



City of Raleigh



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129-17-CA

1804 HILLSBOROUGH STREET

ZM CAVENESS HOUSE (OX-3-GR)

0 25 50 100
Feet



Nature of Project:
Install privacy fence;
construct garden shed

APPLICANT:
PATTI GILLENWATER

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 # 521801

File # 129-17-CA

Fee \$147.00

Amount Paid \$147.00 cash

Received Date 7-13-17

Received By V. Pruitt

Property Street Address 1804 Hillsborough Street

Historic District

Historic Property/Landmark name (if applicable) 2m Caveress House

Owner's Name Patti Gillenwater / Caveress LLC

Lot size (width in feet) 106 ft (depth in feet) 150 ft

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
1800 Hillsborough St - Thomas E Carter	2910 Ridge Rd, Raleigh, NC 27612
115 Woodburn St	Chris + Catherine Grossman
1720 Hillsborough St.	Buster Brown Properties LLC P.O. Box 2445 27602
NC State Property Office - 116 W Jones St	Raleigh NC 27603
Paulen Memorial Baptist Church	1801 Hillsborough St 27605
Paul + Lauren Dismore	117 Woodburn Dr 27605
(envelopes attached)	

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 Patti Gillenwater

Mailing Address 1804 Hillsborough St

City <u>Raleigh</u>	State <u>NC</u>	Zip Code <u>27605</u>
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City <u>Raleigh</u>	State <u>NC</u>	Zip Code <u>27605</u>
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City <u>Raleigh</u>	State <u>NC</u>	Zip Code <u>27605</u>
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Date	7/12/17	Daytime Phone	919-622-5141
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Date	7/12/17	Daytime Phone	919-622-5141
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Email Address patti@elinvar.com

Applicant Signature perleswath

<p>Will you be applying for rehabilitation tax credits for this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Did you consult with staff prior to filing the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		<p>Office Use Only</p> <p>Type of Work _____</p> <p>36, 16</p> <p>_____</p> <p>_____</p>
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<p>Will you be applying for rehabilitation tax credits for this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Did you consult with staff prior to filing the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		<p>Office Use Only</p> <p>Type of Work _____</p> <p>36, 16</p> <p>_____</p> <p>_____</p>
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Office Use Only

Type of Work _____

36, 16

Office Use Only

Type of Work _____

36, 16

Office Use Only

Type of Work _____

36, 16

Design Guidelines - Please cite the applicable sections of the design guidelines (www.rhdc.org).

[illegible]

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 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 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"/>		✓		

To Raleigh Historic Development Commission
Application for Privacy Fence
ZM Caveness House
July 13, 2017

Thank you for your assistance with our request to make improvements to the ZM Caveness House on Hillsborough Street. We are asking to construct a fence that will provide a barrier between this Raleigh Landmark and the adjacent lot where the vacant BB&T building is awaiting teardown and redevelopment. In addition, we would like to build a compatible garden shed to free the original garage from storage of lawn & garden equipment.

The Garden Shed

We have selected a design for this 10' X 10' shed that incorporates key elements of the historic building (carriage house-now garage) that is in the back corner of the property. While we are not trying to create a false historic appearance, we feel that a consistent design will enhance the overall impact of the house.

The shed will be constructed of wood with bead board eaves, a hip roof to match the roof lines of the garage, and the paint colors of the door and the trim will match the other buildings on the property. An appropriate color for the siding that will blend/complement the brick has been selected.

A small amount of concrete will be added to the back of the parking pad to create a smooth transition to the alley and cleaner lines with the transition of the back of the lot to the alley.

The Fence

We are asking to build a privacy fence to provide protection and a buffer for the ZM Caveness House to assist in protecting the property during the development that is pending on the adjacent property. While the actual development plan is unknown at this time, a very aggressive (7 story – 3-5-year construction timeframe) development was proposed earlier this year and we would like to be prepared for the development to come.

We have owned this Landmark for 16 years and experienced the impact of construction across the street from us so we know that adjacent construction is going to be a challenge.

The height that we are proposing is consistent with fences in the neighborhood including a 9ft fence directly behind our property.

While the house has not had a fence in the past, the height of the building calls for a substantial looking fence to be in proportion with the house.

We have selected a Prairie Style fence (picture provided- this will be the view for the property) to align with the architecture of this house and it will be stained to match the trim on the house. This style is similar to fences throughout Cameron Park.

