

City of Raleigh



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COA-0011-2019

706 N EAST STREET
OAKWOOD HISTORIC
DISTRICT (R-10)

0 25 50 100
Feet



Nature of Project:
Replace 6' tall
wooden fence and gates

APPLICANT:
ELIZABETH NASH
AND BRENT FLOYD



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0011-2019 706 N EAST STREET

Applicant: ELIZABETH NASH AND BRENT FLOYD

Received: 1/15/2019

Meeting Date(s):

Submission date + 90 days: 4/15/2019

1) 2/28/2019 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: GENERAL HOD

Nature of Project: Install 6' tall wooden fence and gates

Staff Notes:

- COAs mentioned are 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' tall wooden fence and gates

STAFF REPORT

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

A. The installation of a 6' tall wooden fence and gates is not incongruous in concept according to *Guidelines* 1.4.5, 1.4.6, 1.4.11, and the following suggested facts:

- 1* *Location:* The applicant proposes replacing existing deteriorated fencing on the east property line and two smaller sections with gates that run north and south that connect to the side walls of the house. No change in fence or gate locations is proposed.
- 2* The proposed wooden fence and gate locations are characteristic of the district.
- 3* *Height:* The existing deteriorated fencing is 60-72" in height on the east property line (due to the slope of the property) and 72" for the two sections that connect to the side walls of the house. The proposed new fence height matches the existing height.
- 4* The committee has regularly found that 6'-tall wood privacy fences meet the *Design Guidelines* in Oakwood when installed in rear and side yards (except for corner lots).
- 5* *Design:* The existing fencing is of three different designs;
 - a. Standard unpainted wood picket design with minimal spacing between pickets on the north side of the house and the east property line;

- b. A non-traditional design with painted wide vertical boards and relatively wide spacing on the south side of the house;
 - c. Standard unpainted wood shadow-box style on the north and south property lines.
- 6* The application proposes installing the shadow-box style fence in all three locations that are to be replaced so that all fencing in the yard matches. Traditionally, fences were constructed with neighbor friendly design, with structural members facing inward; the proposed shadow-box fence design has the same appearance on each side.
- 7* If the applicant were proposing replacing the fencing like-for-like there would be no need for a COA application according to the type of work list: "Routine Maintenance (includes repair or replacement where there is no change in the design, materials, or general appearance of elements of the structure or grounds.)
- 8* One gate is proposed for each of the smaller sections that run north and south that connect to the side walls of the house.
- 9* Wood is a traditional fencing material. The proposed fence will have a natural finish.
- 10* A tree protection plan was not provided.

Staff suggests that the Committee approve the application with the following condition:

1. That any new post holes be dug manually and tree roots larger than 1" caliper that are encountered while digging the fence post holes shall receive a clean final cut using tools designed for the purpose, such as loppers.

Staff Contact: Melissa Robb, melissa.rob主@raleighnc.gov

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 # 582973

File # COA-0011-2019

Fee _____

Amount Paid \$152

Received Date 1/15/2019

Received By Pamela Best

Property Street Address **706 N. East St**

Historic District **Oakwood**

Historic Property/Landmark name (if applicable)

Owner's Name **Elizabeth Nash and Brent Floyd**

Lot size **.12 acres**

(width in feet) **48' (49')**

(depth in feet) **109' (110')**

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
702 N Bloodworth St	412 E Franklin St
704 N East St	503 E Franklin St
504 E Franklin St	507 E Franklin St
515 Pace St	705 N East St
624 N East St	502 E Franklin St
506 Pace St	508 Pace St
508 E Franklin St	703 N East St
707 N East St	700 N East St

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 Elizabeth Nash and Brent Floyd

Mailing Address 706 N. East Street

City Raleigh

State NC

Zip Code 27604

Date 01/13/2019

Daytime Phone (919) 601-1989

Email Address brenton2000@gmail.com

Applicant Signature

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

Office Use Only

Type of Work _____

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)
1.4/25	Fences and Walls	<p>The owners are proposing to replace three sections of 6' tall wooden fence bordering the back yard. The replacement will focus on sections of the fence and gates that are in disrepair and suffering from substantial wood rot. The replacement will follow the exact path of the existing fence. No location changes are planned in conjunction with the replacement. The proposed replacement includes North and South sections adjacent to the rear of the house as well as the fence bordering the back of the yard.</p> <p>No alterations are planned for existing side sections of fence. Both sections are board-on-board construction have been replaced and/or repaired more recently and are in good shape.</p> <p>The proposed fence replacement sections will use board-on-board construction to match the existing fence sections that will remain in place. This will serve to unify the fence design around the entire perimeter of the back yard.</p>

