

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

412 KINSEY STREET

Address

BOYLAN HEIGHTS

Historic District

Historic Property

035-18-MW

Certificate Number

03-21-2018

Date of Issue

09-21-2018

Expiration Date

Project Description:

- Remove utility chimney and exterior fire stair

This card must be kept pasted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the Inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Signature, Dellette R K

Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.

Kinane, Collette

From: Lane Miller <lane@millerarchdesign.com>
Sent: Tuesday, March 20, 2018 11:27 AM
To: Kinane, Collette
Cc: Tully, Tania; Robb, Melissa; Michelle Robinson
Subject: Re: Minor Work COA - 412 Kinsey Street

Collette -

(Yes, it's Lane, but no worries - I blame my parents...)

We would like to proceed with separating the requests as you suggest. If you could proceed with reviewing the removal of the chimney and fire escape, I will prepare a separate application for the window replacement request. The intent right now is to provide a wood window specification. We will take your comments about the window design into account.

Thanks for your help!

On Mon, Mar 19, 2018 at 10:13 AM, Kinane, Collette <Collette.Kinane@raleighnc.gov> wrote:

Hi, Kathryn (or do you prefer Lane?)

I apologize for the delayed response. If you would like to proceed with the chimney and fire stair removal at this time, we can separate the requests. You will need to file a new minor works application for the windows if you decide to separate the applications. Minor works application cannot be partially approved.

Thanks for confirming that the siding will be woven in.

Vinyl windows are atypical of the Boylan Heights Historic District, and thus cannot be approved by staff as a minor work. If you would like to go forward with an application for vinyl windows, you will need to submit a major work application which would be reviewed by the COA committee at their monthly meeting. The next application deadline is April 12 for the May 24 meeting. In making this application, if you could provide addresses for the properties that you have seen renovated in the district that have installed a vinyl construction window, we can review the property file to determine if COAs were submitted and approved for those instances.

If you decide to continue pursuing wood windows, there is some concern about the design of the two proposed smaller windows. Guidelines 2.7.9 states, "Design such units to be compatible with the overall design of the building, but not to duplicate the original." A more historically appropriate proposal could utilize upper-sash style (the window with four vertical panes) casement windows OR double-hung one-over-one windows (similar to the existing window furthest to the rear).

Please let me know if you have any questions.

Thanks,

Collette

From: Lane Miller [mailto:lane@millerarchdesign.com]

Sent: Monday, March 19, 2018 10:06 AM

To: Kinane, Collette <Collette.Kinane@raleighnc.gov>

Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Robb, Melissa <Melissa.Robb@raleighnc.gov>; Michelle Robinson <shesellswine@gmail.com>

Subject: Re: Minor Work COA - 412 Kinsey Street

Hi Collette -

I'm checking in to see if you have any direction for us to pursue on the windows? We want to get this information to you as quickly as possible but want to know that we are moving in the right direction in terms of window selection.

Also if you have any thoughts on the removal of the utility chimney and the fire escape that would be much appreciated.

Thanks!

On Thu, Mar 15, 2018 at 10:48 AM, Lane Miller <lane@millerarchdesign.com> wrote:

Hi Collette -

Thank you for reaching out. I have copied the homeowner on this email so that we can all stay in the loop.

Regarding your first question about the specification of the windows, we'd like to ask a question back. What type of window will the RHDC consider acceptable for the side of the house? We have documentation of other houses renovated in the Boylan Heights neighborhood where the replacement windows on the sides and the back of the house are of vinyl construction as opposed to the older typically wood construction. We would like to propose a vinyl construction window that replicates the style of the original windows of the house since they tend to be more cost effective, energy efficient, and functional in the long run. But it seems inefficient to provide those specifications to you if a vinyl construction window would not be acceptable to the RHDC.

And yes, I can confirm that the contractor plans to weave the new siding into the existing siding so there is no prominent vertical seaming. The desire would be for it to not look like it had to be filled in at all.

Finally, as we come to a consensus on the windows, would it be possible to get approval to remove the utility chimney and the fire escape?

Thanks so much for all your help.

