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084-18-CA

404 ELM STREET
OAKWOOD HISTORIC
DISTRICT (HOD-G)



0 30 60 120 Feet

Nature of Project:
Install 64" wood privacy fence
and gates; install 42" metal fence

APPLICANT:
SUSAN S IDTINGS

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

084-18-CA 404 ELM STREET
Applicant: SUSAN S IDDINGS
Received: 5/16/18
Submission date + 90 days: 8/14/2018

Meeting Date(s):
1) 6/28/2018 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Install 64" wood privacy fence, gates and 9' tall arbor; install 48" welded wire metal fence

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 64" wood privacy fence, gates and 9' tall arbor; install 48" welded wire metal fence
1.4	Fences and Walls	Install 64" wood privacy fence, gates and 9' tall arbor; install 48" welded wire metal fence

STAFF REPORT

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

- A. Installing a wood privacy fence and gates, and installing a 48" welded wire metal fence is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.7, 1.4.8, 1.4.11; however, the height of the wood privacy fence, gates and arbor **may be** incongruous in concept according to *Guidelines* 1.4.8, 1.4.11, and the following suggested facts:
- 1* From the Special Character Essay of the Oakwood Historic District: "The compact nature of the neighborhood, along with the rolling land and the heavy tree canopy, creates an environment especially suited for the pedestrian. Sidewalks line both sides of most streets and houses huddle close to the walk, with front porches providing pause for interaction with neighbors. Recent years have seen the development of increasingly more private rear yard spaces as a counterpoint to the public front porches, with the erection of many privacy fences and outdoor decks."

- 2* The application proposes the installation of fencing along the north property line and inset from the rear and south property lines, with connecting sections meeting the side walls of the house.
- 3* Installation of a tall wood privacy fence on the side property line of a corner lot has been denied for previous COA applications, however an unusual lot configuration may be sufficient in this case to make it approvable. There is no rear neighbor behind the east side of the lot, and in fact the rear of the property backs up to a street.
- 4* The application includes conflicting information about the design of the wood fence. It is referred to as 64" in height in several places, while a drawing of the proposed fence shows it as 62" tall.
- 5* An arbor measuring 9' in height is proposed to rise above the 4' wide gate on the south side of the house. Tall arbors over wood fences are atypical of the historic district. The applicant provided photographs of other arbors incorporated into fencing, although no dimensions for the sample arbors were provided;
- a. 315 Oakwood Avenue – This property received a COA for fencing and other landscaping elements in 1989 (CAD-89-103) under a different set of Design Guidelines.
 - b. 610 E Lane Street – This property includes an ogee arch form arbor set behind the picket fence (which appears to be 42" in height). No COA was issued for this project.
 - c. 521 N East Street – This property received a COA for fencing and the arbor in 2012 (135-12-CA) under a different set of Design Guidelines.
 - d. 610 N Bloodworth Street – This property received a COA (088-15-CA) for the installation of the fence, gate and other landscape elements which were specifically designed around Japanese-influenced architectural details on the historic house.
- 6* The application includes conflicting information about the design of the wire fence. It is referred to as 42" in height in several places, while an email from June 5 describes the proposed fence as 48" tall. Drawings of the proposed welded wire fence were not provided; a photographic example of the type of wire was provided.
- 7* Wire fencing between wood posts is a traditional fencing material.

8* A tree protection plan by an arborist certified by the International Society of Arboriculture was provided.

Staff suggests that the committee defer the application to allow the applicant to submit more solidified plans for the project.

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 # 555 266.

File # 084-18-CA

Fee \$147.00

Amount Paid \$147.00

Received Date 5/16/18

Received By J. Yancia

Property Street Address **404 Elm St. Raleigh, NC 27604**

Historic District **Oakwood**

Historic Property/Landmark name (if applicable) **Pullen-Wynn House**

Owner's Name **Susan S. Iddings**

Lot size **1/3 acre** (width in feet) **70.5'** front **75'** back (depth in feet) **181.3'** south **213.8'** north

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
510, 520 , 530, 602, 604, ⁶⁰⁶ 608, 701 Oakwood Ave.	
401, 403, 408, 410, 411, 415, 416 Elm St.	
300 Linden Ave.	
Oakwood Cemetery	

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 Susan S. Iddings

Mailing Address 611 Polk St

City Raleigh

State NC

Zip Code 27604

Date 5/15/2018

Daytime Phone 919-832-3978

Email Address susaniddings@gmail.com

Applicant Signature

Susan S. Iddings

Office Use Only

Will you be applying for rehabilitation tax credits for this project? ☐ Yes ☒ No

Type of Work

35, 36

Did you consult with staff prior to filing the application? ☒ Yes ☐ No

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 and Walls	See attached for full description.
		A wood fence 64" in height on the Oakwood Avenue side of 404 Elm Street that starts near the back part of the house and runs along the top of the hill, the part that is currently wide open. The fence will be a 44" shadowbox style fence on the bottom and have 18" open wood slats on top and feature a 4' gate with an arbor above. There will also be an 8' wooden gate at the far rear end of the driveway located on the north side of the house. This gate will open in the center and consist of two 4' doors in the same style as the wood fence.
		A small 42" country like fence in the backyard beyond where the wooden fence will go. This is the part that is currently filled with trees and other vegetation. This fence will consist of wire fencing between 4" square wood posts. The fence will weave in between trees and other vegetation and be fairly invisible from the street.

Minor Work Approval (office use only)

