

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Install fence

534 N East St

Address

Oakwood

Historic District

Historic Property

COA-0041-2020

Certificate Number

3/19/2020

Date of Issue

9/19/2020

Expiration Date

This card must be kept posted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Signature, _____

Collette R. Kinnel

Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.

Type or print the following:		
Applicant name: Lance Lorah		
Mailing address: 534 N. East Street		
City: Raleigh	State: NC	Zip code: 27604
Date: 3/9/2020	Daytime phone #: 717.468.1786	
Email address: lance.lorah@gmail.com		
Applicant signature:		
Minor work (staff review) – one copy Major work (COA committee review) – ten copies Additions > 25% of building sq. footage New buildings Demolition of building or structure All other Post approval re-review of conditions of approval	Office Use Only Transaction #: _____ File #: <u>COA-0041-2020</u> Fee: _____ Amount paid: _____ Received date: _____ Received by: _____ _____	
Property street address: 534 N. East St, Raleigh NC 27604		
Historic district: Oakwood		
Historic property/Landmark name (if applicable):		
Owner name: Lance Lorah		
Owner mailing address: lance.lorah@gmail.com		

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

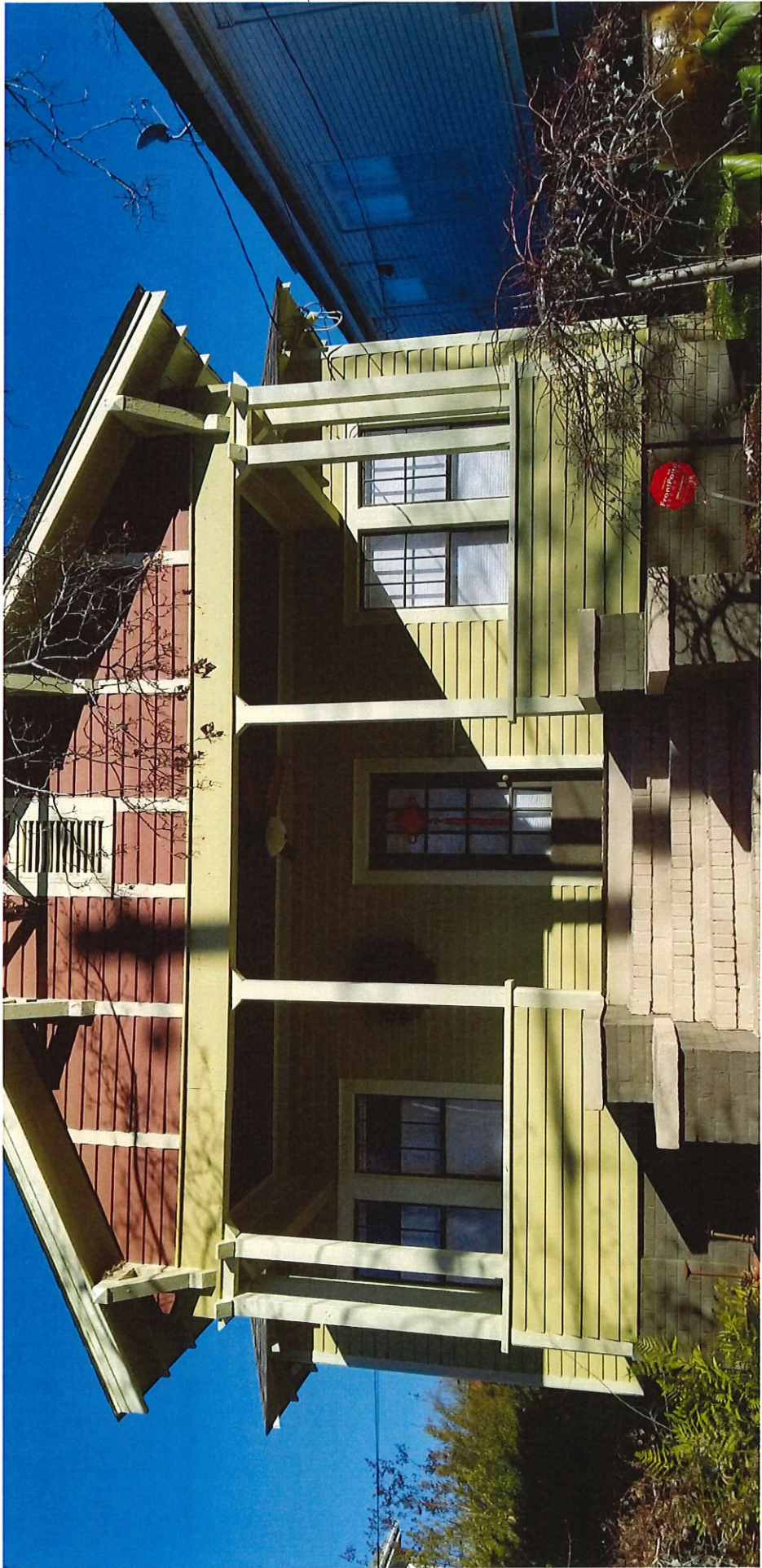
Property Owner Name & Address	Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes <input type="radio"/> No <input checked="" type="radio"/>	Office Use Only Type of work: <u>35</u>
Did you consult with staff prior to filing the application? Yes <input checked="" type="radio"/> No <input type="radio"/>	

