Nature of Project: [After-the-fact] Add wood fence section to top of existing fence bringing height to 7 ft

APPLICANT: MARY BOONE
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

104-18-CA  403 ELM STREET
Applicant:  MARY BOONE
Received:    6/19/2018
Submission date + 90 days: 9/17/2018

Meeting Date(s):
1) 10/25/2018  2)  3)

INTRODUCTION TO THE APPLICATION

Historic District:  OAKWOOD HISTORIC DISTRICT
Zoning:  General HOD
Nature of Project:  Add wood fence section to top of existing fence bringing height to 7 ft [after-the-fact]; remove crepe myrtle tree; plant medium size tree

Staff Notes:
- After-the-fact applications are treated as though the work has not yet been completed.
- Unified Development Code section 10.2.15.E.1 provides that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District...may not be denied..... However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance…. If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.”
- After initial deferral requests by the applicant the application was approved for deferral to the October 25, 2018 COA Committee meeting at the September 27 meeting.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
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<tbody>
<tr>
<td>1.3</td>
<td>Site Features and Plantings</td>
<td>Remove crepe myrtle tree; plant medium size tree</td>
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<tr>
<td>1.4</td>
<td>Fences and Walls</td>
<td>Add wood fence section to top of existing fence bringing height to 7’</td>
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STAFF REPORT

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

A. Removing a crepe myrtle tree and planting a medium size tree is not incongruous in concept according to Guidelines 1.3.1, 1.3.5; however, removing a healthy tree is incongruous according to Guidelines 1.3.3, 1.3.5, and the following suggested facts:
1* The application proposes removing a crepe myrtle tree in the street right-of-way due to its “poor shape” and location. A replacement tree was proposed.

2* A letter on letterhead from the NC Cooperative Extension Office from a person who signed it as “extension master gardener volunteer” states that a cutting from the tree was assessed along with a photo. It was deemed to have “low viability” and to be “poorly placed.” A “sun-loving tree of medium height” was recommended as a replacement. No tree species was identified.

B. Adding a wood fence section to the top of an existing fence is not incongruous in concept according to Guidelines 1.4.1, 1.4.2, 1.4.8; however, adding a wood fence section to the top of an existing fence bringing the height to 7’ is incongruous according to Guideline 1.4.8, and the following suggested facts:

1* From the Inventory of Structures in the Oakwood National Register Historic Districts, by Matthew Brown, former Historian, Society for the Preservation of Historic Oakwood, 2004-2015:
   a. The house was constructed c. 1923.
   b. “It has a hipped roof with a hipped-roofed dormer on the front. The eaves are not boxed and have partially exposed rafter tails. There are two square windows in the dormer. The front porch has a hipped roof supported by four Tuscan columns with a square-section balustrade. The front door is partially glazed. Most windows have nine square panes over a single pane. There is a double window on the front of the first story.”

2* The historic relationship between buildings and landscape features is not being changed.

3* The owners received a COA (163-14-CA) in 2014 to remove existing fencing in the rear yard, construct a low brick wall with fencing in the rear yard, and install a new 70” tall rear yard privacy fence.

4* According to the current application, the original fence on the south property line measured 7’ (or 84”) in height. No COA was issued for this wood-framed wire fence. It was either in place prior to district designation or the work was done without a COA. See photo labeled “original 7 ft fence.”
5* After receiving approval for the 70” fence, a privacy fence was installed that ranged in height from 60” to 65”.

6* This application proposes installing a 24” high lattice element to the top of the fence, making it 84” to 89” in height. The top is not proposed on the portions of the fence facing Elm Street.

7* Solid fences with a lattice top 6’ tall and lower have met the Guidelines in prior COA applications.

8* Recently a bamboo screen was installed on the inside of the fence to extend the height of the current fence. See photo labeled “view after.” The application does not explicitly state that the bamboo will be removed, but it is not shown in the drawing provided.

