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091-17-CA

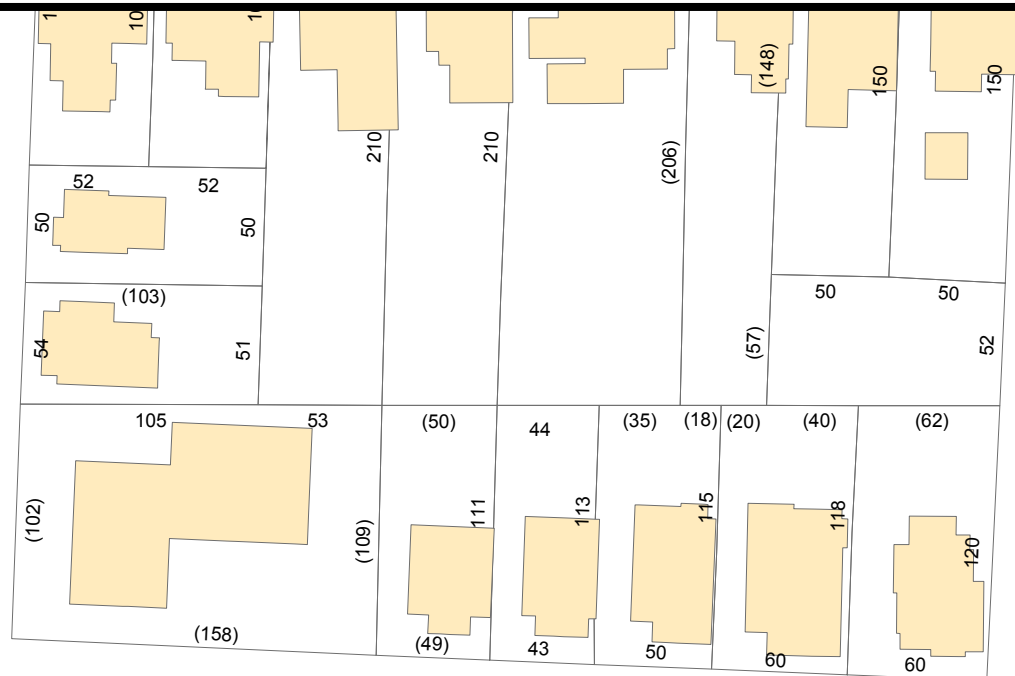
518 E LANE STREET
OAKWOOD HISTORIC
DISTRICT (GENERAL)

0 25 50 100 Feet



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

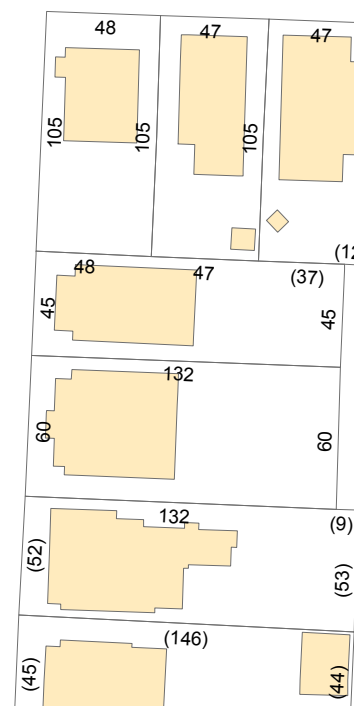
APPLICANT: MICHELLE & ALEXANDER LATSKO



E LANE ST



ELM ST



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

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.3	Site Features and Plantings	Install sod; add privacy screen and railing/fence; replace rear patio and parking pad
1.4	Fences and Walls	Add privacy screen and railing/fence
1.5	Walkways, Driveways and Off-street Parking	Replace rear patio and parking pad

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.

- 2* 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.
 - 3* Lattice screens are sometimes seen on the sides of open porches. The proposed screen is similar in purpose.
 - 4* 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.
 - 5* Privacy fences 6' tall are regularly approved along rear yard side property lines.
 - 6* The privacy screen appears to be anchored to the rear wall of the house.
 - 7* 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.
 - 8* 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.
- C. 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:
- 1* The existing rear patio measures roughly 20' x 12' and consists of gravel with a stone walkway.
 - 2* Traditional paving materials in Oakwood are concrete, brick and stone pavers.
 - 3* 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.
 - 4* 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.
 - 5* 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
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 # 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](#)).

Property Address	Property Address
227 Elm St	218 N East St
514 E Lane St	516 E Lane St-1020 Bellenden Dr Durham, NC
523 E Edenton St	223 Elm St
225 Elm St	519 E Lane St
229 Elm St	1714 Park Dr
1907 Old Red Mountain Rd Rougemont, NC	3025 Walbert Ave Allentown, PA

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

Applicant Signature *Michelle Latsko*

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

55, 34

Design Guidelines - Please cite the applicable sections of the design guidelines (www.rhdc.org).

