

# City of Raleigh



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## 069-17-CA

### 312 OAKWOOD AVENUE

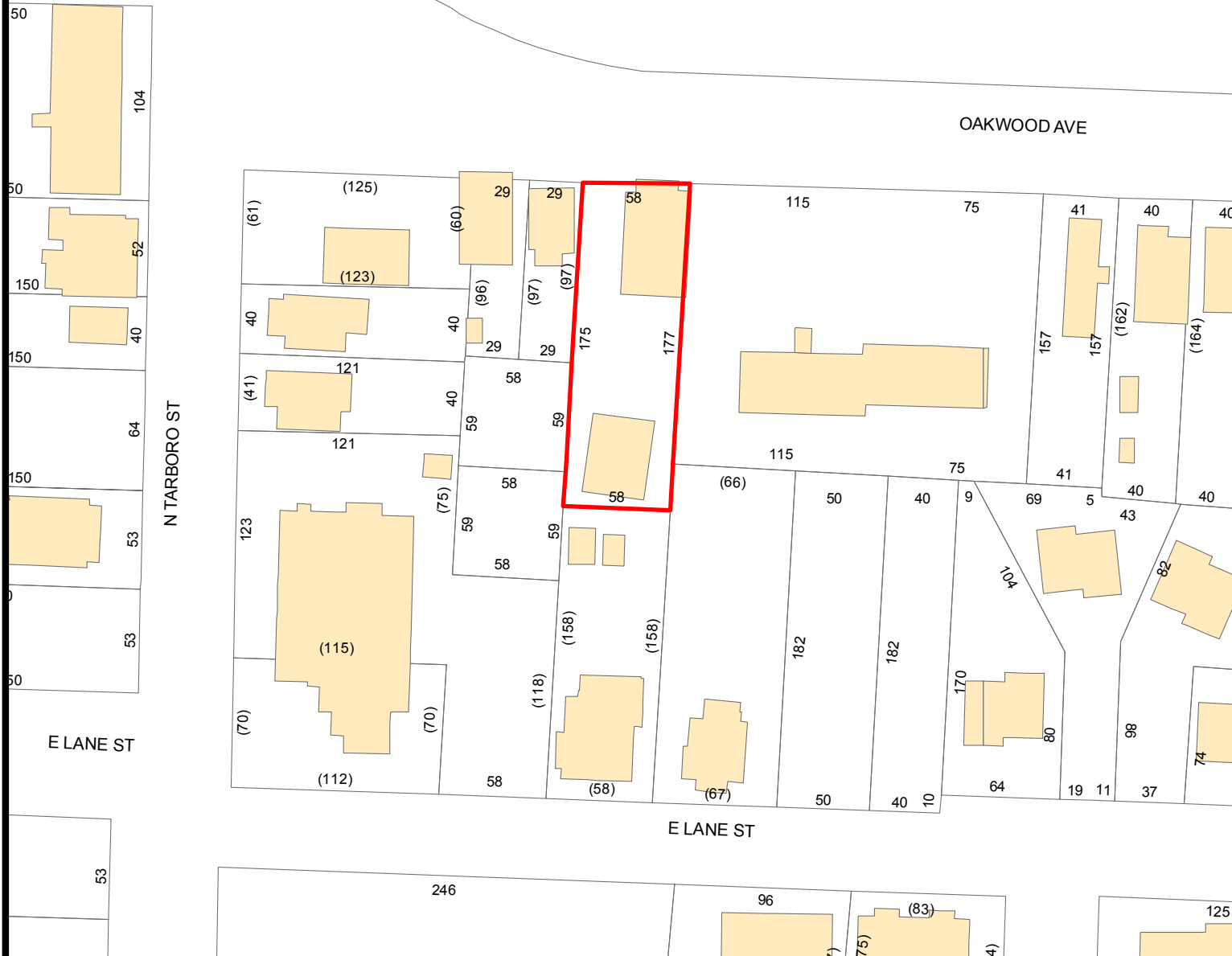
#### OAKWOOD HISTORIC DISTRICT (HOD-G)

0 25 50 100  
Feet



Nature of Project:  
Remove existing rear  
deck; construct new  
deck in same location  
relocating steps.

