



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

412 KINSEY STREET

Address

BOYLAN HEIGHTS

Historic District

Historic Property

069-18-MW

Certificate Number

04-26-2018

Date of Issue

10-26-2018

Expiration Date

- Remove second story door, replace with window;
- add window in enclosed door opening;
- install new window on second floor;
- repair 1 deteriorated window; and
- replace 1 replacement window

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, Collette R K

Raleigh Historic Development Commission

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

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 <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;">For Office Use Only</p> Transaction # <u>549989</u> File # <u>069-18-MW</u> Fee <u>\$ 29</u> Amount Paid _____ Received Date <u>4/3/18</u> Received By <u>SWDI</u>
--	---

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

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 10/26/2018. 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) Collette KK Date 04/26/2018

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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>			/
6. Drawings showing existing and proposed work <input checked="" type="checkbox"/> Plan drawings <input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>			/
8. Fee (See Development Fee Schedule)	<input type="checkbox"/>				

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

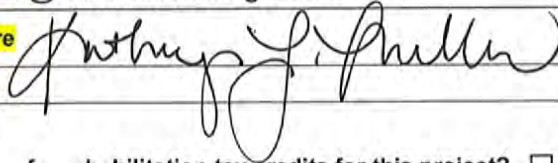
Zip Code 27605

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

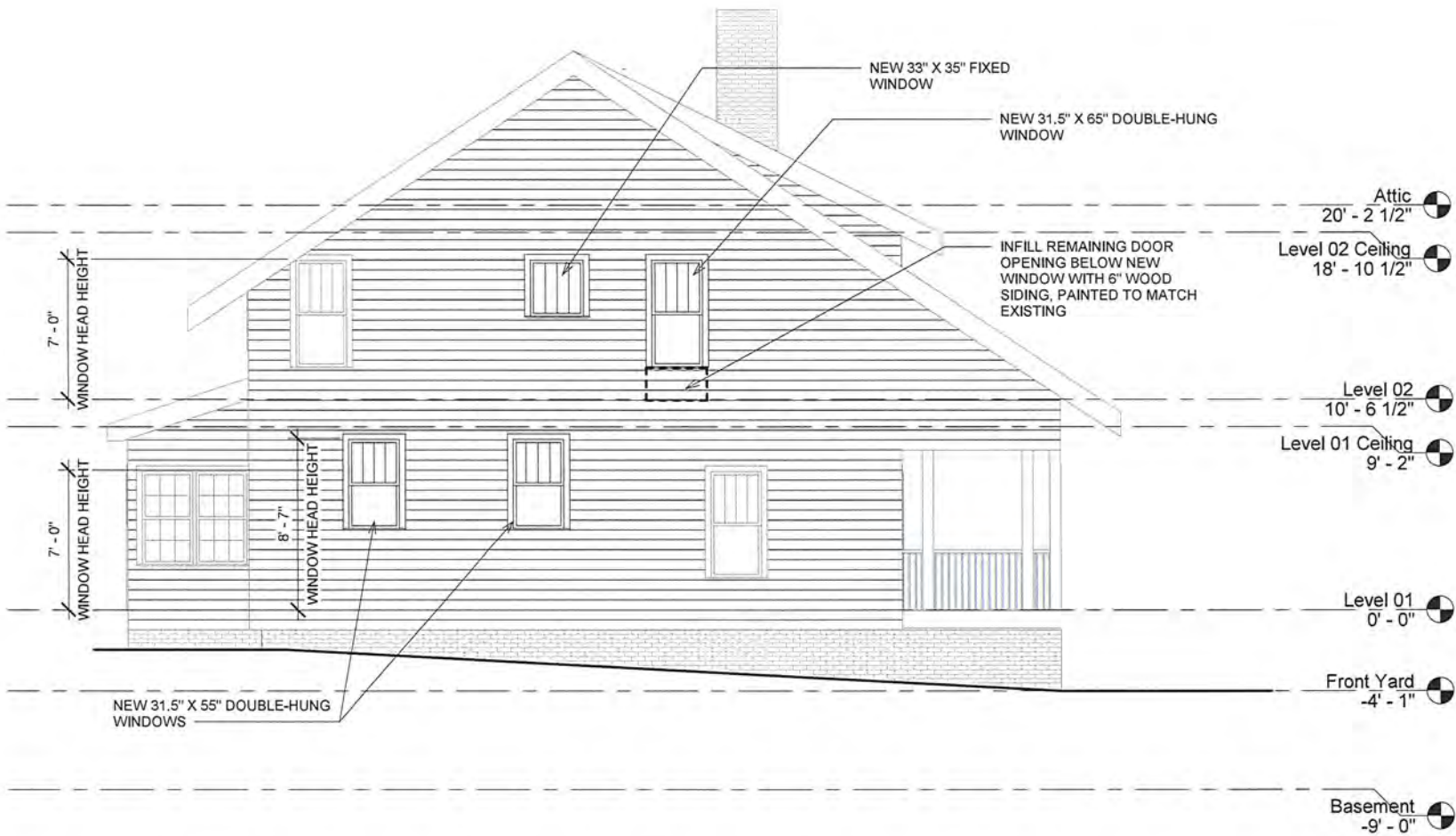
Did you consult with staff prior to filing the application? Yes No

Office Use Only

Type of Work 84

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)
2.7/50	Windows and Doors	84 - Alteration/Removal of existing Windows, sash, opening or trim
		Exhibit A - An original door opening was infilled with a bookcase which is visible from the exterior. We propose removing the bookcase and infilling with a new window to match that on the other side of the fireplace. Clapboard siding to match the original would be woven in below the window.
		Exhibit B - A door was installed where an original window was on the second floor as part of a duplex renovation to this property. We have received prior approval for the removal of the fire escape. We propose replacing the door with a new window to match the original windows in that bedroom.
		Exhibit C - As part of an interior kitchen renovation, we propose replacing the two windows shown with two new windows.
		Exhibit D - We propose installing a new window in the new laundry room. We are maintaining the original symmetrical floor plan of the second floor; this new window would be a symmetrical response to the existing window in the second floor bathroom.