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 _____

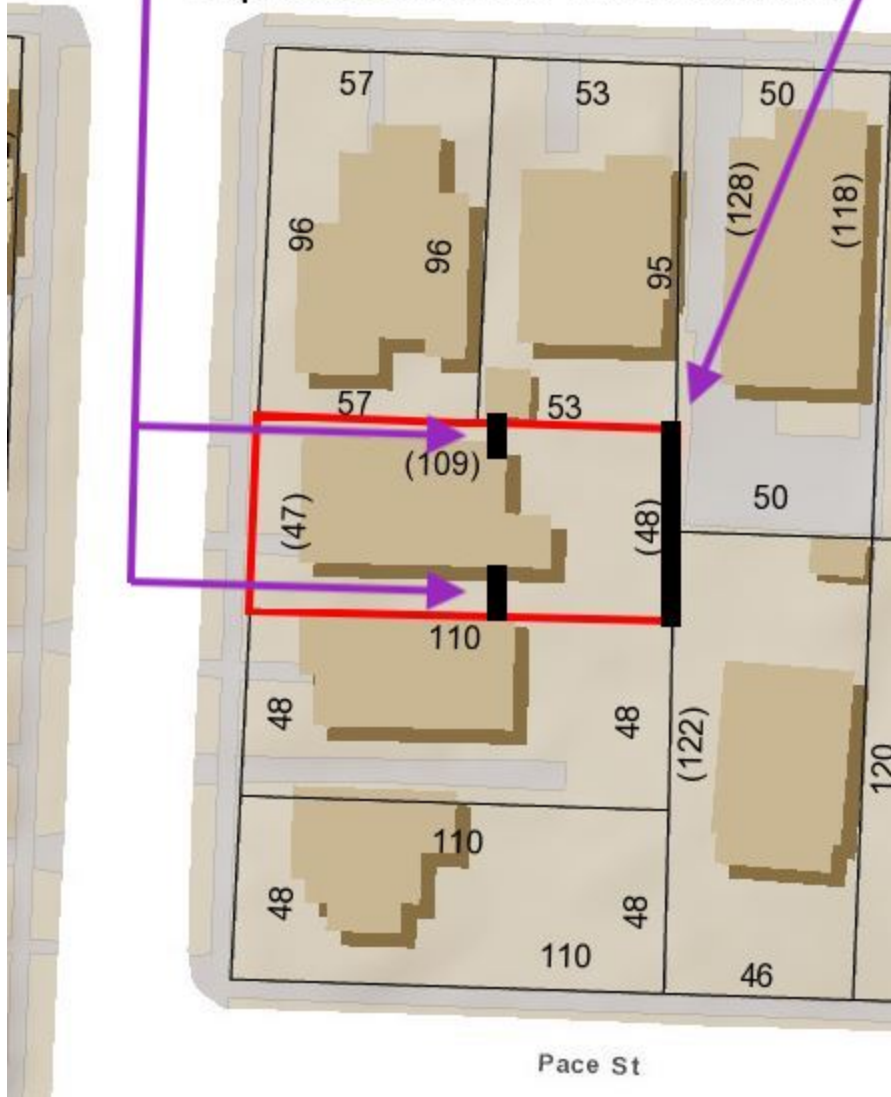
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete. 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.)	<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 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 Label Creator to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