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).
1.4	Fences	Install 42" fence in rear section of home

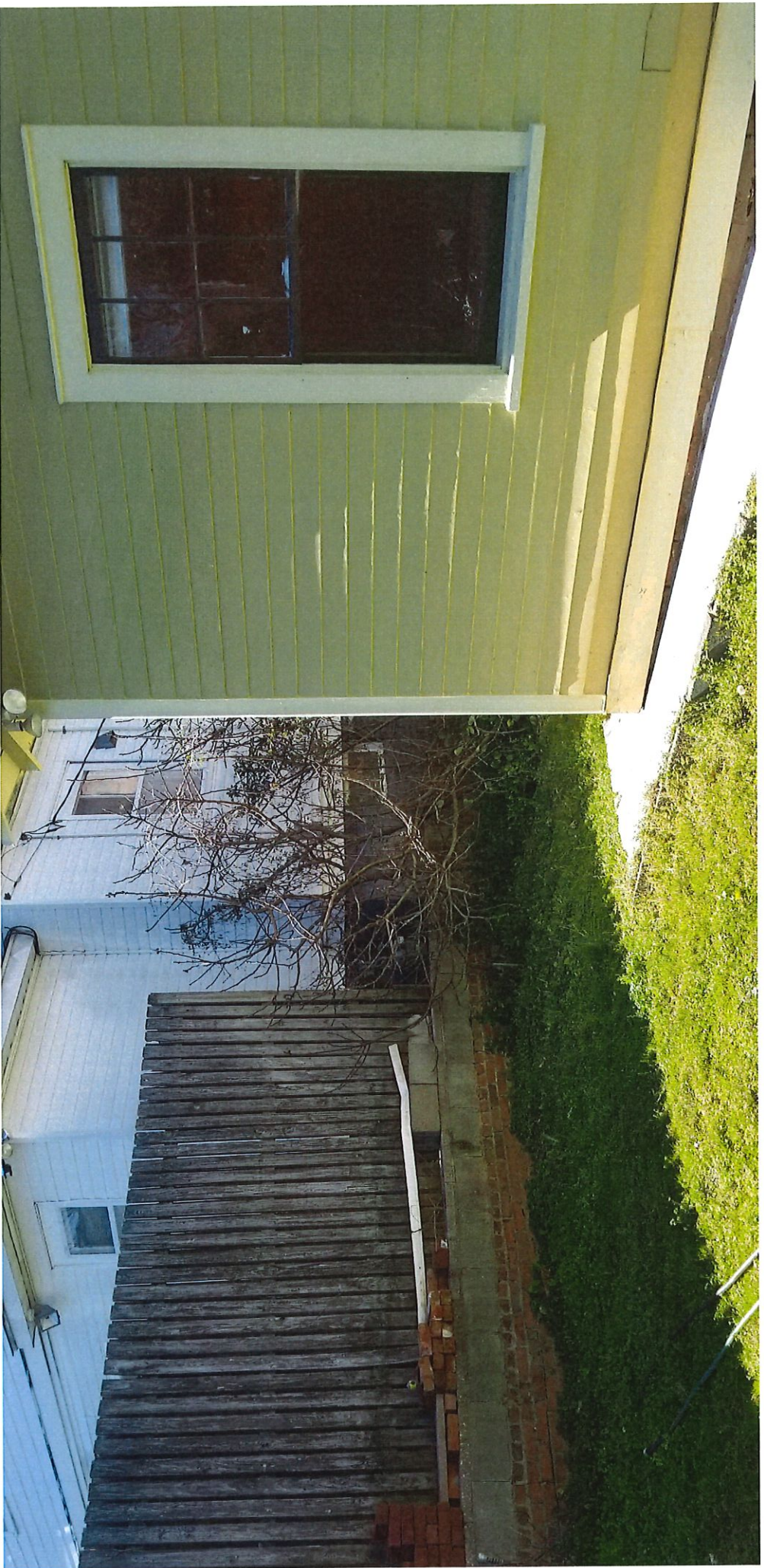
Minor Work Approval (office use only)	
Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until <u>09/19/20</u> .	
Please post the enclosed placard form of the certificate as indicated at the bottom 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) <u>Collette R K</u>	Date <u>03/19/20</u>

