

City of Raleigh



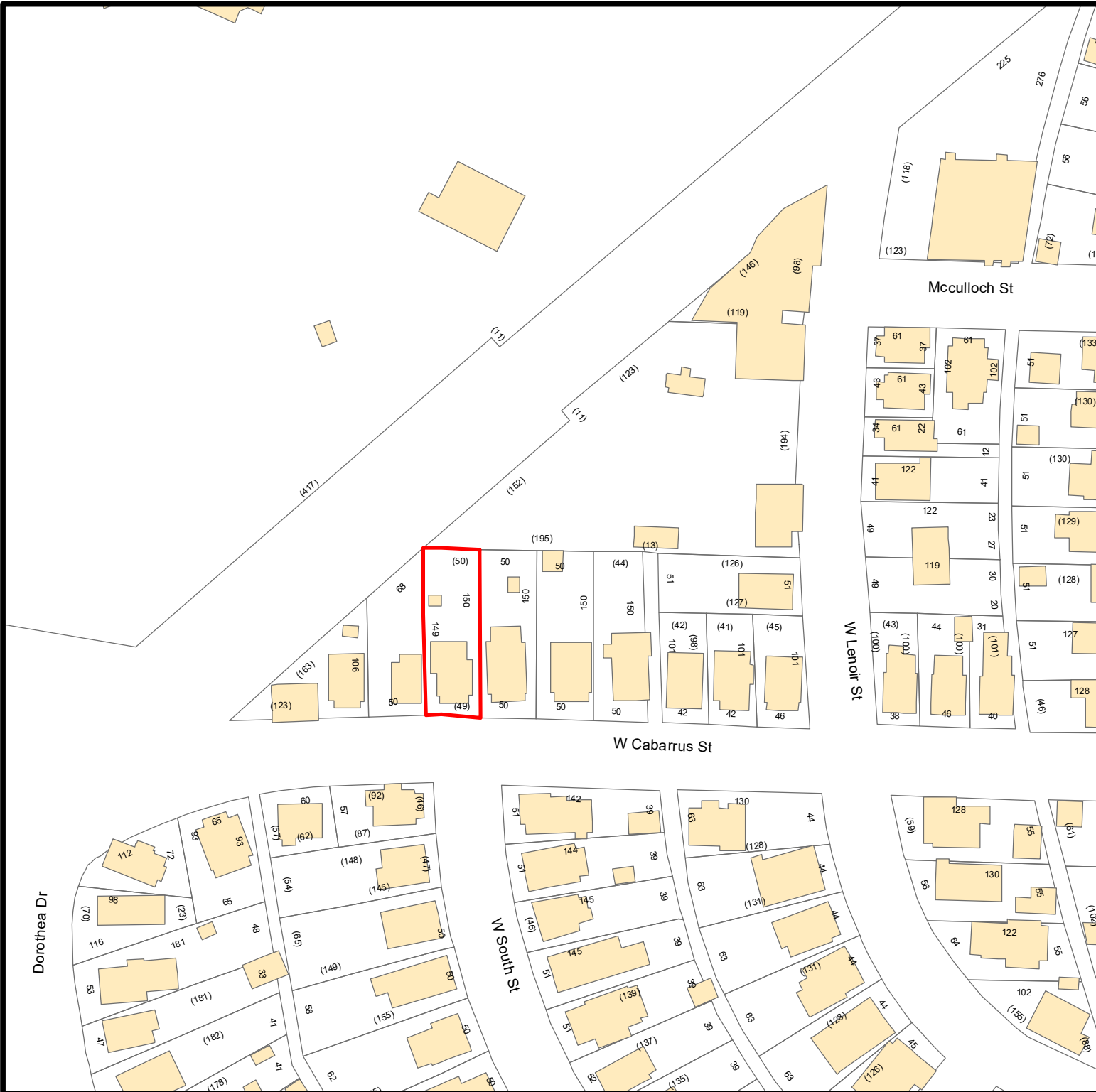
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COA-0148-2019

1016 W CABARRUS ST

BOYLAN HEIGHTS (R-10)