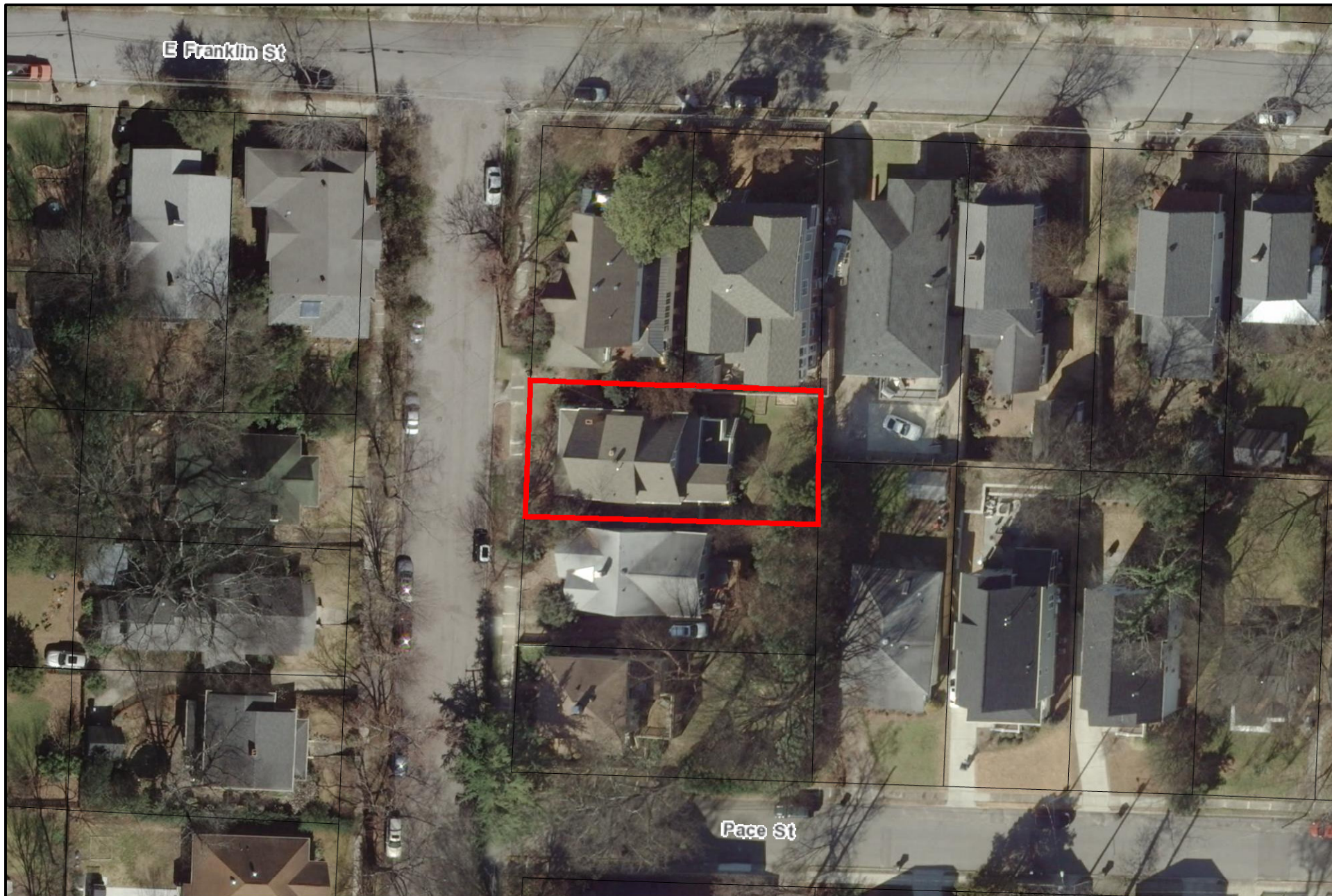
706 N East St Fence Replacement

The owners of 706 N East St would like to replace three sections of a wooden fence bordering the back yard. The support posts and vertical slats suffer from considerable rot. The replacement will match the existing fence height of 72" along the North and South sides of the house and match the height of the rear fence that currently ranges from 60" to 72" to match yard topography. All replacement sections will follow the path of the existing fence. The new fence will match the existing North and South fence sections and will serve to unify the fence design around the entire perimeter.

There are minimal sightlines from East Street to the fence given the proximity of neighboring homes and existing vegetation. This limited visibility should prevent any noticeable changes when viewed from the street.

