

City of Raleigh



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062-18-CA

1014 W CABARRUS STREET

BOYLAN HEIGHTS
HISTORIC DISTRICT (R-10)

0 25 50 100
Feet



Nature of Project:
Install 8' privacy screens
on rear deck.

APPLICANT:
JASON HOLSCLOW



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

062-18-CA 1014 W CABARRUS STREET

Applicant: JASON HOLSCLOW

Received: 4/12/2018

Meeting Date(s):

Submission date + 90 days: 7/11/2018

1) 5/24/2018 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Install 7'6" privacy screens with integrated planters on rear deck

Staff Notes:

- COAs mentioned are available for review.
- After-the fact applications are reviewed as though the work has not been completed.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.3	Site Features & Plantings	Install privacy screen with integrated planters
1.4	Fences and Walls	Install privacy screen

STAFF REPORT

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

- A. Installation of privacy screens are not incongruous in concept according to *Guidelines* 1.3.9; however, the height and openness of the screening **may be** incongruous according to *Guidelines* 1.4.8 and the following suggested facts:
- 1* The privacy screens will be located on the northeast and northwest corners of the rear of the house to screen the deck from view.
 - 2* The rear deck was recently approved through COA 037-18-MW.
 - 3* The screens are comprised of louvered panels that can be opened and closed. By design, the panels cannot be completely closed: the minimum opening is 1.5" (closed position), maximum opening is 3.5" (open position).
 - 4* The application describes the privacy screens as staggered in height: 7'6" at the tallest (closest to the house) and 6'6" at the shortest (at the edge of the deck). All provided height measurements are taken from the top of the deck, not from grade.

- 5* The base of the screen is built into planter boxes that are 29" tall. There is a 13" opening between the top of the planter box to the start of the louvered screen. The screen itself is 48." There is a 6" open space between the top board and the top of the louvered screen. Though already constructed, the planter boxes are considered part of this application and should be considered after-the-fact.
- 6* The privacy screens are 13' in length: the length of the rear deck.
- 7* The screen is not attached or anchored to the house, all structural members are attached to the rear deck and the planter boxes.
- 8* Privacy fences 6' in height have been regularly approved along property lines. No previous COA cases could be found that included a privacy screen positioned in the same plane as the primary structure or as part of a rear deck/porch.
- 9* The proposed screens are constructed of treated wood and stained to match the deck. The 5 vertical posts are proposed to be covered in copper caps. No specifications were provided for the copper caps.
- 10* Lattice screens are sometimes seen on the sides of open porches (as evident in the examples provided by the applicant).
- 11* The two examples of privacy screens in the district (at 1030 W South Street and 417 Boylan Avenue) provided by the applicant were either in place before the district was designated or completed without a COA.
- 12* To provide a clearer visual of the proposed design, the applicant provided photographs that show a mock-up of the design in the proposed location and height (photographs are labeled A through G). The photographs show the limited visibility of the design from the street and the context of the design adjacent to the house.
- 13* There are no trees located in proximity to the proposed screen location.

Pending the committee's discussion regarding the location and height of the proposed screening, staff suggests that the committee approve the application with the following conditions:

1. Total height of the privacy screen (from decking to highest beam) must not exceed a height determined appropriate by the committee.

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 # 551134
 File # 062-18-CA
 Fee 127
 Amount Paid 147
 Received Date 4/12/18
 Received By turn

Property Street Address 1014 W. Cabarrus St

Historic District Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name David Greene

Lot size (width in feet) 50' (depth in feet) 150'

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
1030 W. South st	1115 W henoir st
1016 W cabbarus st	
1018 W cabarrus st	
1012 W cabarrus st	
1010 W cabarrus st	
1031 W South st	
1028 W South st	
1033 W South st	

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

Written description

Build a privacy fence/screen on both ends of prior COA approved deck, constructed of treated 4x4 post w/ copper tops, and 1x6 slats that open & close like blinds to provide privacy and shade. Post will go down to ground level, and bolt directly to deck, against both ends of deck. To be stained the same color as COA approved stain of deck. Build planters on deck (not attached to deck just sit on deck, also to be stained same as COA ~~prior~~ approved stain deck color, COA Case # 037-18-MW