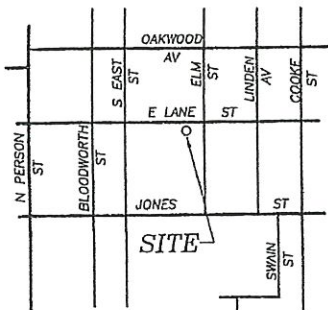
Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
		We would like to replace the existing patio stone and concrete pavers with new pavers. We have attached a sample of the pavers.
		We have consulted with, and hired, Randy Scott of Setting Sun Patios to complete the work. 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.
		The spaces for the patio and pavers will be the same general shape and size as the existing spaces(20'X12' and 20'X18'). The screen and trellis will be 9' tall and 12' long. The small fence along the patio will be 24"-30" 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.
		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.
		Please see attached sketches and material samples/pictures.

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.

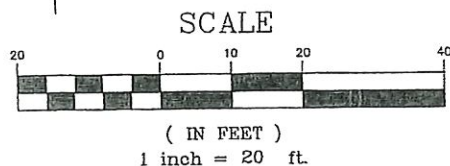
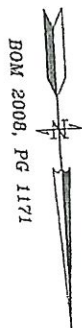
Signature (City of Raleigh) _____ Date _____

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. <u>Minor Work</u> (staff review) – 1 copy <u>Major Work</u> (COA Committee review) – 10 copies			X		
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.)	<input checked="" type="checkbox"/>		X		
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		X		
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		X		
4. <u>Paint Schedule</u> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			X
5. <u>Plot plan</u> (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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	X		
6. Drawings 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 checked="" 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	X		
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 <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	X		
8. Fee (<u>See Development Fee Schedule</u>)	<input checked="" type="checkbox"/>		X		



VICINITY MAP
(N.T.S.)

NOTE:
JOINT DRIVE EASEMENT RECORDED
IN D.B. 13135, PG 2401
JOINT DRIVE MAINTENANCE AGREEMENT
RECORDED IN D.B. 13135, PG 2404



LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- × COMPUTED CORNER

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN
2000' OF A N.C.G.S. MONUMENT.
THIS SURVEY IS OF AN EXISTING PARCEL
OR PARCELS OF LAND.
UTILITIES SHOWN ARE FOR REPRESENTATION
ONLY AND NOT TO BE USED FOR
PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS,
FLOOD LIMITS & SETBACKS TAKEN
FROM BOM 2008, PG 1171.

N/F DANIEL
O'CONNOR
DB 13331, PG 2748

TIE 104.6' ± ALONG THE SOUTH
R/W OF EAST LANE STREET TO ITS
INTERSECTION WITH THE WEST R/W
OF ELM STREET

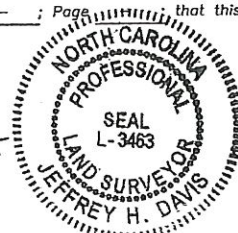
I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision;
and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed
are shown as broken lines plotted from information found in Book ---; Page ---; that this map was prepared in
accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this
22ND day of JULY 2011.

Signed

Jeffrey H. Davis

Seal



FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY
() IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA
as determined by the Department of Housing and Urban
Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1704 J
COMMUNITY # PANEL SUFFIX

Jeffrey H. Davis, PLS
PROFESSIONAL LAND SURVEYOR

N/F RWJ INVESTMENTS, INC.
DB 12979, PG 0184

N/F ANNIE B. BARBOUR
DB 2086, PG 0619

WELDED WIRE
FENCE

RETAINING WALL (TYP)

ADJOINER
DWELLING

N/F MICHELE LEDO
LAURA KRABILL LEDO
DB 13027, PG 0417

L2 S 01°53'12" W
52.68'

L1 S 88°06'28" E
55.53'

N 87°39'15" W 55.63'

CONC PAVER
DRIVE

N 02°41'18" E
104.86'

WOOD
FENCE

1.5-STORY
FRAME
DWELLING

JOINT DRIVE
SEE NOTE

PARCEL 4244
TAX MAP 1704.20
BLOCK 90
5,876 SQ.FT.
0.13 ACRES

PORCH

CONC
WALK

RETAINING
WALL (TYP)

OVERHEAD
SERVICE

CONC SIDEWALK

RETAINING WALL INTO R/W

OVERHEAD UTILITY

UTILITY POLE

EAST LANE STREET
(PUBLIC R/W)

C.N. = 17171
B.O.M. 2008
PAGE 1171
MAKE CO. REG.

