COA-0051-2019

400 KINSEY STREET
BOYLAN HEIGHTS
HISTORIC DISTRICT (HOD-G)

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

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

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<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
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<tr>
<td>1.3</td>
<td>Site Features &amp; Plantings</td>
<td>Remove tree; Install fence</td>
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<tr>
<td>1.4</td>
<td>Fences and Walls</td>
<td>Install 6’ tall wooden fence and gates</td>
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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
This form can be submitted in person or via USPS at the above address.

<table>
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<tbody>
<tr>
<td>Applicant name: Dennis and Brenda Corbin</td>
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<tr>
<td>Mailing address: 400 Kinsey St.</td>
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<tr>
<td>City: Raleigh</td>
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<tr>
<td>Date: 04/08/19</td>
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<tr>
<td>Email address: <a href="mailto:denniscorbin@nc.rr.com">denniscorbin@nc.rr.com</a></td>
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<tr>
<td>Applicant signature: Dennis E. Corbin</td>
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- Minor work (staff review) – one copy
- Major work (COA committee review) – one copy
  (10 copies will be required after initial staff review)
- □ Additions > 25% of building sq. footage
- □ New buildings
- □ Demolition of building or structure
- □ All other
- □ Post approval re-review of conditions of approval

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<td>Transaction #: 592400</td>
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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 ¾” 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.
400 Kinsey St., Boylan Heights
Proposed New Fence design (Centex Stockade by Harrison Fence)

Existing fence at 408 Kinsey St.
Diseased Elm Tree
AS RECORDED IN MAP BOOK 1885 VOL. 2 PAGE 114 OF THE WAKE COUNTY REGISTRY.

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

Registered Land Surveyor

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.
Please see responses below in the red font.

Dennis Corbin
denniscorbin@nc.rr.com

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 returned 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