



131-18-CA

A horizontal scale bar with a black background and white markings. The markings are labeled 0, 25, 50, and 100. The word "Feet" is written in black at the right end of the bar.



APPLICANT:
JOHN AND CARLEN DEMLER

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

131-18-CA 917 W SOUTH STREET

Applicant: JOHN AND CARLEN DEMLER

Received: 8/15/2018

Meeting Date(s):

Submission date + 90 days: 11/13/2018

1) 9/27/2018 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Zoning: GENERAL HOD

Nature of Project: Install 6' rear fence and gate

Staff Notes:

- The file for COA 020-09-CA is available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.4	Fences and Walls	Install 6' fence and gate

STAFF REPORT

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

A. The installation of a 6' tall fence and gate is not incongruous in concept according to

Guidelines sections 1.4.8 and the following suggested facts:

- 1* The *Design Guidelines for Raleigh Historic Districts* states on page 14 that "Fences and walls were common site features in Raleigh's early neighborhoods..." and "Utilitarian fences and walls served to secure boundaries...and to provide visual privacy. They were generally used in rear yard locations and were not usually visible from the street. Traditionally, utilitarian fences were constructed of vertical wooden slats or pickets..."
- 2* The proposed wood fence is located in the rear yard along the property line as is characteristic of the district. The application states that the fence will be constructed in a box design matching the fence on a neighboring property, 915 W South Street.
- 3* Traditionally, fences were constructed with neighbor friendly design, with structural members facing inward; the shadow-box fence design has the same appearance on each side.
- 4* A 4' shadow-box style fence previously existed at this property and was removed through COA 003-18-CA to accommodate for the construction of a rear addition.

- 5* The fence at 915 W South Street was installed through COA 020-09-CA.
- 6* The committee has regularly found that 6'-tall wood privacy fences meet the Design Guidelines in Boylan Heights.
- 7* One double gate is proposed along the rear property line adjacent the alley; the gates will be hinged sections of the same material and shadow-box design as the rest of the fence. The hinges will be on the interior of the fence so as to not be visible from adjacent properties or the alley.
- 8* Wood is a traditional fencing material.
- 9* The proposed cedar fence will have a natural finish.
- 10* The proposed fence is jogged to avoid several large trees located on or very near to the rear property line. The proposed fence location may result in an impact to the roots; no information is included in the application regarding how tree roots will be treated if they are encountered during the digging of fence post holes.
- 11* A tree protection plan was not provided for this application, but was included in the previous COA (003-18-CA) and, as of the writing of this report, is still in place.

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

1. That the tree protection plan implemented in COA 003-18-CA remain in place for the duration of construction.
2. That fence footings be dug by hand and located to avoid damage to tree roots, should any be encountered during construction of the fence. Roots larger than 1" caliper will be cut cleanly using proper tools such as loppers.

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 # 566538

File # _____

Fee _____

Amount Paid _____

Received Date _____

Received By Natasha

Property Street Address 917 W. South St. Raleigh NC 27603

Historic District Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name John & Carlen Demler

Lot size 6,048 SF (width in feet) 49.96' x 54.86' (depth in feet) 114.84' x 116.02'

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

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. <u>Paint Schedule</u> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. <u>Plot plan</u> (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"/>				