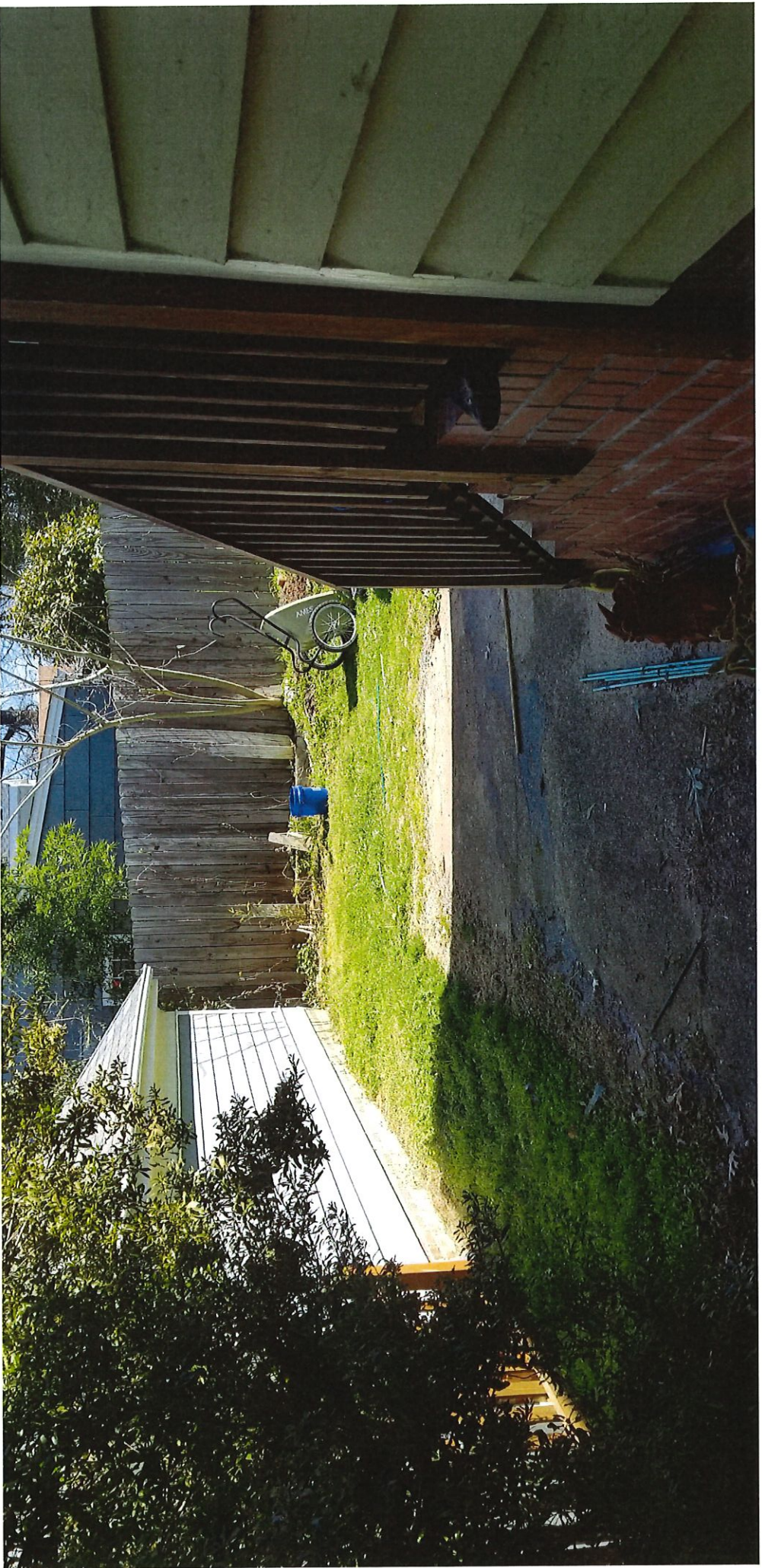














GATE OF SIMILAR CONSTRUCTION

1x4 PT RAIL BELOW TOP RAIL
SIMILAR BOTTOM

2x4 PT TOP RAIL @ 42" HIGH
SIMILAR BOTTOM

6" WIDE PT PICKET
2" WIDE PT PICKET

4x4 PT POST @ 48" HIGH

Kinane, Collette

Subject: FW: Minor Work COA at 534 N East St (COA-0041-2020) - Staff Comments

Collette R. Kinane
Preservation Planner II

■ Raleigh Urban Design Center
One Exchange Plaza, Suite 300 | Raleigh, NC 27601
919-996-2649 | raleighnc.gov

From: Lance Lorah <lance.lorah@gmail.com>
Sent: Thursday, March 19, 2020 2:40 PM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>
Subject: Re: Minor Work COA at 534 N East St (COA-0041-2020) - Staff Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the 'Phish Alert' link in the banner to report this message.

Hi Erin

Thanks for the response. Attached is a photo of the front elevation. The fence will have a top rail height of 42" and a post height of 48". Both dimensions are above grade. The posts will be 4x4 PT pine, the horizontal fence rails will be PT pine, and pickets will be a combination of 6" wide and 2" wide PT pine with a space between, as shown on the submitted example. Intended that all wood elements are unpainted. The gates will be constructed with similar aesthetic, of PT pine, and will be made with "x" bracing behind for added support.

Below is a screen shot from a quick CAD plan I worked up. Please let me know if you need anything additional. Thanks!

Lance Lorah

On Thu, Mar 19, 2020 at 1:19 PM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Hey Lance,