0 35 70 140
Feet



Nature of Project:
Remove chain-link fence;
Install wood and metal fence

APPLICANT:
BROOKE TATE
115 E HARGETT ST

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – SUMMARY PROCEEDING

COA-0148-2019 1016 W CABARRUS STREET

Applicant: BROOKE TATE FOR MAURER ARCHITECTURE

Received: 10/24/2019

Meeting Date(s):

Submission date + 90 days: 1/22/2020

1) 12/12/2019 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Zoning: GENERAL HOD

Nature of Project: Remove chain-link fence; Install wood and metal fence

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>
1.3	Site Features & Plantings	Remove chain-link fence; Install wood and metal fence
1.4	Fences and Walls	Remove chain-link fence; Install wood and metal fence

STAFF REPORT

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

- A. The removal of a chain-link fence and installation of a wood and metal fence is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.9, 1.4.8, 1.4.10, 1.4.11, and the following suggested facts:
- 1* An addition and some site work were approved in COA-0032-2019. Some chain-link fencing sections have been removed during construction, while others remain extant on the property.
 - 2* *Location:* The applicant proposes removing existing chain-link fencing from the east, north, and west property lines. The replacement fence will be placed in the same location.
 - 3* *Material:* The proposed fence is wood and metal wire mesh, both are traditional fencing materials. The wood components will have a natural finish, the wire will be black.
 - 4* *Height:* The height of the existing fencing was not provided. The application states that proposed fence height is 54".
 - 5* *Configuration:* The proposed fence location is characteristic of the district.

- 6* *Design:* The proposed fence is comprised of wood posts and frame with a metal wire mesh interior panel. Two gates, matching the fence design, are proposed – one on either side of the front façade. The west gate is 3’ wide. The east side proposes an 8’ wide double gate at the end of the driveway. Traditionally, fences were constructed with neighbor friendly design, with structural members facing inward; the proposed fence design has the same appearance on each side.
- 7* The committee has regularly found that privacy fences up to 6’ in height are congruous with the character of the historic districts when installed in rear and side yards (except for corner lots).
- 8* The design of the fence is similar in appearance to a fence located at 511 Cutler Street. That fence was originally approved through COA 047-98-MW and altered in COA 036-11-MW and 117-11-CA (to increase height to 6’).
- 9* The application also included examples of other fences located in the historic district, including a different wood and metal wire fence located at 906 W Lenoir St and numerous existing chain-link fences. Chain-link fences are described in the *Design Guidelines for Raleigh Historic Districts and Landmarks* in the Things to Consider As You Plan paragraph of the Fences and Walls section as an “incompatible contemporary material.”

Staff suggests that the Committee approve the application.

Staff Contact: Collette Kinane, collette.kinane@raleighnc.gov

Type or print the following:

Applicant name:

Mailing address:

City:

State:

Zip code:

Date:

Daytime phone #:

Email address:

Applicant signature: *ABC*

Minor work (staff review) – one copy

Major work (COA committee review) – ten copies

Additions > 25% of building sq. footage

New buildings

Demolition of building or structure

All other

Post approval re-review of conditions of approval

Office Use Only

Transaction #: _____

File #: _____

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address:

Historic district:

Historic property/Landmark name (if applicable):

Owner name:

Owner mailing address:

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address	Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

<p>Will you be applying for rehabilitation tax credits for this project? Yes No</p> <p>Did you consult with staff prior to filing the application? Yes No</p>	<p>Office Use Only</p> <p>Type of work: _____</p> <p>_____</p>
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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).
	.8 Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the historic district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district or landmark.	New wooden fence 54" in height to contain large dog. Horizontal and vertical pressure treated wood make up the structural components of the fence and house a 1" square black aluminum mesh. The wood components of the fence are traditional wood fence components. The painted aluminum mesh material is similar to traditional wire caging and has been used in Boylan Heights. See photo of 511 Cutler Street.
		The fence will be located along the rear and side property lines. See attached fence plot plan. On the right side of the house, there will be a double gate to accommodate large machinery/vehicle entry into rear yard if required. On the left side of the house a passage gate will be provided. The height of the fence is consistent with other fences in the neighborhood and is the minimum height that will keep the owner's large dog from getting out of the back yard and onto other properties.