APPLICANT:  
HAWKINS CONSTRUCTION  
SERVICES, INC



## 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

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
4.1	Decks	Remove existing rear deck; construct new deck in same location relocating steps.

### 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



## DEVELOPMENT SERVICES DEPARTMENT

Development Services  
Customer Service Center  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
eFax 919-996-1831



- ☐ 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  
 Fee \$ 147.00 ~~CA \$596.5~~  
 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 / .282 AC. (width in feet) 69.90' (depth in feet) 179.15'

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](#)).

Property Address	Property Address
304 OAKWOOD AVE	400 N. PERSON ST.
318 OAKWOOD AVE	313 OAKWOOD AVE
322 OAKWOOD AVE	315 OAKWOOD AVE.
309 N. BLOODWORTH ST.	317 OAKWOOD AVE.
307 N. BLOODWORTH ST	311 E. LANE ST.
319 E. LANE ST	304 N. PERSON ST.
315 E. LANE ST.	306 N. PERSON ST.
313 E. LANE ST.	310 N. PERSON ST.
308 OAKWOOD AVE.	312 N. PERSON ST.



**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 JWHAWK48@GMAIL.COM

**Applicant Signature**

John W. Newlin

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 \_\_\_\_\_

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

[illegible]



### 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 \_\_\_\_\_

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" 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.  <b>Minor Work</b> (staff review) – 1 copy  <b>Major Work</b> (COA Committee review) – 10 copies	10		✓		
1. <b>Written description.</b> 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. <b>Description of materials</b> (Provide samples, if appropriate)	✓		✓		
3. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	✓		✓		
4. <b>Paint Schedule</b> (if applicable)	□	✓			✓
5. <b>Plot plan</b> (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. <b>Drawings</b> showing existing and proposed work <input checked="" type="checkbox"/> Plan drawings <input checked="" type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input type="checkbox"/> 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 <a href="#">Label Creator</a> to determine the addresses.	✓	□	✓		
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	✓		✓		

ALL MATERIALS PRESSURE TREATED PINE  
(UNPAINTED OR STAINED)  
2x6 TOP RAIL







FRONT ELEVATION  
312 OAKWOOD AVE



EXISTING DECK 312 OAKWOOD AVE





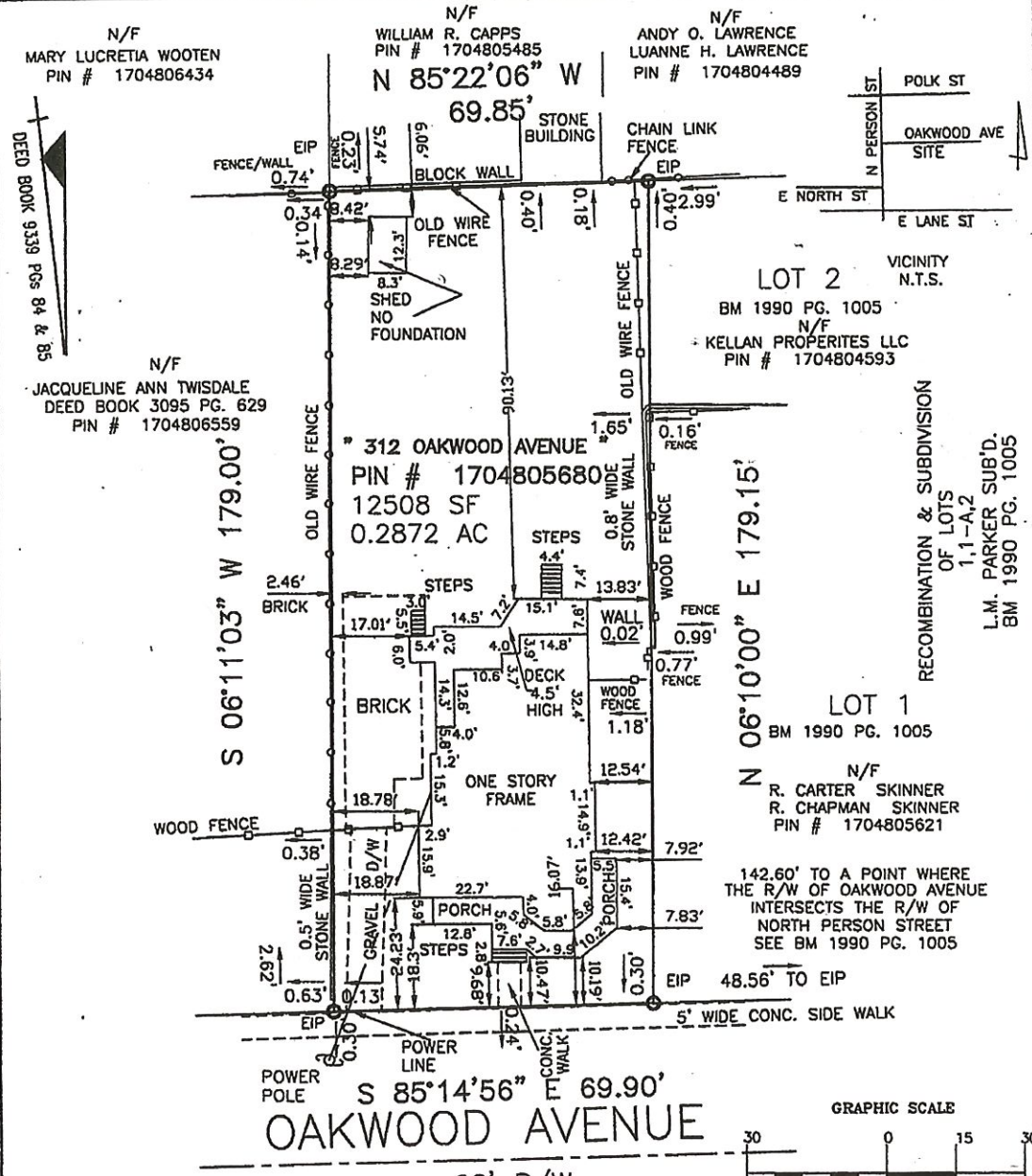
PROPOSED NEW RAIL + DECK STYLE  
312 OAKWOOD AVE