We took a look at your minor work application and have the following feedback. Will you please provide us with a clear photograph of the full front elevation of the house for the file?

Based on the fact that your house is built in the Craftsman style, we feel that the proposed fence design is appropriate. However, we will need a written statement that this is the exact fence and gate design you plan to install. Because we

have to review and approve the specific fence you plan to install, if you wish to make a few tweaks to the proposed design, we will need a drawing of the specific fence and gate details you are proposing. Let us know how you would like to proceed.

Best,

Erin

Erin Morton

Preservation Planner II

■ **Raleigh Urban Design Center**

One Exchange Plaza, Suite 300 | Raleigh, NC 27601

919-996-2632 | raleighnc.gov

From: Lance Lorah <lance.lorah@gmail.com>
Sent: Wednesday, March 18, 2020 11:43 AM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>
Subject: Re: Oakwood minor work application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the 'Phish Alert' link in the banner to report this message.

That would be fantastic, thanks!

Lance Lorah

On Wed, Mar 18, 2020 at 11:06 AM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Hey Lance,

You are in the queue, but we cannot make any guarantees on when we can get an approved COA out the door. I will do my best to help you hit that weekend start date. In light of COVID-19 concerns, we will be mailing you the blue placard once the application is approved so that you do not need to physically visit the office to pick it up. We will also send email confirmation of the application approval at that time. Thanks for checking in!

