



APPLICANT:
DENNIS AND BRENDA CORBIN

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0051-2019 400 KINSEY STREET

Applicant: DENNIS AND BRENDA CORBIN

Received: 4/09/2019

Meeting Date(s):

Submission date + 90 days: 7/08/2019

1) 5/23/2019 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Zoning: GENERAL HOD

Nature of Project: Remove fence; install new fence; remove tree

Staff Notes:

- 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.”
- 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>
1.3	Site Features & Plantings	Remove tree; Install fence
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* 1.3.7, 1.4.7, 1.4.8, and the following suggested facts:
- 1* The applicant provided a tree survey identifying the species of trees located on the property but did not note DBH or the Critical Root Zones of those trees. A tree protection plan was not provided.
 - 2* *Location:* The applicant proposes replacing existing deteriorated fencing on the south, west, and north property lines. No change in fence or gate locations is proposed.
 - 3* *Material:* Wood is a traditional fencing material. The proposed fence will have a natural finish.

- 4* *Height:* The existing deteriorated fencing is 6' in height and is tiered to follow the slope of the property. The proposed new fence height matches the existing height.
- 5* *Configuration:* The committee has regularly found that 6'-tall wood privacy fences meet the *Design Guidelines* in Boylan Heights when installed in rear and side yards (except for corner lots). The proposed fence and gate locations are characteristic of the district.
- 6* *Design:* The existing fencing is a basket weave design. The proposed replacement fence design is a stockade style. It is proposed to be stained a dark color similar to the existing fence. Traditionally, fences were constructed with neighbor friendly design, with structural members facing inward; the proposed stockade fence design has the same appearance on each side.
- 7* The application includes a fence at 408 Kinsey Street as an example of a similar style. This fence was approved through COA 099-09-CA and amended through COA 100-15-MW.
- 8* 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.)"

B. The removal of a tree is not incongruous in concept according to *Guidelines* 1.3.5; however, the removal of a healthy tree is incongruous according to *Guidelines* 1.3.1, 1.3.5, and the following suggested facts:

- 1* The application proposes the removal of an Elm tree on the south property line.
- 2* The applicant provided a tree survey identifying the species of trees located on the property but did not note DBH of those trees.
- 3* There are multiple deciduous trees along the perimeter of the rear yard that contribute to the tree canopy.
- 4* The application indicates that the tree is diseased and dangerous. Photographs of the tree were provided that show what appears to be damage to the tree, but no information on structural integrity was provided. No assessment on the health of the tree from an International Society of Arboriculture (ISA) certified arborist or NC-licensed landscape architect was provided.
- 5* A 14' tall White Oak tree was planted on the property in the Fall of 2017 in anticipation of the Elm's removal.

Staff suggests that the Committee defer the application until an assessment prepared by an arborist certified by the International Society of Arboriculture (ISA) or by a North Carolina licensed landscape architect on the Elm tree is provided.

Should the requested additional information be provided to the Committee at the hearing, staff suggests that the Committee approve the application with the following conditions:

1. There not be a delay for the removal of the tree.
2. 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: Collette Kinane, collette.kinane@raleighnc.gov



Certificate of Appropriateness | Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

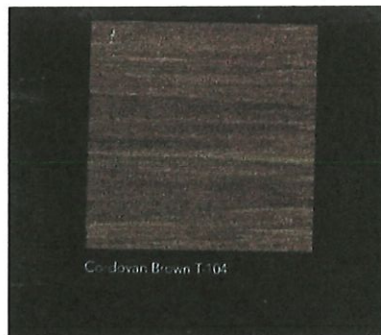
This form can be submitted in person or via USPS at the above address.