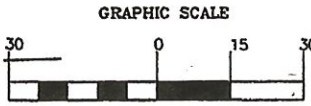


*Handwritten:* Harrison

SUBJECT PROPERTY IS        IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170400 J ZONE X



OAKWOOD AVENUE



PIN # 1704805680  
DEED BOOK 9339 PGs 84 & 85

ALL BEARINGS AND DISTANCES ARE CORRECT FIELD MEASUREMENTS

" 312 OAKWOOD AVENUE "  
LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

NOT FOR RECORDING, INFORMATION FOUND  
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF  
A TITLE SEARCH AND IS SUBJECT TO ANY FACTS  
WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE  
TITLE SEARCH

LEGEND  
EP EXISTING IRON PIPE MH MANHOLE  
HP NEW IRON PIPE PP POWER POLE  
MON MONUMENT R/W RIGHT OF WAY  
PK PARKER KALON MAIL C/L CENTER LINE  
C.B. CATCH BASIN FES FLARED END SECTION

RECORDED IN BOOK OF MAPS \_\_\_\_\_ VOL. \_\_\_\_\_ PAGE \_\_\_\_\_ WAKE COUNTY, N.C.

I, JOHN Y. PHELPS, JR. HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDINGS SHOWN ON THE LOT AND THAT THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON SAID LOT UNLESS SHOWN OTHERWISE. THIS MAP IS NOT FOR RECORDING.