<p>Minor Work Approval (office use only)</p> <p>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 _____.</p> <p>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.</p> <p>Signature (City of Raleigh) _____ Date _____</p>
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**1016 W. Cabarrus St.
Boylan Heights**

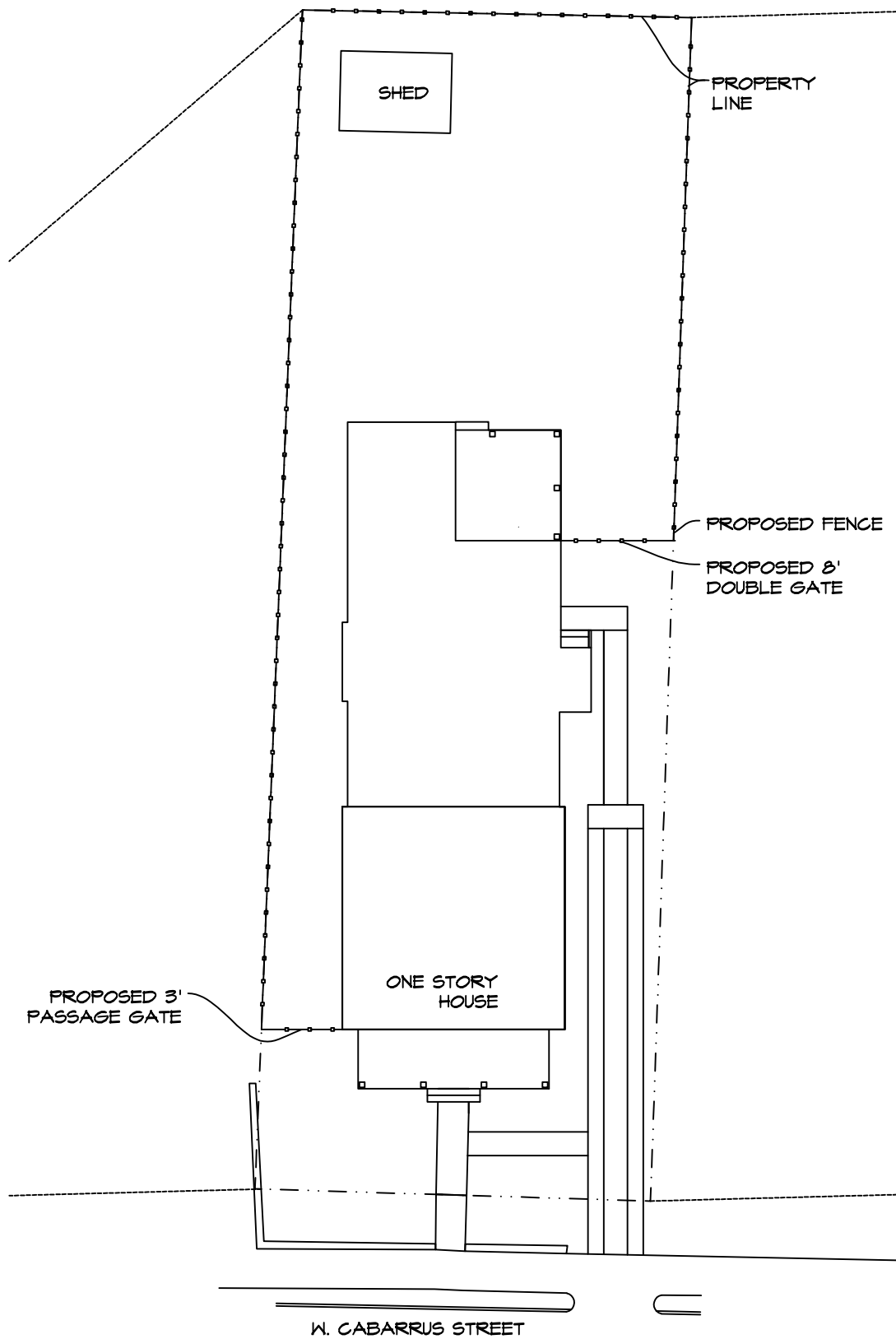
Project Description and Description of Materials: New Fence