There are three sections of fence involved in the project:

- 1) From the back corner of the garage and across the back of the property along the alley we propose to build a six-foot high fence plus the trellis starting from the corner of the garage and going to the corner of the shed. (A 28-foot section.) To allow access to the alley, a two door, 8ft wide gate will be incorporated into this section. We will follow the property line, with a small setback for this section and the back of the shed including the overhang.
- 2) From the front left-hand corner of the garage, we propose a fence that is the same height (6 feet + trellis) which will be under the eaves of the garage and follow the property line to the front corner of the house. These 8-foot-wide panels (approx. 60' long) will be secured with 6X6 posts. Note that the Maple tree will be kept inside the fence and protected from harm by this fence when the construction on the adjacent lot occurs. Our contractor will manually dig around the roots and if needed, we will adjust the panels to locate the posts away from the roots.
- 3) The third section of the fence will begin at the edge of the house and go to the beginning of an original stone retaining wall, approximately 12' from the sidewalk along Hillsborough Street. We propose the height for this section to be 42" + trellis with a transition panel that is the height you recommend.

We take very seriously the preservation of the trees on our property and have invested thousands of dollars over the years to keep them properly trimmed and fertilized. There are several large bushes that will be removed as a part of this project. In the front right-hand corner where the stone wall is, large bushes have taken over this space and are a threat to the wall. Others are encroaching on the Maple tree on the right-hand side of the lot.

We plan to remove these bushes, build the fence and shed, and then landscape the lot to highlight the design and beauty of the property.

Thank you for your consideration.