Description of materials

4x4 Treated post

1x6 Treated slats

1x6 Treated planter's

2x6 Treated attaching post at top

2x4 treated attaching post at bottom

4x4 copper caps on post

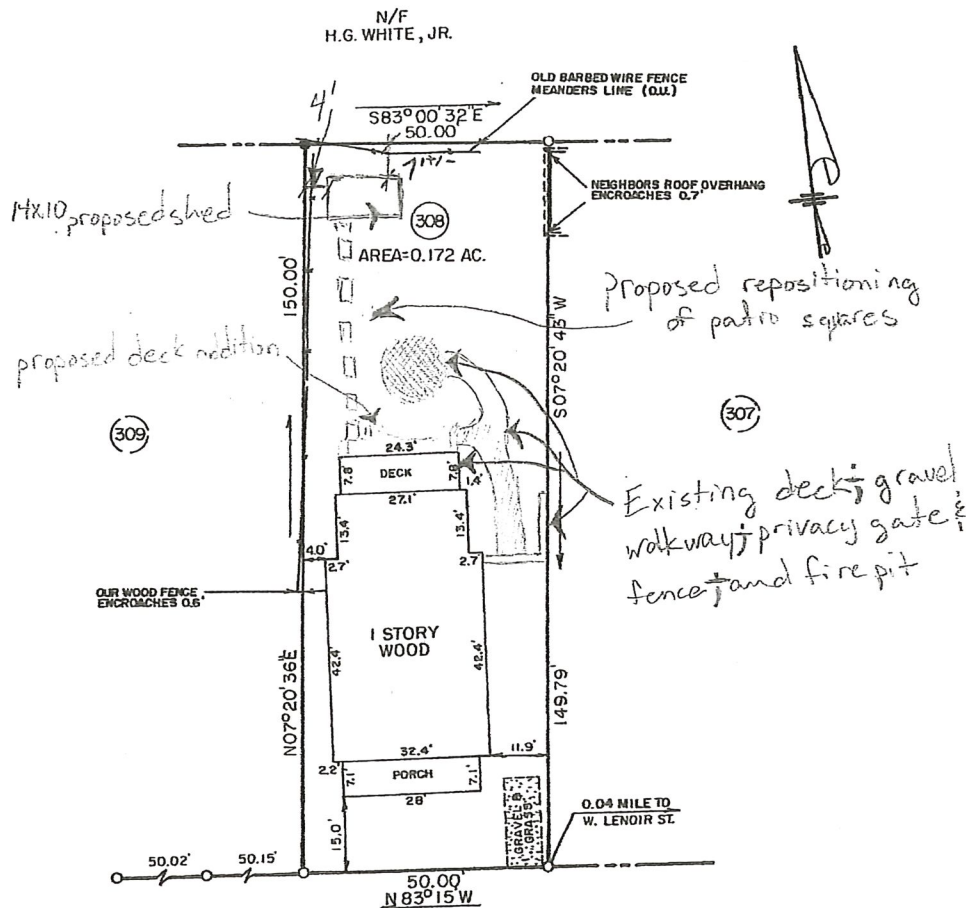
paint schedule

stain to match same as prior COA approved color
of deck reference COA case # 037-18-MW

LEGEND:

O = EXISTING IRON PIPE
 ● = NEW IRON PIPE
 P = PORCH, S = STOOP, SH = SHED
 * = FENCE, R = RADIUS
 --- = CREEK (APPROX. LOCATION)
 -E- = OVERHEAD ELECTRIC LINE
 LP = LIGHT POLE, PP = POWER POLE
 PK = MASONRY NAIL, MH = MANHOLE
 LBS = LOCATION BY SCALE
 C = CHIMNEY, ■ = ELECT. TRANSFORMER
 L = ARC LENGTH, CH = CHORD LENGTH
 YI = YARD INLET, DI = DROP INLET
 D = DECK, FH = FIRE HYDRANT
 N/F = NOW OR FORMERLY
 DU = DESTINATION UNKNOWN
 OU = OWNERSHIP UNKNOWN

- Notes: 1) North arrow is referenced to recorded document shown above unless denoted otherwise.
 2) House ties are radial to property lines unless shown otherwise.
 3) Underground pipes not located with this survey.
 4) All areas are computed by coordinates.
 5) Flood plain statement attached separately, if requested, and not part of this survey.
 6) This property may be subject to the Neuse River Buffer.



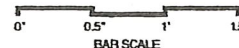
1014 W. CABARRUS STREET
 60' R/W

NOTE: DIFFERENCES IN DEED AND SURVEY OF EXISTING CORNER STAKES.

SURVEY FOR

DAVID M. GREENE
 HOLLY C. GREENE

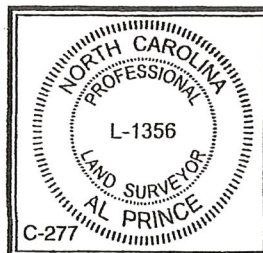
WAKE COUNTY, NORTH CAROLINA



DATE: 06 APRIL 2015

TOWNSHIP: RALEIGH

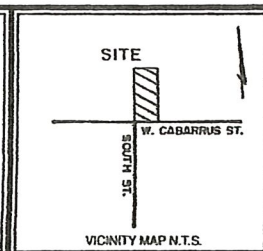
SCALE: 1" = 30'



AL PRINCE & ASSOCIATES, P.A.