MANISH
LAMBA

PARCEL 4244
TAX MAP 1704.20, BLOCK 90
518 EAST LANE STREET
RALEIGH NORTH CAROLINA

DATE: 07-22-2011

DWG. NO.

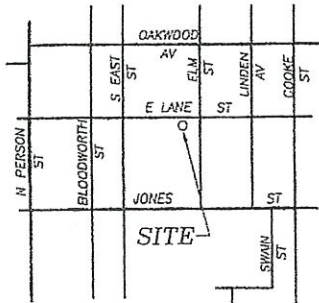
SCALE: 1" = 20'

A-14032



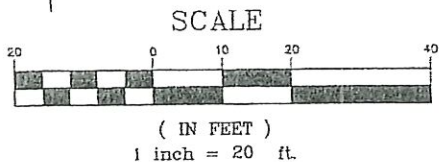
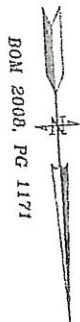
TURNING POINT
SURVEYING PLLC

4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX (800)948-0213 PH (919)781-0234
License No: P-0121



VICINITY MAP
(N.T.S.)

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IN D.B. 13135, PG 2401
JOINT DRIVE MAINTENANCE AGREEMENT
RECORDED IN D.B. 13135, PG 2404



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R/W OF EAST LANE STREET TO ITS
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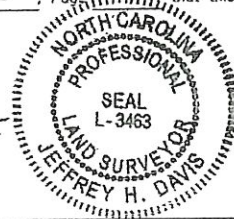
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Witness my original signature, registration number and seal this
22ND day of JULY 2011.

Signed

Jeffrey H. Davis

Seal



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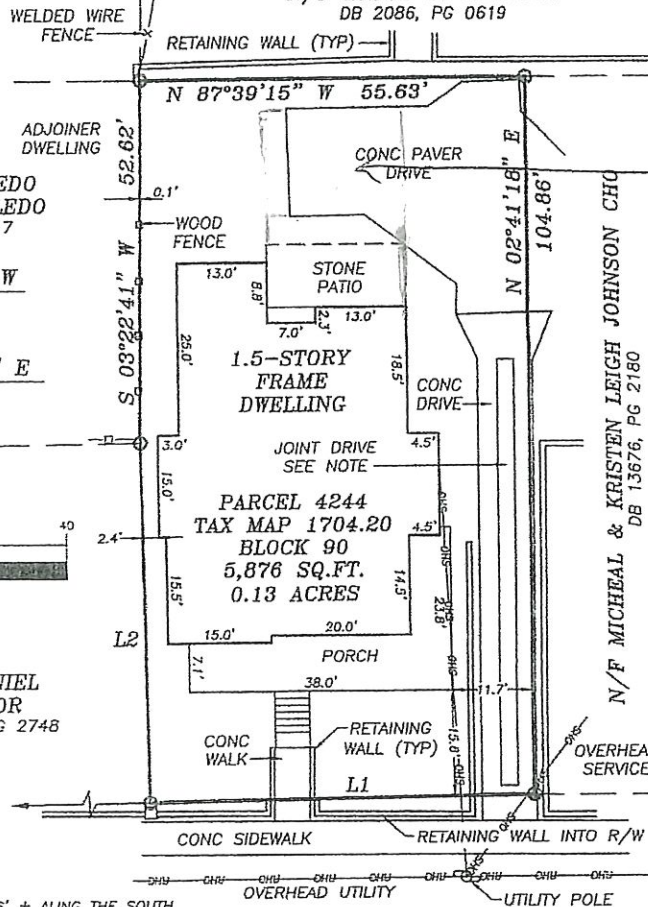
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370243 1704 J
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PROFESSIONAL LAND SURVEYOR