Patti & George Gillenwater

Hillsborough View



Woodburn View



Fence will
be between
us + the
BB+T
construction
zone

Alley View



Garden Shed
+ fence w/
gate to
Alley

Construction View

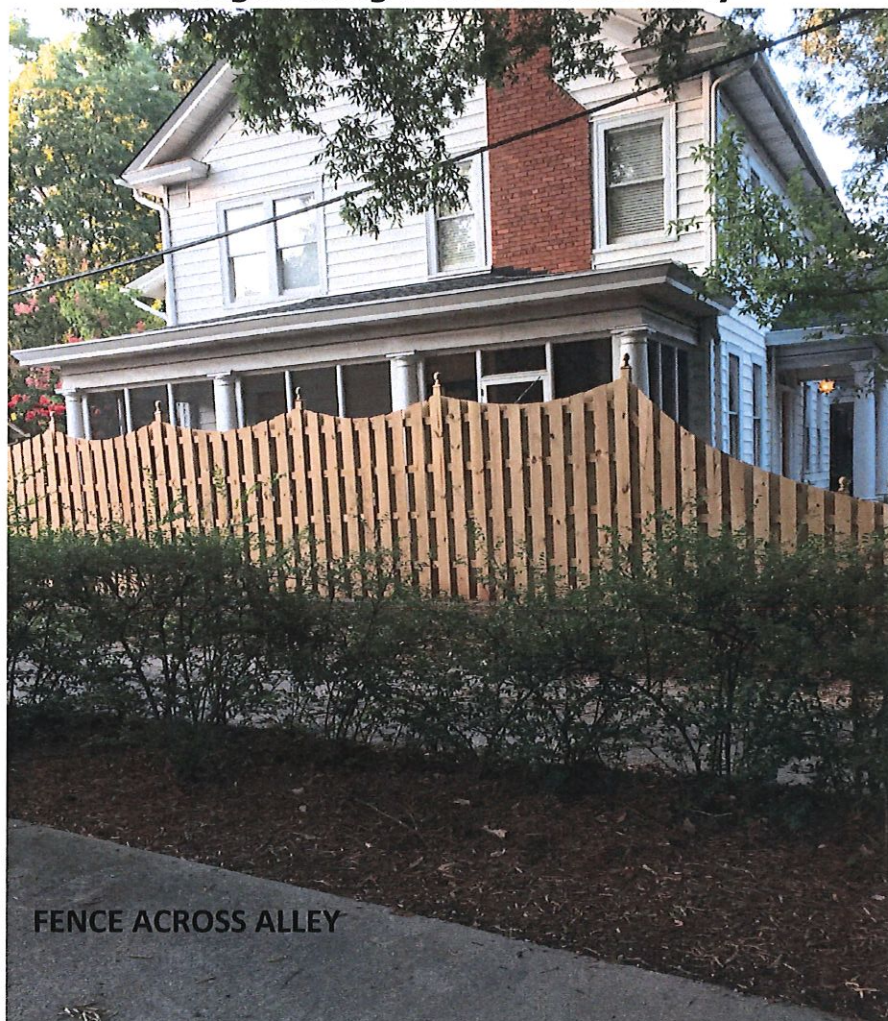


Maple tree
to be
preserved +
protected
from construction
by the fence





Neighboring Fence Across Alley



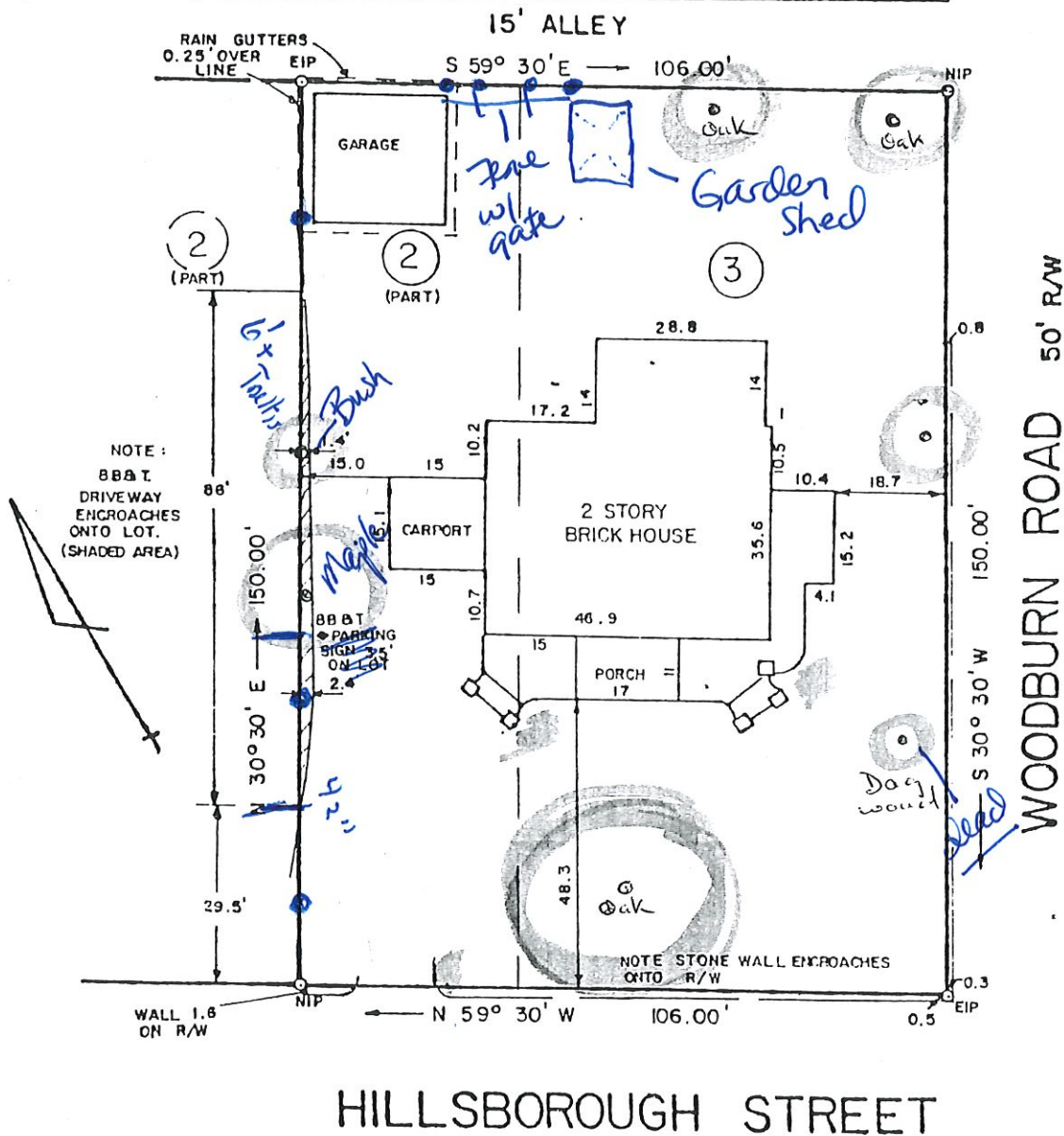
PART OF LOT 2,
ALL OF LOT 3 SECTION — BLOCK 4 SUBDIVISION CAMERON PARK PROPERTY

AS RECORDED IN MAP BOOK 1911 VOL. 1 PAGE 9 OF THE
WAKE COUNTY REGISTRY.