Install new fence in rear yard. See drawing for detail. There are remnants of a chainlink fence on property that has been removed for construction accessibility and deterioration. New wood fence to be 54" tall to prevent the owners' dog from jumping over and getting out of the yard. Horizontal and vertical pressure treated wood make up the structural components of the fence and house a 1" square black aluminum mesh. The wood components of the fence are traditional wood fence components. The painted aluminum mesh material is similar to traditional wire caging and has been used in Boylan Heights. See reference of drawing of 511 Cutler Street, approved Certificate Number 047-98-MW for a 42" Woven Wire Fence in 1998. Another wire fence can be seen at 906 W Lenoir St. Several tall wood fences can be found throughout the neighborhood as well visible to the street. Many examples of chain link fences can be found throughout the neighborhood as well. See precedent photos.

The fence will be located along the rear and side property lines. See attached fence plot plan. On the right side of the house, there will be a double gate to accommodate large machinery/vehicle entry into rear yard if required. On the left side of the house a passage gate will be provided. The height of the fence is consistent with other fences in the neighborhood and is the minimum height that will keep the owner's large dog from getting out of the back yard and onto other properties.

Cited Design Guidelines:

1.4.8 Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the historic district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district or landmark.



PROPOSED FENCE PLOT PLAN



SEARS RESIDENCE		
1016 W. CABARRUS ST.		
PLOT PLAN	1:20	DATE: 11-12-19



PROPOSED
SINGLE GATE
& FENCE

PROPOSED
DOUBLE
GATE & FENCE

PROPOSED FENCE FRONT ELEVATION

SEARS RESIDENCE

1016 W. CABARRUS ST.

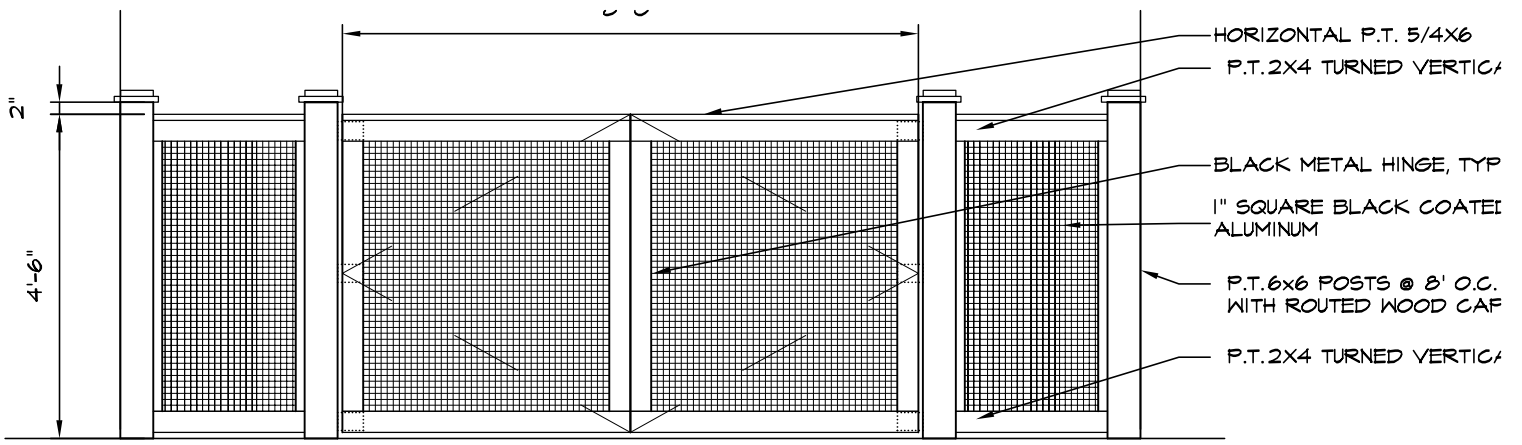
ELEV

$\frac{1}{8}'' = 1'-0''$

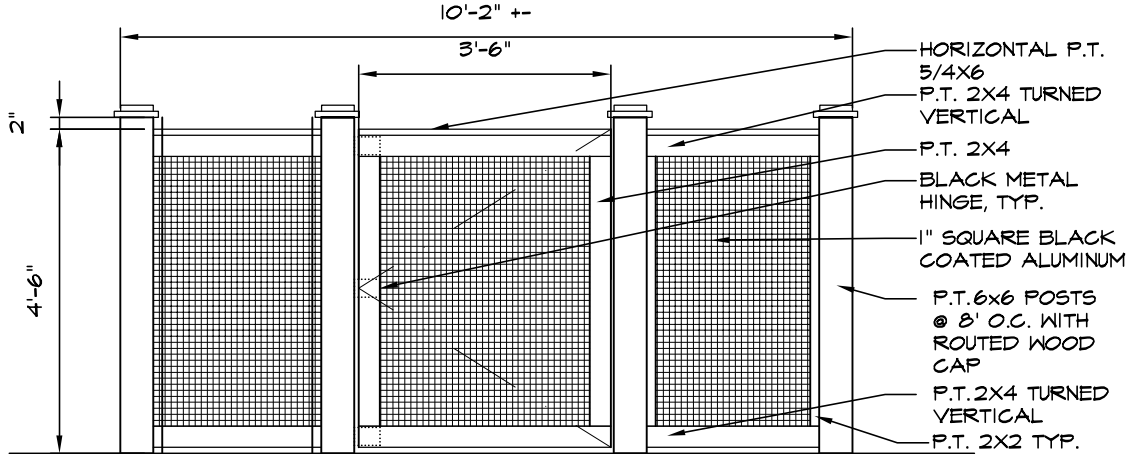
DATE: 11-12-19

M
MAURER
architecture

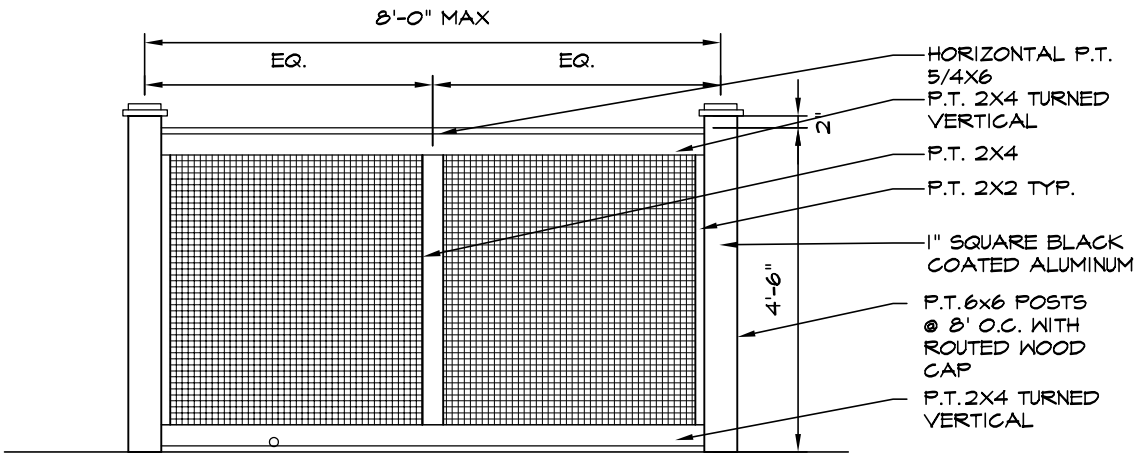
919 829 4969



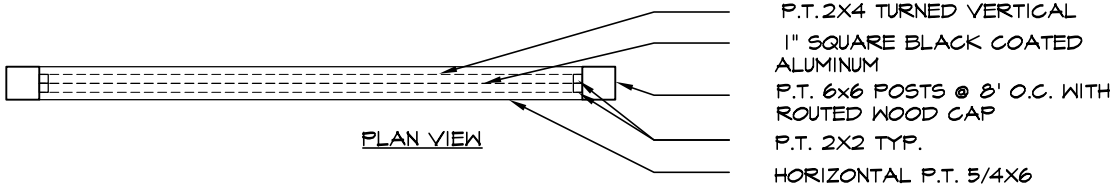
ELEVATION VIEW DOUBLE GATE



ELEVATION VIEW SINGLE GATE



TYP. ELEVATION VIEW



SEARS RESIDENCE

1016 W. CABARRUS ST.

FENCE

3/8" = 1'-0"