Type or print the following:		
Applicant name: Dennis and Brenda Corbin		
Mailing address: 400 Kinsey St.		
City: Raleigh	State: NC	Zip code: 26703
Date: 04/08/19	Daytime phone #: 919-834-1077	
Email address: denniscorbin@nc.rr.com		
Applicant signature: <i>Dennis E Corbin</i>		
<input type="checkbox"/> Minor work (staff review) – one copy Major work (COA committee review) – one copy (10 copies will be required after initial staff review) <input type="checkbox"/> Additions > 25% of building sq. footage <input type="checkbox"/> New buildings <input type="checkbox"/> Demolition of building or structure <input checked="" type="checkbox"/> All other <input type="checkbox"/> Post approval re-review of conditions of approval		Office Use Only Transaction #: <u>592400</u> File #: <u>COA-0051-2019</u> Fee: _____ Amount paid: _____ Received date: _____ Received by: _____
Property street address: 400 Kinsey St		
Historic district: Boylan Heights		
Historic property/Landmark name (if applicable):		
Owner name: Dennis and Brenda Corbin		
Owner mailing address: 400 Kinsey St. Raleigh, NC 27603		

Description of Work – 400 Kinsey St, Boylan Heights

Replace existing 6' high wooden privacy fencing in back yard. Existing fence is made of treated pine with a basket weave design. New fence will be made of treated pine but of a different design identified as a Centex Stockade style (see attached photo). The Centex Stockade style consists of $\frac{3}{4}$ " x 6" x 6' pickets with 2" x 6" top and bottom plates set between 6" x 6" posts. Three 2" x 4" rails will be installed on each side (at top and bottom plates and mid-height) so that the fence will have the same appearance on both sides. A 4' gate will be installed on the north side near the garage at the rear of the property and will be made of the same materials with an arched shape at the top. A 2-piece wooden cap will be installed on top of each fence post. After approximately 6 -8 weeks of drying time, the fence will be coated with a transparent stain to give the fence a medium-dark natural wood color which will provide a shade of color similar to the existing fence. The color is identified as Cordovan Brown T-104 Behr Premium Transparent Wood Stain.

A diseased and dying elm tree is on the south property line, 14 feet from the SW pin at the rear of the lot. This tree is in imminent danger of falling on the garage and/or main Duke Energy overhead power lines in the alley at the rear of the property. The tree must be removed to allow the fence to be installed on the property line without notching around the base of the tree. A 14' tall white oak tree has recently been planted on the property about 20' east of this elm tree to provide a future canopy.





HARRISONFENCE

919.244.6908 OFFICE
919.267.4893 FAX

PO BOX 828, APEX, NC 27502 • ADMIN@HARRISONFENCE.COM

ActiveYards
AUTHORIZED DEALER

WE KNOW FENCE.
HARRISONFENCE.COM

QUESTIONS?

SALESPERSON

Shawn

PHONE

919-244-5976

CUSTOMER INFORMATION		PROPOSAL DATE	REFERRAL
CONTACT NAME / COMPANY <i>Dennis Corbin</i>		<i>3-27-19</i>	<i>Home Show</i>
ADDRESS / JOBSITE <i>400 Kinsey ST</i>		CITY <i>Raleigh</i>	STATE <i>NC</i>
COUNTY <i>Wake</i>	SUBDIVISION <i>Boylan Heights</i>	NEAREST CROSS STREET <i>DuPont Cir</i>	
PHONE <i>919-412-6672</i>	ALT PHONE	EMAIL <i>DennisCorbin@NC.RR.COM</i>	

SITE PREPARATION	
<input checked="" type="checkbox"/> TEAR DOWN EXISTING FENCE	<i>207 Wood</i> LF
<input checked="" type="checkbox"/> DISPOSE OF OLD FENCE	<i>207 Wood</i> LF
<input type="checkbox"/> EXCESSIVE CLEARING	LF
<input type="checkbox"/> HARD DIG/CORE DRILL POST HOLES	HOLES