9* Examples of other tall fences in Oakwood were provided by the applicant:
   a. 401 Polk St – No COA was issued for this brick wall. It was either in place prior to district designation or the work was done without a COA.
   b. 404 Oakwood Ave – This 6’ painted wood privacy fence was approved in 2014 with COA 139-14-CA.
   c. 517 Oakwood Ave – No COA was issued for this wood-framed wire fence. It was either in place prior to district designation or the work was done without a COA.
   d. 504 Oakwood Ave – No COA was issued for this mesh fence.
   e. 401 E Lane St – This property has both a wood privacy fence and a lattice fence. No COAs were issued. They were either in place prior to district designation or the work was done without a COA.
   f. An Elm St fence that does not specify the address (it may be 413 Watauga St) – A 6’ tall wood privacy fence was approved in 1996 with COA 135-96-CA at 413 Watauga St.
   g. 409 East St – This wood privacy fence with lattice top is shown on the application as 7’ or more in height. No COA was issued. It was either in place prior to district designation or the work was done without a COA.
   h. 507 Oakwood Ave – This wood privacy fence is shown as 7’ or more in height. No COA was issued. It was either in place prior to district designation or the work was done without a COA.
i. 516 Polk St – This new wood privacy fence was replacing an existing fence in the same location and at the same height while the garage replacement project was done (COA 103-17-CA). A COA was issued in 2010 to relocate the existing 94” fence (COA 004-10-CA).

10* Since the approval of the new Design Guidelines in May 2017, two tall privacy fence applications have been issued COAs in Oakwood:

   a. 612 N Boundary St – COA 092-18-CA for a 6’ tall fence in the rear yard;
   b. 605 N Bloodworth St – COA 102-17-CA for relocation of existing 5.5’ brick wall and installation of 5’ gates.

**Staff makes no recommendation.**
Raleigh Historic Development Commission –
Certificate of Appropriateness (COA) Application

For Office Use Only

Transaction # 559501
File # 07-18-C
Fee $147.00
Amount Paid $190.00
Received Date 06/19/19
Received By NATASHA

1. Minor Work (staff review) – 1 copy
   2. Major Work (COA Committee review) – 10 copies
   3. Additions Greater than 25% of Building Square Footage
   4. New Buildings
   5. Demo of Contributing Historic Resource
   6. All Other

Post Approval Re-review of Conditions of Approval

<table>
<thead>
<tr>
<th>Property Street Address</th>
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<tbody>
<tr>
<td>403 ELM Street</td>
<td>415 ELM ST. 27604</td>
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<tr>
<td>MARY BOONE</td>
<td></td>
</tr>
<tr>
<td>RONALD MORROW</td>
<td>601 POCK ST. 27604</td>
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</tbody>
</table>
| SUSAN JONES             | 1140 WATER PLANT RD ZEPHYR |}
| RICHARD BERRY           | 401 ELM ST. 27604        |
| JOHN FREDERSON          | 503 E. JONES ST. 27001   |
| ETHAN BARGER            | 519 OAKWOOD 27601        |
| JENNY JOE, BRUCE SORRENT | 411 ELM 27604           |
| CAROL BAXTER            | 410 ELM ST. 27604        |

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).
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:

<table>
<thead>
<tr>
<th>Applicant</th>
<th>MARY BOONE</th>
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<tbody>
<tr>
<td>Mailing Address</td>
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<td>City</td>
<td>RALEIGH</td>
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<tr>
<td>State</td>
<td>NC</td>
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<tr>
<td>Zip Code</td>
<td>27604</td>
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<td>Date</td>
<td>6-18-18</td>
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<tr>
<td>Daytime Phone</td>
<td>919-782-3914</td>
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<tr>
<td>Email Address</td>
<td><a href="mailto:booneme@yahoo.com">booneme@yahoo.com</a></td>
</tr>
<tr>
<td>Applicant Signature</td>
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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

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<th>Design Guidelines - Please cite the applicable sections of the design guidelines (<a href="http://www.rhdc.org">www.rhdc.org</a>).</th>
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## 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** ___________________________

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<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
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<tr>
<td>YES</td>
<td>N/A</td>
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**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.**

**Minor Work (staff review) – 1 copy**

**Major Work (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.)

2. **Description of materials** (Provide samples, if appropriate)

3. **Photographs** of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.