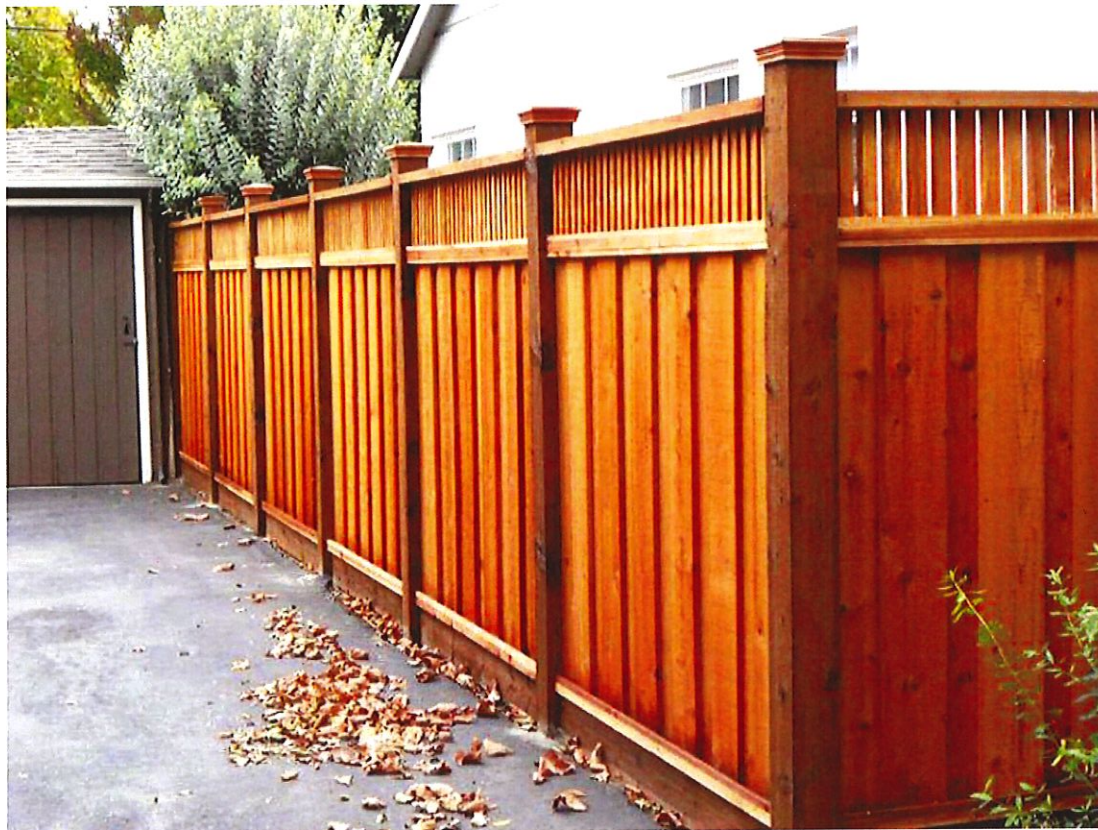
Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate 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					
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input 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 type="checkbox"/>	<input checked="" 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"/>		✓		

Description of Work:

WOOD FENCE: A wood fence 64" in height on the Oakwood Avenue side of 404 Elm Street that starts near the back part of the house and runs along the top of the hill, the part that is currently wide open. The fence will be a 44" shadowbox style fence on the bottom (with 1x8" overlapping boards) and have 18" open 1x3" wood slats on top. I am attaching a photo of a fence similar to what we would like, however we will be using 6" square posts.



Driveway Gate: An 8' wooden gate at the far rear end of the driveway located on the north side of the house. This gate will open in the center and consist of two 4' doors in the same style as the wood fence.

Arbor Gate: A 4' Gate with an arbor above, similar to following photo. (We will not have any arches.) The gate will be straight on top (same as fence) and the arbor will consist of 2x6" straight beams on top. The arbor will also be about 24" deep on top.



FARM FENCE: A small 42" country like fence in the backyard beyond where the wooden fence will go. This is the part that is currently filled with trees and other vegetation. This fence will consist of wire fencing between 4" square wood posts similar to the fence at the rear of my Polk Street lot. The fence will weave in between trees and other vegetation and be fairly invisible from the street.

Description of Materials:

WOOD FENCE: High Quality Pine or Cedar depending on fence contractor's recommendation.

- 6" square posts
- 1x8" boards – shadowbox section
- 1x3" boards - decorative top
- 1x4" boards – bottom and top trim

WOOD GATE: High Quality Pine or Cedar depending on fence contractor's recommendation.

- 6" square posts
- 1x8" boards – shadowbox section

- 1x3" boards - decorative top
- 1x4" boards – bottom and top trim
- 2x6" boards – top of arbor

FARM FENCE: High Quality Pine or Cedar Wood and Wire recommended by fence contractor.