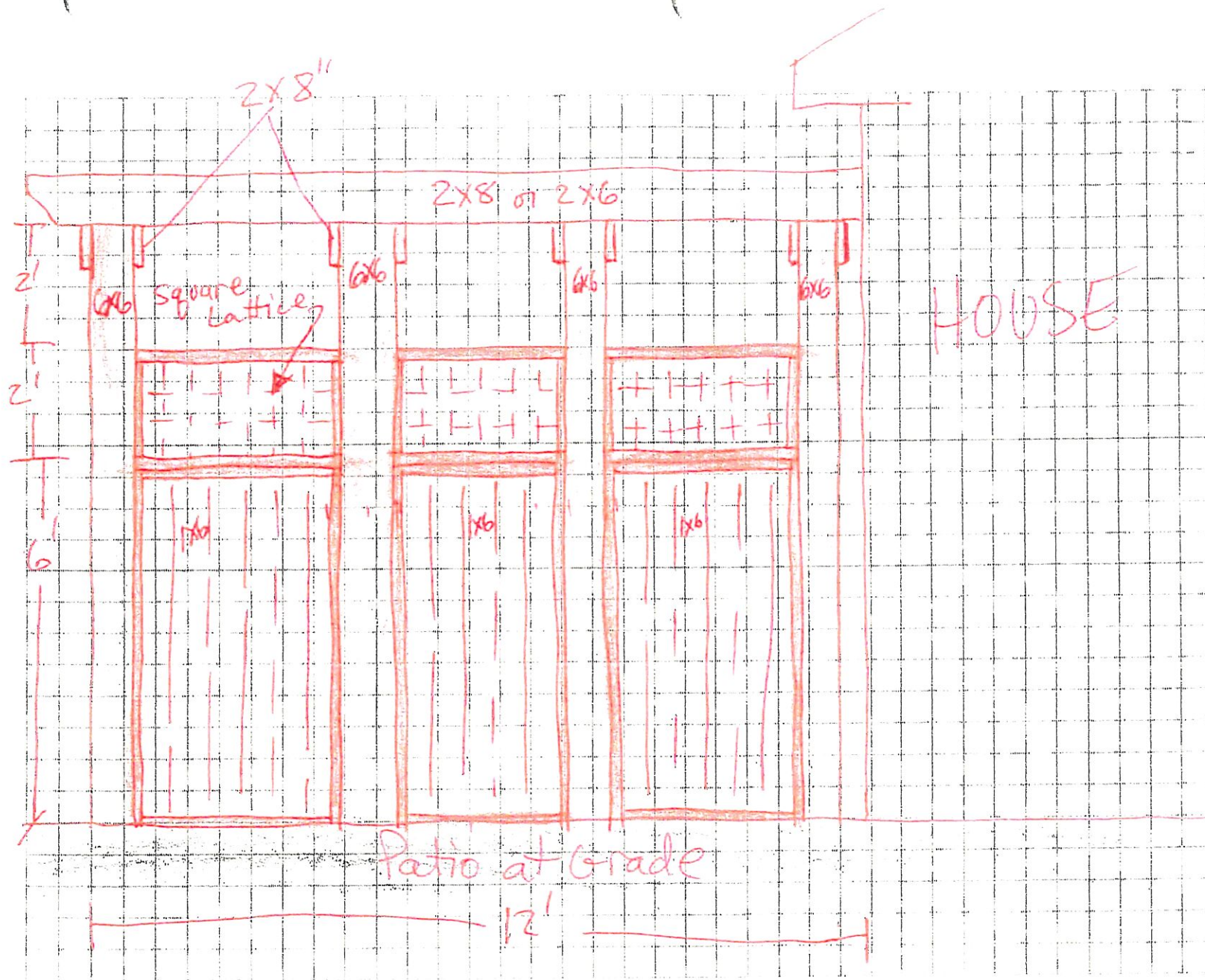
N/F RWJ INVESTMENTS, INC.
DB 12979, PG 0184