I certify that the buildings lie wholly on the lot and that no encroachments exist except as noted.

Wall Gillette, Registered Land Surveyor

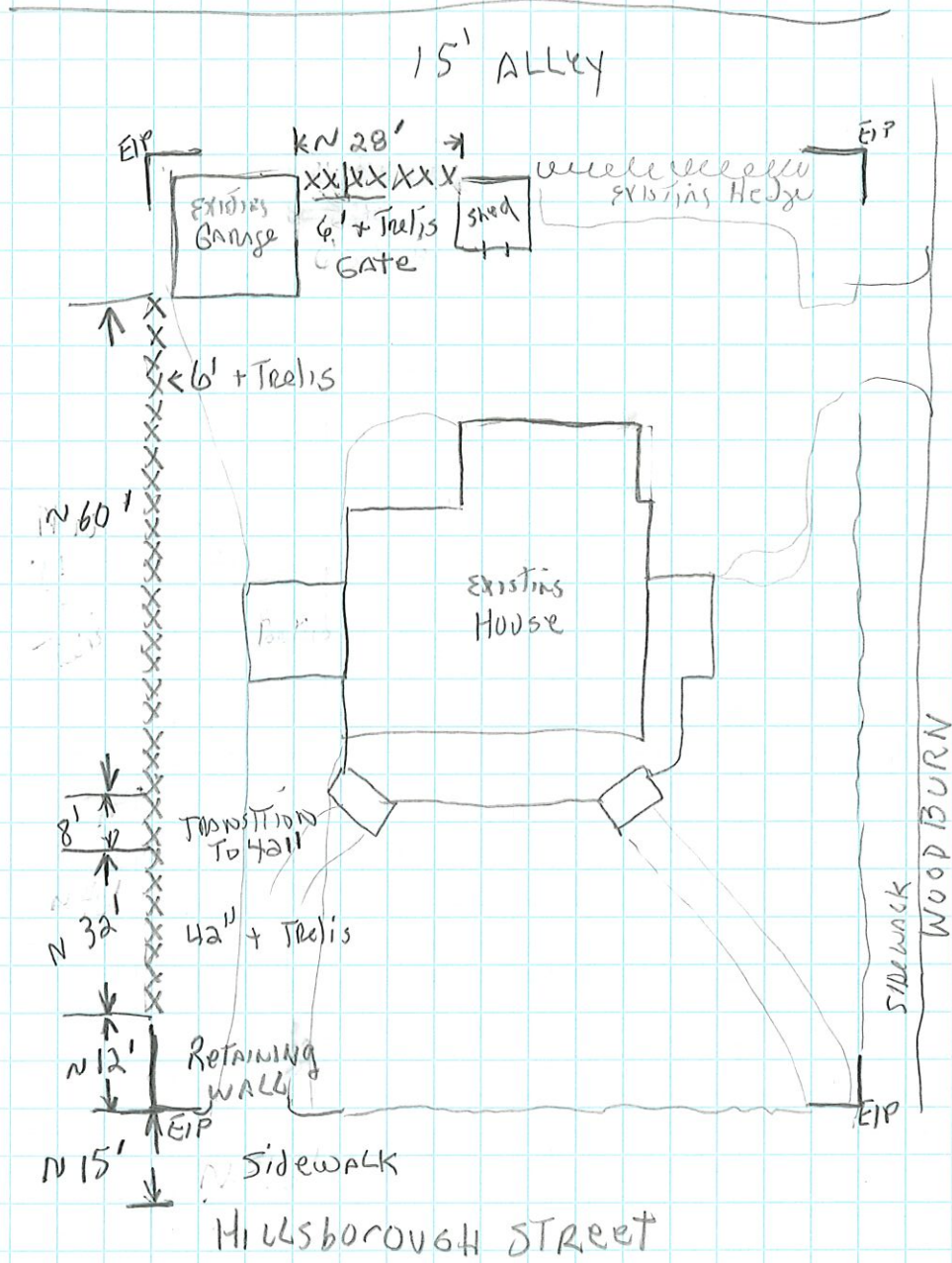
○ mature trees
● mature evergreen shrubs (4)



PROPERTY OF
CAVINESS ENTERPRISES LTD.