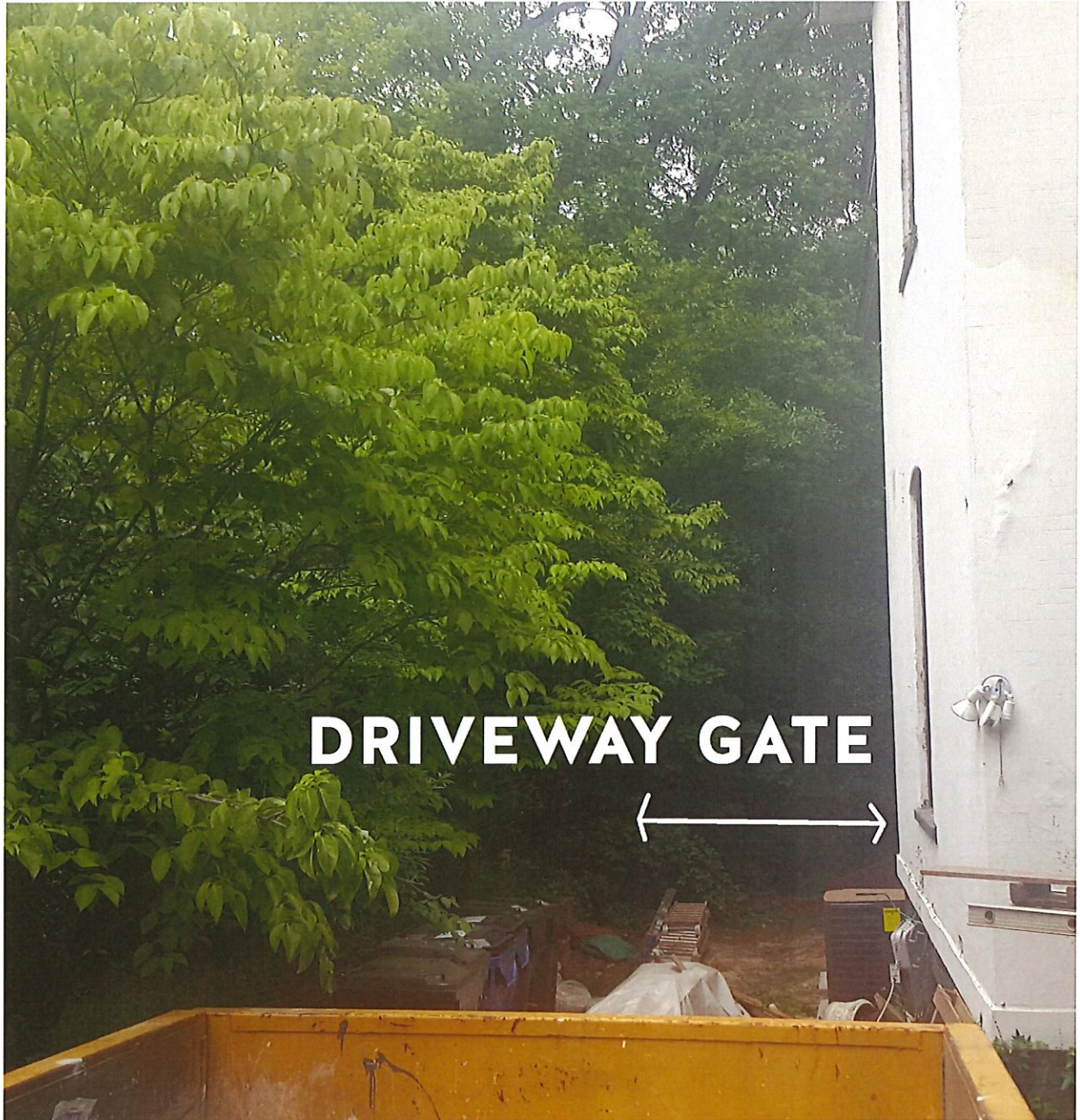
- 4" square posts
- 42" wire fencing

Current Conditions:

Wood Fence with Arbor Gate:



Wood Fence with Driveway Gate:

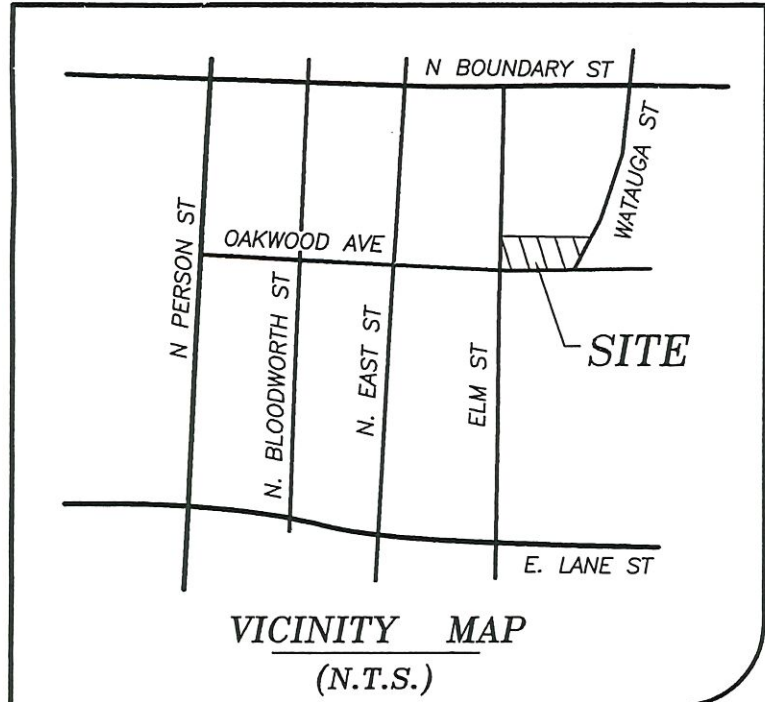


Wire Fence: Watauga View



Wire Fence: Oakwood Ave View



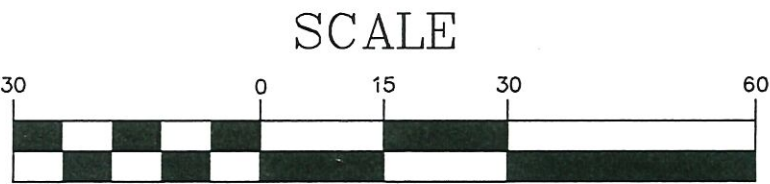


FLOOD CERTIFICATION

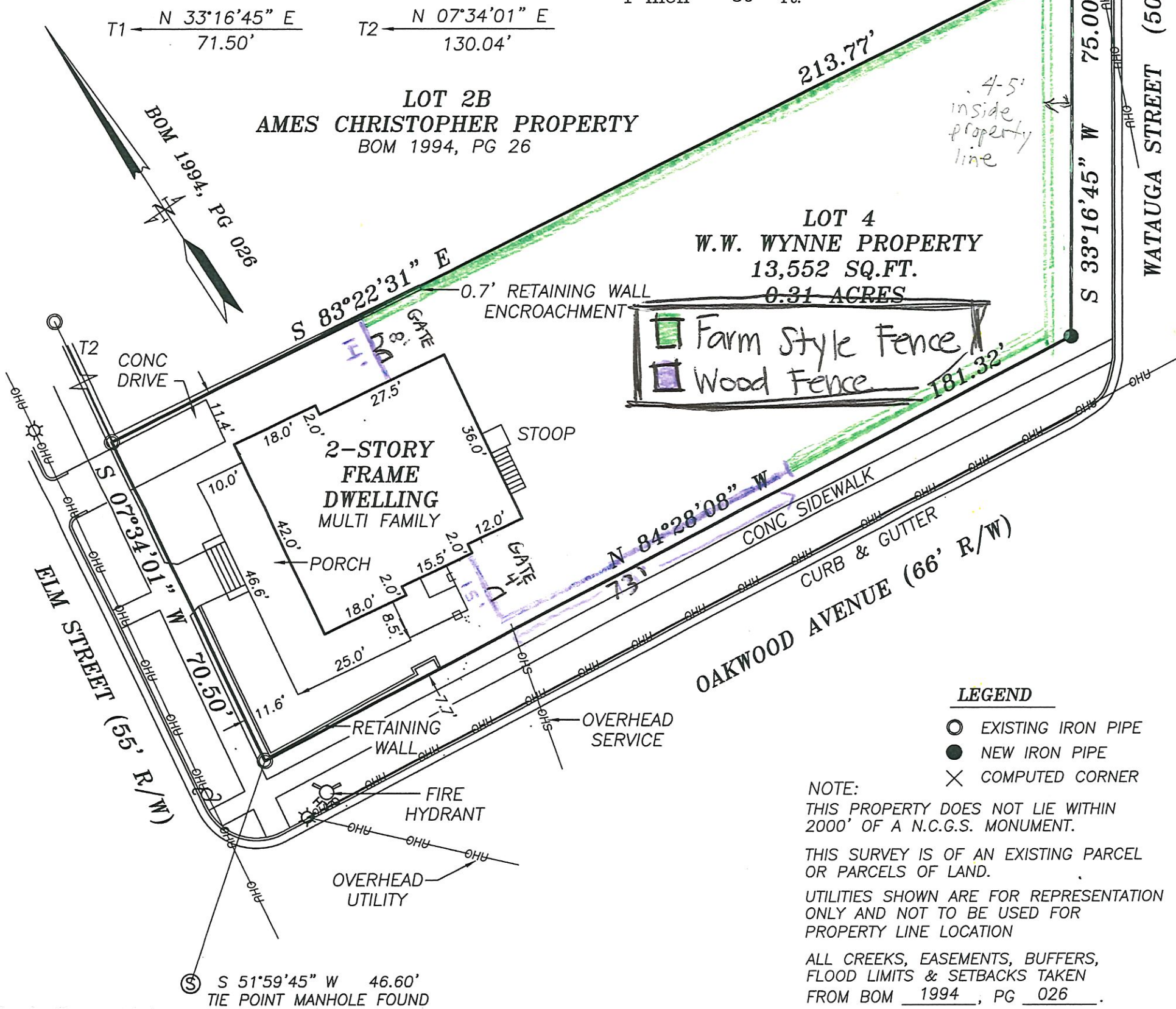
THIS WILL CERTIFY THAT THE SUBJECT PROPERTY
() IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA
as determined by the Department of Housing and Urban
Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1704 J
COMMUNITY # PANEL SUFFIX