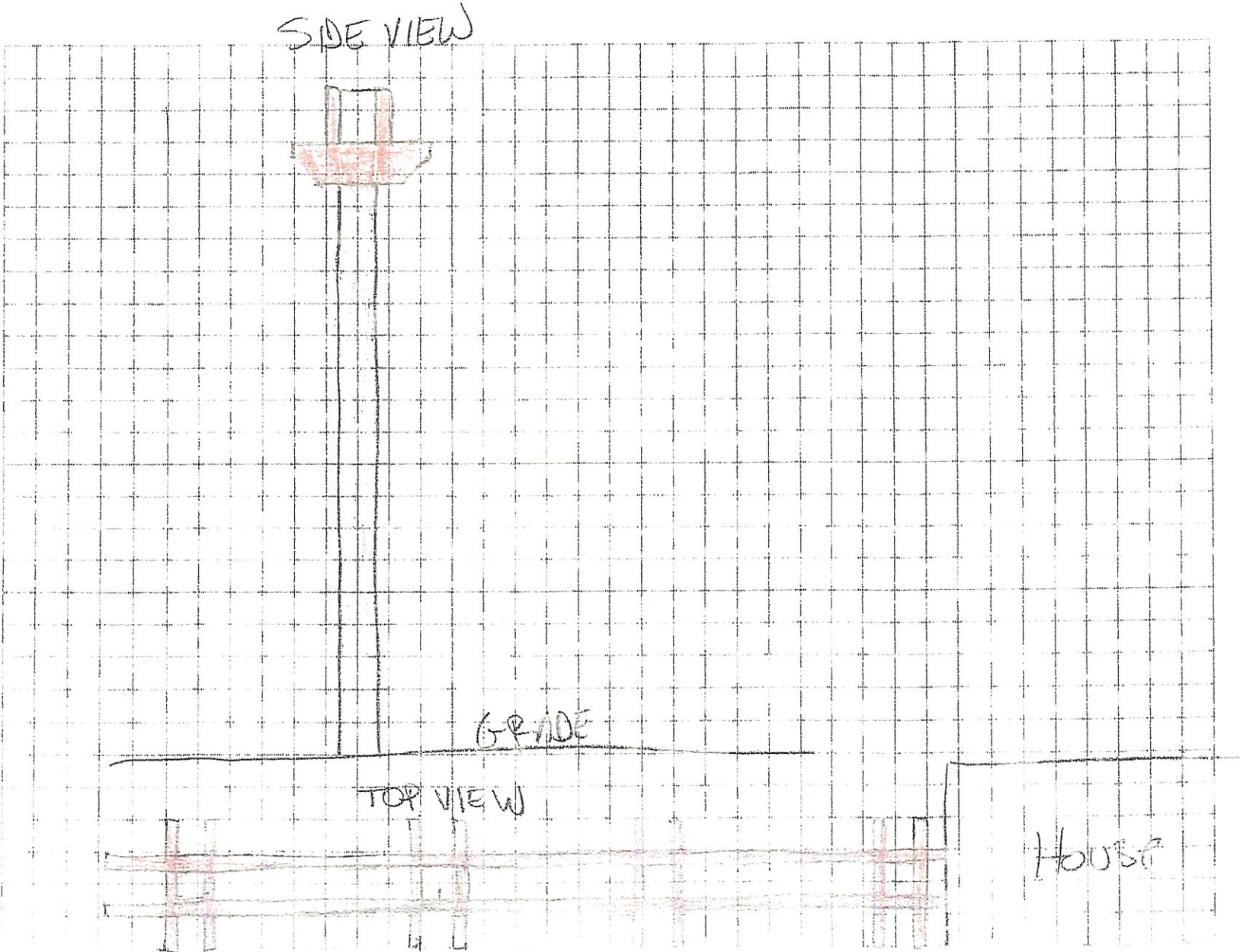
N/F ANNIE B. BARBOUR
DB 2086, PG 0619