FENCE SPECIFICATIONS	
FENCE STYLE I	FENCE STYLE II
<input checked="" type="checkbox"/> WOOD <input type="checkbox"/> ALUMINUM	<input type="checkbox"/> WOOD <input type="checkbox"/> ALUMINUM
<input type="checkbox"/> VINYL <input type="checkbox"/> CHAIN-LINK	<input type="checkbox"/> VINYL <input type="checkbox"/> CHAIN-LINK
FOOTAGE <i>213</i> LF	FOOTAGE _____ LF
HEIGHT <i>6'</i>	HEIGHT _____
STYLE <i>Center</i>	STYLE _____
<i>Stacked</i>	
TOP <i>2x6 / 2x6 Bottom</i>	TOP _____
<input type="checkbox"/> Dogear <input type="checkbox"/> Arch <input type="checkbox"/> Scallop	<input type="checkbox"/> Dogear <input type="checkbox"/> Arch <input type="checkbox"/> Scallop
POST <i>6x6</i>	POST _____
<input type="checkbox"/> Inline <input checked="" type="checkbox"/> Toe Nail <input type="checkbox"/> Exposed	<input type="checkbox"/> Inline <input type="checkbox"/> Toe Nail <input type="checkbox"/> Exposed
CAP STYLE <i>BLOCK</i>	CAP STYLE _____
Cap Color <i>PINE</i>	Cap Color _____
RAIL <i>(6) 2x4 (Dist) (Dist)</i>	RAIL _____
PICKET <i>3/4</i>	PICKET _____
<input type="checkbox"/> 5/8" Standard <input checked="" type="checkbox"/> 3/4" Premium	<input type="checkbox"/> 5/8" Standard <input type="checkbox"/> 3/4" Premium
<input type="checkbox"/> Space Picket <i>(1/2)</i> INCHES	<input type="checkbox"/> Space Picket <i>(1/2)</i> INCHES
<input type="checkbox"/> Smooth Side Inside Yard	<input type="checkbox"/> Smooth Side Inside Yard
MATERIAL COLOR <i>Pine</i>	MATERIAL COLOR _____
GATES	GATES
WALK GATE I (W/G) <i>1</i>	WALK GATE I (W/G) _____
Size <i>4'</i> Style <i>Arch</i>	Size _____ Style _____
WALK GATE II (W/G) _____	WALK GATE II (W/G) _____
Size _____ Style _____	Size _____ Style _____
DOUBLE-DRIVE (D/D) _____	DOUBLE-DRIVE (D/D) _____
Size _____ Style _____	Size _____ Style _____
SWING DIRECTION OF GATES DETERMINED BY INSTALLER, UNLESS NOTED.	

FENCE DIAGRAM	
<p>○ FENCE LINE XXXXX EXISTING FENCE ⊗ TREE/SHRUB ob W/G ob D/D</p>	
FENCE INSTALLATION RELATED TO GRADE: PLEASE CHECK ONE	
<input type="checkbox"/> LEVEL AT TOP, CUSTOMER TO FILL IN GAPS	<input checked="" type="checkbox"/> FOLLOW FLOW OF GRADE, UNEVEN AT TOP
<input type="checkbox"/> STEPPED INSTALLATION, CUSTOMER FILLS IN GAPS	

SPECIAL INSTRUCTIONS:	
<i>Stain Not Included IN total Price.</i>	
<i>*Coupon included in total</i>	
<i>Harrison Fence to obtain Permit</i>	
<input checked="" type="checkbox"/> PERMIT REQUIRED	<input type="checkbox"/> Customer to Obtain
<input checked="" type="checkbox"/> Harrison Fence to Obtain	

PROPOSAL	
PRICES QUOTED ARE VALID FOR 30 DAYS.	
TOTAL \$ _____	(Cash / Check)
TOTAL \$ _____	(Credit Card / Financing)
DEPOSIT <input checked="" type="checkbox"/> 1/2 Down Payment \$ _____	
<input type="checkbox"/> 2/3 Special Order \$ _____	
DUE UPON COMPLETION \$ _____	
I HAVE READ AND AGREE TO THE TERMS AND CONDITIONS. (REVERSE)	
ACCEPTANCE	DATE
CUSTOMER SIGNATURE _____	<i>3-27-19</i>
APPROVAL _____	DATE
HARRISON FENCE	