On Wed, Mar 14, 2018 at 4:19 PM, Kinane, Collette <Collette.Kinane@raleighnc.gov> wrote:

Hi, Kathryn –

I am currently reviewing your Minor Work application for 412 Kinsey Street. After my cursory review of the application, I had a few questions. Though you described the overall appearance of the window, I'll need to see the specifications for the new windows - please send a section drawing or a spec sheet that details the proposed windows, including the muntin profile. Additionally, could you confirm that the proposed siding under the second story window (that is replacing the door) will be woven into the existing siding so as to avoid matching vertical seams.

Please let me 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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Lane Miller AIA, LEED BD+C

Principal Architect

Miller Architecture + Design, PLLC

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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



<input checked="" type="checkbox"/> Minor Work (staff review) – 1 copy <input type="checkbox"/> Major Work (COA Committee review) – 10 copies <ul style="list-style-type: none"> <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center; margin: 0;">For Office Use Only</p> Transaction # <u>546585</u> File # <u>035-18-MW</u> Fee <u>\$29</u> Amount Paid <u>\$29</u> Received Date <u>3/1/18</u> Received By <u>C. McCoig</u>
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Property Street Address 412 Kinsey St		
Historic District Boylan Heights		
Historic Property/Landmark name (if applicable)		
Owner's Name Lee and Michelle Robinson		
Lot size 0.19 acres	(width in feet) 60	(depth in feet) 145

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

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 Kathryn Lane Miller

Mailing Address 218 E Park Dr

City Raleigh

State NC

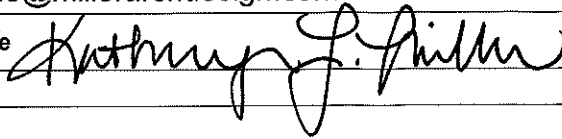
Zip Code 27605

Date 02/28/2018

Daytime Phone 336-312-7199

Email Address lane@millerarchdesign.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)
2.2/40	Masonry	see attached <i>Per applicant - remove utility chimney and fire escape stair only. CRX 02/21/18</i>
2.7/50	Windows and Doors	

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"/>		X		
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		X		
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		X		
4. Paint Schedule (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			X
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"/>			X
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"/>	X		
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"/>			X
8. Fee (See Development Fee Schedule)	<input type="checkbox"/>				