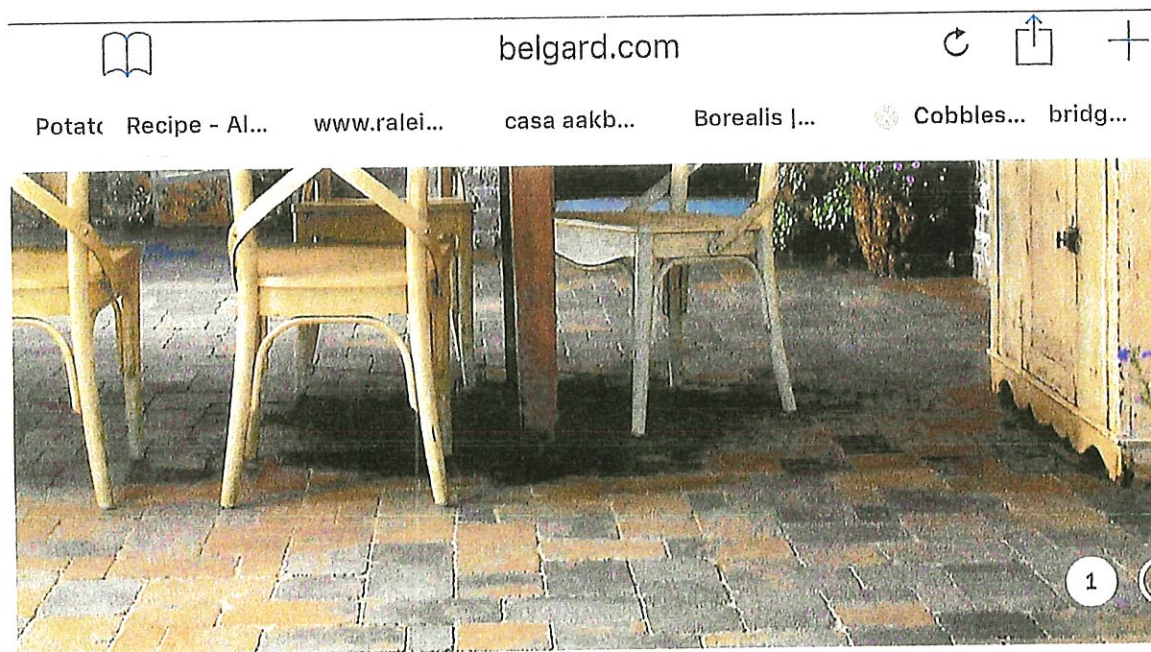
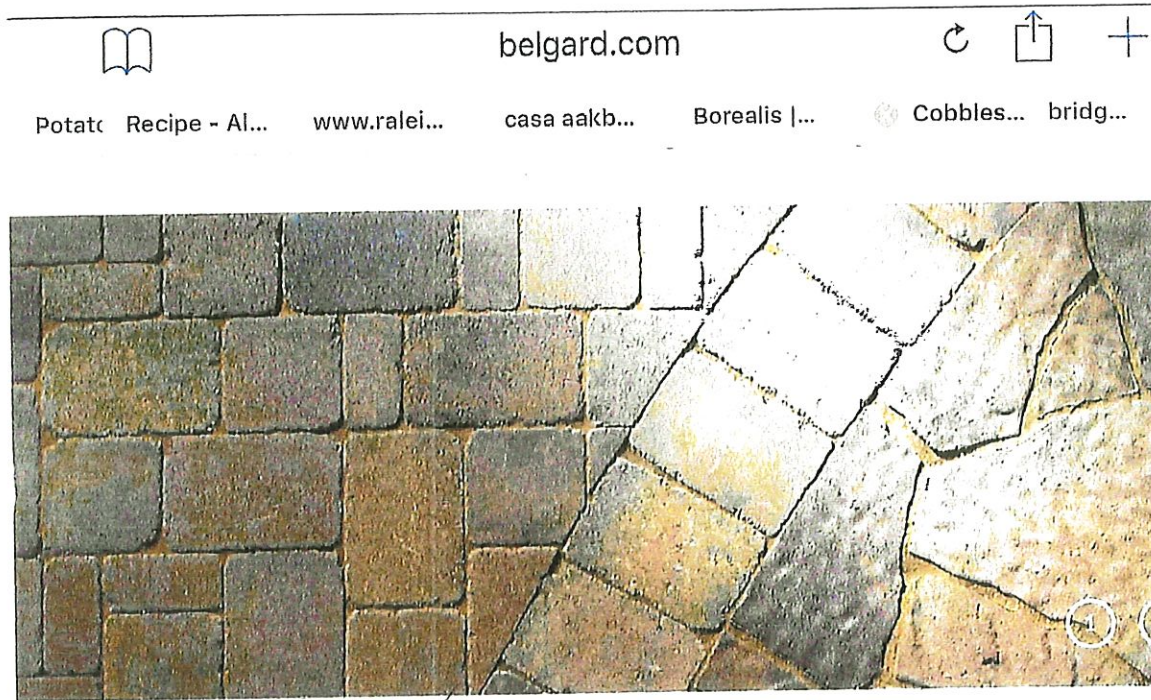
Patio and
Parking

