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To: [Dan Rieden](#)
Subject: [EXTERNAL] 553 Arden Park Blvd HDC2024-00260
Date: Wednesday, May 29, 2024 1:05:32 PM

Thanks for getting back to me.

I purchased this property in 1970. I have lived here for 54 years. The previous owners of this house had let the house fall into terrible dilapidated conditions. It was a fixer upper. The house exterior brick work had been painted pink and then painted dark gray. We had to make repairs on just about everything you can think of for a house built in 1922. We had to put a new roof on the house. When it rain, we had to place buckets in the living room to catch the water. A section of the flat roof was leaking over the second floor bathroom and the ceiling collapsed during a rain storm. We had bats living in the roofing section of the third floor and on three occasions, we discovered bats flying around on the inside of the house. When I walked into the garage you could see sun light coming through the roof of the garage because of the rotted roof deck and support rafters. The house has a basement cellar door with a horizontal access hatch at ground level that laid flat that would rot out every few years. the deck provided cover and safety to insure no one would fall through this ground level door by walking on it. I could go on and on telling you about all of the work and repairs that has been put into this house. Basement flooding and ETC.

The deck is about 25-30 years old. The plans for the deck were produced by Home Depot and all of the materials came from Home Depot. A retired carpenter with my help built this for the rear of the house. The deck was built according to code. Not a single board on the deck has ever needed to be replaced. The Deck is free standing and not supported by the house. The deck faces west and during the summer afternoons, when the sun is setting in the west, the deck area will heat up to unbearable temperatures. I have gone through about five 10 X 10 foot cloth covered Gazebo's sitting on the deck. The frames would eventually rust out and the cloth netting and overhead cover, would last two years if you were lucky.

The house had a small back porch, 4 X 7 foot with a flat roof attached to the house with one support post. Most of the porch wood roof frame and post had rotted out so it was removed. That is how the idea for the arbor came about. The addition of the arbor would give us a nice back porch over the rear house entrance and cover the basement cellar entrance.

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So My plan was to build an arbor to cover a section of the deck. If all went well, we would only need to cover two sides with netting for insect protection. The Arbor is 13 X 14 feet. It is supported by two 6"X 6" post cemented 4 feet in the ground on one side and supported by the North wall of the house on the other side. The slanted roof height is 7 Feet on the North side and 10 feet on the South side attached to the house. It has 16 X 2" X 8" rafters on 12" centers. The rafters are supported with approved support brackets that are attached to a 2" X 8" header bolted to the brick wall of the house. The North side of the arbor is supported by three 2" X 8" X 14 feet horizontal headers bolted together attached with brackets mounted to the top of the 6" X 6" vertical post. I was planing to use standard roofing material, OSB 7/16 roof

Sheathing Panels, Felt roof deck protection and Alum-roof edge. I was planing to match the roof shingles to the house shingles. All of the building material with the exception of the roof shingles have been purchase and paid for to compete the arbor. I was planing to paint the Arbor the same color as the deck & gazebo.

The Gazebo 10 X 12 feet setting on the deck is about eight years old. It does provide a certain amount of shade for summer time deck use. I purchased the gazebo in kit form from Sam's Club.

We have never made any changes to the exterior of the house. The addition of the deck 25 to 30 years ago made living in this house in the summer so much better. It provided a cover (SAFETY) over the ground level flat horizontal hatch door leading to the basement cellar door. In the last 54 years living in this house, My wife and I have worked hard to transformed this house from a Fixer Upper to become the best looking house on the block.

I purchased this house in December 1970. This is the first time in 54 years that I was exposed to or ever received any information pertaining to what is allowed and not allowed for people who have homes in the Historic District. This type of information was never presented or discussed during our neighborhood association meetings. I have been attending our association meetings for over 50 years to help keep our neighborhood sound and safe.

I request approval to include the security cameras that I installed to provide protection for my family and the house. We have had three break-ins in the 54 years that we have lived in this house.

I request approval to install the new fencing that was installed 40 years ago to replace the broken gate and dilapidated cyclone fence that existed when we bought the house. The automatic gate opener provides safety and convenience for entering and exiting the property without having to get out of your car to open the gate when entering and leaving the house.

In regards to the deck cover or arbor I am trying to obtain approval for, there is one very **critical point of house improvement**. The arbor will provide rain and snow protection cover for the cellar door steps and entrance located beneath the deck. For the first time since the house was built, this basement entrance area will be dry and free of mold, fungus, dampness, wood and house foundation deterioration. I try to keep a fan with air circulating in this area 24-7. It helps a little bit. The overhead deck arbor will keep the area dry and free from the rain and snow. The outside basement cellar door entrance area will finally get a chance to dry out and I can clean it up and paint it. Most of the time, you don't want to enter this area because its too nasty. This will vastly improve the over all health and safety of the house.

If this arbor is approved we were planing to install insect netting around two sides to keep it bug free.

All drill holes and openings in the brick work will be filled in with mortar and painted the same color as the house.