Jeffrey H. Davis, PLS
PROFESSIONAL LAND SURVEYOR



(IN FEET)
1 inch = 30 ft.



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 $\frac{1}{10,000+}$; 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
5TH day of SEPTEMBER 2014.

Signed

Jeffrey H. Davis

Seal



C.N. = 2168
B.O.M. 1911
PAGE 054
WAKE

SUSAN
IDDINGS

LOT 4
W.W. WYNNE PROPERTY
104 ELM STREET

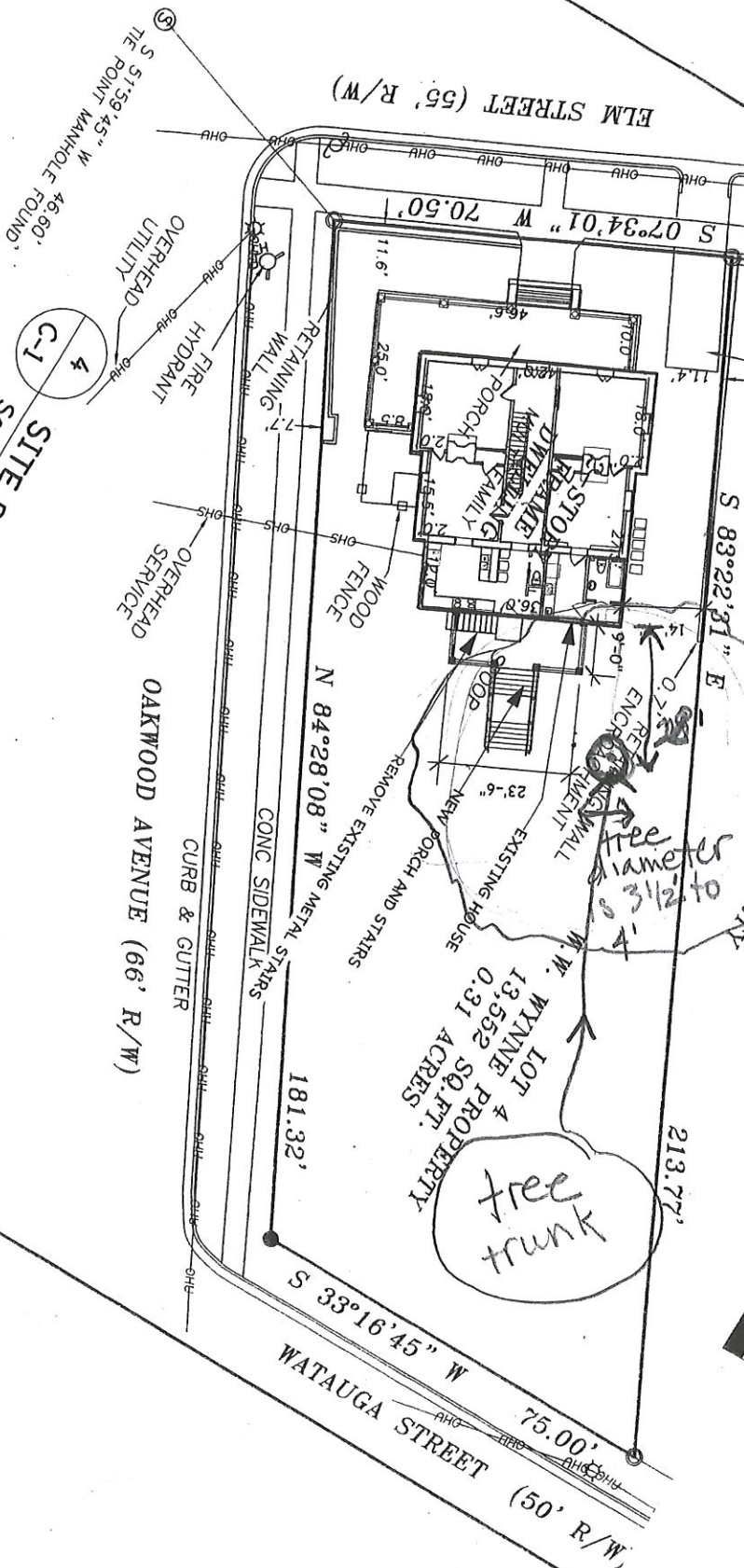


TURNING POINT
SURVEYING PLLC

TREE PROTECTION PLAN

404 ELM ST

028-16-CA



1- Apply 4" mulch in area under tree canopy.

2- Prohibit use of heavy equipment and vehicles in area under tree canopy as much as possible.

3- Excavate all new footing by hand with minimal footprint.

4- Cut all roots greater than 1" in diameter cleanly with proper tool (not shovel) such as ax, saw, or loppers.

5- Water entire area under tree canopy for one year following construction (1" per week) during period of drought.