SEAL  
1319  
JOHN Y. PHELPS, JR.  
PROFESSIONAL LAND SURVEYOR  
1375  
83658

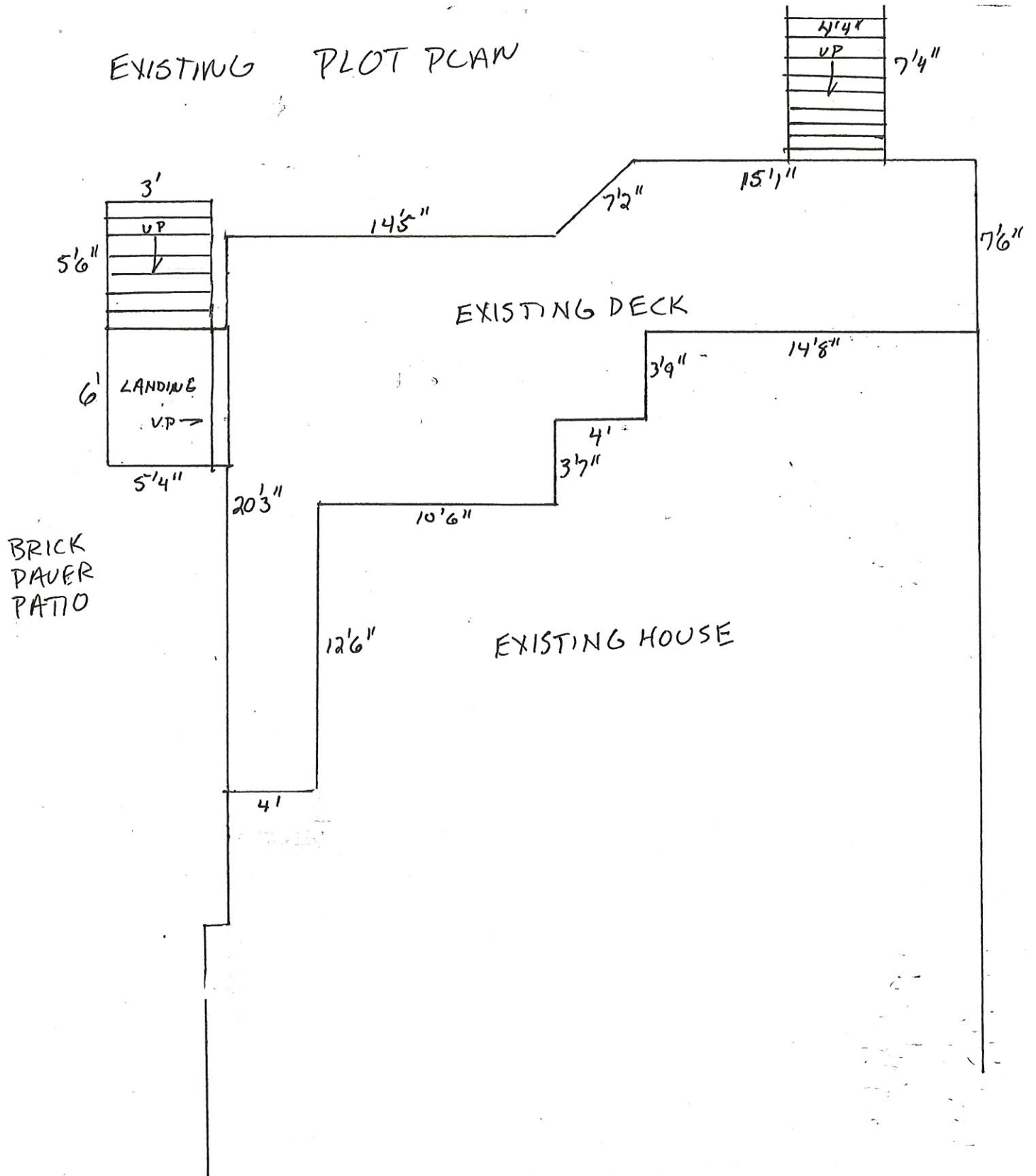
PROPERTY OF  
JOHN WALLACE TAYLOR &  
APRIL LYNN FLYTHE  
312 OAKWOOD AVENUE  
RALEIGH WAKE CO., NC