Lee + Michelle Robinson
 Renovation Scenario 4
 412 Kinsey St

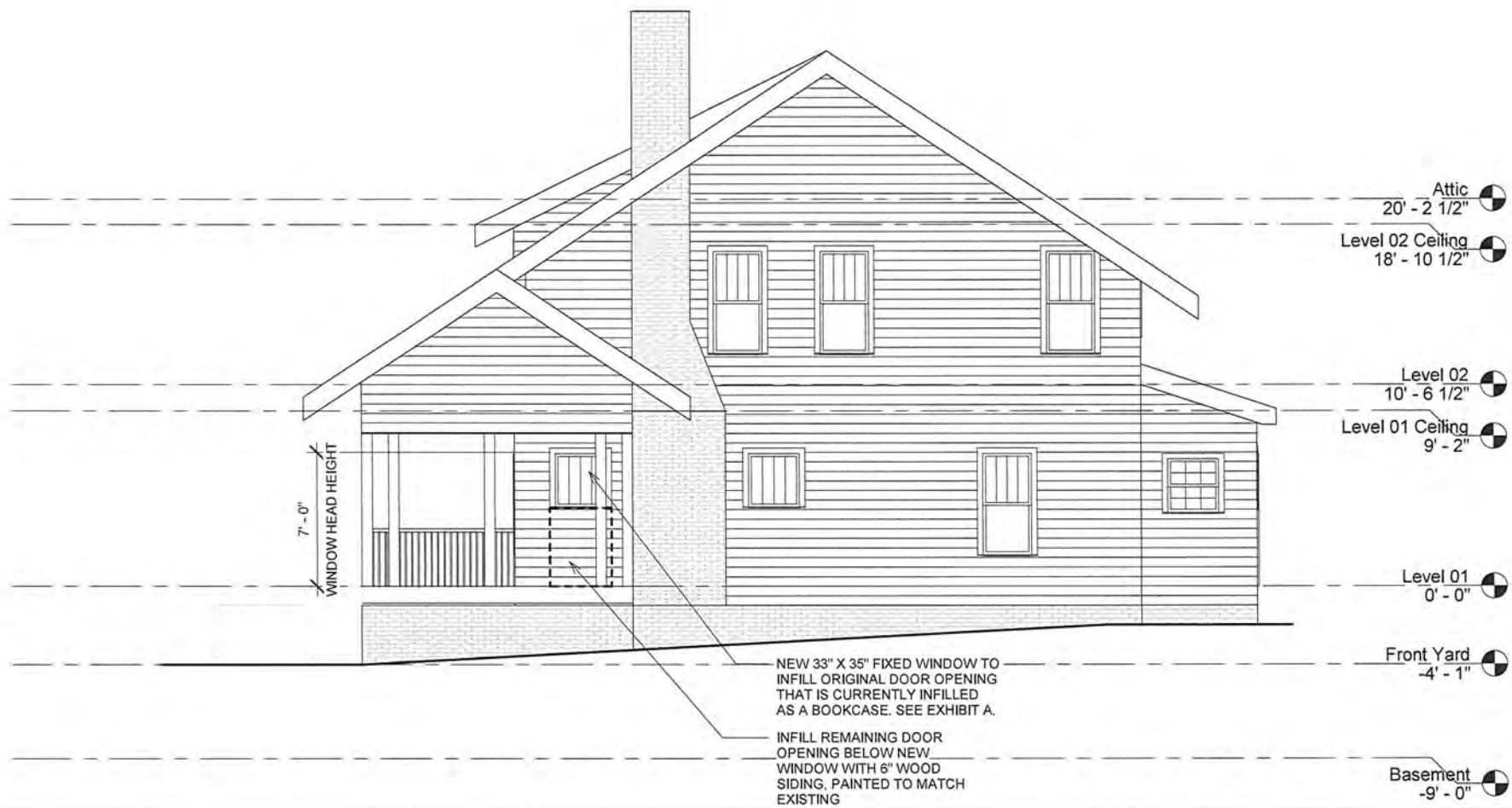
www.millerarchdesign.com

No.	Description	Date

Side (South) Elevation - Proposed

Project number	17-015	A9-1
Date	04/02/18	
Drawn by	LM	
Checked by	N/A	
Scale		3/16" = 1'-0"

4/9/2018 10:07:29 AM



NEW 33" X 35" FIXED WINDOW TO INFILL ORIGINAL DOOR OPENING THAT IS CURRENTLY INFILLED AS A BOOKCASE. SEE EXHIBIT A.

INFILL REMAINING DOOR OPENING BELOW NEW WINDOW WITH 6" WOOD SIDING, PAINTED TO MATCH EXISTING

7'-0"
WINDOW HEAD HEIGHT

- Attic
20' - 2 1/2"
- Level 02 Ceiling
18' - 10 1/2"
- Level 02
10' - 6 1/2"
- Level 01 Ceiling
9' - 2"
- Level 01
0' - 0"
- Front Yard
-4' - 1"
- Basement
-9' - 0"



Lee + Michelle Robinson
Renovation Scenario 4
412 Kinsey St

No.	Description	Date

Side (North) Elevation - Proposed

Project number	17-015	A7-1
Date	04/02/18	
Drawn by	LM	
Checked by	N/A	
Scale		3/16" = 1'-0"

NEW 31.5" X 55" DOUBLE-HUNG WINDOW TO REPLACE CURRENT WINDOW WHICH IS NOT ORIGINAL TO THE HOUSE

NEW 31.5" X DOUBLE-HUNG WINDOW TO REPLACE EXISTING NON-OPERABLE WINDOW AND MATCH OTHER NEW WINDOW IN THE KITCHEN

NEW 33" X 35" FIXED WINDOW TO REPLACE BOOKCASE THAT FILLED IN ORIGINAL DOOR

— EXISTING CONSTRUCTION
 = NEW CONSTRUCTION

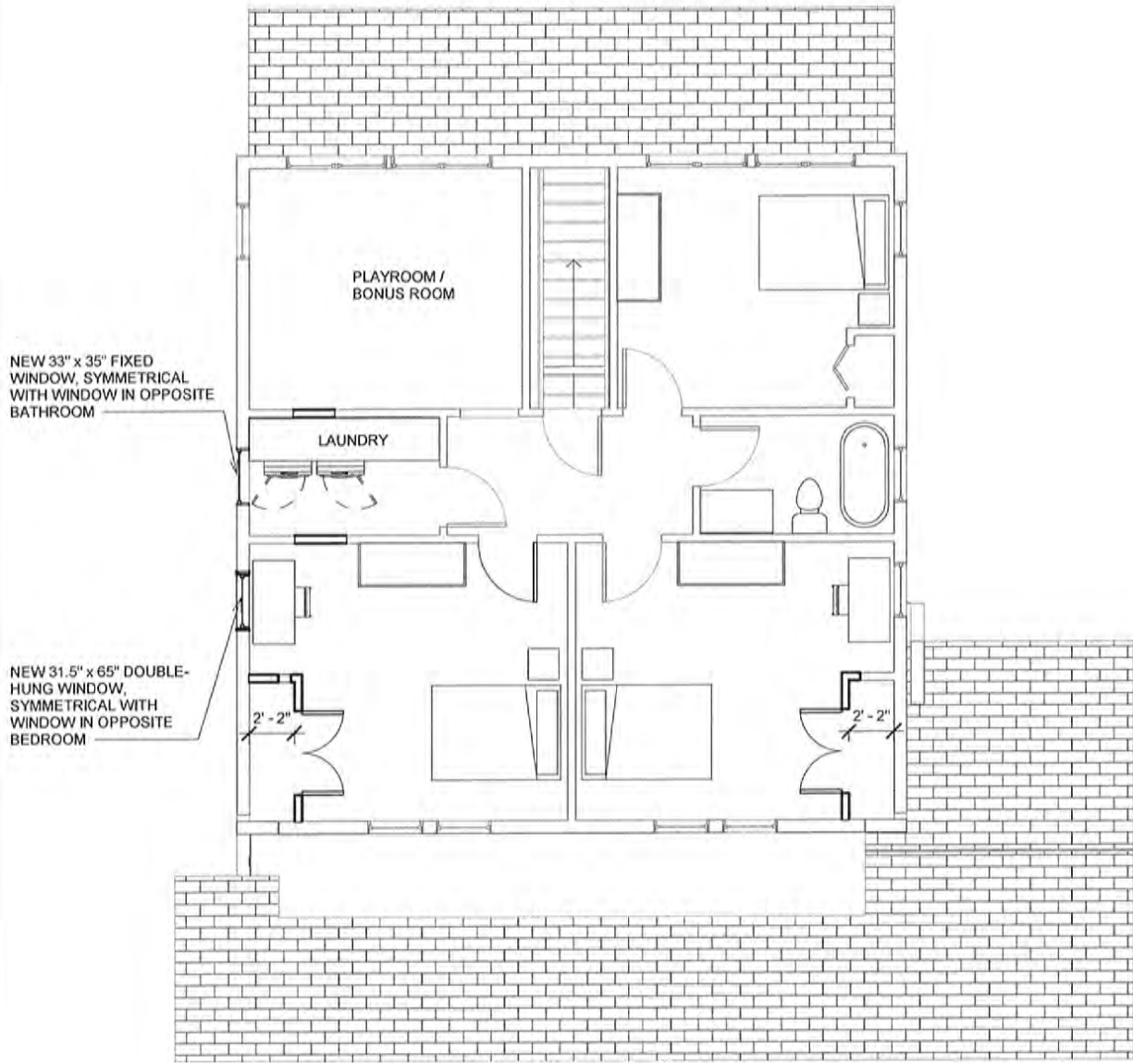


Lee + Michelle Robinson
 412 Kinsey St
 Renovation Scenario 4

First Floor Plan - Proposed



Project number	17-015	A1-1
Date	04/02/18	
Drawn by	LM	Scale 3/16" = 1'-0"
Checked by	N/A	