This tree protection plan is for the protection of the large tree in backyard with trunk diameter measuring 3 1/2' to 4' in diameter with canopy that extends to back of wooden addition and almost to the ^{South} east corner of wooden addition. Center of tree trunk is 28' from north

SITE PLAN
Scale: 1/32" = 1'-0"
NOTE: NEW CONSTRUCTION
DRAWN ON SITE SURVEY BY
JEFF DAVIS, PLS

LEGEND
● EXISTING IRON PIPE
○ NEW IRON PIPE
X COMPUTED CORNER
THIS PROPERTY DOES NOT LIE WITHIN
2000' OF A N.C.G.S. MONUMENT.
UTILITIES SHOWN
ONLY AND NOT
PROPERTY



404 Elm St Arborist Tree Protection Plan

*Prepared for the
Raleigh Historic Development Commission*

Prepared For:

Susan Iddings
404 Elm Street
Raleigh, NC

Prepared By:

Leaf & Limb
511 Nowell Road
Raleigh, NC

Consulting Arborist:

Katie Rose Levin
Certified Arborist SO-6477A

June 1, 2018

Tree Survey and Protection Fencing

Fence Installation

The fence will be a post-in-hole type. The fence should be woven through the trees. Holes for the posts should be hand dug or dug using an apparatus which minimizes disturbance to the roots. Prior to digging the holes for the post, remove all the duff to expose the soil. If there are large roots present, do not dig the hole, instead, shift the pole to the side of the root.

All posts should be placed a minimum of 3" x the inches DBH away from each tree. For example, for the willow oak (46" DBH) the posts should be a minimum of 11.5' or 138" away. For the locust (18"), the posts should be 4.5' or 54" away. And so on. If this is done, and large roots are deliberately avoided, it is unlikely the digging of the posts will have a significant impact on the trees.

All material laydown for the fence should be located outside of the tree protection fencing, beyond what is actively being used at the time. Any removal of vegetation should be done by hand.

Disclaimer

As trees and other plant life are living (changing organisms affected by factors beyond our control) no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this report unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. Site inspections do not include internal or structural considerations unless so noted.

SEMI-SOLID DECKING STAIN

Scuff-resistant protection waterproofs and resists peeling. Best for decks and high-traffic areas.

RE: 084-18-CA
(404 Elm St.)



CLASSIC COLORS

Post will be "Dark Gray" Rest will be Smoke Blue



New Cedar



Redwood



Brickstone



Oak Brown



Mission Brown



Cordovan Brown



Driftwood Gray



Sienna Sand



Red Cedar



Chestnut Brown



Indian Corn



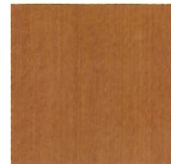
Barn Red



Beige



Frontier



New Redwood



Baked Brick



Tile Red



Tuscan Gold



Cavalry



Acorn



Bark Mulch



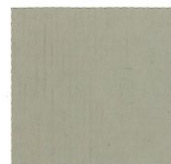
Bark



Nantucket White



Cape Cod Gray



Fieldstone



Pewter Gray



Burnt Hickory



Silver Beech



Seacoast Gray



Dark Gray



Hedgerow



Evergreen



Sky Gray



Mulberry



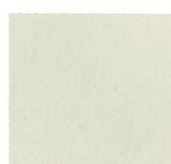
Granite



Newport Blue



Mountain Laurel



Snowfield



Glacier



Bluestone



Foothill



Dark Slate



Ultra White



Smoke Blue



Federal Blue



Newburyport Blue



Black

blue

Robb, Melissa

From: Susan Iddings <susaniddings@gmail.com>
Sent: Thursday, May 31, 2018 10:46 PM
To: Robb, Melissa
Cc: Kinane, Collette
Subject: 084-18-CA (404 Elm St., to be heard June 28, 2018) - Drawing of proposed wood fence and 4' gate with arbor

Melissa,
The 8' gate proposed for the north side of the house at the end of the driveway would be like this gate, but two 4' gates absent the arbor. The diagonal board on the two 4' gates would be mirror images of each other, forming a V shape.

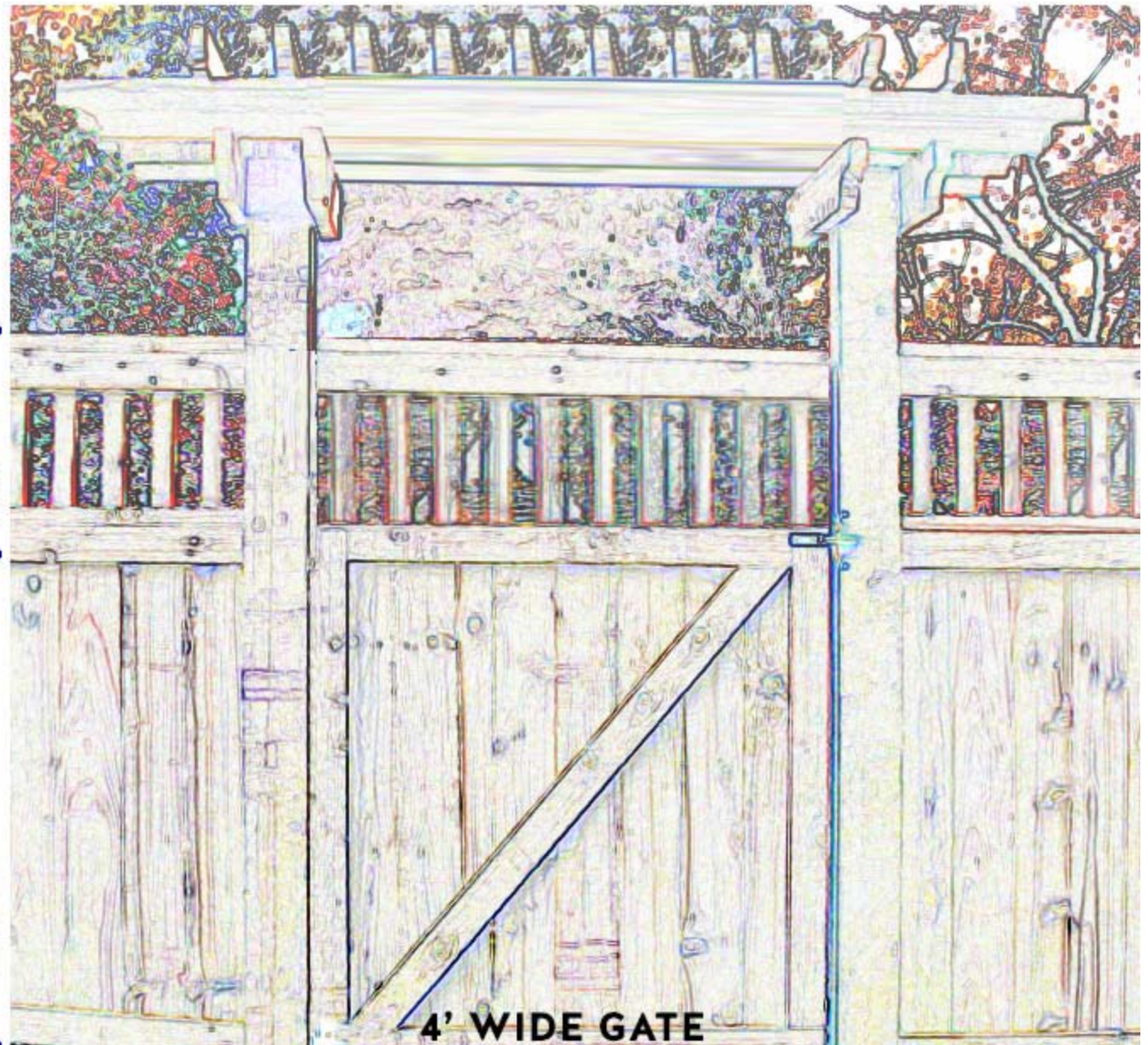
**ARBOR TOP: 3 2"X8"X7' BOARDS SPACED 8" APART
(2X6" TRIM PIECES)**