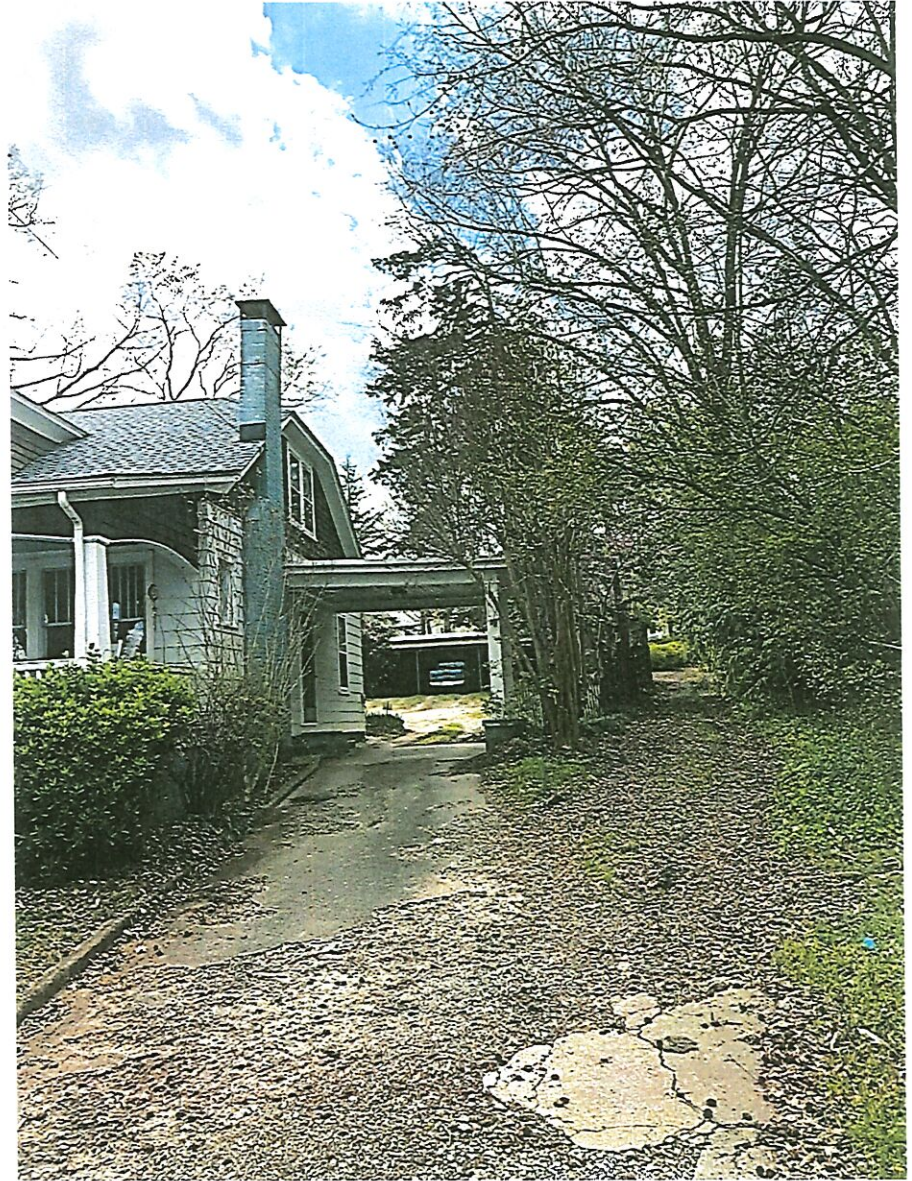
Location of excess post hole dirt to be determined by installer, unless noted:

Client will Point out.