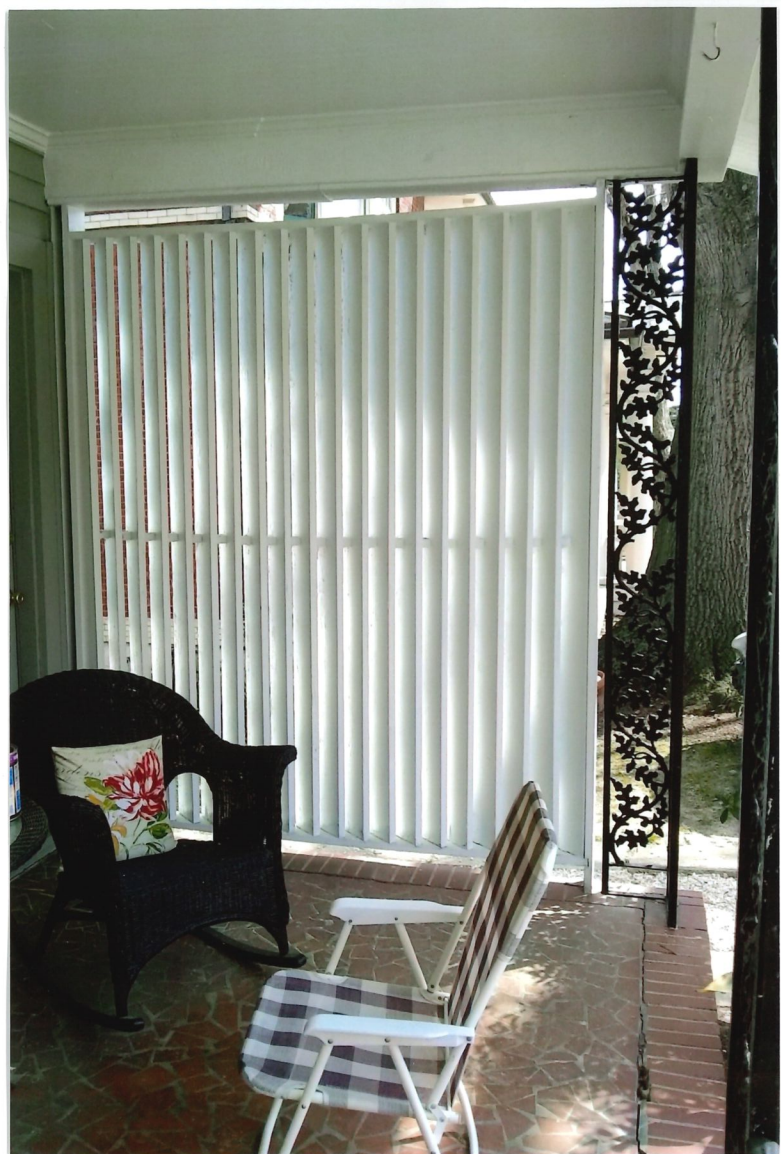
ENGINEERS-SURVEYORS-PLANNERS

P.O. BOX 44, 27512-0044
 209 NEW EDITION COURT
 CARY, NORTH CAROLINA, 27511
 PH. 919-467-3545 FAX 919-467-8607





↑ 6'x4' Privacy Screens
 1030 W. South St.