**ARBOR
TOTAL HEIGHT 9'**

**POSTS
(6"X6"X8' SQUARE POSTS)**

**18" HIGH
(1X3" BOARDS
SPACED 2")**

**44" HIGH
PRIVACY FENCE
(1X6" BOARDS)**



Robb, Melissa

From: Susan Iddings <susaniddings@gmail.com>
Sent: Thursday, May 31, 2018 10:54 PM
To: Robb, Melissa
Cc: Kinane, Collette
Subject: 084-18-CA (404 Elm St., to be heard June 28, 2018) - Photo of welded wire farm style fence

Melissa, This fence in Oakwood in the backyard of my residence is what I would like to replicate as the farm style fence at 404 Elm St.



Sent from my iPad

Robb, Melissa

Subject: FW: 084-18-CA (404 Elm St., to be heard June 28, 2018) - Photos of current conditions

From: Susan Iddings [mailto:susaniddings@gmail.com]

Sent: Thursday, May 31, 2018 10:30 PM

To: Robb, Melissa <Melissa.Robb@raleighnc.gov>

Cc: Kinane, Collette <Collette.Kinane@raleighnc.gov>

Subject: 084-18-CA (404 Elm St., to be heard June 28, 2018) - Photos of current conditions

Front



Oakwood Avenue side (south side) - fence would be on top of rise in ground level



Back side of property - the land that drops down to the street level is not part of my lot





Same back side of property - welded wire farm style fence would be at top of rise, 4-5 inside my lot, to avoid tree line at top of rise

Full view of rise





Driveway on north side of property



Driveway behind dumpster

Sent from my iPad



Robb, Melissa

Subject: FW: 084-18-CA (404 Elm St., to be heard June 28, 2018) - Photos of examples of other fences in Oakwood that have gates with an arbor

From: Susan Iddings [mailto:susaniddings@gmail.com]

Sent: Thursday, May 31, 2018 11:04 PM

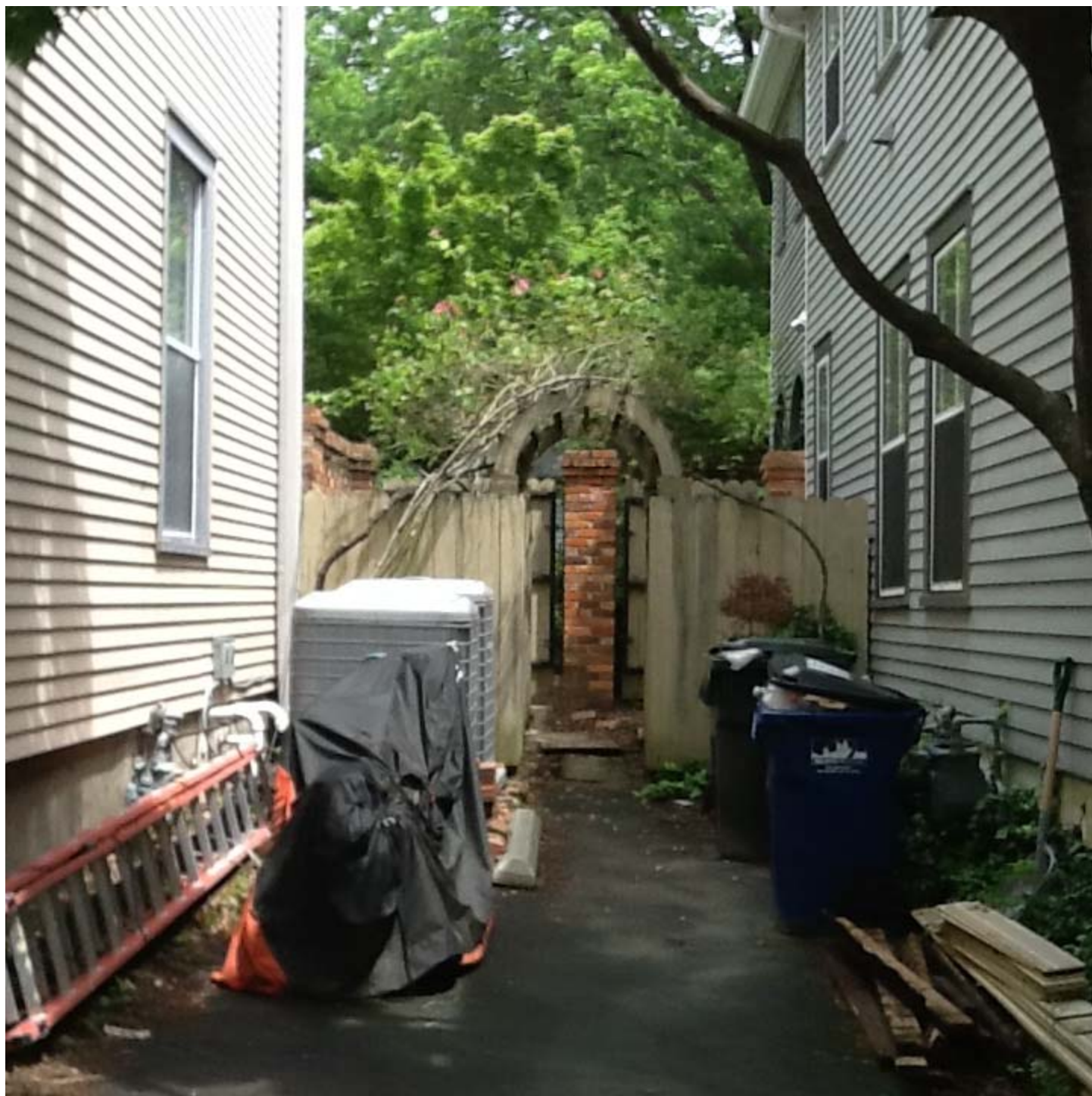
To: Robb, Melissa <Melissa.Robb@raleighnc.gov>