400 Kinsey St., Boylan Heights



400 Kinsey St., Boylan Heights



400 Kinsey St., Boylan Heights



400 Kinsey St., Boylan Heights

Proposed New Fence design (Centex Stockade by Harrison Fence)



Existing fence at 408 Kinsey St.

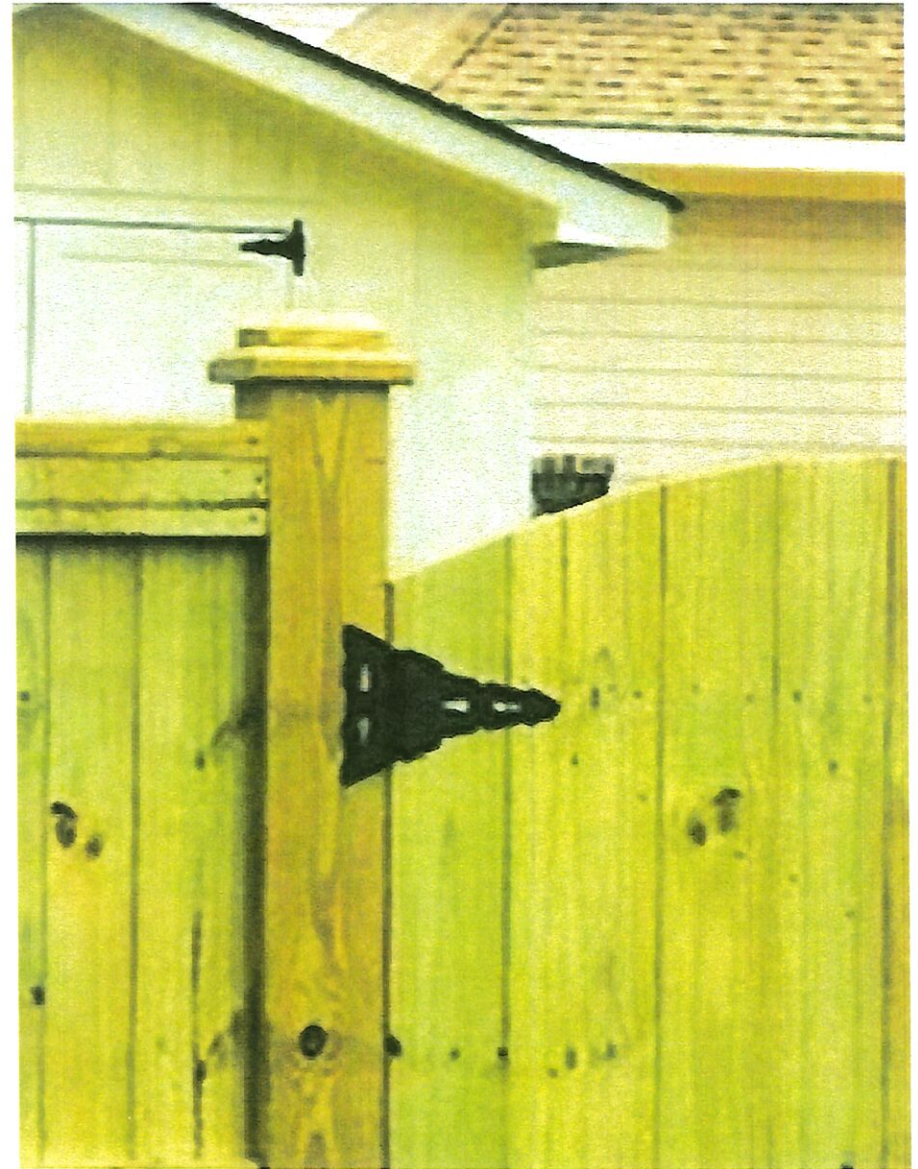


400 Kinsey St., Boylan Heights

Arched Gate



2-Piece Wooden Cap