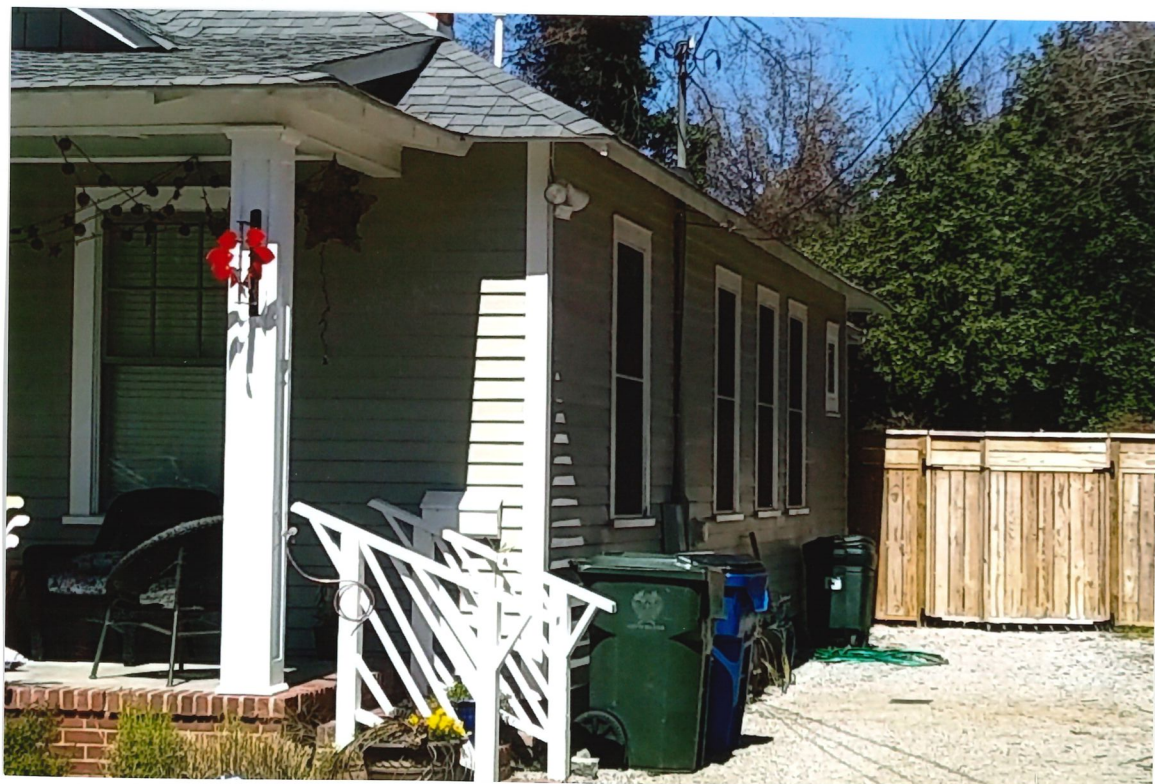


← 417 Boylan Ave
 8'x5' Privacy
 Screens

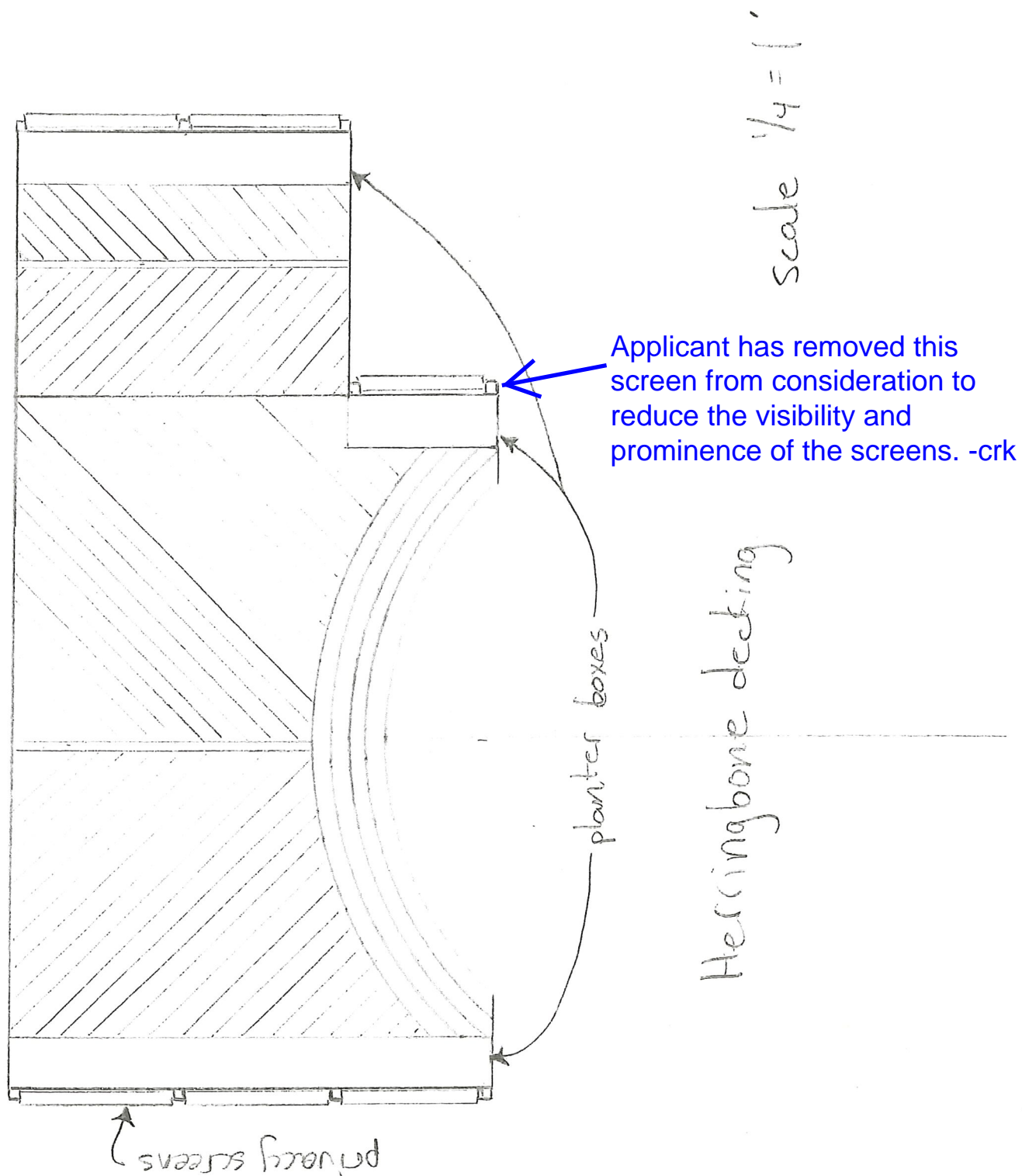




1014 W Cabarnus St



Staff Comment: Deck was approved through
037-18-MW. - crk 05-07-2018



Kinane, Collette

From: Jason Holsclaw <jasontheworkingman@gmail.com>
Sent: Wednesday, April 25, 2018 7:40 AM
To: Kinane, Collette
Subject: Re: COA Meeting - Thursday May 24, 2018 - 062-18-CA (1014 W Cabarrus St) - Initial Staff Comments
Attachments: IMG_20180425_071717876.jpg; IMG_20180415_082425653.jpg; IMG_20180415_165030858.jpg; IMG_20180425_071723830.jpg

Hello Collette,

I feel very strongly that there's been a misinterpretation of the plan, design, drawings that I have submitted, the privacy screen that I am proposing will only be six foot six as far as the screen is concerned. Only the post will be 8 feet, that will be the frame that holds the screens. In the drawing I have drawn three of the screens as closed and 1 as open, this is intended to demonstrate the functionality of the design, they open and close like shades on a mini blind set. They will predominantly be open, except for when the homeowners are enjoying the space of their deck, then if they wish at that point in time and those points in time they have the option to close or position them for privacy. The bottom of the screen will be at 42 in, the top of the said screens will be at 6-foot 6, or 78 in. I hope this clears up any confusion about the drawings, and I do not have to redesign anything. attached is a spec drawing of how the privacy screen slats are attached to the four by four post, which demonstrates how they pivot and function to enable them to open and close. Again they work like mini blinds, and will be very transparent predominately, unlike the example you have sent in the email I am replying to. I hope this remedies any confusion, please let me know if there are any more questions-comments. I have attached photos of current deck as well.... Planter boxes are yet to be installed they are separate from the privacy screens, privacy screens go next to the deck from ground up.