4/3/2018 10:28:50 AM



NEW 33" x 35" FIXED WINDOW, SYMMETRICAL WITH WINDOW IN OPPOSITE BATHROOM

NEW 31.5" x 65" DOUBLE-HUNG WINDOW, SYMMETRICAL WITH WINDOW IN OPPOSITE BEDROOM

 EXISTING CONSTRUCTION
 NEW CONSTRUCTION



Lee + Michelle Robinson
 412 Kinsey St
 Renovation Scenario 4

Second Floor Plan - Proposed

Project number 17-015
 Date 04/02/18
 Drawn by LM
 Checked by Checker

A02-1
 Scale 3/16" = 1'-0"

412 Kinsey Street

Exhibit B - removal of existing door and replacement with window to match others in the bedroom



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 55").



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 55") of the window over the sink.



412 Kinsey Street

Exhibit A - removal of existing bookcase infilled in existing door opening and replacement with window to match that on the other side of the fireplace

Original door opening infilled with bookcase



Existing window on opposite side of fireplace



412 Kinsey Street

Exhibit D - install new window in new laundry room which is symmetrical with location of window in bathroom on the opposite side of the house

proposed new window



existing window in bath on opposite side of the house



412 Kinsey Street
Existing Window Grille and Trim Profiles

Exterior trim matches the 4 1/2" flat casing option of the Jeld-Wen window. Contractor to add additional scribe at the top in the field.

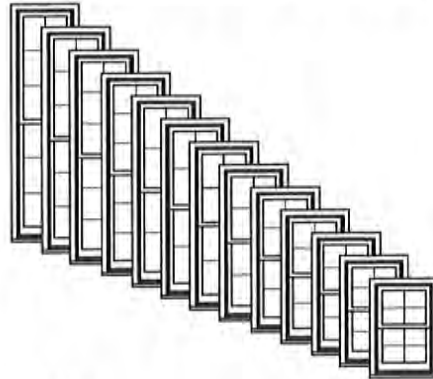


Exterior grille profile matches the 7/8" Putty SDL profile of the Jeld-Wen windows





GENERAL INFORMATION



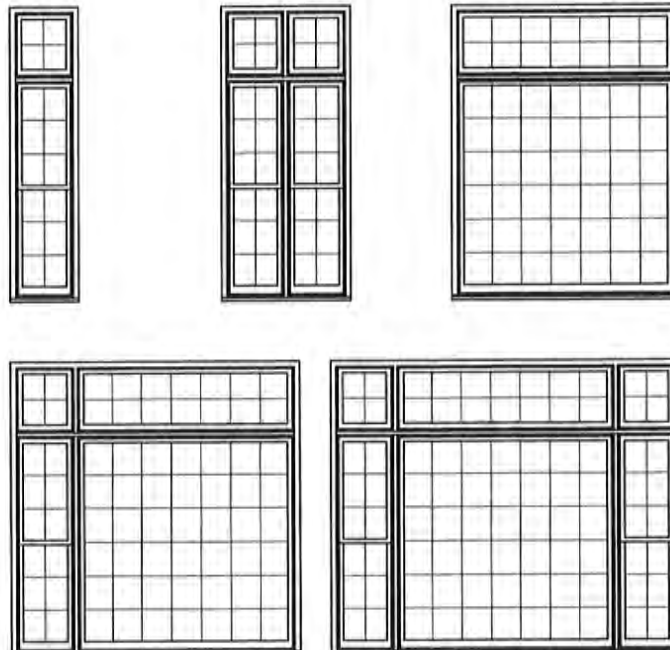
Dimensional Windows

Custom Wood Double-Hung windows may be specified as "dimensional", by adjusting the desired rough opening width or height in 1/16" increments from standard.

Custom Wood Double-Hung windows feature fully operating upper and lower sash. Counterbalancing is achieved with block and tackle spring extension systems hidden in weatherable PVC concealed jamb liners. Operating units are supplied with cam style sash locks which control the concealed tilt latch system at the meeting rails. Combined with the recessed tilt latches in the upper sash, both sash can easily be removed or installed in the field. Exposed tilt latches are available with the "old style" meeting rail configuration. There are several hardware finish options. Refer to the Specifications for available finish options.

Multiple Assemblies

Custom Wood Double-Hung windows may be mullied beside other wood double-hungs or wood picture windows, or below wood transom windows, to fulfill a wide variety of needs. Factory assembled mulls are limited in height (100"), width (114").

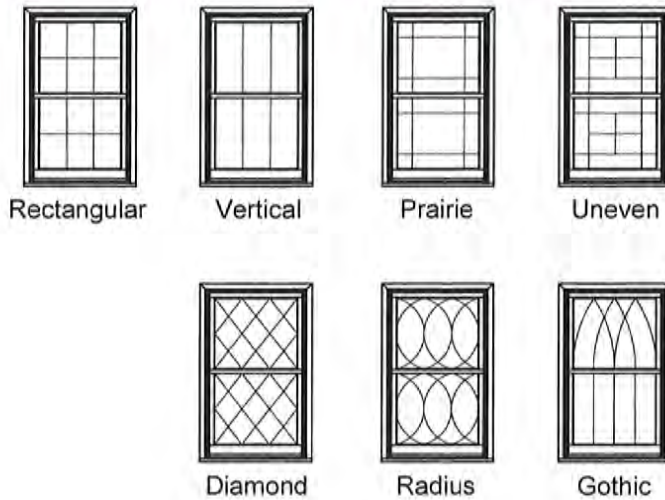




LITE CUT INFORMATION

Custom Wood Double-Hung Windows are available with removable Grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various styles and widths.

SDL provided in grille style as shown on architectural elevations.

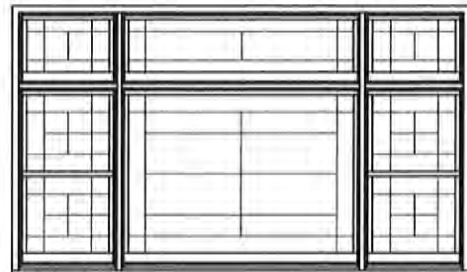


Lite Cut Options

Special lite cut patterns can include a wide variety of straight line and radius patterns. The illustrations shown above represent just a few of the possibilities. Rectangular, horizontal, vertical and Prairie lite patterns are available in all standard size windows. Uneven, diamond, radius and Gothic lite cuts are available, subject to approval.

