091-17-CA

518 E LANE STREET

OAKWOOD HISTORIC DISTRICT (GENERAL)

Nature of Project:
Replace rear patio;
add privacy screen and railing;
install sod

APPLICANT:
MICHELLE & ALEXANDER LATSKO
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

091-17-CA 518 E LANE STREET
Applicant: MICHELLE AND ALEXANDER LATSKO
Received: 5/10/2017 Meeting Date(s):
Submission date + 90 days: 8/8/2017 1) 6/22/2017 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICTS
Zoning: General HOD
Nature of Project: Replace rear patio and parking pad; add privacy screen and railing; install sod

Staff Notes:
- 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>
</tr>
</thead>
<tbody>
<tr>
<td>1.3</td>
<td>Site Features and Plantings</td>
<td>Install sod; add privacy screen and railing/fence; replace rear patio and parking pad</td>
</tr>
<tr>
<td>1.4</td>
<td>Fences and Walls</td>
<td>Add privacy screen and railing/fence</td>
</tr>
<tr>
<td>1.5</td>
<td>Walkways, Driveways and Off-street Parking</td>
<td>Replace rear patio and parking pad</td>
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</tbody>
</table>

STAFF REPORT

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

A. The installation of sod is not incongruous in concept according to Guidelines 1.3.1, 1.3.2, 1.3.4, and the following suggested facts:
1* The applicant proposes installing sod in the southeast portion of the property. Grass lawns are common throughout Oakwood.

B. Installation of a privacy screen and fence is not incongruous in concept according to Guidelines 1.3.9, 1.4.8; however installation of a railing is incongruous according to Guidelines 1.3.9 and the following suggested facts:
1* The privacy screen/trellis will be located on the southwest corner of the house to separate the patio from the adjacent driveway.
The applicant describes the privacy screen as 9’ tall x 12’ wide on the application, although the drawing shows it at roughly 10 ½’ tall. It will be constructed of wood.

Lattice screens are sometimes seen on the sides of open porches. The proposed screen is similar in purpose.

The screen is solid for the lower 6’, with a 2’ tall lattice above and an open space between the lattice and the top beam. With the solid character of the lower portion of the screen it behaves more like a 6’ privacy fence than an open screen.

Privacy fences 6’ tall are regularly approved along rear yard side property lines.

The privacy screen appears to be anchored to the rear wall of the house.

A wood railing is proposed to be added to demarcate between the rear patio and the adjacent parking pad. It appears to enclose the patio. Details of a gate/opening were not provided.

Railings that are not part of a porch or deck are not seen in the historic district. Low wood fences, while typically along property lines, are occasionally used to delineate uses within a yard.

Replacing the rear patio and parking pad is not incongruous in concept according to Guidelines 1.3.6, 1.3.7, 1.3.8, 1.3.9, 1.5.1, 1.5.5, 1.5.6; however the selected materials are incongruous according to Guidelines 1.3.12, 1.5.5, and the following suggested facts:

The existing rear patio measures roughly 20’ x 12’ and consists of gravel with a stone walkway.

Traditional paving materials in Oakwood are concrete, brick and stone pavers.

The proposed new patio will be the same dimensions as the existing, and is proposed to be of a 5”x10” concrete unit product with a faux wood finish.

The committee has not yet approved the use of a material with a faux wood appearance. Evidence was not provided to support its adherence to the Guidelines.

The rear driveway parking pad measures 20’ x 18’ and consists of a Turfstone material with grass. In 2008 (COA 169-08-CA) approved the rear parking area with a condition that the parking pad be reconfigured to minimize the site impact, screened with vegetation, and be built with a unit paver material.
6* The proposed driveway parking pad will be the same dimensions as the existing, and is proposed to be multi-colored block pavers with a semi-cobblestone appearance. Block pavers and cobblestones are not a common driveway/parking pad material in the Oakwood district.

7* Given that the dimensions of the existing hardscape will not be changing, the percentage of built area to open space is not changing.

8* There are no trees in the rear yard or adjacent yards.

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

1. That alternate materials are selected for the patio and parking pad.
2. That the railing not be installed.
3. That a low wood fence be approved in the location of the proposed railing.
4. That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard:
   a. Height of the privacy screen.
   b. Fence design.
   c. Precise dimensions of fence and opening.
   d. Patio material.
   e. Parking pad material.
Raleigh Historic Development Commission –
Certificate of Appropriateness (COA) Application

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-858-2495
eFax 919-858-1831

☐ 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 # 513958
File # 091-17-CA
Fee $147
Amount Paid $147
Received Date 5/10/17
Received By ACH

Property Street Address 518 E LANE ST, RALEIGH, NC 27601
Historic District HISTORIC OAKWOOD
Historic Property/Landmark name (if applicable)