400 Kinsey St., Boylan Heights

Diseased Elm Tree

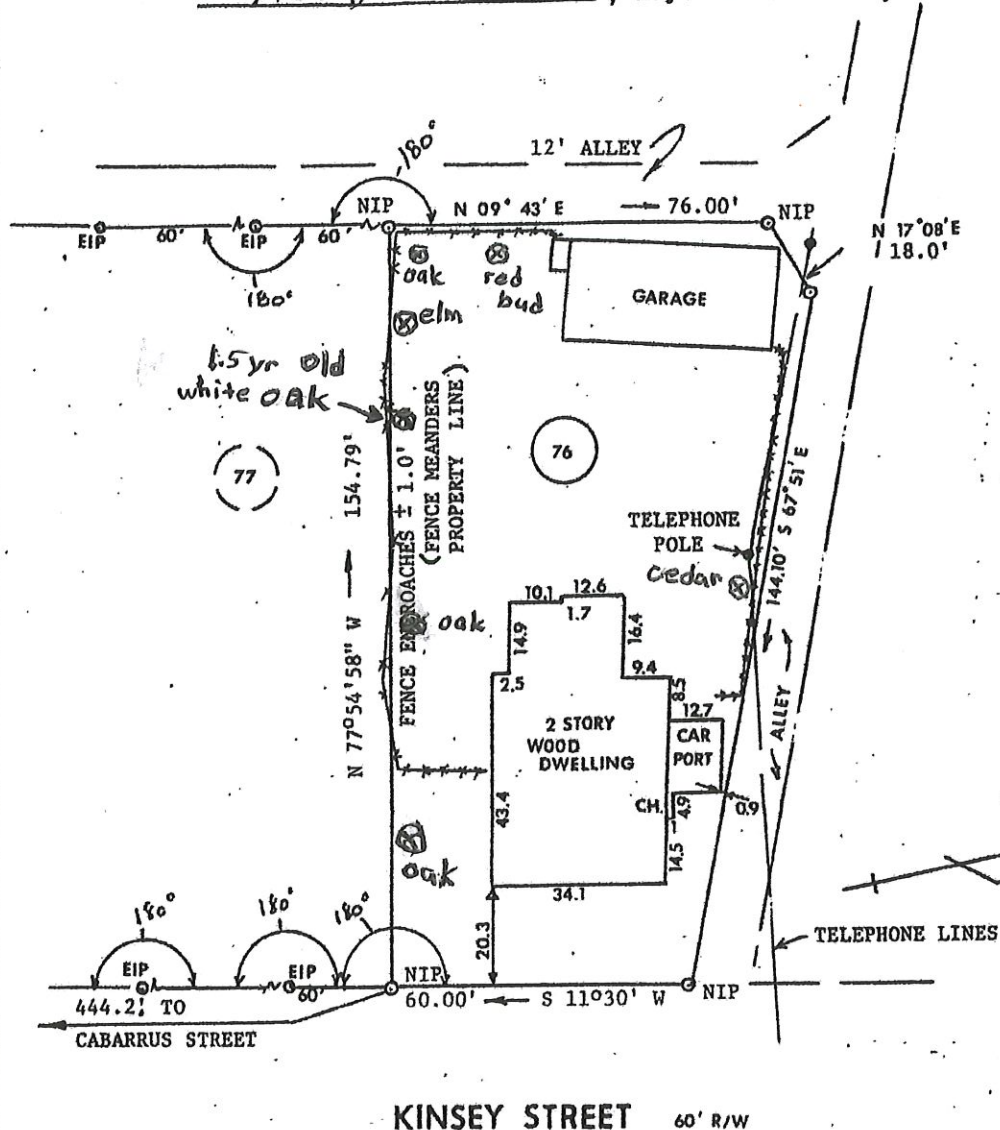


400 Kinsey St., Boylan Heights

Diseased Elm Tree



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



PROPERTY OF

DENNIS E. CORBIN AND
BRENDA SULLIVAN CORBIN
WAKE COUNTY, NORTH CAROLINA

DATE: 5 APRIL 1982

SCALE: 1" = 30'

AL PRINCE & ASSOCIATES, P.A.