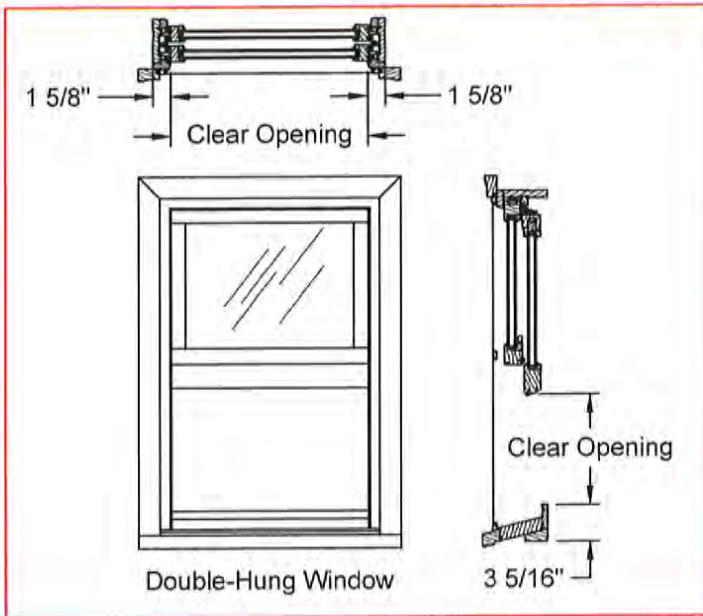
Bar Alignment

Alignment of divided lite muntin bars from one window to the next is often required by fine architectural design. Custom wood grilles, GBG, and SDL's may be specified with muntin bars aligned.

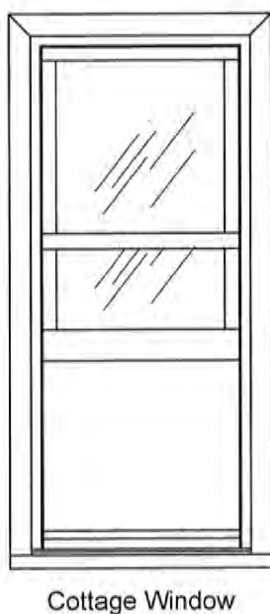
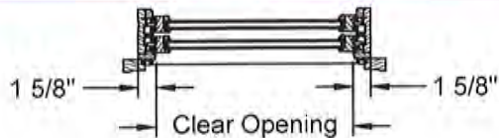




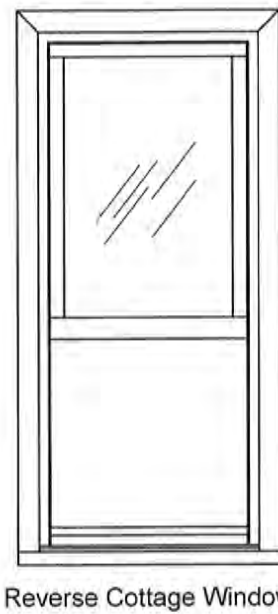
CLEAR OPENING LAYOUT



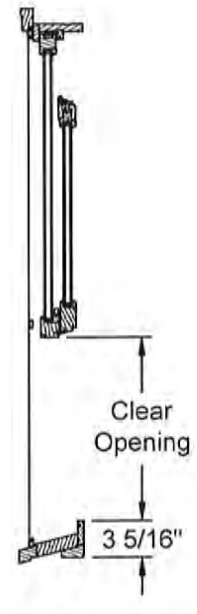
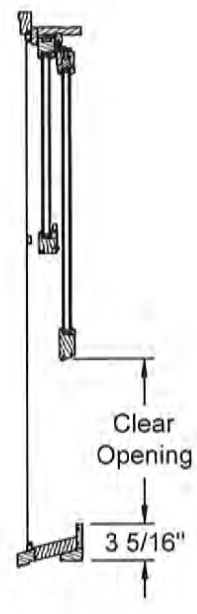
Double-Hung
 Clear Opening Formulas:
 Interior Glazed Sash Non-Impact
 Vertical DP35
 (Frame Height / 2) - 4 13/16" = Clear Opening
 Vertical DP50
 (Frame Height / 2) - 5 3/16" = Clear Opening
 Horizontal
 Frame - 3 9/32" = Clear Opening
 Exterior Glazed Sash
 Vertical
 (Frame Height / 2) - 4 13/16" = Clear Opening
 Horizontal Frame - 3 9/32" = Clear Opening



Cottage Window



Reverse Cottage Window

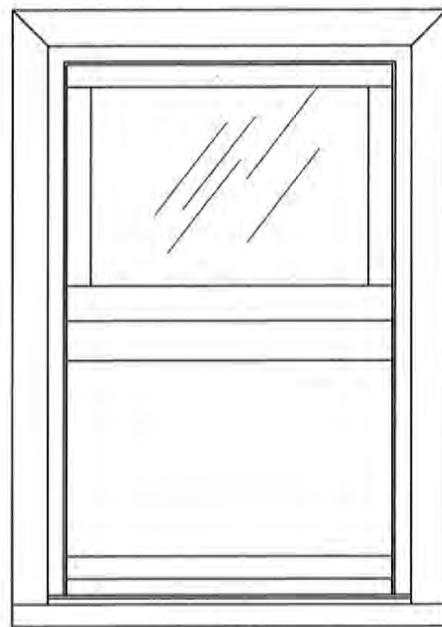
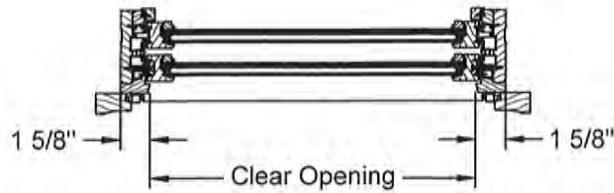


Cottage & Reverse Cottage

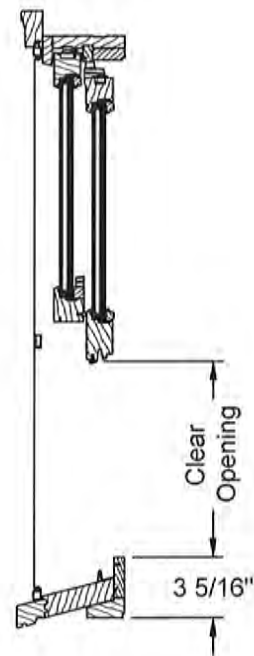
Consult the Design Data Tables for Clear Opening information. For dimensional units, contact Jeld-Wen - Bend Window Division Technical Services Department for Clear Opening information.