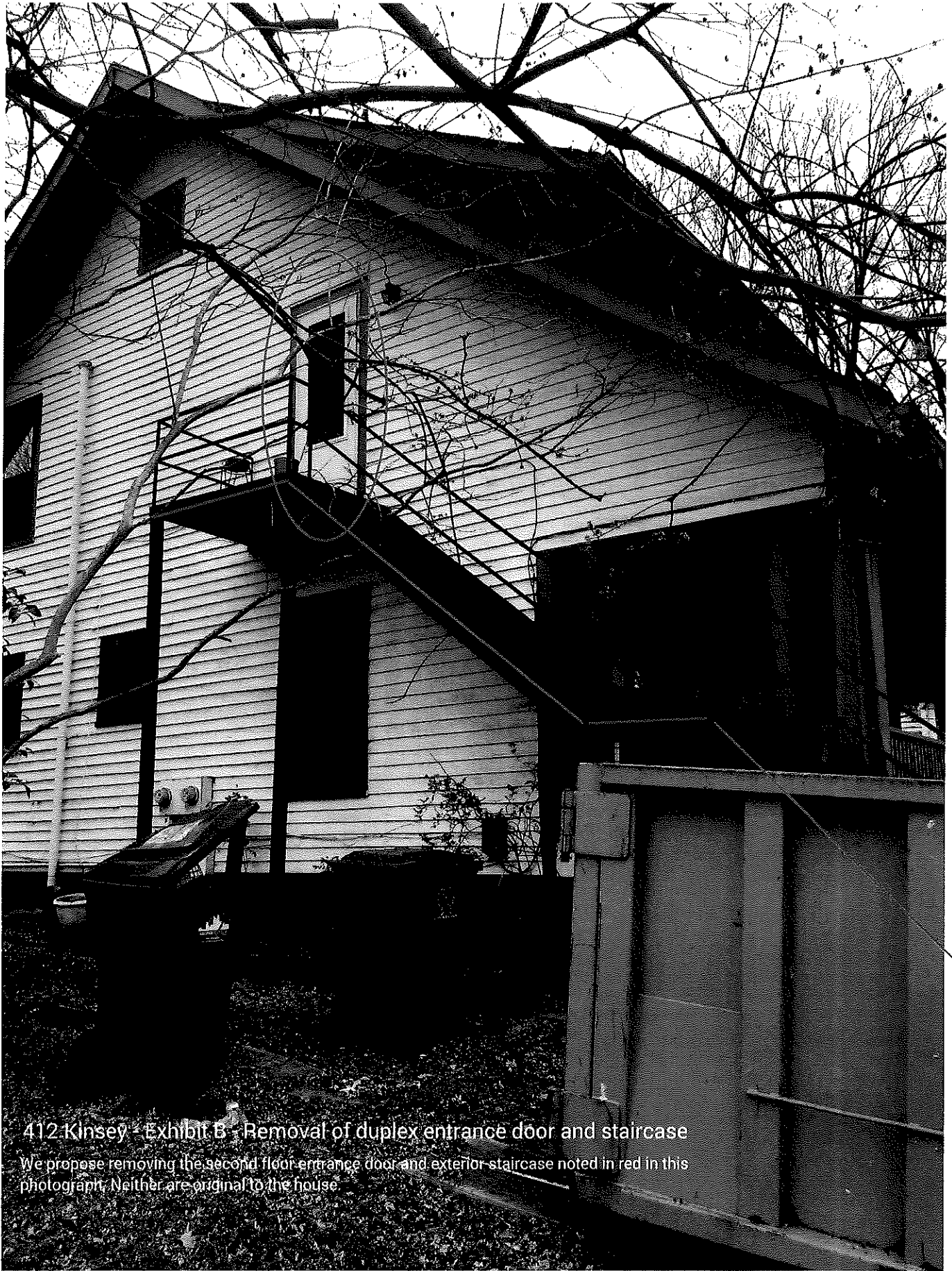
412 Kinsey St - COA Application Description of Work

Type of Work (from Article XV)	Description
22 - Alteration/Construction/Removal of service/utility Chimney	Remove existing utility Chimney which is no longer operational. It is located on the rear of the home; see Exhibit A attached.
29 - Alteration/Removal of Doors/door openings/trim	This home was originally built in 1915 as a single family home. In 1975 the home was rezoned as a duplex and an exterior door at the second level and an exterior staircase to reach the new door were added. We propose the removal of the exterior staircase and the replacement of the exterior door at the second level with a window. The new window shall be double-hung wood construction with a 4 over 1 simulated divided light grid construction to closely match existing windows. The new window shall be 31 ½" wide by 65" tall to match existing windows. See Exhibit B and elevations attached.
84 - Alteration/Removal of existing Windows, sash, opening or trim	As part of an interior kitchen renovation, we propose replacing the two windows shown in exhibit Exhibit C1 and C2 with two new windows. The new windows shall be double-hung wood construction with a 4 over 1 simulated divided light grid pattern to closely match existing windows. The new windows shall be 31 ½" wide by 36" tall. Please see elevations attached for existing and proposed windows in place.

412 Kinsey St - Exhibit A - Removal of utility chimney

This is a picture of the back elevation of the house.
We propose removing the utility chimney circled in red here; it is not visible from the street.





412 Kinsey - Exhibit B - Removal of duplex entrance door and staircase

We propose removing the second floor entrance door and exterior staircase noted in red in this photograph. Neither are original to the house.

412 Kinsey St - Exhibit C1 - Replace two windows on side elevation

We propose resizing and replacing the two windows circled in red in this photograph.