C.N. = 17171 B.O.M. 2008 PAGE 1171 WAKT CO. REG.	MANISH LAMBA		TURNING POINT SURVEYING PLLC 4113 JOHN S. RABOTEAU WYND RALEIGH, NORTH CAROLINA 27612 FAX (800)948-0213 PH (919)781-0234 License No: P-0121
	PARCEL 4244		
	TAX MAP 1704.20, BLOCK 90		
	518 EAST LANE STREET		
RALEIGH NORTH CAROLINA			
DATE: 07-22-2011		DWG. NO. A-14032	
SCALE: 1" = 20'			





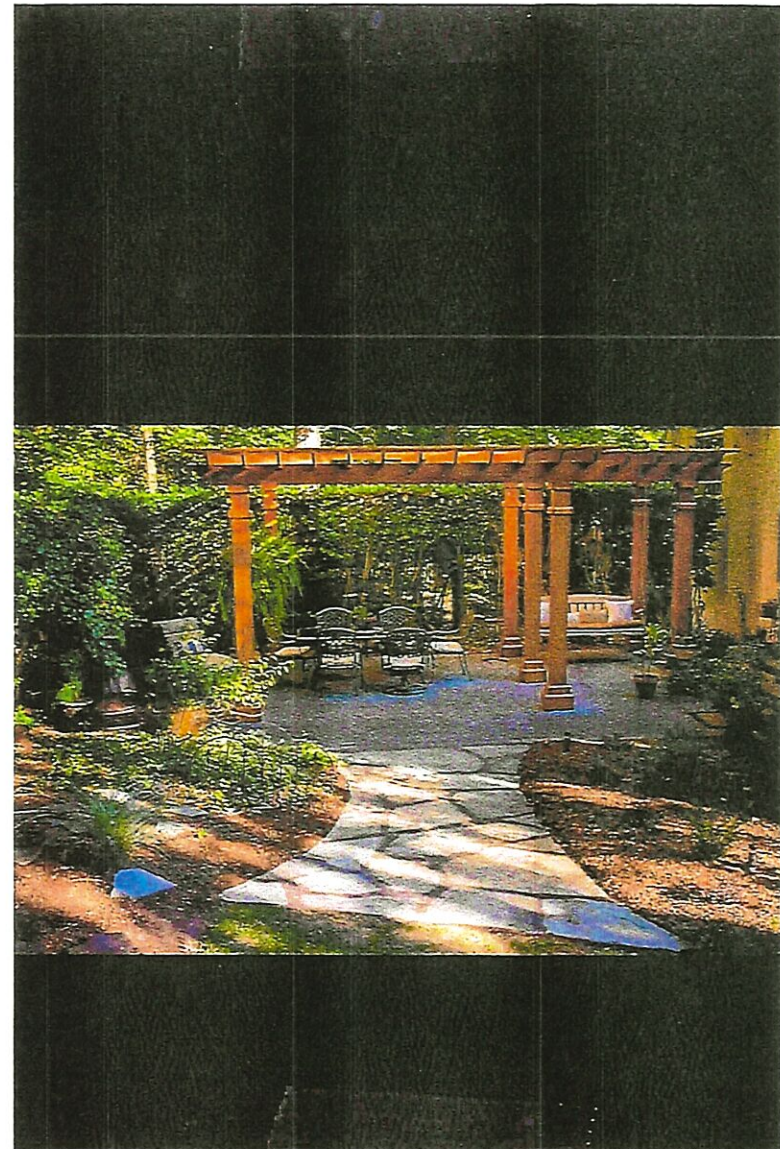
Pictures of proposed pavers for parking area