Sincerely thank you,
Jason Holsclaw

On Apr 24, 2018 4:11 PM, "Kinane, Collette" <Collette.Kinane@raleighnc.gov> wrote:

Jason –

Thank you for submitting a Major Work Certificate of Appropriateness (COA) application. Your application has been placed on the May 24, 2018, 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.

Based on what was submitted, the agenda will describe the request as follows. Please let staff know if this is inaccurate.

Install 8' privacy screens on rear deck

In preparation for completing the staff report, staff has made an initial review of your application regarding clarity and completeness and has the following questions, comments, and suggestions:

Thanks,

Collette

Collette R. Kinane

Preservation Planner II

■ **Raleigh Urban Design Center**

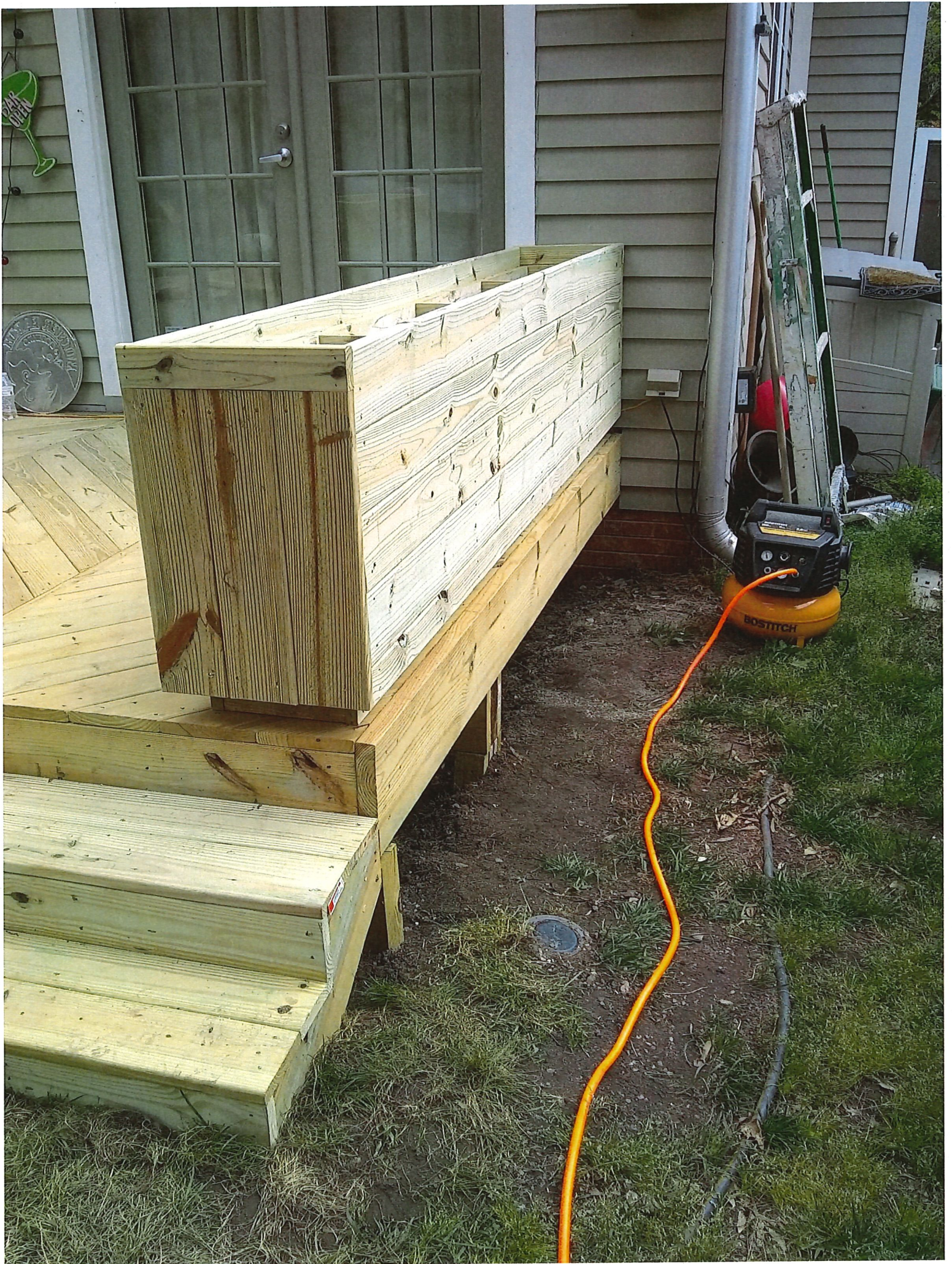
One Exchange Plaza, Suite 300 | Raleigh, NC 27601