Cc: Kinane, Collette <Collette.Kinane@raleighnc.gov>

Subject: 084-18-CA (404 Elm St., to be heard June 28, 2018) - Photos of examples of other fences in Oakwood that have gates with an arbor

Melissa, I cannot find my list of addresses for these photos, so I will try my best to identify each. I am happy to supply the exact addresses subsequently, if you want me to. My apologies on that account.

This gate is on Oakwood Ave. between 315 and 317 Oakwood Ave.



610 Lane St., as I recall



521 East St.



On the corner of Bloodworth St. And Pace St. Not certain of house number, but it is the 600 block of Bloodworth St. on the east side of the street.



Same fence, around the corner, on Pace St.

Sent from my iPad



Robb, Melissa

From: Susan Iddings <susaniddings@gmail.com>
Sent: Thursday, May 31, 2018 10:50 PM
To: Robb, Melissa
Cc: Kinane, Collette
Subject: 084-18-CA (404 Elm St., to be heard June 28, 2018) - Response to staff comments

Melissa,

Much of my response to your questions appears below embedded in your email. I will email requested photos separately. I will hand deliver the wood fence stain color information, 10 copies of the 11" x 17" site plan, and a copy of the tree protection plan in effect for the current COA renovations by the June 4 deadline.

I met with an arborist yesterday. The arborist suggested using metal dry stakes for the welded wire fence because their use would make it easier to strategically place the posts and fence to yield to the trees, possibly without even spacing of posts, especially on the back side of the lot. She also suggested bringing the fence inside the lot more, perhaps 4-5', to better accommodate the trees that appear to almost line the back lot boundary. There is a natural space a few feet inside that boundary.

I hope this completes my application. Please let me know if it does not so I can have this application heard at the June 28 meeting. I have tenants with a toddler age child moving in in July, and I have assured them their child will be protected by a backyard fence, safe from traffic on busy Oakwood Avenue.

Thank you.
Susan Iddings

Sent from my iPad

On May 23, 2018, at 6:13 PM, Robb, Melissa <Melissa.Robb@raleighnc.gov> wrote:

Susan,

Thank you for submitting a Major Work Certificate of Appropriateness (COA) application. Your application has been placed on the June 28, 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 64" wood privacy fence and gates; install 42" metal fence

Install 64" wood privacy fence with 8' driveway gate and 4' wide entry gate with 9' high arbor and install 42" high welded wire metal fence (Farm Style Fence).

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

- Your application states that you are proposing a 64" tall fence, however it appears to be only 62" in height since the shadowbox fence is 44" and the wood slats are 18". Please clarify.

I was incorrect to call it a shadowbox fence. The wooden fence is a fence consisting of two parts. The bottom part is a picket fence with 6" wide boards side by side with no spacing between boards. The top part consists of 3" wide wood slats with approximately 2" spaces between each board. I say approximately, because the fence contractor might want to have a slightly different size space to make the fence slats fit right. The proposed height to the top of fence is 64". The bottom of the fence will be 2" above the ground. This 2" space accounts for the discrepancy between the 64" fence height and the 62" (44 plus 18) stated above. I plan to use #2 grade pine, the highest quality pine I was told the fence contractor Seegars Fences uses.

- Please provide a larger version of the site plan so that the detail can be easily read. The COA Committee generally prefers site plan drawings on 11"x17" paper. It may also be helpful to increase the line weight for the two different fence types since the base drawing has a lot of detail to begin with.

I will hand deliver this.

- The site plan shows some confusing information that should be corrected for clarity. There is an 8' wide gate on the north side of the house, while the south side gate appears to be labeled 15'. There is also a 73' measurement in red on the south property line, but it is unclear what that is measuring.

The south side gate will be 8' wide. The distance between the house and the north property line is approximately 14' 4". We will need about 6' 8" of fixed wood fencing in addition to the gate to fill this 14' 4" distance. The south side gate will be 4' wide. The length of the wood fence on the south side facing west, including the gate, will be 15'. The fence turns a corner at that point and extends 73' to the east. After 73', the wood fence will meet the welded wire Farm Style Fence on this south side.

- Please provide a tree protection plan prepared by an arborist certified by the [International Society of Arboriculture](#) or by a licensed landscape architect. This will include a site plan showing all trees with a combined stem girth of 8" or more in diameter when measured 4.5' above ground level. All trees must be labeled with their dimension and species name, and should show the critical root zone. The tree protection plan will be an important component of your application since so much of the fence will be installed in wooded areas. [From the Design Guidelines: "CRITICAL ROOT ZONE—The area uniformly encompassed by a circle with a radius equal to one and one-quarter (1.25) foot per

inch of the diameter of a tree trunk measured at four and one-half (4.5) feet above the ground, with the trunk of the tree at the center of the circle.”]

This will be emailed separately or hand delivered.

- Please provide color photos of the front, back and sides of the house, as well as a view of the Oakwood Ave side of the property showing as much of the house and back yard as possible in one image. It may also help to have a photo showing the yard and house from southeast edge of the property to illustrate how the taller fence will provide privacy in the area that is currently open. These photos are to provide context for the COA Committee during the review.

I will email these.

- Please provide drawings or photos of the proposed farm style fence. Also, if the wood elements of the fence are to be painted or stained please provide color samples from the paint manufacturer (these will have to be delivered in person to the 3rd floor of the One Exchange Plaza building.)

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- Please provide a scaled drawing of the arbor and gate since the description varies from the photo provided in the application. Include height measurements showing the top of the fence and the top of the arbor.