1703268366
DEMLER, JOHN ROBERT GELFOND,
CARLEN DAY
917 W SOUTH ST
RALEIGH NC 27603-2159

1703267302
PLEASANTS, JACQUELINE A
916 DOROTHEA DR
RALEIGH NC 27603-2140

1703268318
WILKINS, CHARLES P JR
919 W SOUTH ST
RALEIGH NC 27603-2159

1703269303
WEST, JESSICA B WEBB, PETER H
915 W SOUTH ST
RALEIGH NC 27603-2159

1703269561
LEE, JAMES M
912 W SOUTH ST
RALEIGH NC 27603-2160

1703267258
QUEEN, CHARLES A
914 DOROTHEA DR
RALEIGH NC 27603-2140

1703267472
WUBBENHORST, JACOB T. HOFFMAN,
RIANE B.
921 W SOUTH ST
RALEIGH NC 27603-2159

1703268585
WILKINS, CHARLES P JR
919 W SOUTH ST
RALEIGH NC 27603-2159

1703269351
MILLER, ROBERT M TRUSTEE OSVOLD,
LISE L TRUSTEE
913 W SOUTH ST
RALEIGH NC 27603-2159

1703360409
BARABASH, IGOR M BARABASH, MARY
JANE
910 W SOUTH ST
RALEIGH NC 27603-2160

1703267295
BURTON, RAY T BURTON, LINDA B
912 DOROTHEA DR
RALEIGH NC 27603-2140

1703268252
CHIAVATTI, ANTHONY J CHIAVATTI,
MELANIE C
910 DOROTHEA DR
RALEIGH NC 27603-2140

1703269109
CASALETTO, ANTHONY JOSEPH MASON,
MELISSA STAR
908 DOROTHEA DR
RALEIGH NC 27603-2140

1703269513
WEISLO, LAURA J BALL, EMORY S
914 W SOUTH ST
RALEIGH NC 27603-2160

1703360447
CAUDILL, CHRISTOPHER R
NIKETOPOULOS, RACHEL I
908 W SOUTH ST
RALEIGH NC 27603-2160

917 W. South Street

Major Work COA Application Supplement

John R. Demler
Carlen D. Demler

Submitted August 28, 2018

Description of Work

The owners of 917 W. South propose construction of a six foot shadow box fence bordering the rear perimeter of the property. The fence replaces a prior shadow box fence removed under major work 003-18-CA. The original fence was significantly inset from the property line, and obstructed new addition footprint.

The proposed fence would run from the southeast corner of the home to the rear property line. The fence would follow the property line and tie into the fence of 915 W. South. The fence would be built with height, materials and style consistent with 915 W. South (also 6ft shadowbox; cedar; natural finish).

Original Fence Photos

Original fence ran from from the southwest corner of the home, along the rear property line, and up eastern elevation. The design was a four foot shadow box. The fence was significantly (and awkwardly) inset from the property line on both the eastern and western elevations.