CLEAR OPENING LAYOUT



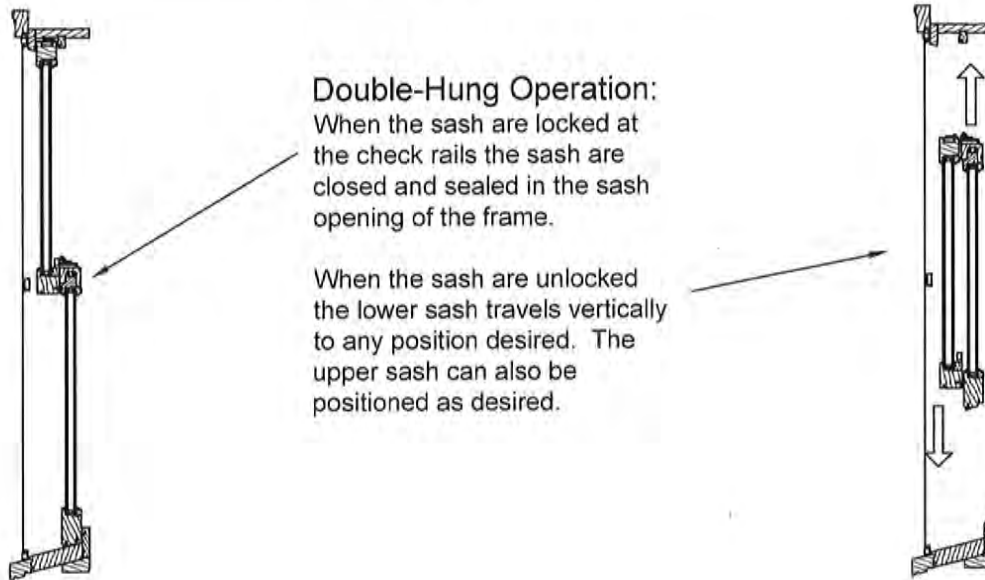
WZ3 Impact



Double-Hung - WZ3 Impact
Clear Opening Formulas:
Vertical
(Frame Height / 2) - 5 3/16" = Clear Opening
Horizontal
Frame - 3 9/32" = Clear Opening

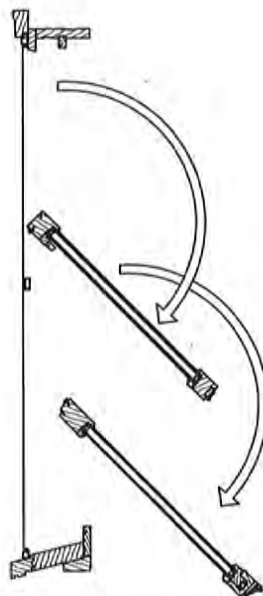


HANDING & OPERATION



Sash Tilting For Washing

The Custom Double-Hung window will allow the sash to be tilted or removed for easy cleaning.





UNIT SIZING, ROUGH OPENING & MASONRY OPENINGS

General Notes:

Unit size is always the maximum size of the window with or without trim and does not include nail fin.

Masonry Opening:

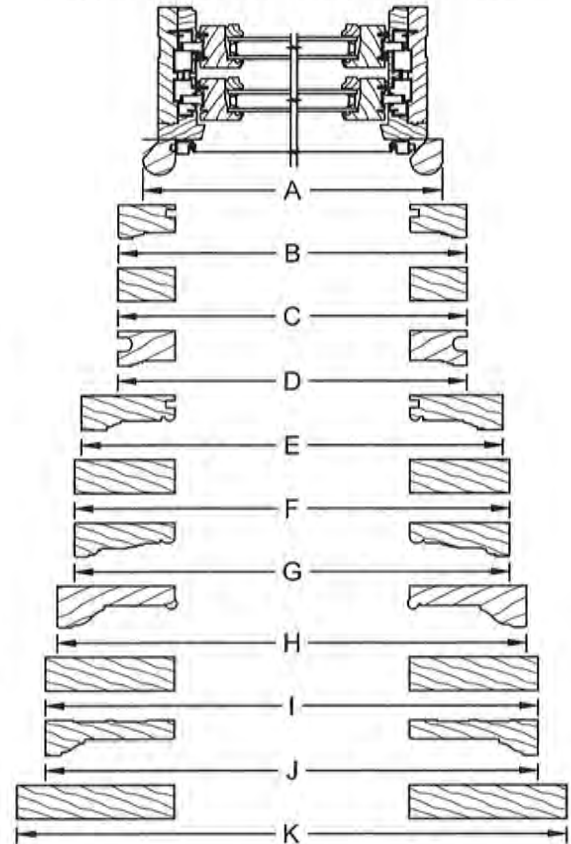
Masonry opening is always 1/2" over (height and width) the unit size or the outside of the trim of the window.

Rough Opening:

Rough opening is always 3/4" over frame size of the window.

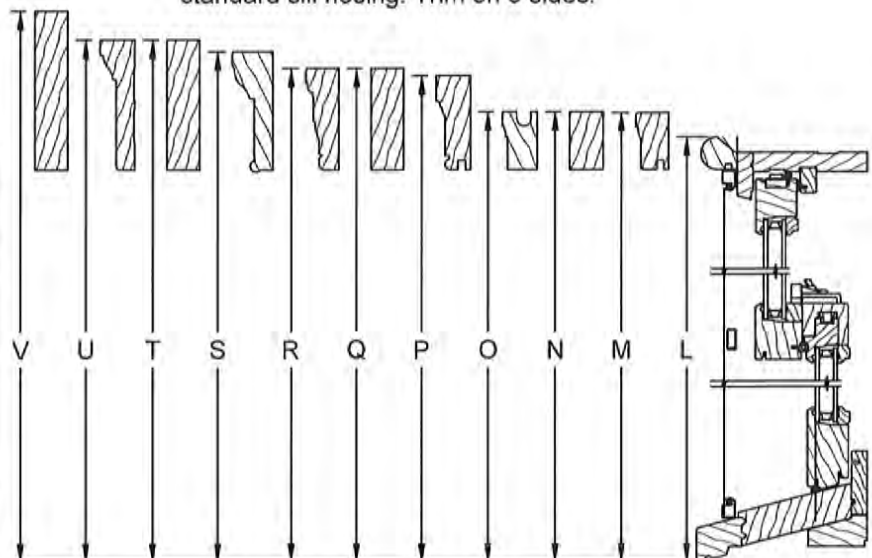
Horizontal exterior trim offerings below are the same with or without sill nose.

Horizontal Sections		
Trim Option	Dimension	Frame +
Bullnose Casing	A	1-1/16"
Brickmould	B	2-3/4"
2" Flat Casing	C	2-13/16"
Stucco Brickmould	D	2-13/16"
Heritage	E	5-5/16"
3 1/2" Flat Casing	F	5-13/16"
Adams Casing	G	5-13/16"
Pendleton Casing	H	7"
4 1/2" Flat Casing	I	7-13/16"
1 X 4 Backband Casing	J	7-13/16"
5 1/2" Flat Casing	K	9-13/16"



