<tr>
<td></td>
<td>- Construct new deck of same dimensions as existing</td>
</tr>
<tr>
<td></td>
<td>- Materials will be pressure treated pine (support posts, framing, deck flooring, and railing)</td>
</tr>
<tr>
<td></td>
<td>- No paint or stain</td>
</tr>
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</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 appeal period of 30 days from the date of approval.

Signature (City of Raleigh) __________________________ Date ________________

<table>
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<th>TO BE COMPLETED BY CITY STAFF</th>
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<tr>
<td>Attach 8-1/2&quot; x 11&quot; or 11&quot; x 17&quot; 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.</td>
<td>YES</td>
</tr>
<tr>
<td><strong>Minor Work (staff review) – 1 copy</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Major Work (COA Committee review) – 10 copies</strong></td>
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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)**
CROSS SECTION VIEW OF RAIL & DECK

ALL MATERIALS PRESSURE TREATED PINE
(UNPAINTED OR STAINED)

2X6 TOP RAIL

2X4

2X2

2X2 SQUARE PICKETS

6X6 POST

36"

5/4X6 DECKING

2X12 BAND

2X10 BAND & FLOOR JOISTS

6X6 SUPPORT POSTS
FRONT ELEVATION
312 OAKWOOD AVE
EXISTING DECK 312 OAKWOOD AVE
PROPOSED NEW RAIL + DECK STYLE
312 OAKWOOD AVE
NEW PROPOSED PLOT PLAN
- DELETE EXISTING LANDING + STAIRS
- NEW STAIRS IN NEW LOCATION

EXISTING DECK

EXISTING HOUSE

312 OAKWOOD AVE.
REAR ELEVATION

ROOF

HOUSE

8'

3'

5 1/4"
Thank you for your reply to my COA submittal. Attached is my response to the staff questions on that email.

1. Homeowner would prefer not to have lattice under deck. They are having a baby soon and would like to be able to use the area under the deck as a somewhat protected space for toys, bikes, etc. None of the space below the deck is visible from the sidewalk.

2. Photos from the front of the house are attached. By removing the landing where the steps are currently located and attaching the new steps directly to the deck, there will be less visible railing from the front of the house.

3. Homeowner would prefer not to paint or stain new deck and railing. They would like to keep maintenance of the new deck and rail to a minimum. Also, very little of the deck or rail is visible from the front of the house unless you are looking through an approximately 8 foot space straight down the driveway.

I hope this answers any questions that the staff has. Please contact me if any other information is needed.

Sincerely,

John W. Hawkins