919-996-2649 | raleighnc.gov



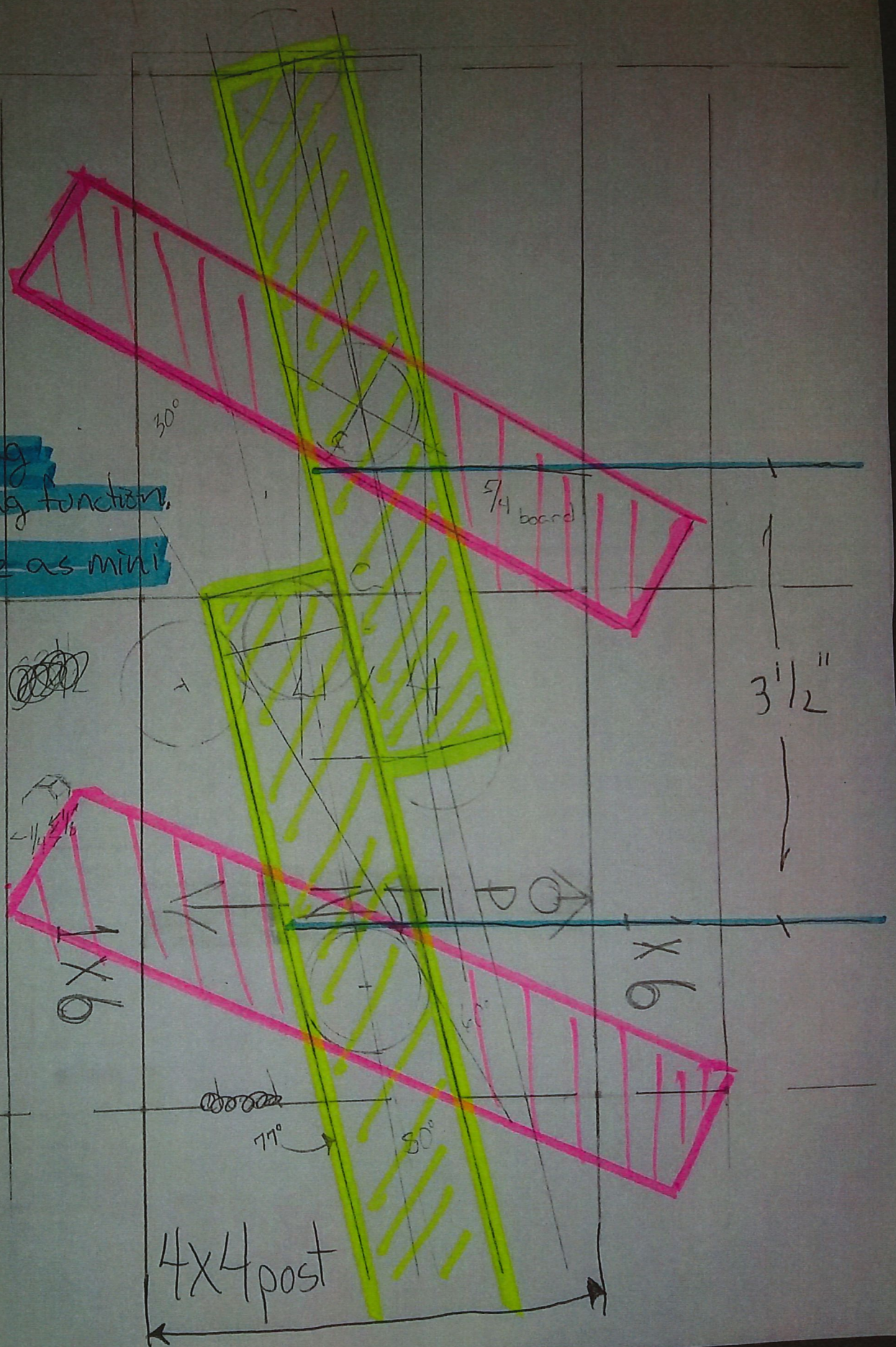








This is
a spec
drawing
of opening
and closing function.
fully mobile as mini
blinds.



Kinane, Collette

From: Jason Holsclaw <jasontheworkingman@gmail.com>
Sent: Monday, April 30, 2018 7:39 AM
To: Kinane, Collette
Subject: RE: COA Meeting - Thursday May 24, 2018 - 062-18-CA (1014 W Cabarrus St) - Initial Staff Comments
Attachments: IMG_20180428_140400617.jpg; IMG_20180428_141655603.jpg; IMG_20180428_133439689.jpg; IMG_20180428_141220451.jpg

Good morning Collette, attached are the photos of the mock-up I did to demonstrate the privacy screens as they will look as far as height and opaqueness. The design changes include, the height is no longer 8-foot, they also do not go to the ground, instead they will be coming out of the planter boxes off of the deck, there will no longer be a screen on the offset portion of the deck, the screens will only be to the left and right of the deck. I will be sending the new drawing late today. The new overall height will be 7 foot 6, the height of the screen itself will be six foot six. Also in the attached photos is a new photo from street view demonstrating the portion of the screen that can be seen from the street. I hope all of this is helpful in getting COA approval. Sincerely thank you, Jason Holsclaw

On Apr 27, 2018 9:11 AM, "Kinane, Collette" <Collette.Kinane@raleighnc.gov> wrote:

Thanks, Jason. We'll see you at 2 today. Yes, same as the permits office, but on the third floor. The address is One Exchange Plaza. I also just saw your email from last night with the additional photos (thanks for those). Would you still like me to give you a call or would you like me to wait until we see you at 2?