Best,

Erin

Erin Morton

Preservation Planner II

■ Raleigh Urban Design Center

One Exchange Plaza, Suite 300 | Raleigh, NC 27601

919-996-2632 | raleighnc.gov

From: Lance Lorah <lance.lorah@gmail.com>
Sent: Wednesday, March 18, 2020 11:00 AM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Subject: Re: Oakwood minor work application

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Hi Erin

Is it possible to review this minor COA by the weekend? We were hoping to start work this weekend if at all possible.

Thanks!

Lance Lorah

On Wed, Mar 11, 2020 at 3:11 PM Lance Lorah <lance.lorah@gmail.com> wrote:

Great, thanks!

Lance Lorah

On Wed, Mar 11, 2020 at 10:40 AM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Hey Lance,

Yes, your submission was successful and the ball is now in our court. We will likely begin the review next week and will let you know if we have any questions or need additional materials. Thank you!

Best,

Erin

Erin Morton

Preservation Planner II

■ Raleigh Urban Design Center

One Exchange Plaza, Suite 300 | Raleigh, NC 27601

919-996-2649 | raleighnc.gov

From: Lance Lorah <lance.lorah@gmail.com>

Sent: Wednesday, March 11, 2020 10:21 AM

To: Morton, Erin <Erin.Morton@raleighnc.gov>

Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>

Subject: Re: Oakwood minor work application

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Hi Erin

I believe I've submitted the minor COA correctly on the portal. It issued me a reference number **COA-0041-2020** but doesn't show it as 'received'. Could you check to verify there is no action on my end. First time submitting one of these...

Thanks!

Lance Lorah

On Wed, Mar 4, 2020 at 10:43 AM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Lance,

Apologies, your previous email slipped by me. That is correct, a COA is only required for exterior changes to the property.

Best,

Erin

Erin Morton

Preservation Planner II

■ Raleigh Urban Design Center

One Exchange Plaza, Suite 300 | Raleigh, NC 27601

919-996-2649 | raleighnc.gov

From: Lance Lorah <lance.lorah@gmail.com>
Sent: Tuesday, March 3, 2020 1:40 PM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Subject: Re: Oakwood minor work application

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Hi Erin

Following up on the below message. If you could let me know, that would be great!

Thanks for all your help.

Lance

On Mon, Mar 2, 2020, 9:54 AM Lance Lorah <lance.lorah@gmail.com> wrote:

Hi Erin

On a separate topic... we are planning to convert an existing bedroom to a bathroom. I understand the permit requirements through city of Raleigh, but just wanted to confirm no COA application is required for this work. There is no change to the exterior of the home.

Thanks!

Lance Lorah

On Thu, Feb 27, 2020 at 1:44 PM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Lance,

Great! Please fill out a minor works application through the City's Permit and Development portal here:
<https://energocitizenaccess.tylertech.com/RaleighNC/SelfService#/applicationAssistant?sectionName=All&moduleId=3&categoryName=All>

We will review it and let you know if we need any additional materials. Thank you!