WAKE COUNTY NORTH CAROLINA

Construction Zone



Robb, Melissa

AMENDMENT

From: Patti Gillenwater <patti@elinvar.com>
Sent: Monday, July 24, 2017 7:54 PM
To: Myrick Howard; ttully@rhdc.org
Subject: Tool shed - Caveness House
Attachments: 10x10-wood.jpg

1804 HILLSBOROUGH ST

Flag Status: Flagged

This is the updated version of the shed we want to build and place in the back of the lot. The materials are cedar – the colors will be the same trim as the house and garage and the siding will be stained to complement the brick. This is sort of like ½ of the garage. The door will not have a window and will be the same color as the garage door. The shingles will match the portico roof and the roof design is the same as the garage.

This will be placed to the right of the garage (if you are facing the garage) and the same fence design will be used to go across the back section of the lot between the garage and the shed with an eight-foot gate to allow cars to go through to the alley.

I'll send the fence details to you Myrick in another email. Tonya already has that. Patti

Patti

Patti Gillenwater
President & CEO
919-622-5141

Please visit our updated website! www.elinvar.com Our mission is simple – to change the world by accelerating the progress of mission-driven leaders and organizations.

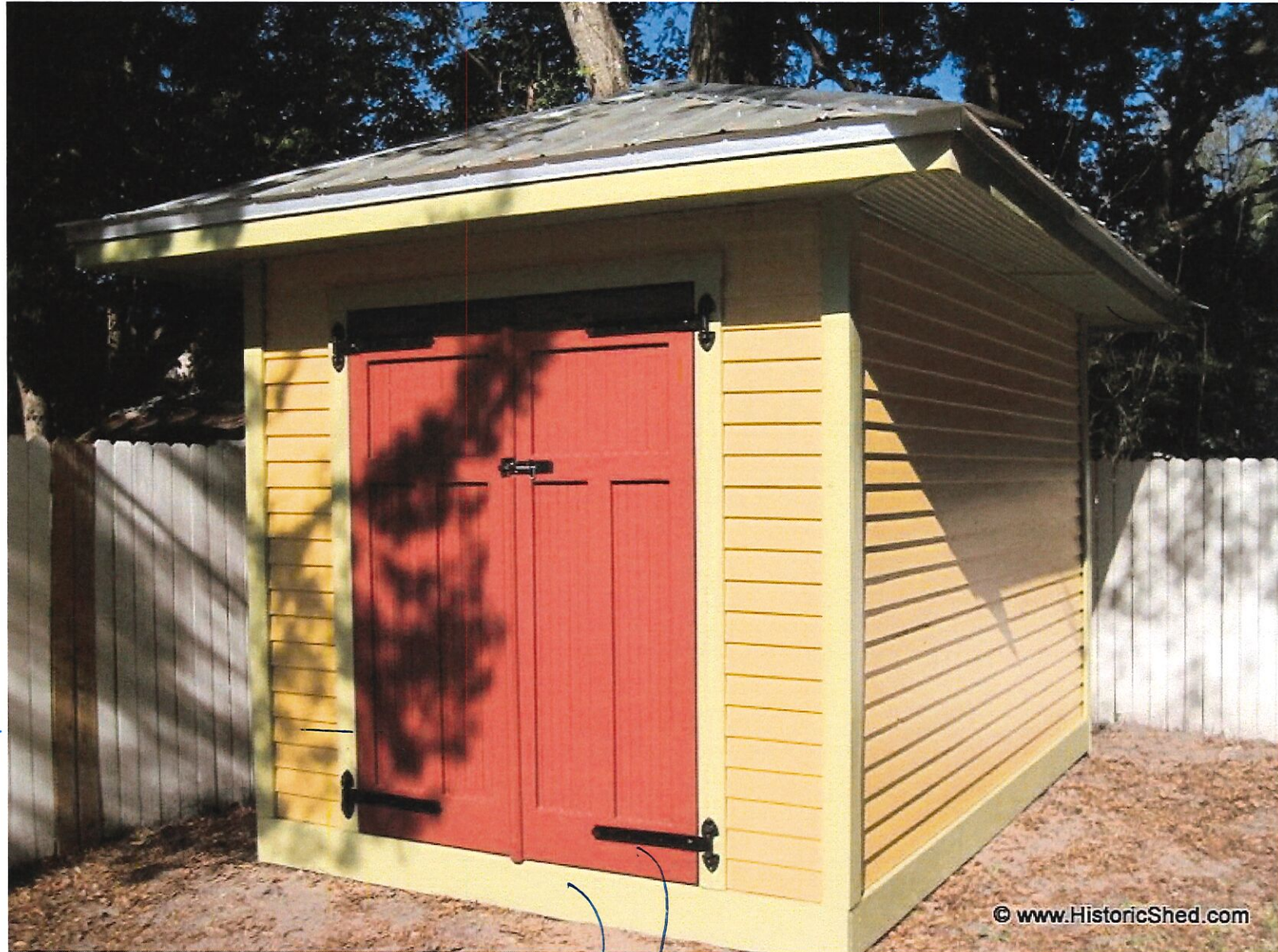


"Our lives begin to end the day we become silent about things that matter."

Martin Luther King, Jr.

Garden Shed
1804 Hillsborough St.

tin roof or asphalt shingles that
match side roof on house



wood
headboard
eaves

wood
door &
siding

1x6"