Thanks!

Collette

Collette R. Kinane

Preservation Planner II

■ Raleigh Urban Design Center

One Exchange Plaza, Suite 300 | Raleigh, NC 27601

919-996-2649 | raleighnc.gov

From: Jason Holsclaw [mailto:jasontheworkingman@gmail.com]
Sent: Friday, April 27, 2018 7:00 AM
To: Kinane, Collette <Collette.Kinane@raleighnc.gov>
Subject: RE: COA Meeting - Thursday May 24, 2018 - 062-18-CA ([1014 W Cabarrus St](#)) - Initial Staff Comments

Kinane, Collette

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Sent: Monday, April 30, 2018 7:39 AM
To: Kinane, Collette
Subject: RE: COA Meeting - Thursday May 24, 2018 - 062-18-CA (1014 W Cabarrus St) - Initial Staff Comments
Attachments: IMG_20180428_141627859.jpg; IMG_20180428_134046902.jpg

This email is a continuation of the last email sent. another significant difference in the design is the screens will no longer be able to close completely, they will have an inch and a half opening at all times, as per our discussion, and your recommendations at our prior meeting. Also attached this email is a photo of the left side of house street view demonstrating the view of what can't be seen of the screens... Thank you, Jason Holsclaw

On Apr 27, 2018 9:11 AM, "Kinane, Collette" <Collette.Kinane@raleighnc.gov> wrote:

Thanks, Jason. We'll see you at 2 today. Yes, same as the permits office, but on the third floor. The address is One Exchange Plaza. I also just saw your email from last night with the additional photos (thanks for those). Would you still like me to give you a call or would you like me to wait until we see you at 2?

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Collette

Collette R. Kinane

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To: Kinane, Collette <Collette.Kinane@raleighnc.gov>
Subject: RE: COA Meeting - Thursday May 24, 2018 - 062-18-CA ([1014 W Cabarrus St](#)) - Initial Staff Comments

Hello Collette, that's absolutely great, I will be able to meet at 2:00. Just to make sure, is that at the same building as permits offices, but the third floor?

ELEVATION

Notes:

- Privacy screens will come out of planters.

- overall height of frame 7'6"

- height of louvers 6'6"

- opening between planter to planter louver bottom 13"

- louvers can only be positioned manually.

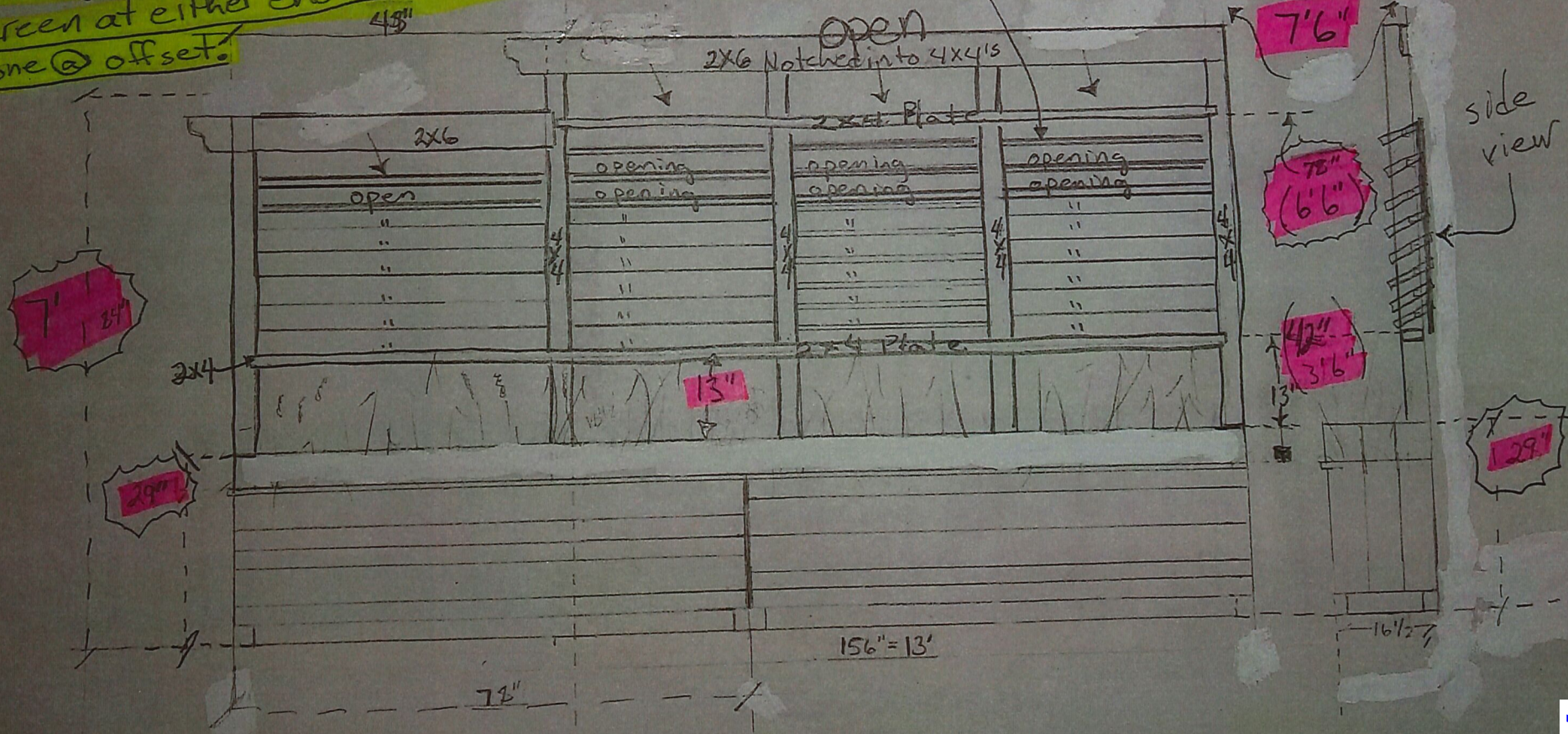
- screen at either end of deck only, none @ offset.