4. **Paint Schedule** (if applicable)

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.

6. **Drawings** showing existing and proposed work
   - [ ] Plan drawings.
   - [ ] Elevation drawings showing the façade(s)
   - [ ] Dimensions shown on drawings and/or graphic scale (required)
   - [ ] 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.

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 Label Creator to determine the addresses.

8. **Fee** *(See Development Fee Schedule)*
403 ELM

Minor work application information.

STORM WINDOWS
the company product is Provia used on several other houses in the neighborhood.
407 East Jones
311 Polk Street

https://www.provia.com/windows

They will be double hung custom made to blend in perfectly and protect the windows that are there.

PAINTING THE FRONT PART OF THE FENCE

I want to paint the front fence facing the road to better blend with the house. I intend to paint it the same gray color as my foundation. See attached photo A.

RENEW COA for DRIVE CUT and CITY CURTAIN

I never completed my project due to a death in my family and want to renew 180-15-CA

TAKE DOWN TREE IN FRONT OF HOUSE

I have a crepe myrtle in front of the house that is in poor shape and not suitable for the location as it sheds or the sidewalk making it dangerous at times to pedestrians. I took limbs and the photo into the agriculture extension office where they agreed and suggested to put in a medium sun loving tree of about 15 foot max.
i have included the letter from the NC cooperative office.

This item added to major work application 104-15-CA PER APPLICANT 10/9/16
September 27, 2018

To whom it may concern:

Mary Boone brought to the Master Gardener Office a cutting from her Crepe myrtle in front of her home. We reviewed the health of the specimen and looked at the pictures of the plant. It is my opinion that the plant has been poorly pruned over a number of years, lacks long viability and is poorly placed. In my view it should be replaced by a sun-loving tree of medium height (15 feet) that does not create a tripping hazard, given the sidewalk nearby.

Herb Segal
Extension Master Gardener Volunteer
FENCING COA

When purchased in 2014, 403 Elm had an existing 7 foot wire and wood fence separating the residences at 403 Elm and 401 Elm affording much privacy as the two residences are very close to one another.

The fence was replaced with a new one which the builder made significantly less tall, 60-65 in. at its tallest.

I propose to correct the short fence with an attractive wood topper to bring the fence back to its original height. Currently a temporary bamboo screen is attached at that height to simulate the level of privacy the wooden topper will reproduce. (7ft)

Also to paint the gated entryway facing the street part of the fence the same gray as my house foundation to blend better with the home.

PHOTOS
A. The original fence. The neighbor's post topper stands at about 82 in. and you can clearly see that the old fence is taller
B. proposed wooden topper looks.
C. Existing fences in the neighborhood near me that are 7 ft or taller

LANDSCAPE PLANS
The landscape plans show clearly where the fence currently exists and the topper will only go on the sides. Not the front entrance and not on the neighbor's fence.
ORIGINAL 7 FT FENCE

PROPOSED TOPPER with all wood construction
401 E. Lane side fence and lattice fencing
ELM BACK FENCE AS SEEN FROM WATAUGA
Fence is over 7 foot.
PHOTOS C of existing 7ft and taller fencing

409 East (back yard structure) I lived here 9 yrs.

507 OAKWOOD AVE.
Robb, Melissa

From: Mary Boone <mary.boone@me.com>
Sent: Thursday, September 20, 2018 6:19 PM
To: Robb, Melissa
Subject: last set of pictures

Front of House

Side of house towards 401 elm with bamboo
Hi Melissa

I am attaching in a couple of emails some better pictures of my yard, a simpler plan showing the area of fence topping, an additional picture of 516 polk (brand new fence)

If you can think of anything else I need to amend to make more clear my point please let me know.

Thank you again,
Mary
Robb, Melissa

From: Mary Boone <mary.boone@me.com>
Sent: Thursday, September 20, 2018 6:14 PM
To: Robb, Melissa
Subject: more pictures

cut and paste from email

the side of the house looking towards 405 ELM

back and 401 side