DATE: 11-12-19

1016 W. CABARRUS ST.

EXTERIOR PHOTOGRAPHS



1016 W. CABARRUS ST. FRONT ELEVATION CURRENT



1016 W. CABARRUS ST. FRONT ELEVATION CURRENT

1016 W. CABARRUS ST.

PRECEDENT WIRE MESH/CHAIN LINK FENCES



WOOD/WIRE MESH FENCE- 906 W. LENOIR STREET

CHAIN LINK
FENCES
FOUND AT
BUT NOT
LIMITED TO:
916 SOUTH
ST.,
1000
DOROTHEA
DRIVE, 1030
SOUTH ST.,
624 W.
LENOIR
ST. AND
MANY MORE



TALL CHAIN LINK FENCE- 1001 W. LENOIR STREET

1016 W. CABARRUS ST.

PRECEDENTS TALL WOOD FENCES VISIBLE TO STREET

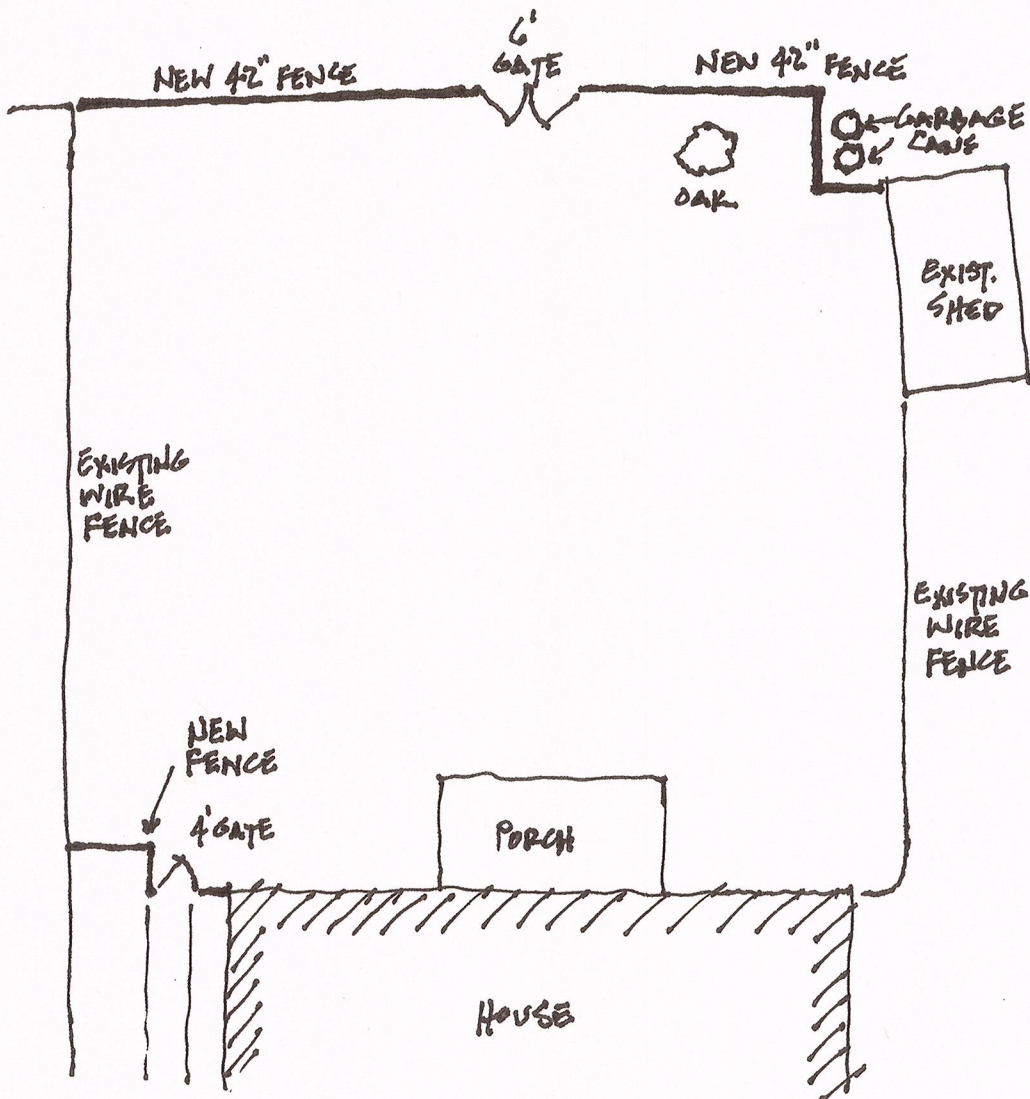
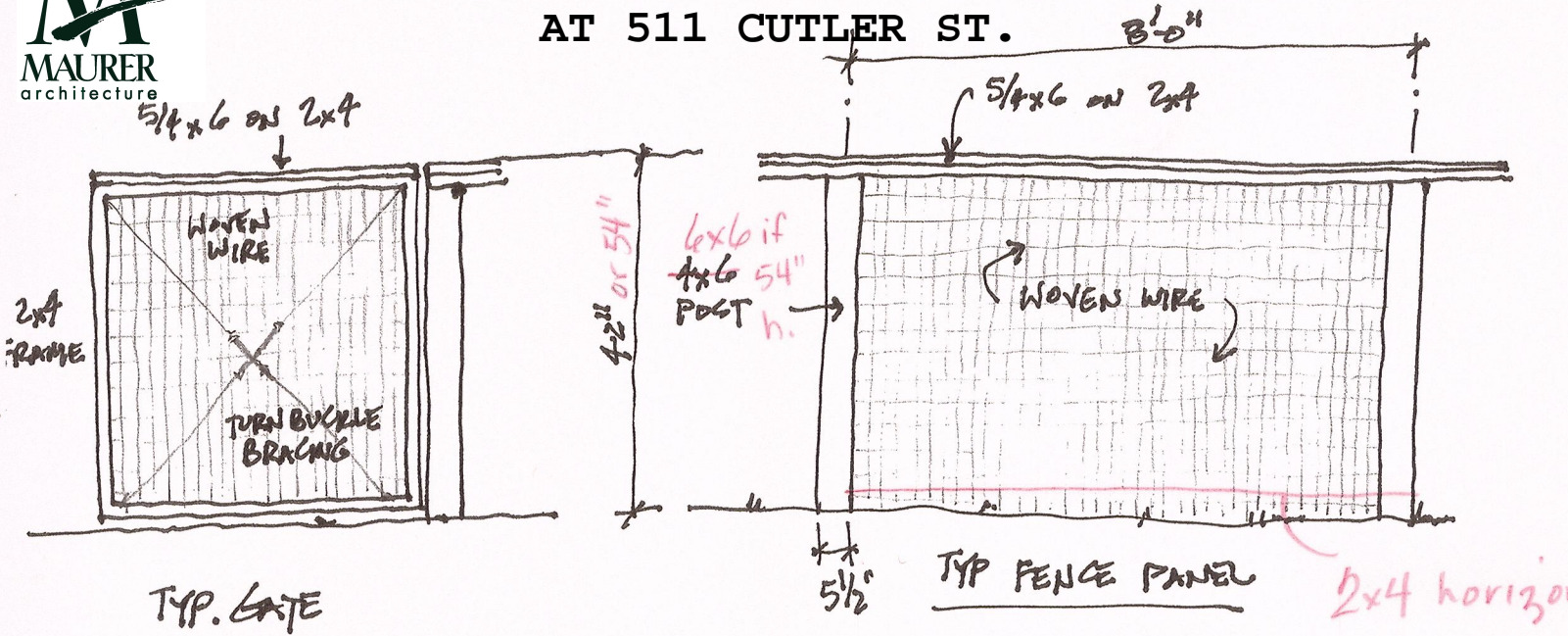


WOOD FENCE GREATER THAN 42"- 1012 W. CABARRUS ST.



WOOD FENCE GREATER THAN 42"- 903 LENOIR ST.

REFERENCE OF APPROVED WOOD/WIRE FENCE
AT 511 CUTLER ST.



SITE PLAN