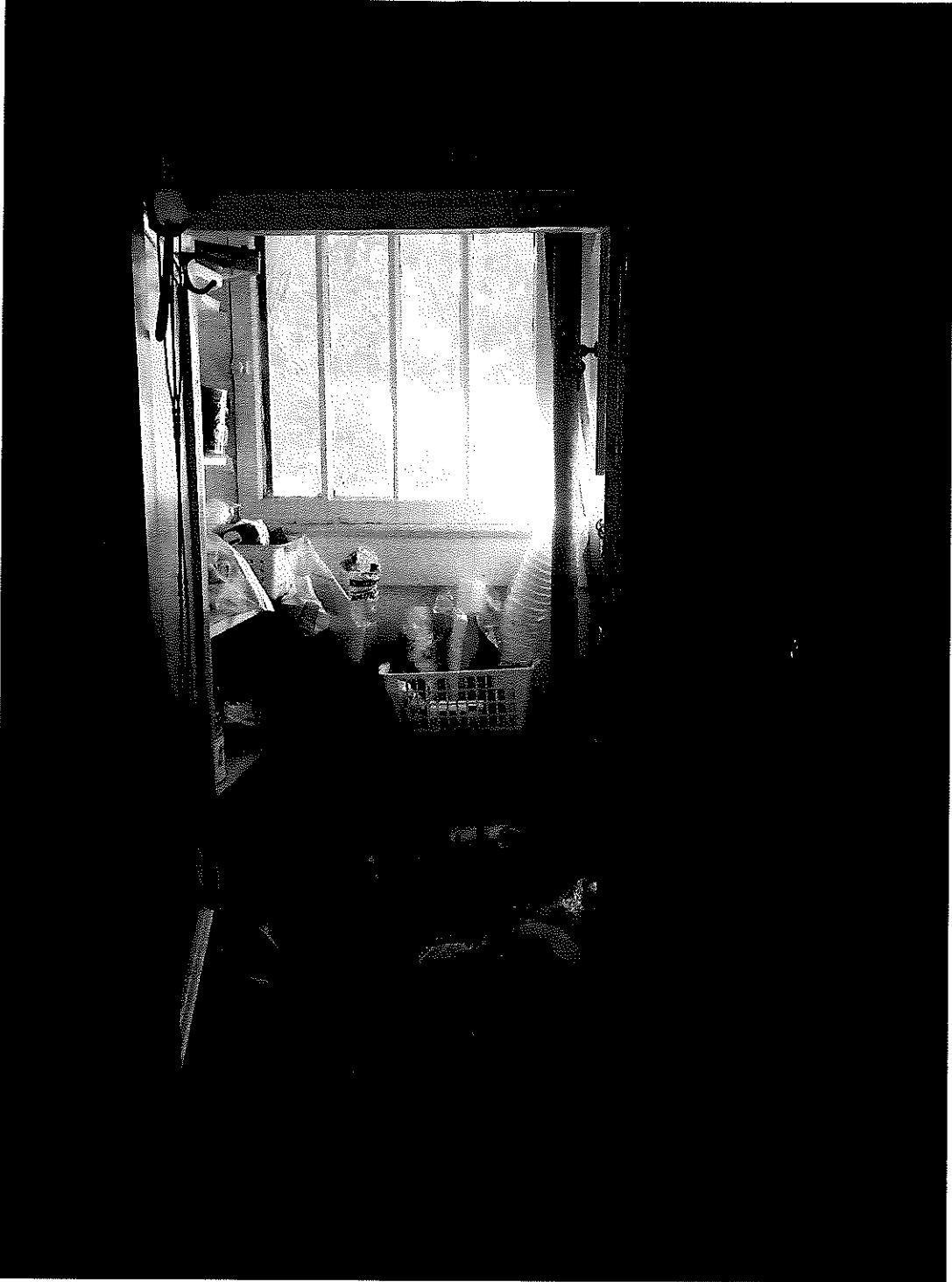


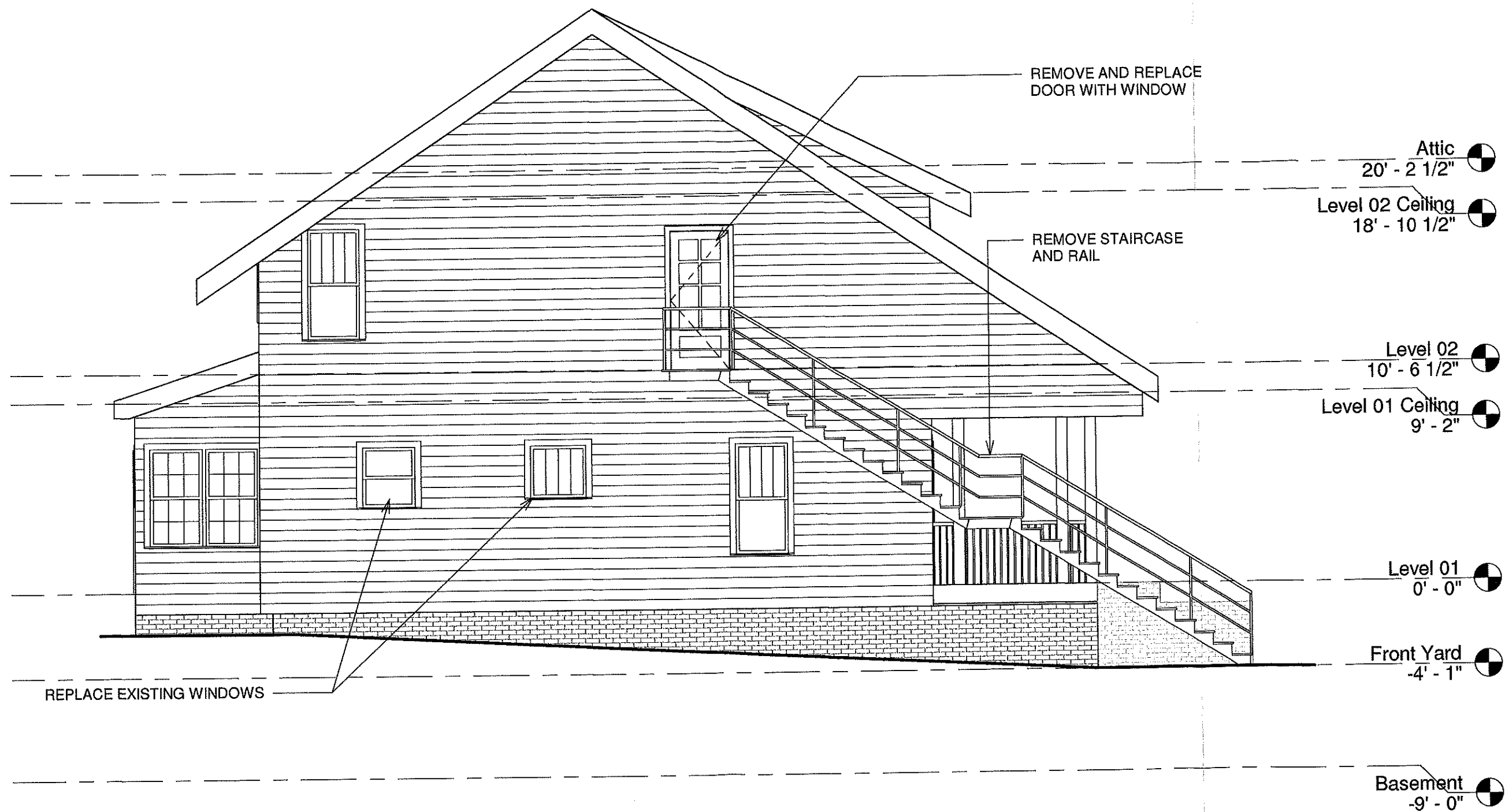
412 Kinsey St - Exhibit C2 - Replace two windows on side elevation

This image shows how the existing window over the sink does not have a grid pattern to match the rest of the original windows. We propose replacing it with a double-hung window with 4 over 1 grid pattern, maintaining its size (31.5" x 36").



This image shows the existing window in the pantry which will be opened up to the larger kitchen during renovation. We propose replacing it with a double-hung window with 4 over 1 grid pattern and match the size (31.5" x 36") of the window over the sink.