Privacy Screen / shade w/ planter boxes

louvers (like blinds in a window)

* louvers unable to close completely (1 1/2" opening minimum) 3 1/2" opening in between slats *

Existing House



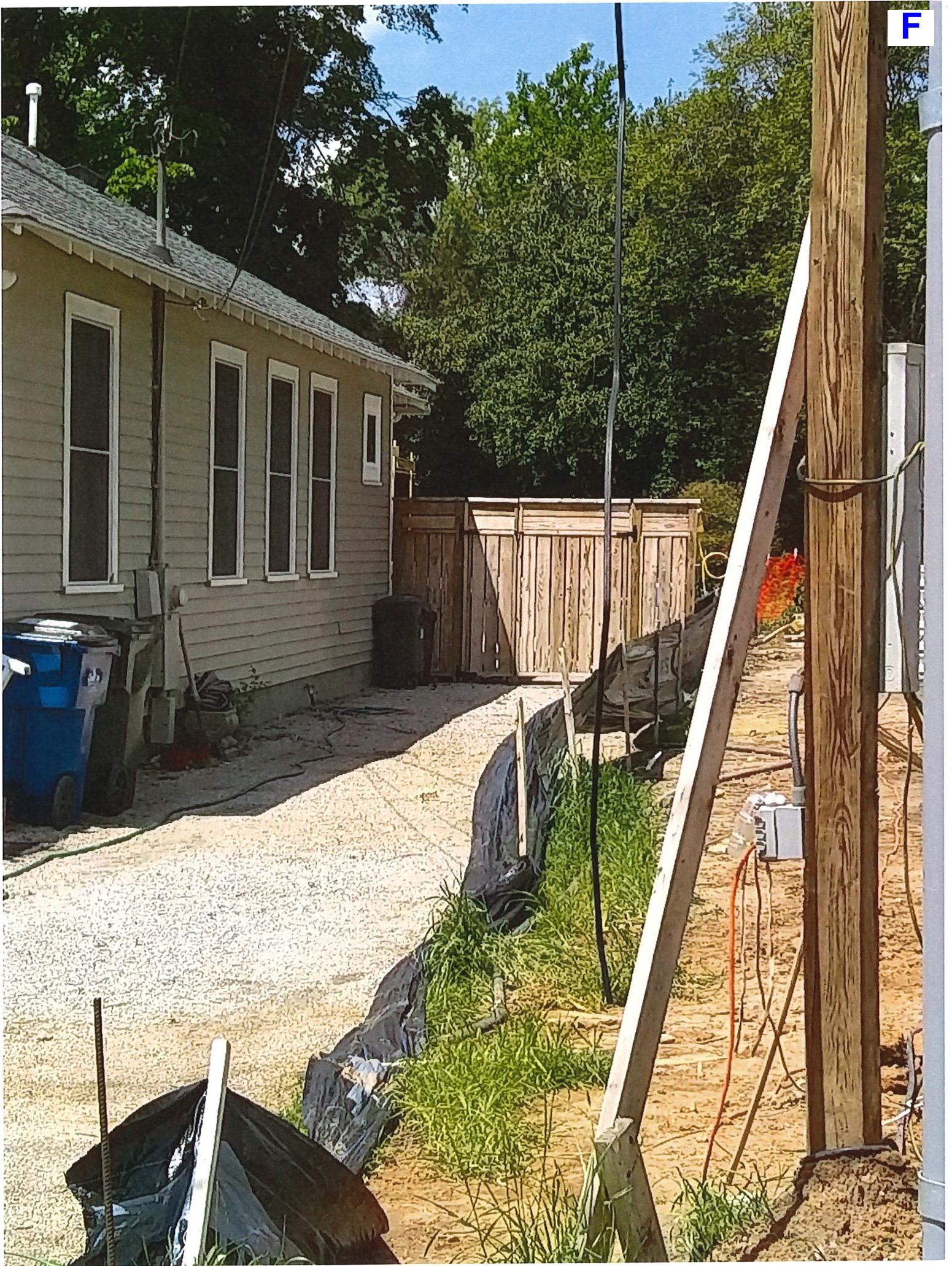








F



G