Picture of proposed paver
for patio area



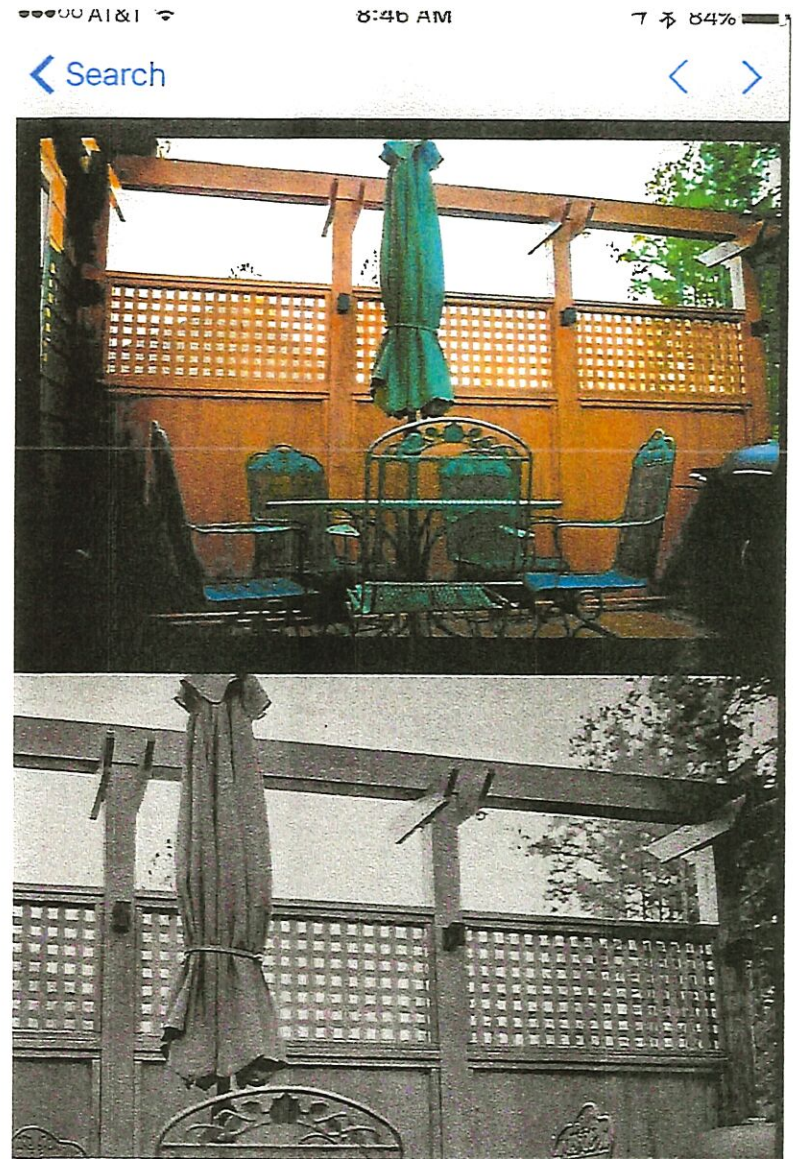
Sample color of Carbot
Timber Oil Stain



Sample design of 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



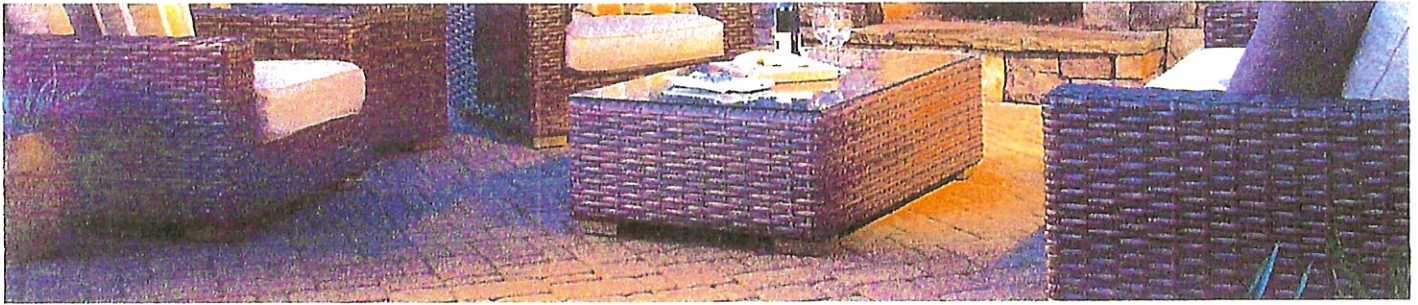
Side view of home and driveway



BELGARD®

Proposed pavers for
parking area

Cambridge Cobble



APPLICATIONS



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.

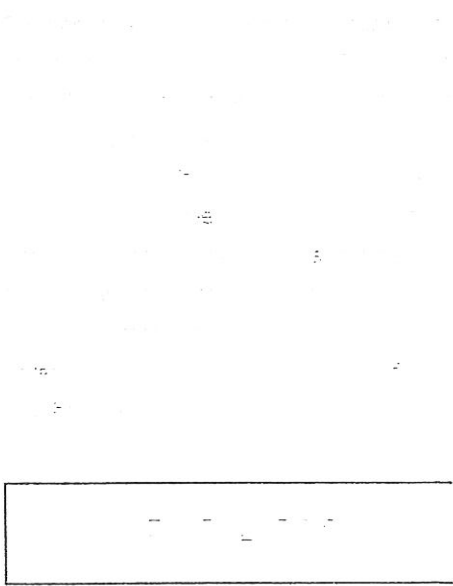
Proposed pavers for patio area

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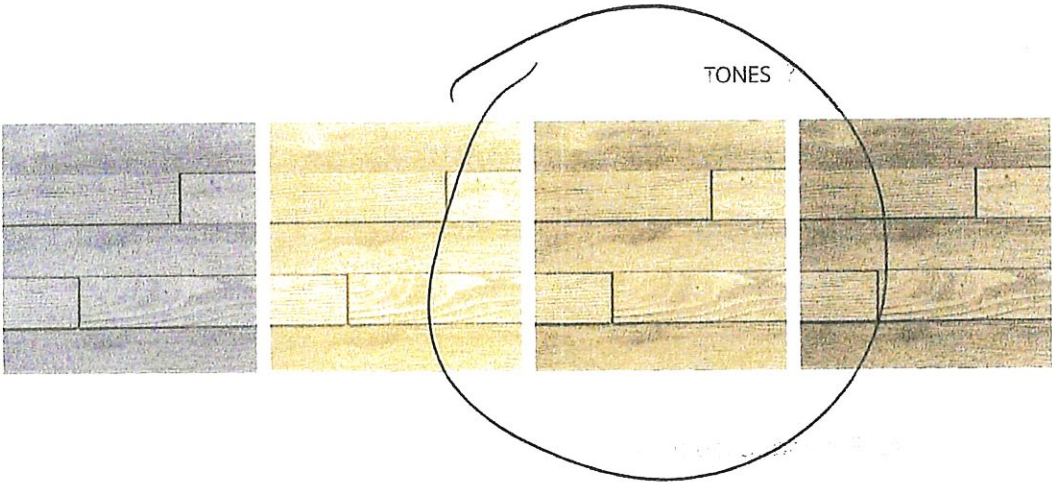
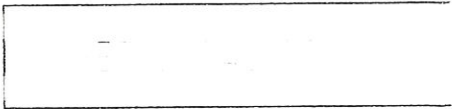


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Products / Slabs / Pavers



Our pros help you realise your project



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

Dunes *NEW
Inca
Industria Slab
Maya Slab
Ocean Grande *NEW

20 mm Porcelain Tiles: Seastone
20 mm Porcelain Tiles: Sunrock
20 mm Porcelain Tiles: Trust



Edges
Masonry
Outdoor features
Pavers

Slabs
Steps & caps
Walls