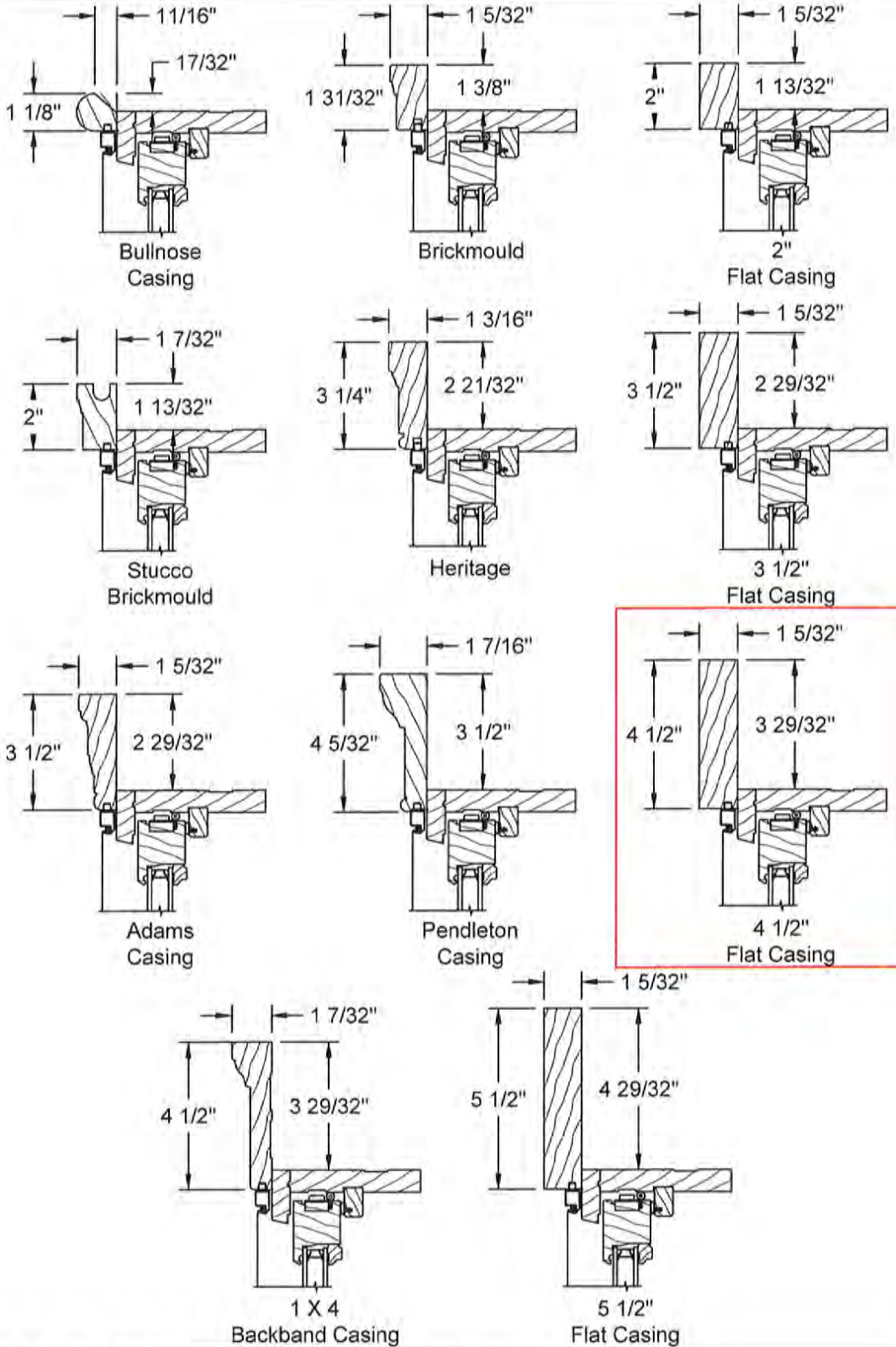
Vertical exterior trim offerings with standard sill nosing. Trim on 3 sides.

Vertical Sections (w/ Standard Sill Nose)		
Trim Option	Dimension	Frame +
Bullnose Casing	L	1-1/16"
Brickmould	M	1-29/32"
2" Flat Casing	N	1-15/16"
Stucco Brickmould	O	1-15/16"
Heritage	P	3-3/16"
3 1/2" Flat Casing	Q	3-7/16"
Adams Casing	R	3-7/16"
Pendleton Casing	S	4-1/32"
4 1/2" Flat Casing	T	4-7/16"
1 X 4 Backband Casing	U	4-7/16"
5 1/2" Flat Casing	V	5-7/16"



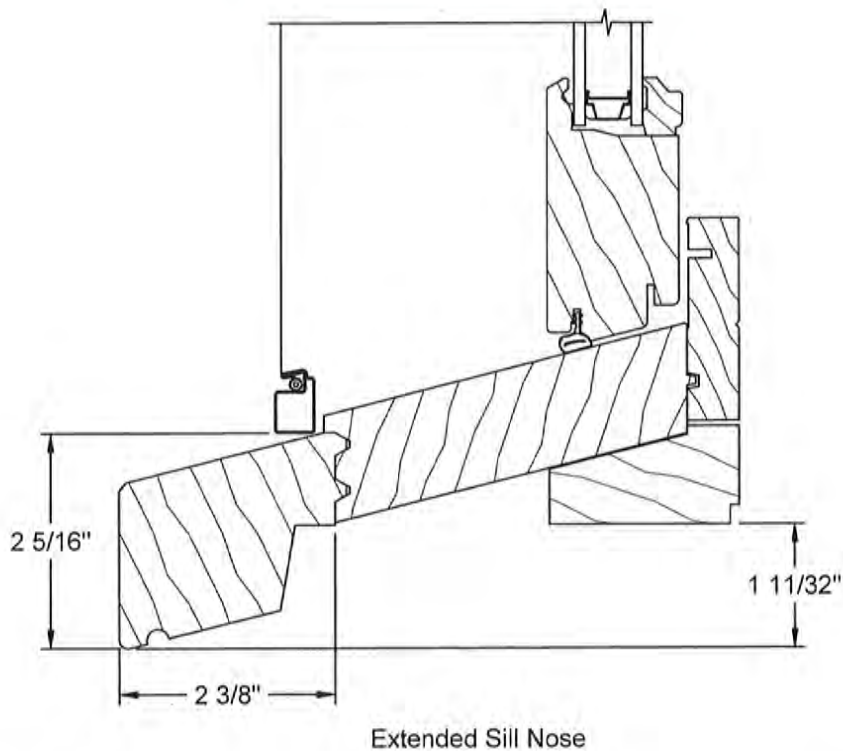
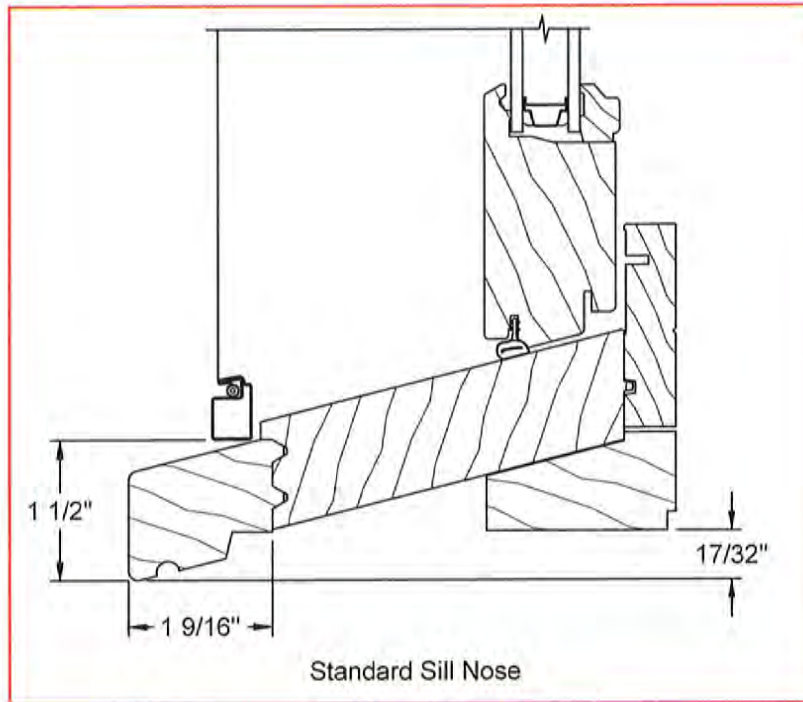