Replace Sections mark in black





706 N East St

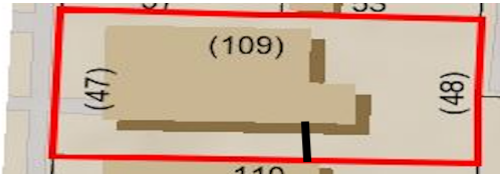


0 25 50 100 ft
1 inch = 50 feet

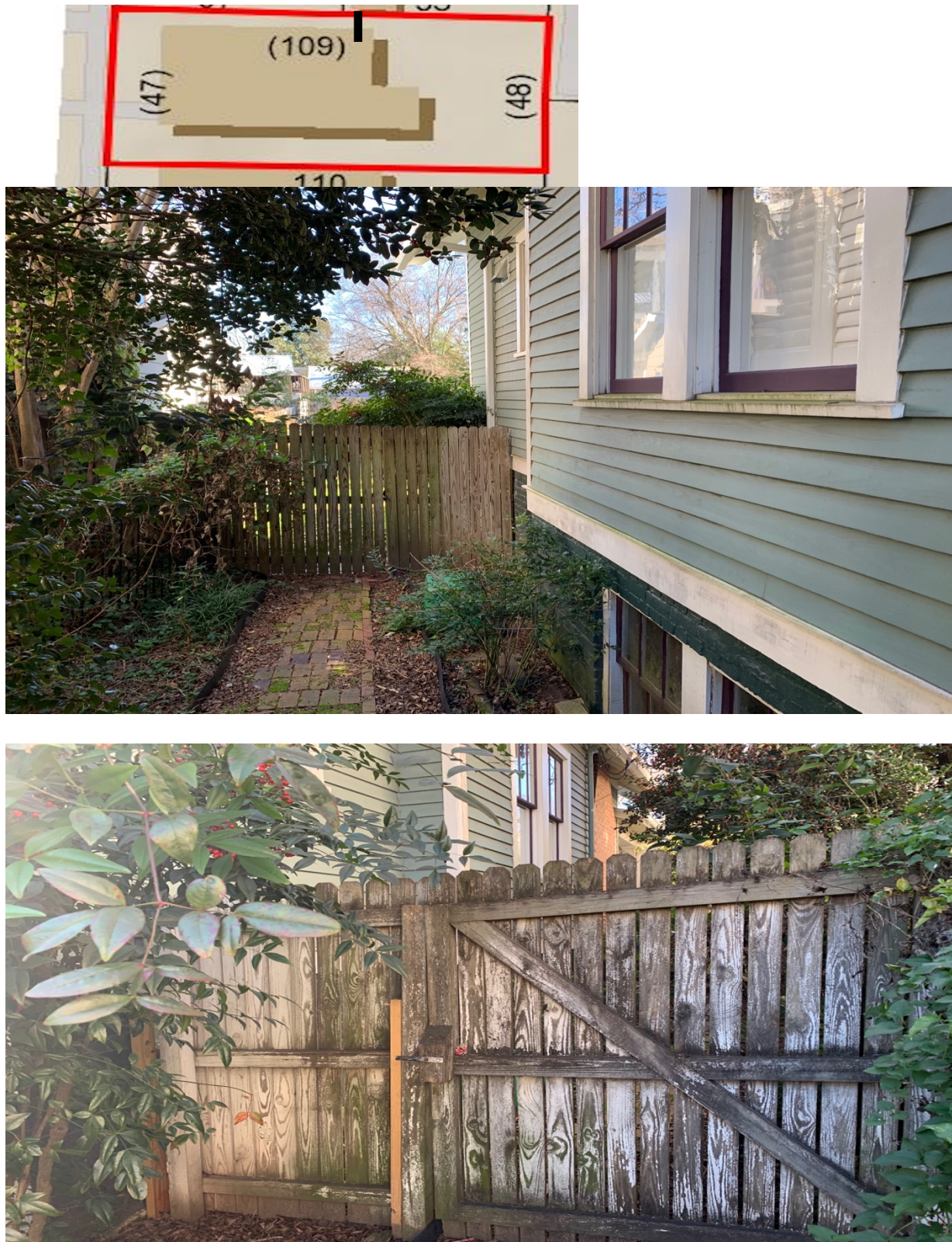
Disclaimer

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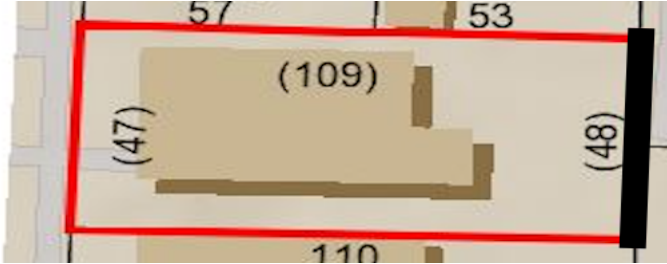
Front and back photos of South Section of the fence. Gate post is rotted, and wood is in bad shape. This is the only section of the entire fence that is painted. Plan to replace with unpainted wood. (Existing Height 72" – proposer Height 72")



Front and back photos of North Section of the fence. Gate post is rotted on this side as well.
(Existing Height 72" – proposer Height 72")



48' length of fence along rear of property. A number of the vertical slats have been replaced over the years. Will replace all fence sections following the same path and will match existing height. (Existing Height varies from 60" to 72" moving north to south to match terrain). We propose to match height.



Front View of House from Across Street



South Side



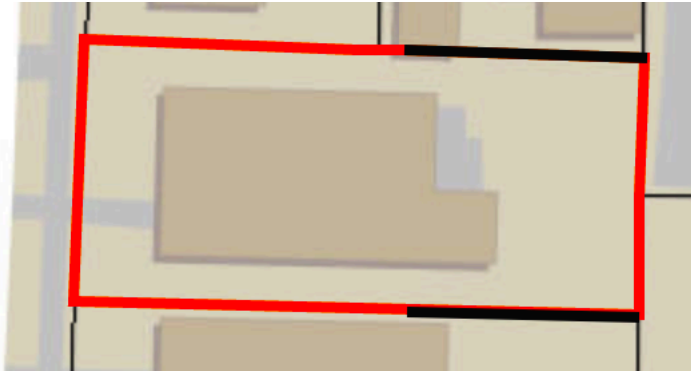
North Side View



Rear View



Current View of Board-on-Board fence sections to remain in place. Height is ~72". New fence to match style of this fence in terms of height, materials and board spacing.



South Side of Yard



North Side of Yard