Kinane, Collette

From: Dennis Corbin <denniscorbin@nc.rr.com>
Sent: Thursday, April 25, 2019 9:25 PM
To: Kinane, Collette
Cc: Tully, Tania; Robb, Melissa
Subject: RE: COA Meeting - Thursday, May 23, 2019 - COA-0051-2019 (400 Kinsey Street) - Initial Staff Comments

Please see responses below in the **red** font.

Dennis Corbin
denniscorbin@nc.rr.com

From: Kinane, Collette [mailto:Collette.Kinane@raleighnc.gov]
Sent: Thursday, April 18, 2019 4:54 PM
To: denniscorbin@nc.rr.com
Cc: Tully, Tania; Robb, Melissa
Subject: COA Meeting - Thursday, May 23, 2019 - COA-0051-2019 (400 Kinsey Street) - Initial Staff Comments

Hi, Dennis and Brenda –

Thank you for submitting a Major Work Certificate of Appropriateness (COA) application. Your application has been placed on the May 23, 2019 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.
Remove fence; install new fence; remove tree

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:

1. It was unclear from the quote by Harrison Fence if the shorter white fence located on either side was also being replaced. Is the white fence remaining or will that be changed to match the rest of the stockade fence? **The existing short white picket fence will be re-installed in the same location and manner, just as before.**
2. Thank you for providing an application with plenty of great photographs and examples!

Staff has also made an initial review for adherence to the [Design Guidelines](#) and offers the following guidance and examples of the type of evidence included in successful applications.

1. Please submit a photograph of the proposed gate design. **A photo of the gate will be included in our amended submission paperwork.**
2. Please also ask Harrison Fence for a photograph of the black caps that were included on the quote. **We have decided against the black caps for the post tops and will provide a photo of a simple 2-piece wooden cap on our amended submission paperwork. Please let me know if you still want a photo of the black cap; Harrison Fence provided one to me.**
3. Did you have an arborist or landscape architect complete an assessment of the diseased Elm tree? If you already have, please have the arborist or landscape architect submit a written summary of their assessment. If you have not had an arborist/landscape architect look at the tree, please have an arborist certified by the [International Society of Arboriculture](#) (ISA) or a NC-licensed landscape architect complete an assessment. **Understood.**

4. Your application mentions that you've recently planted a White Oak as a replacement. How long ago was the tree planted? **Approximately 1.5 years ago (Fall of 2017).** On a copy of the site plan, please indicate where this tree was planted on your property. **A revised site plan with this location marked will be provided in our amended submission paperwork.**

Any amendments or additional documents must be received by 9:00 am Friday May 3rd to guarantee inclusion in the staff report. Please provide 12 sets of printed copies of the final application, including any amended material. Submit the printed applications to the receptionist desk on the 3rd floor of the One Exchange Plaza building.

A few additional notes regarding the process:

- The agenda, information letter, and staff report will be sent via email May 10.
- A sign will be posted on the property on May 10. The applicant is required to return the posted sign to Planning either at the public meeting or within 3 business days following the public meeting.
- Commission staff and individual Committee members will be conducting site visits prior to writing the staff reports and the hearing, respectively. Please let us know if access to the property will be an issue or require advance scheduling. **No access issues.**
- City policy requires that any presentations must be emailed to staff prior to meetings in Council Chambers and may not be loaded from non-employee flash drives. The deadline for providing staff with a presentation is 10:00 am, Tuesday, May 21. Most COA applications do not need a formal presentation.
- 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.

Thanks,
Collette and Melissa

Collette R. Kinane
Preservation Planner II

■ **Raleigh Urban Design Center**
One Exchange Plaza, Suite 300 | Raleigh, NC 27601
919-996-2649 | raleighnc.gov