SCALE  
1" = 30'  
DATE  
10/24/11

JOHN Y. PHELPS, JR.  
PROFESSIONAL LAND SURVEYOR  
5110 BUR OAK CIRCLE  
RALEIGH, NORTH CAROLINA, 27612 (919) 787-3658



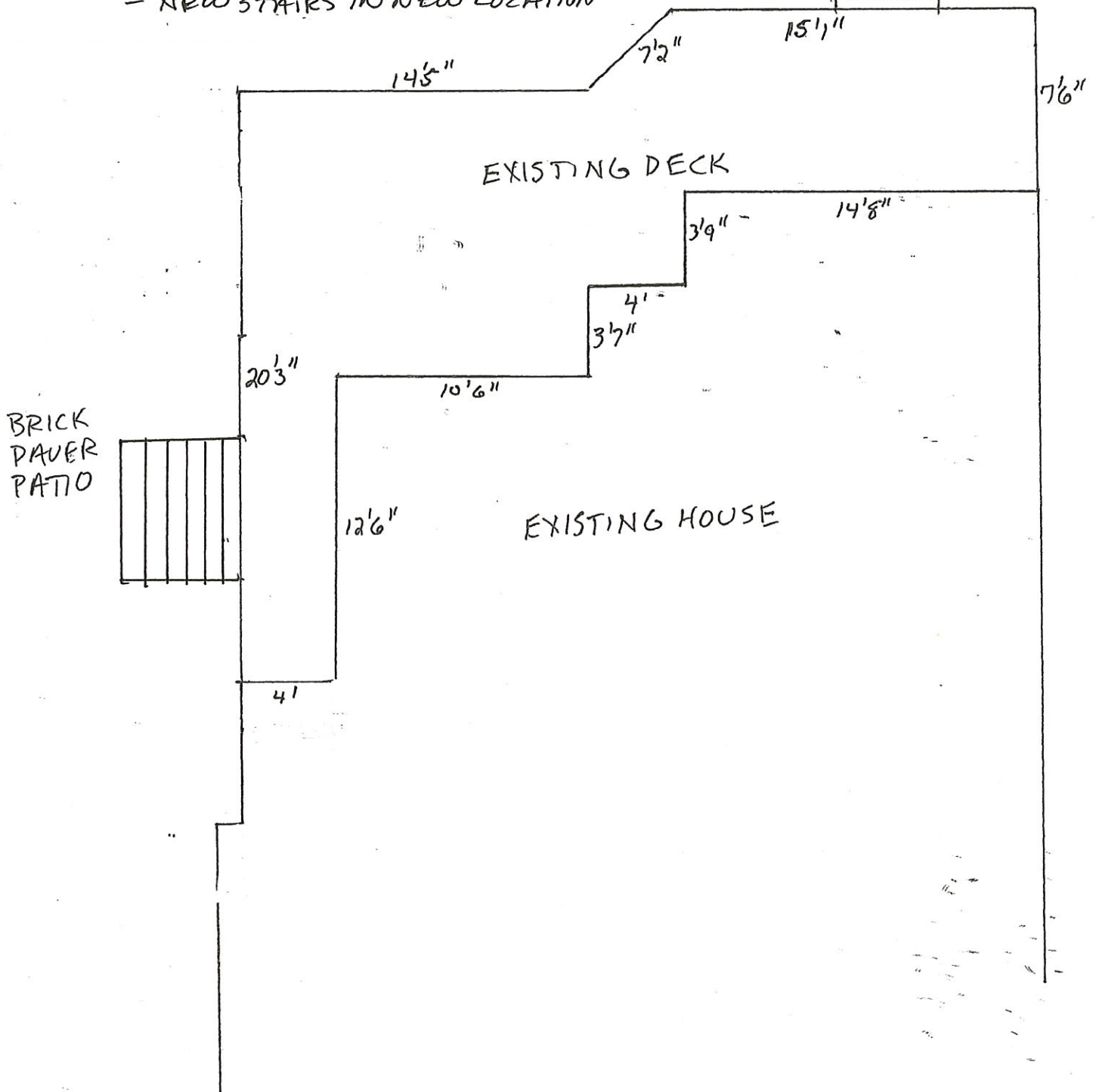
# EXISTING PLOT PLAN



312 OAKWOOD AVE.

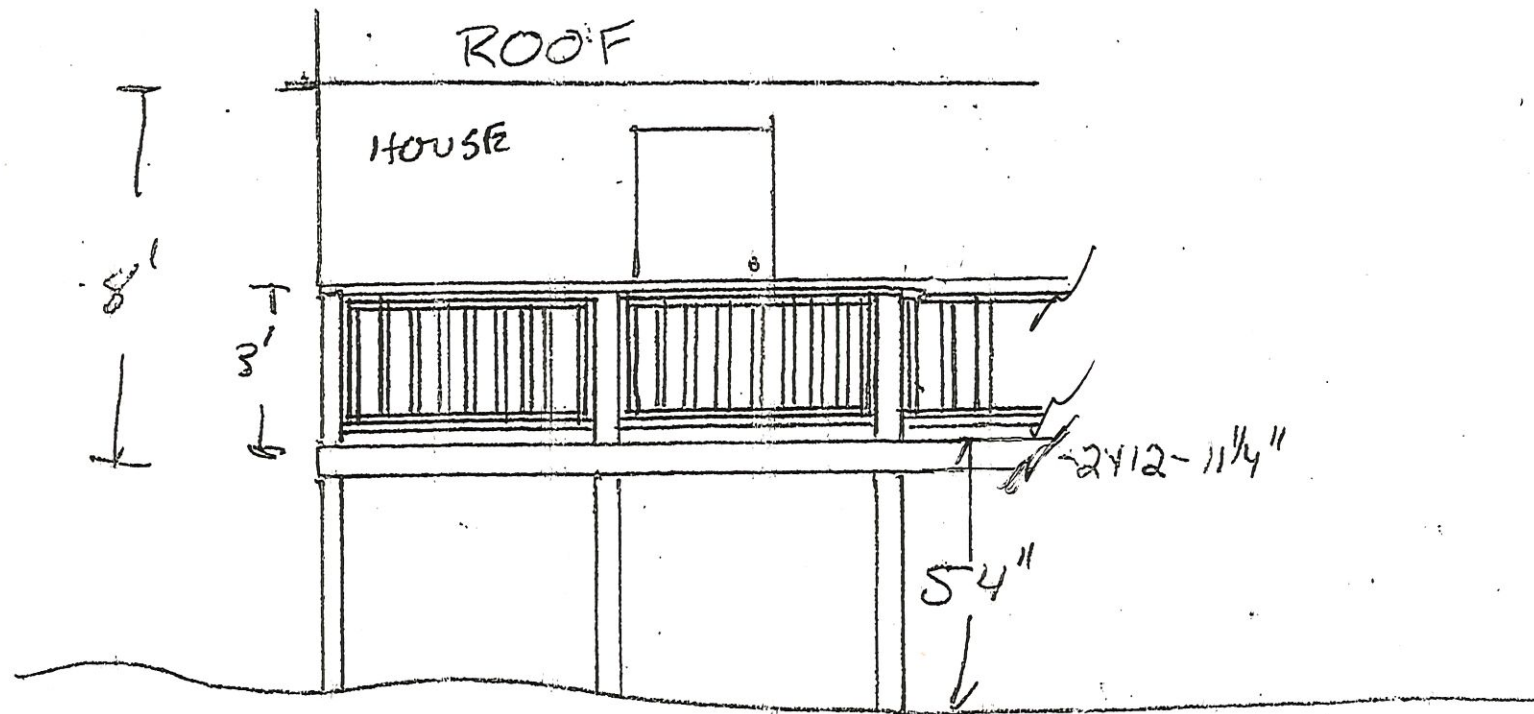
- NEW PROPOSED PLOT PLAN

- DELETE EXISTING LANDING + STAIRS
- NEW STAIRS IN NEW LOCATION



312 OAKWOOD AVE.

# REAR ELEVATION





## Tully, Tania

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**From:** jwhawk48@gmail.com  
**Sent:** Monday, May 08, 2017 11:47 AM  
**To:** Tully, Tania  
**Cc:** jacktaylor@gmail.com  
**Subject:** RE: COA Meeting - Thursday, May 25, 2017 - 069-17-CA (312 Oakwood Avenue)- Initial Staff Comments  
**Attachments:** IMG\_1578.JPG; IMG\_1579.JPG  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
**Categories:** COA Processing

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 side walk.
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

Sent from [Mail](#) for Windows 10

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**From:** [Tully, Tania](#)  
**Sent:** Friday, April 28, 2017 4:18 PM  
**To:** [jwhawk48@gmail.com](mailto:jwhawk48@gmail.com)  
**Cc:** [Robb, Melissa](#)  
**Subject:** COA Meeting - Thursday, May 25, 2017 - 069-17-CA (312 Oakwood Avenue)- Initial Staff Comments

Dear John -

Thank you for submitting a Major Work Certificate of Appropriateness (COA) application. Your application has been placed on the May 25, 2017 agenda of the COA Committee of the Raleigh Historic Development Commission. The meeting will be held at 4:00 p.m. in the City Council chamber.