siding

10 X 10 Garden Shed

Red to match doors on Garage house
Brown to match trim



A wood fence to be approximately 128 linear feet with a height transition from five to eight feet on the left side and eight feet on back line. Fence will be capped privacy style with 18-inch horizontal slat section on top. Construction will consist of 6"x6" posts, spaced 8' apart, set in pre-mixed concrete. 1"x6" pickets will be attached to 2"x4" horizontal supports with no space between each picket to make up the lower section. The lower section will have a 2"x6" frame top and bottom and slat section will be capped with a 2"x6". The horizontal slats will be 1"x2" spaced approximately 2" apart. Included is one double gate (90" width on back line) installed using heavy-duty, black enamel hinges and latches. All gates will be reinforced with a galvanized, tubular metal frame. All lumber used will be #2-grade (or better), pressure-treated pine (MCQ) and all fasteners and hardware will be hot-dipped galvanized.

Existing aluminum fence will be removed and hauled away.

Fence transition layout:

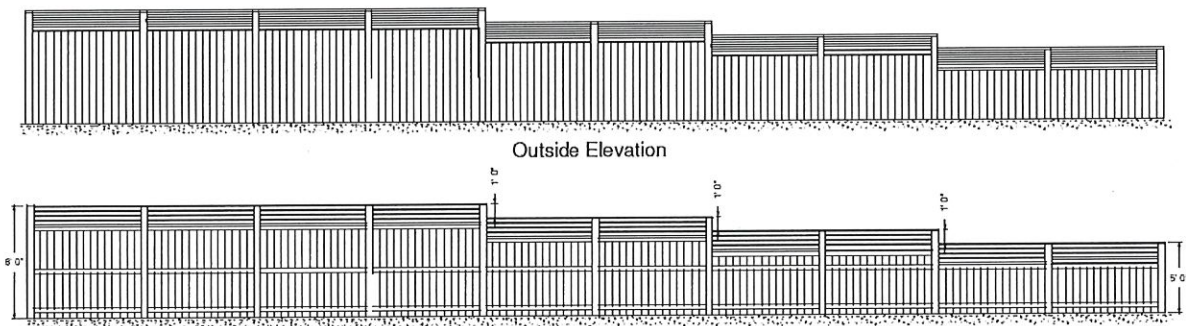
Starting from the front left side at retaining wall,

First 16' - Fence will be a privacy board fence at a height of 42 inches with 18-inches of horizontal slat section on top, 5' height. (Slat spacing allows for less than 50% opacity).

Next 16' - Stepping up privacy board height to 54" and 18-inches of horizontal slat section on top, 6' height.

Next 16' - Stepping up the privacy board height to 66" and 18-inches of horizontal slat section on top, 7' height.