Owner’s Name MICHELLE AND ALEXANDER LATSKO
Lot size 5833.36 SF (width in feet) 55.63 (depth in feet) 104.86

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>
<th>Property Address</th>
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<tbody>
<tr>
<td>227 Elm St</td>
<td>218 N East St</td>
</tr>
<tr>
<td>514 E Lane St</td>
<td>516 E Lane St-1020 Bellenden Dr Durham, NC</td>
</tr>
<tr>
<td>523 E Edenton St</td>
<td>223 Elm St</td>
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<td>225 Elm St</td>
<td>519 E Lane St</td>
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<tr>
<td>229 Elm St</td>
<td>1714 Park Dr</td>
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<tr>
<td>1907 Old Red Mountain Rd</td>
<td>3025 Walbert Ave Allentown, PA</td>
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<td>Rougemont, NC</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: MICHELLE AND ALEXANDER LATSKO
Mailing Address: 518 E LANE ST
City: RALEIGH
State: NC
Zip Code: 27601
Date: 5/9/17
Daytime Phone: 501-350-5970
Email Address: MICHELLE.LATSKO@GMAIL.COM

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>
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<tbody>
<tr>
<td></td>
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<td>We would like to replace the existing patio stone and concrete pavers with new pavers. We have attached a sample of the pavers.</td>
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<td>We have consulted with, and hired, Randy Scott of Setting Sun Patios to complete the work. In addition to the replacement of the existing materials, we would like to add a privacy screen between our patio space and the drive. We have incorporated a railing to separate the patio nearest to the the house from the parking space behind our home. Last, we plan to sod the yard space.</td>
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<td>The spaces for the patio and pavers will be the same general shape and size as the existing spaces(20'X12' and 20'X16'). The screen and trellis will be 9' tall and 12' long. The small fence along the patio will be 24&quot;-30&quot; high and 20' long. (Please see attached sample photo. This is only to show the style of the rail, not the color. We propose unfinished wood for now, and later stain). The remaining sides around the patio are the exterior walls of the house.</td>
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<td>The wood will be #1 kiln dried treated pine. For now we won't be staining, but would like to later stain with Cabot Timber oil. Please see attached photo.</td>
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<td>Please see attached sketches and material samples/pictures.</td>
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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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<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
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<tbody>
<tr>
<td>YES</td>
<td>N/A</td>
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<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>
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<tr>
<td>Minor Work (staff review) – 1 copy</td>
<td></td>
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<tr>
<td>Major Work (COA Committee review) – 10 copies</td>
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<tr>
<td>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.)</td>
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<td>2. Description of materials (Provide samples, if appropriate)</td>
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<td>3. Photographs of existing conditions are required. Minimum image size 4&quot; x 6&quot; as printed. Maximum 2 images per page.</td>
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<td>4. Paint Schedule (if applicable)</td>
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<td>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.</td>
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<td>6. Drawings showing existing and proposed work</td>
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<td>□ Plan drawings</td>
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<td>□ Elevation drawings showing the façade(s)</td>
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<td>□ Dimensions shown on drawings and/or graphic scale (required)</td>
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<tr>
<td>□ 11&quot; x 17&quot; or 8-1/2&quot; x 11&quot; reductions of full-size drawings. If reduced size is so small as to be illegible, make 11&quot; x 17&quot; or 8-1/2&quot; x 11&quot; snap shots of individual drawings from the big sheet.</td>
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<td>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.</td>
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<td>8. Fee (See Development Fee Schedule)</td>
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</tbody>
</table>
Pictures of proposed pavers for parking area
Picture of proposed paver for patio area

Sample color of Cabot Timber Oil Stain
Sample design at railing—we propose unstained pine

Photo of Screen and Trellis Design
Wide View of back yard

Patio Area
Driveway

Patio and Parking Areas
Front view of Home

Side view of home and driveway
Both durable and adaptable, Cambridge Cobble® offers a more tailored, architectural look with its gently rounded corners and domed pillow top surface. The subtle color combinations and versatile pattern make it ideal for crafting intricate circular designs and captivating walkways.
Proposed pavers for patio area

Products / Slabs /

Our pros help you realise your project

https://www.techo-bloc.com/products/borealis/
Products / Masonry / La rochelle block & brick

Products / Masonry / Chantilly

Products / Slabs / Tux

Aberdeen
BLU 60 mm Collection
Borealis
Borealis Stepping Stone *NEW

Para HD *NEW
Travertina Raw *NEW
Tux
20 mm Porcelain Tiles Block

https://www.techo-bloc.com/products/borealis/
Dunes *NEW
Inca
Industria Slab
Maya Slab
Ocean Grande *NEW

20 mm Porcelain Tiles: Seastone
20 mm Porcelain Tiles: Sunrock
20 mm Porcelain Tiles: "Rust"

Edges
Masonry
Outdoor features
Pavers

Slabs
Steps & caps
Walls