Best,

Erin

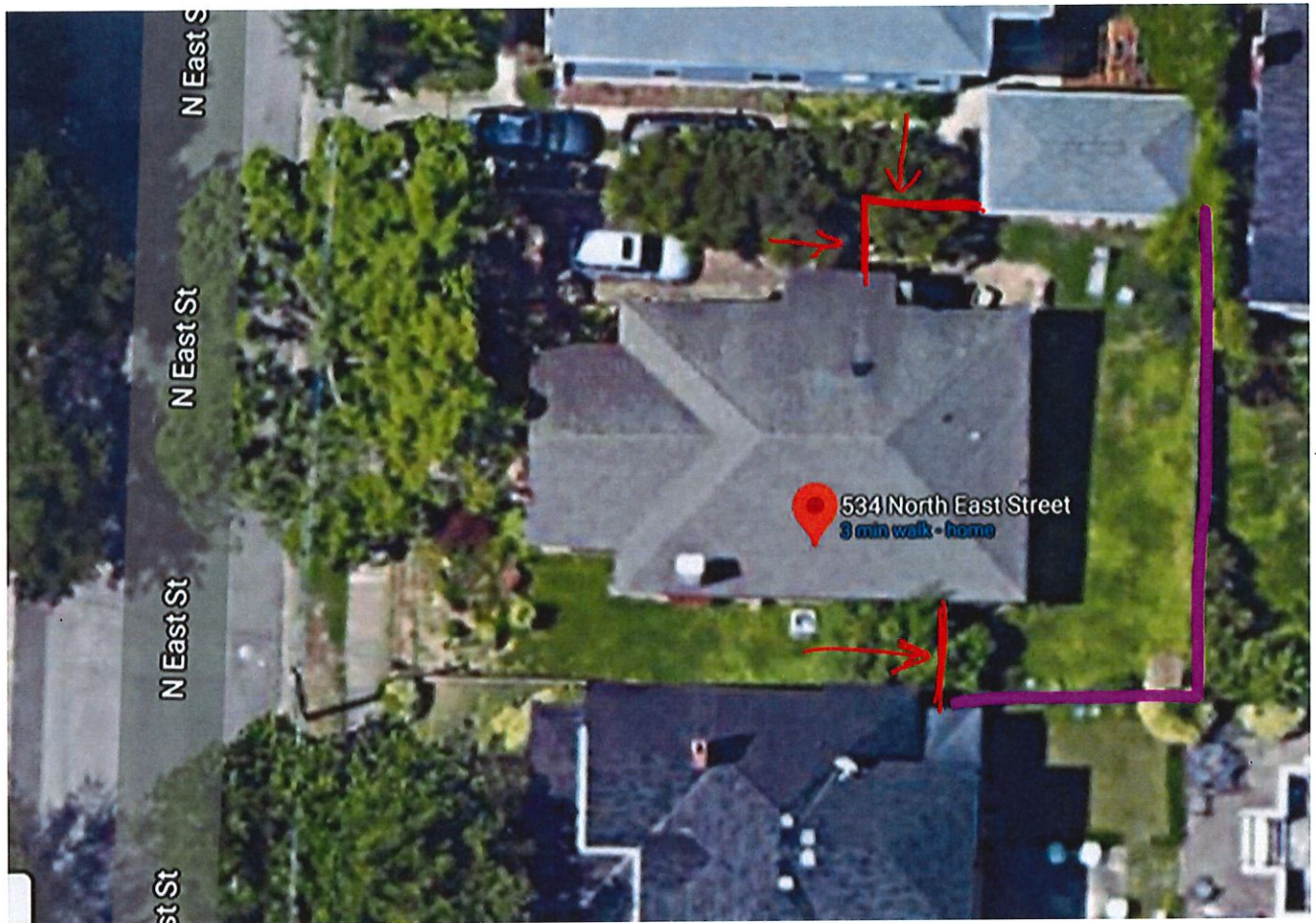
From: Lance Lorah <lance.lorah@gmail.com>
Sent: Thursday, February 27, 2020 1:26 PM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Subject: Re: Oakwood minor work application

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Hi Erin

We would like to proceed with a minor application due to the time frame of our move-in. We need to have something in place to keep the dogs contained and safe!

Below is a rough aerial of the home, which is located at 534 N. East Street. The red lines with arrows would be new fence with a gate on each side of the home and the pink lines represent existing privacy fence.



Lance Lorah

On Thu, Feb 27, 2020 at 12:49 PM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Lance,

I meant to ask during our initial phone conversation for the street address? That way, I can take a Google tour and ensure that we are on the same page about existing conditions as well.

In the example you provided, the top rail would be considered as the piece at the top of the lattice rather than the bottom. Fortunately, the type of fence you are requesting is likely to be approved through the major work process. The location you proposed to build the new fence sections (aligned with the rear elevation of the

house) would be considered a part of the rear yard; this results in greater flexibility on height and visual permeability than a fence proposed in the more public-facing front yard. See Section 1.4.11 in the design guidelines for more information on this distinction.

In short, your desire to have a taller fence is approvable, but it would need to funnel through the major work application process to be reviewed by the COA committee at their April 23rd meeting. Unfortunately, staff is not able to independently approve a fence over 42". I hope the additional information is helpful to you. Please let us know how you want to proceed.