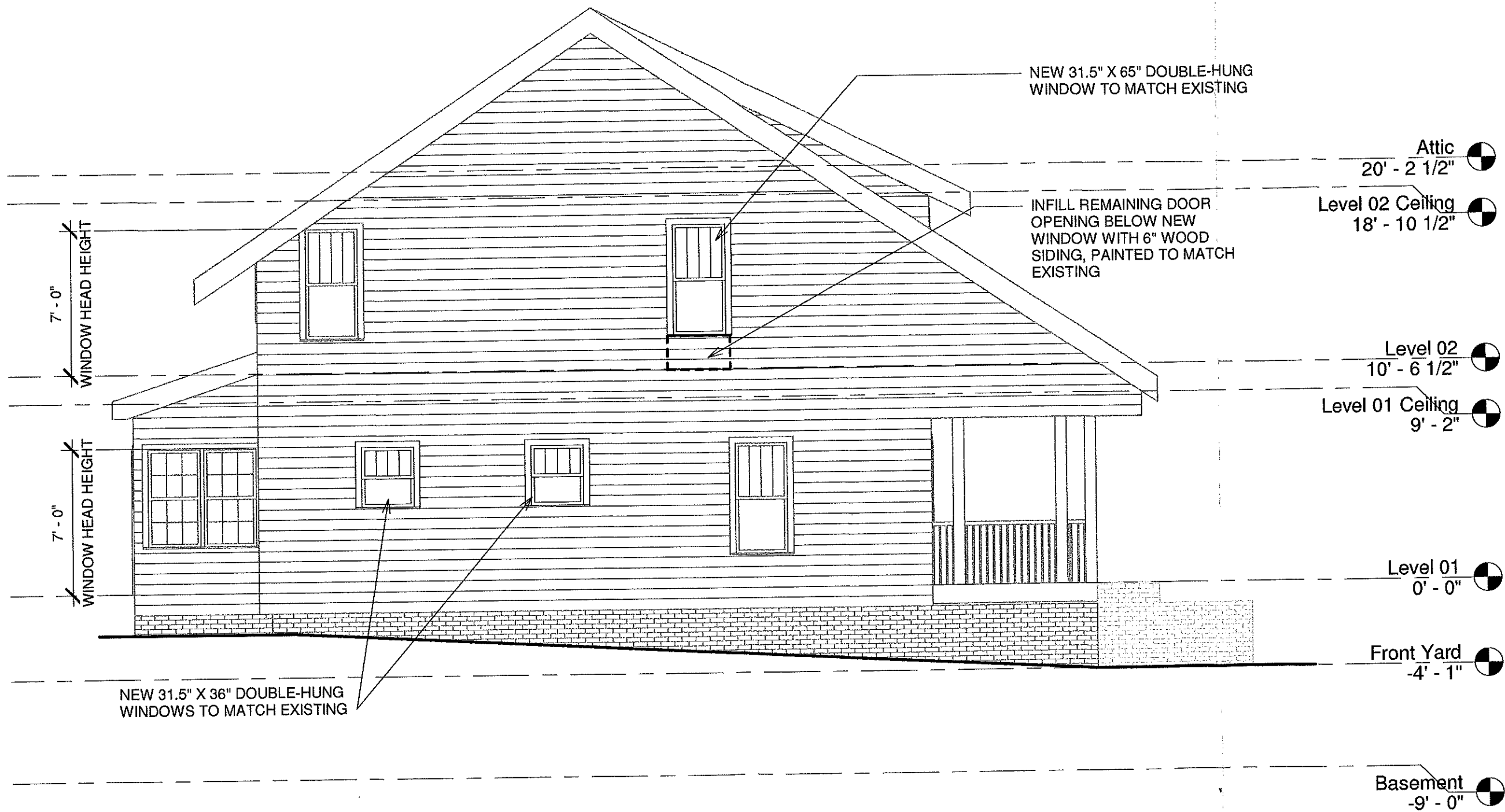




Lee + Michelle Robinson
Renovation Scenario 4
412 Kinsey St

No.	Description	Date

Side (South) Elevation - Existing	
Project number	17-015
Date	02/28/2018
Drawn by	LM
Checked by	N/A
A9-0	
Scale 3/16" = 1'-0"	



Lee + Michelle Robinson
 Renovation Scenario 4
 412 Kinsey St

No.	Description	Date

Side (South) Elevation - Proposed		
Project number	17-015	A9-1 Scale 3/16" = 1'-0"
Date	02/28/2018	
Drawn by	LM	
Checked by	N/A	