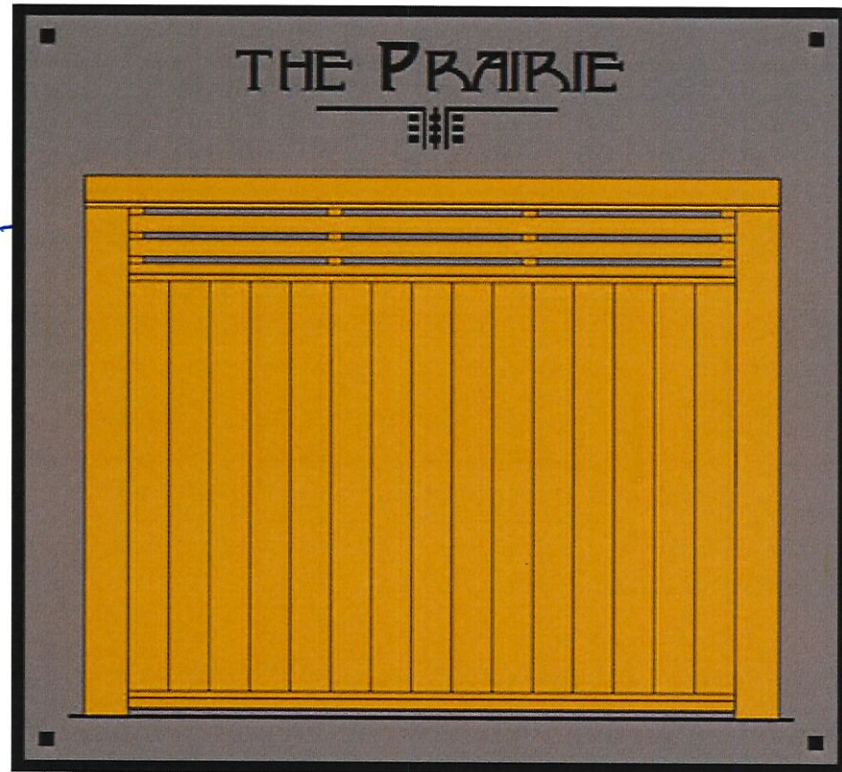
Continuing to the detached garage (approximately 52') and back line privacy board height 78" and 18-inches of horizontal slat section on top, 8' height.



Fence Panel Design

1804
Hillsboro Ave St

1x2



total 8ft

6x6 posts

1x6 treated lumber

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

129-17-CA 1804 HILLSBOROUGH STREET

Applicant: PATTI GILLENWATER

Received: 7/13/2017

Meeting Date(s):

Submission date + 90 days: 10/11/2017

1) 8/24/2017 2) 3)

INTRODUCTION TO THE APPLICATION

Raleigh Historic Landmark: DR. Z.M. CAVENESS HOUSE

Nature of Project: Install privacy fence; construct garden shed

Staff Notes:

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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 privacy fence
1.4	Fences and Walls	install privacy fence
1.6	Garages and Accessory Structures	construct garden shed

STAFF REPORT

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

A. Installation of privacy fence is not incongruous in concept according to *Guidelines* 1.3.7, 1.4.8 and the following suggested facts:

- 1* The landmark designation report states that the 2-story brick foursquare Dr. Z. M. Caveness House is architecturally significant as a well-preserved brick foursquare house with influences of the Prairie School of architects. The house is also significant as a surviving residential structure on a street which was once one of Raleigh's prime residential boulevards, but where today commercial encroachment is predominant. It is also historically significant for its association with Dr. Zebulon Marvin Caveness, a prominent physician and civic leader in Raleigh for over forty years.
- 2* The Maple tree will be kept inside the fence and protected from harm by manually digging around the roots. If needed, the location of the fence panels will be adjusted to locate the posts away from the roots.
- 3* The wood fence is proposed to be along the property line as it typical of fences.

- 4* The fence ranges in height from 5 feet to 8 feet. The maximum height of fences typically approved is 6 feet.
- 5* The Craftsman design of the fence includes a partially open top portion of 1-1/2 feet. The solid portion ranges from 3-1/2 feet to 6-1/2 feet.
- 6* There is a 9 foot tall fence on an adjacent property across the alley which is neither a historic landmark nor in a historic district.

B. Construction of a garden shed is not incongruous in concept according to *Guidelines* 1.6.6, 1.6.7, 1.6.8, 1.6.9, 1.6.10, 1.6.11, and the following suggested facts:

- 1* Accessory buildings up to 144 SF are approvable by staff as Minor Works.
- 2* The proposed shed sits adjacent the historic garage.
- 3* The shed is proposed to be wood with a hipped roof and colors to match the house and garage. A photographic example was provided. Details and specifications were not provided.

Staff suggests that the committee approve the application, with the following conditions:

- 1. That the solid portion of the fence be a maximum of 6 feet in height and that the revised design be provided to and approved by staff prior to issuance of the blue placard.
- 2. The details and specifications for the shed be provided to and approved by staff prior to the issuance of the blue placard.