TRIM OPTIONS



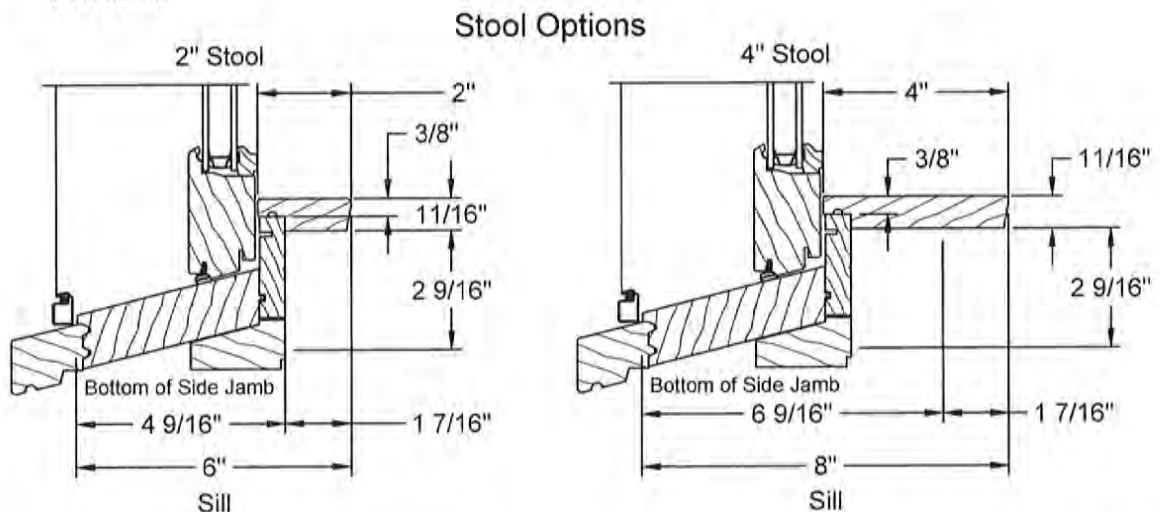
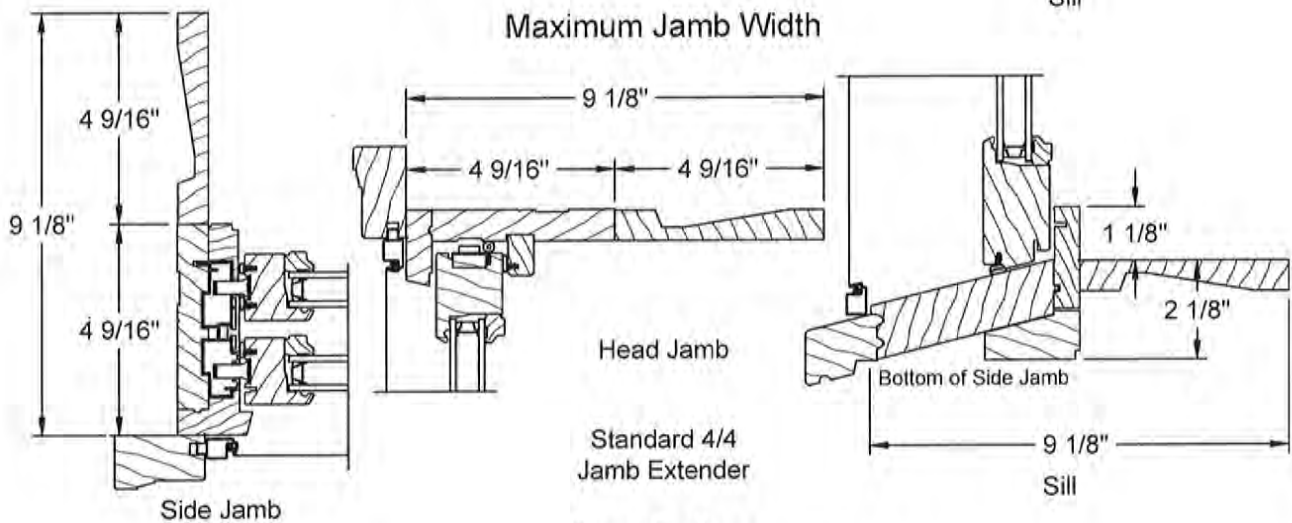
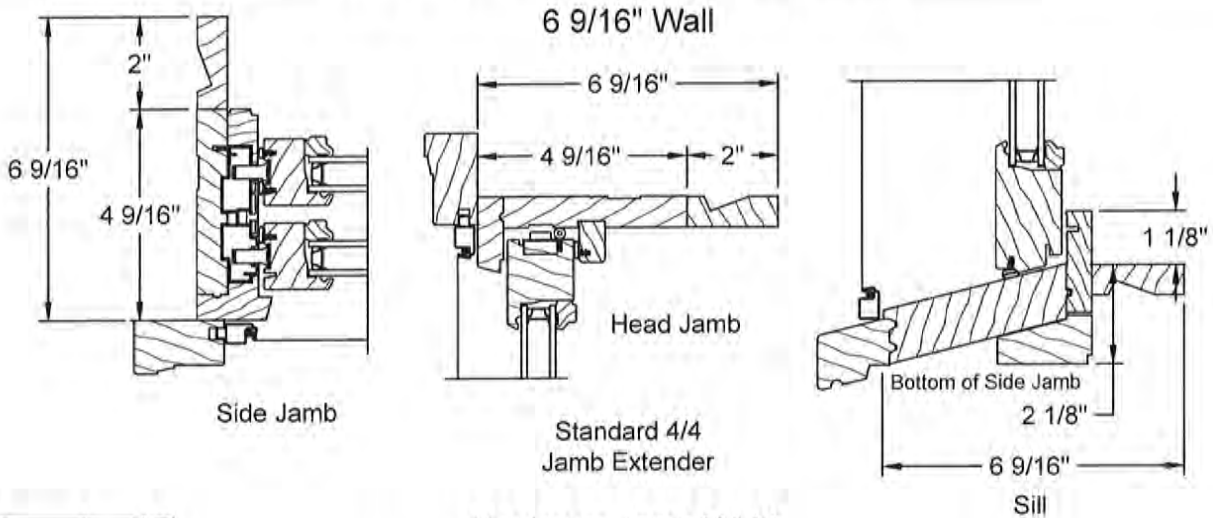