Best,

Erin

From: Lance Lorah <lance.lorah@gmail.com>

Sent: Thursday, February 27, 2020 10:32 AM

To: Morton, Erin <Erin.Morton@raleighnc.gov>

Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>

Subject: Re: Oakwood minor work application

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Hi Erin

Excellent description and very helpful! Is there any option that would allow for a top rail that is higher than 42", but only blocks sight lines to a level of 42", while being congruous with Oakwood historic development? Below is an example. And, sorry for all the questions. Even a little more height would be helpful for having the pets in the backyard.



Lance Lorah

On Thu, Feb 27, 2020 at 9:59 AM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Lance,

The 42" height of the fence applies to the top rail only. The post caps are not a part of the 42" consideration and may extend above that height. The intent behind the guideline is to maintain sightlines from the public street that are congruous with the historic development of the neighborhood; therefore, the 42" standard is measured from the ground rather than from the bottom of the fencing. Does that answer your question?

Best,

Erin

From: Lance Lorah <lance.lorah@gmail.com>

Sent: Thursday, February 27, 2020 8:59 AM

To: Morton, Erin <Erin.Morton@raleighnc.gov>

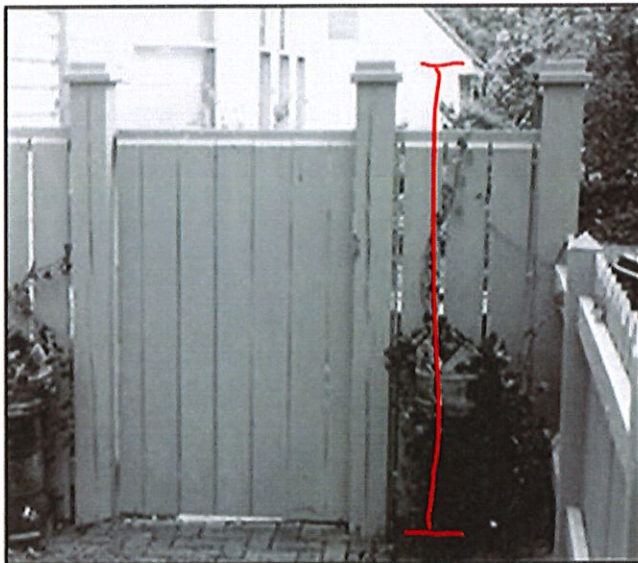
Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>

Subject: Re: Oakwood minor work application

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Hi Erin

Thanks so much for the quick response! Quick question on the fence height... Is 42" the height of the top rail from the ground or the height of the fence pickets? For example, if the fence pickets are 2" off the ground and the fence pickets are 42" is 44" overall height OK? Also, I assume the fence posts can exceed the 42" height? See below from RHDC Guideline marked up in red. Our obvious preference is to proceed with a minor application.



Thanks again!

Lance Lorah

On Wed, Feb 26, 2020 at 3:37 PM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Lance,

Thank you for the call this afternoon regarding your intent to submit a COA application for a fence installation at a property in the Oakwood Historic District. As discussed, I have followed up on some of your initial questions regarding the COA process and have included comments below.

1. You are able to apply for the COA before you close on the property. The City does not require permission from the current property owner for a COA to be filed.
2. We strongly advise that you do not begin any work to the property without the approved COA blue placard in hand. If any work commences before the COA is approved, the application is processed as an "after-the-fact" case, which results in a doubling of the application fee.
3. Staff is able to process the application as a minor work if the materials are congruous with the historic district design guidelines and the fence is a maximum height of 42". A minor work review will be advantageous to your shorter schedule. You may wish to reference "Section 1.4 – Fences and Walls" of the design guidelines, linked here, which will help you to identify an appropriate fencing treatment. The Oakwood Historic District Special Character Essay on page 102 may be helpful as well.
<https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR10/RHDCGuidelines.pdf>
4. If you would like to apply for a fence taller than 42", please submit a major work application in the Permit and Development Portal. Our next deadline for major work online submissions is March 11th. Applications received by this date will then be reviewed at the RHDC's COA committee meeting on April 23rd.

Please let us know if you have any more questions and we look forward to reviewing your application. Thank you for investing in Raleigh's historic districts and we wish all the best to you, your wife, and the dogs!

Best,

Erin Morton