I will email this.

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[I will email photos.](#)

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- If any documents are brought to the meeting at least 10 sets of copies should be provided.

Please let me know if you have any questions.

Best,
Melissa

Melissa Robb
Preservation Planner

n Raleigh Urban Design Center
One Exchange Plaza, Suite 300 | Raleigh, NC 27601
919-996-2632 | raleighnc.gov

Robb, Melissa

From: Susan Iddings <susaniddings@gmail.com>
Sent: Tuesday, June 05, 2018 9:36 AM
To: Robb, Melissa
Cc: Kinane, Collette
Subject: Re: 084-18-CA (404 Elm St., to be heard June 28, 2018) - Response to staff comments

Melissa, since I sent the email below I have spoken with a fence contractor who provided me with some new information that affects my application. I hope I am getting this to you in time for you to consider it as you review my COA application for the RHDC hearing June 28.

First, regarding the welded wire farm style fence:

(1) The welded wire fence would have to be 48" high, not 42" as I stated in my application. Apparently that fencing material does not come in a 42" height. (2) The fence contractor said he might be able to get a stronger welded wire that is 12.5 gauge rather than the 14 gauge I stated in my response to you below. I would like to have the option to use this stronger material if it does not affect the fence cost too much. (3) He said the two end posts (the two places where the farm style fence meets the wood fence) as well as the two corner posts (at the back of the property) would need to be made of a material that is stronger than the metal stakes I proposed using. As I understand it, the wire fencing is stretched between these main posts under tension. He suggested using 4x4" wood posts at these locations. The other posts can be the metal stakes, which can be strategically placed to work around the trees.

Regarding the wood fence:

The contractor said the bottom of the fence did not need to be 2" above the ground. I had thought this space was needed to protect the wood from deteriorating from contact with the ground. Hence, the overall height of the wood fence can be 2" lower than I stated in my application, or 62".

I hope my application can reflect this new information.

Now a question. As I continue discussion with fence contractors, is it possible to lower the wood fence height more, perhaps to 54", if I find the cost of a 62" high fence out of my budget? What would I need to do regarding the RHDC if that ends up being the case? I hope to know before the June 28 hearing. Thank you.

Susan

Sent from my iPad

On May 31, 2018, at 10:50 PM, Susan Iddings <susaniddings@gmail.com> wrote:

Melissa,

Much of my response to your questions appears below embedded in your email. I will email requested photos separately. I will hand deliver the wood fence stain color information, 10 copies of the 11" x 17" site plan, and a copy of the tree protection plan in effect for the current COA renovations by the June 4 deadline.

I met with an arborist yesterday. The arborist suggested using metal dry stakes for the welded wire fence because their use would make it easier to strategically place the posts and fence to yield to the trees, possibly without even spacing of posts, especially on the back side of the lot. She also suggested bringing the fence inside the lot more, perhaps 4-5', to better accommodate the trees that appear to almost line the back lot boundary. There is a natural space a few feet inside that boundary.

I hope this completes my application. Please let me know if it does not so I can have this application heard at the June 28 meeting. I have tenants with a toddler age child moving in in July, and I have assured them their child will be protected by a backyard fence, safe from traffic on busy Oakwood Avenue.

Thank you.
Susan Iddings

Sent from my iPad

On May 23, 2018, at 6:13 PM, Robb, Melissa <Melissa.Robb@raleighnc.gov> wrote:

Susan,

Thank you for submitting a Major Work Certificate of Appropriateness (COA) application. Your application has been placed on the June 28, 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 64" wood privacy fence and gates; install 42" metal fence

Install 64" wood privacy fence with 8' driveway gate and 4' wide entry gate with 9' high arbor and install 42" high welded wire metal fence (Farm Style Fence).

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

- Your application states that you are proposing a 64" tall fence, however it appears to be only 62" in height since the shadowbox fence is 44" and the wood slats are 18". Please clarify.

I was incorrect to call it a shadowbox fence. The wooden fence is a fence consisting of two parts. The bottom part is a picket fence with 6" wide boards side by side with no spacing between boards. The top part consists of 3" wide wood slats with approximately 2" spaces between each board. I say approximately, because the fence contractor might want to have a slightly different size space to make the fence slats fit right. The proposed height to the top of fence is 64". The bottom of the fence will be 2" above the ground. This 2" space

accounts for the discrepancy between the 64" fence height and the 62" (44 plus 18) stated above. I plan to use #2 grade pine, the highest quality pine I was told the fence contractor Seegars Fences uses.

- Please provide a larger version of the site plan so that the detail can be easily read. The COA Committee generally prefers site plan drawings on 11"x17" paper. It may also be helpful to increase the line weight for the two different fence types since the base drawing has a lot of detail to begin with.

I will hand deliver this.

- The site plan shows some confusing information that should be corrected for clarity. There is an 8' wide gate on the north side of the house, while the south side gate appears to be labeled 15'. There is also a 73' measurement in red on the south property line, but it is unclear what that is measuring.

The south side gate will be 8' wide. The distance between the house and the north property line is approximately 14' 4". We will need about 6' 8" of fixed wood fencing in addition to the gate to fill this 14' 4" distance. The south side gate will be 4' wide. The length of the wood fence on the south side facing west, including the gate, will be 15'. The fence turns a corner at that point and extends 73' to the east. After 73', the wood fence will meet the welded wire Farm Style Fence on this south side.

- Please provide a tree protection plan prepared by an arborist certified by the [International Society of Arboriculture](#) or by a licensed landscape architect. This will include a site plan showing all trees with a combined stem girth of 8" or more in diameter when measured 4.5' above ground level. All trees must be labeled with their dimension and species name, and should show the critical root zone. The tree protection plan will be an important component of your application since so much of the fence will be installed in wooded areas. [From the Design Guidelines: "CRITICAL ROOT ZONE—The area uniformly encompassed by a circle with a radius equal to one and one-quarter (1.25) foot per inch of the diameter of a tree trunk measured at four and one-half (4.5) feet above the ground, with the trunk of the tree at the center of the circle."]

This will be emailed separately or hand delivered.

- Please provide color photos of the front, back and sides of the house, as well as a view of the Oakwood Ave side of the property showing as much of the house and back yard as possible in one image. It may also help to have a photo showing the yard and house from southeast edge of the property to illustrate how the taller fence will provide privacy in the area that is currently open. These photos are to provide context for the COA Committee during the review.

I will email these.

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