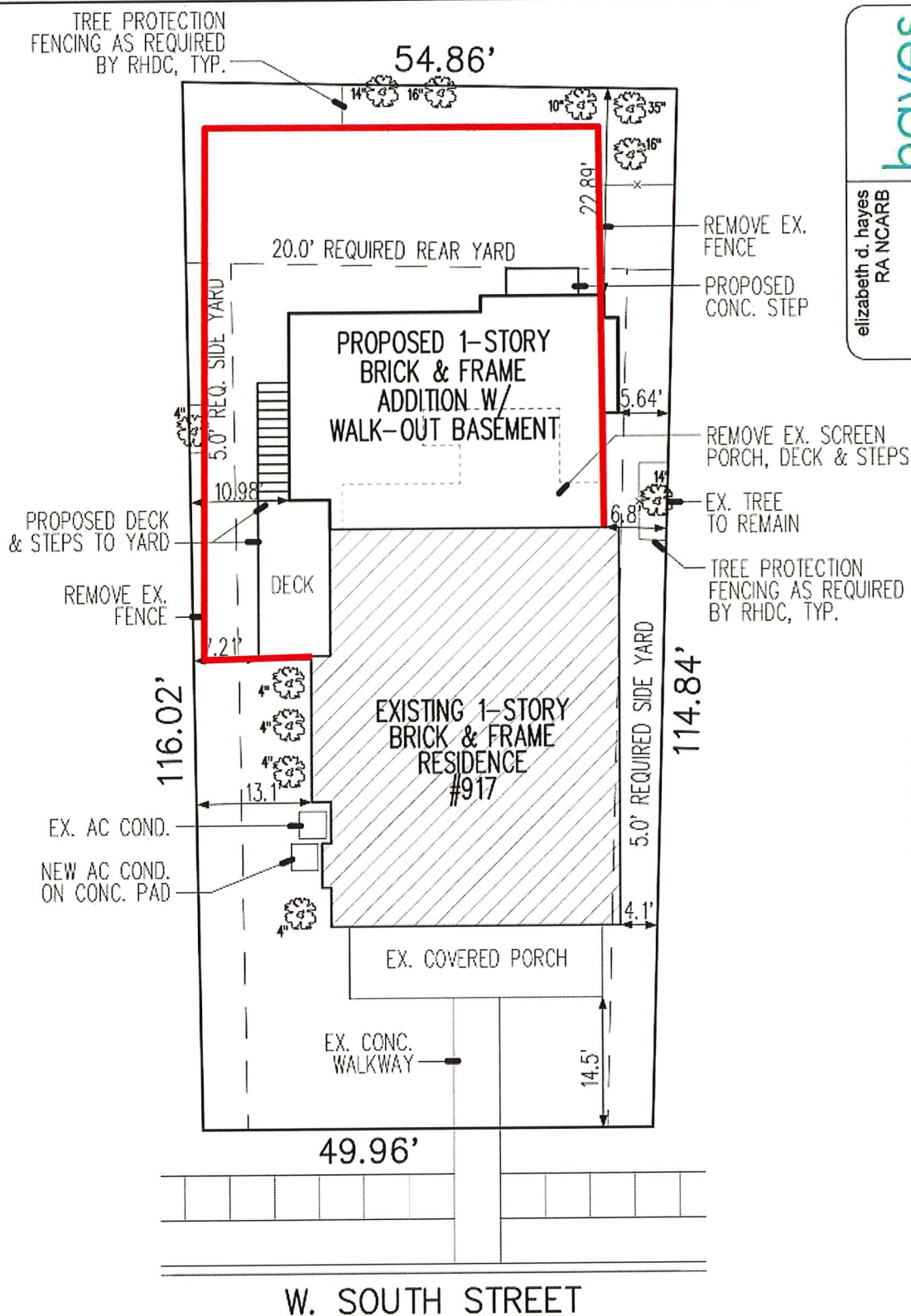


Original Fence Photos

The fence was removed under the major work COA 003-18-CA. The fence interfered with the footprint of a new addition. At the time of COA 003-18-CA, the specs of a future replacement fence were unknown. The photo below shows the western elevation; the photographer remains on 917 W. South property, demonstrating the extent of the inset on the original fence.



Original Fence Removed under 003-18-CA



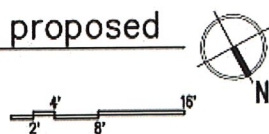
hayes
A+D

elizabeth d. hayes
RA NCARB
4140 n. damen ave.
chicago, il 60618
p: 847.975.8703
liz@hayes-ad.com

DEMLER RESIDENCE
917 W. SOUTH STREET
RALEIGH, NC 27603

SITE PLAN: proposed

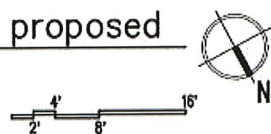
SCALE: 1/16" = 1'-0"



COA SUBMITTAL

DATE: 12.07.17

Proposed Fence Re-introduction



DATE: 12.07.17

Current backyard photos; new fence context

West elevation. Addition construction is currently in-progress. Fence would begin at arrow indicated in photo.



Current backyard photos; new fence context

West elevation. Fence would begin at arrow indicated in photo.



Current backyard photos; new fence context

West elevation. Proposed fence would obscure view into the backyard of 917 from vantage point below in adjacent yard (919 W. South).



Current backyard photos; new fence context

South elevation. Proposed fence would obscure view into the backyard of 917 from vantage point of the alley. Proposed fence would terminate into 915 shadow box fence (shown) with matching height, style, and materials.



Fence Gate Plan

The image below exemplifies the plan for the proposed fence gate. We propose a double door to allow for occasional ingress/egress of wider objects such as large furniture or a small trailer. The hinges will be kept on the interior to alleviate any controversial visual noise. The style below is consistent with existing fence on 915 W. South.



Knowlin, Natasha

From: Carly Demler <carlydemler@gmail.com>
Sent: Wednesday, August 29, 2018 12:18 PM
To: Knowlin, Natasha
Subject: Fwd: minor work COA application - 917 W South Street fence

----- Forwarded message -----

From: John Demler <johndemler@gmail.com>
Date: Tue, Aug 28, 2018 at 11:33 AM
Subject: Re: minor work COA application - 917 W South Street fence
To: Kinane, Collette <Collette.Kinane@raleighnc.gov>
CC: Tully, Tania <Tania.Tully@raleighnc.gov>, Robb, Melissa <Melissa.Robb@raleighnc.gov>, Carly Demler <carlydemler@gmail.com>

Hi Collette -

Thank you for the email. We will convert to Major and drop by the office this week with payment and updated application materials (including plans for gate).

John

On Tue, Aug 28, 2018 at 11:12 AM Kinane, Collette <Collette.Kinane@raleighnc.gov> wrote:

Hi, John and Carlen –

We have reviewed your minor work COA application for [917 W South Street](#). Unfortunately, staff alone cannot approve fences taller than 42" so the application will need to be converted to a major work COA.

If you wish to proceed with the 6' fence, you can convert your minor work application by paying the remainder of the fee at the Development Services office. Additionally, you'll need to submit addressed, stamped envelopes to the property owners within 100' of your property. Though the application form states to provide 10 copies of the application, please submit only 1 copy of each of the additional materials you'll be adding (if any). After reviewing your application, we noted that it would be helpful for you to submit a photograph of the current conditions of your rear yard so that the Committee can better visualize the context of the fence. We also noticed that you seemed to indicate a gate in the rear portion of the fence – do you have a design of how this gate will look?

The good news is that this application would likely be heard as a summary proceeding. A summary proceeding is an application that is considered routine in nature and not precedent setting. Unless a Committee member asks for the

case to be treated as an evidentiary hearing case, no additional evidence or testimony will be required to be presented during the meeting.

Since you initially submitted your application on August 15th, if you're able to submit the additional materials and stamped, addressed envelopes by September 4th, we'll be able to include you on the September 27th COA committee agenda.

Please let us know if you have any questions.

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

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