SILL OPTIONS





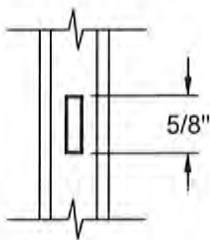
JAMB EXTENDER & STOOL OPTIONS



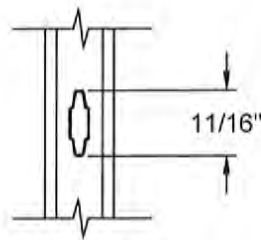


GBG/SURROUND OPTIONS

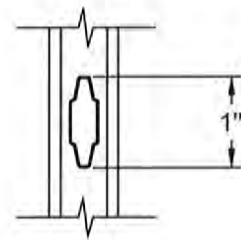
Exterior ← → Interior



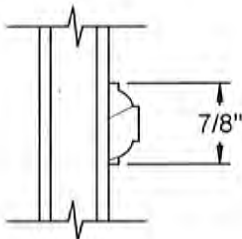
5/8" GBG



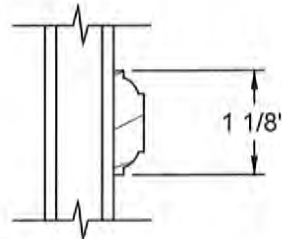
23/32" Contour
GBG



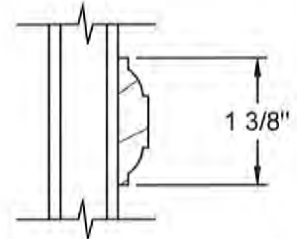
1" Contour
GBG



Full Surround
7/8" Wood
Grille



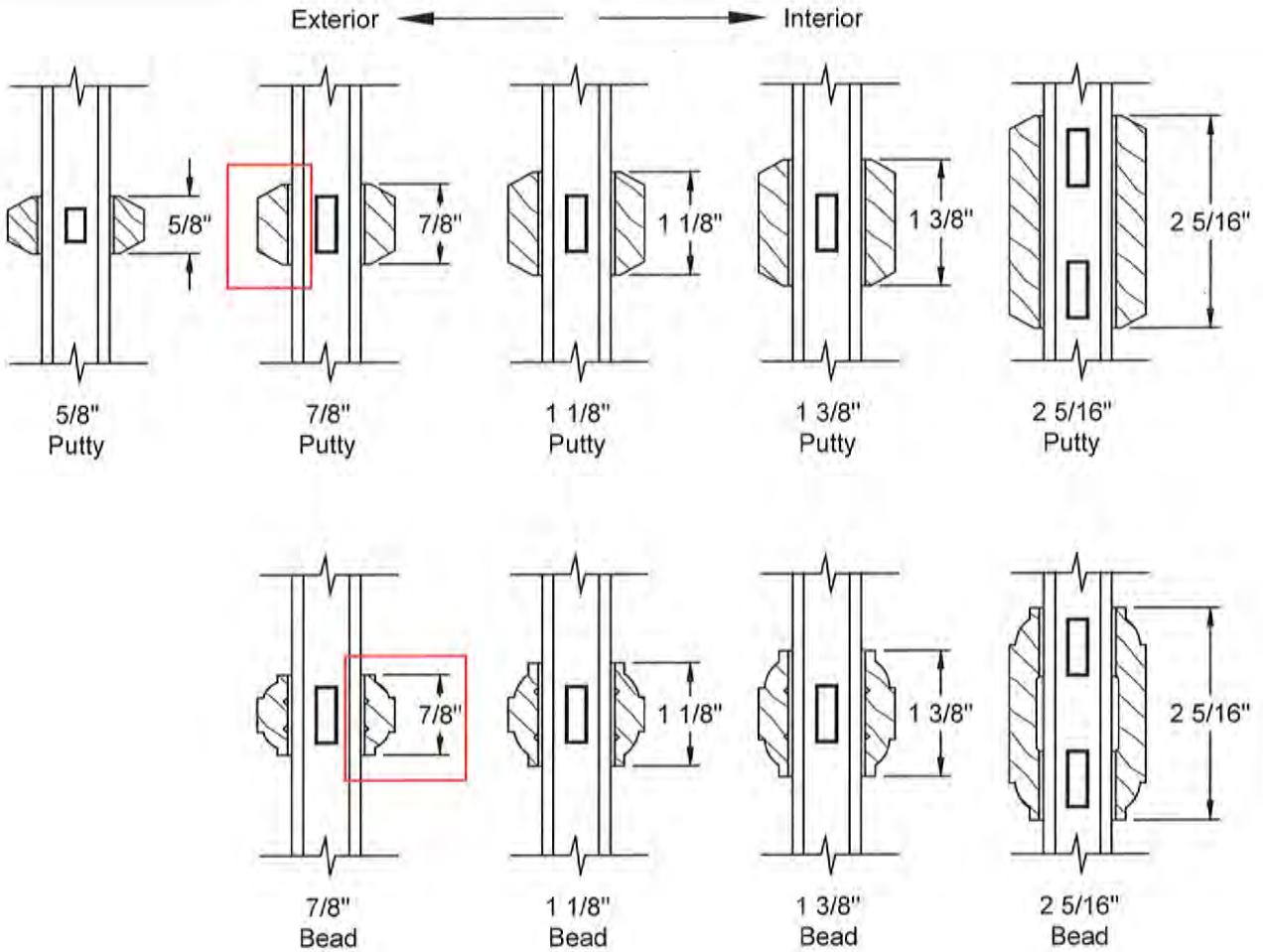
Full Surround
1 1/8" Wood
Grille



Full Surround
1 3/8" Wood
Grille



SDL OPTIONS

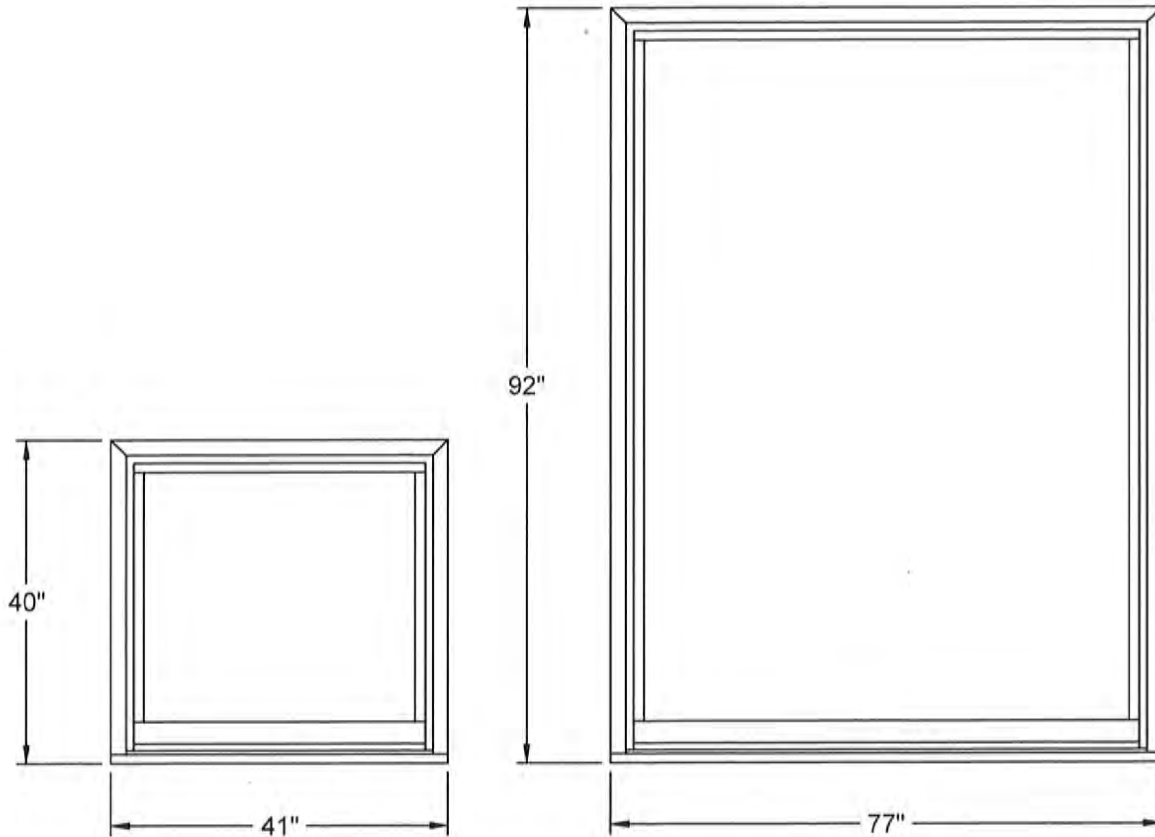


NOTE: Various Combinations of the SDL Bars Shown are Available



MIN-MAX SIZING - PICTURE

SIZED AS NOTED ON ELEVATIONS



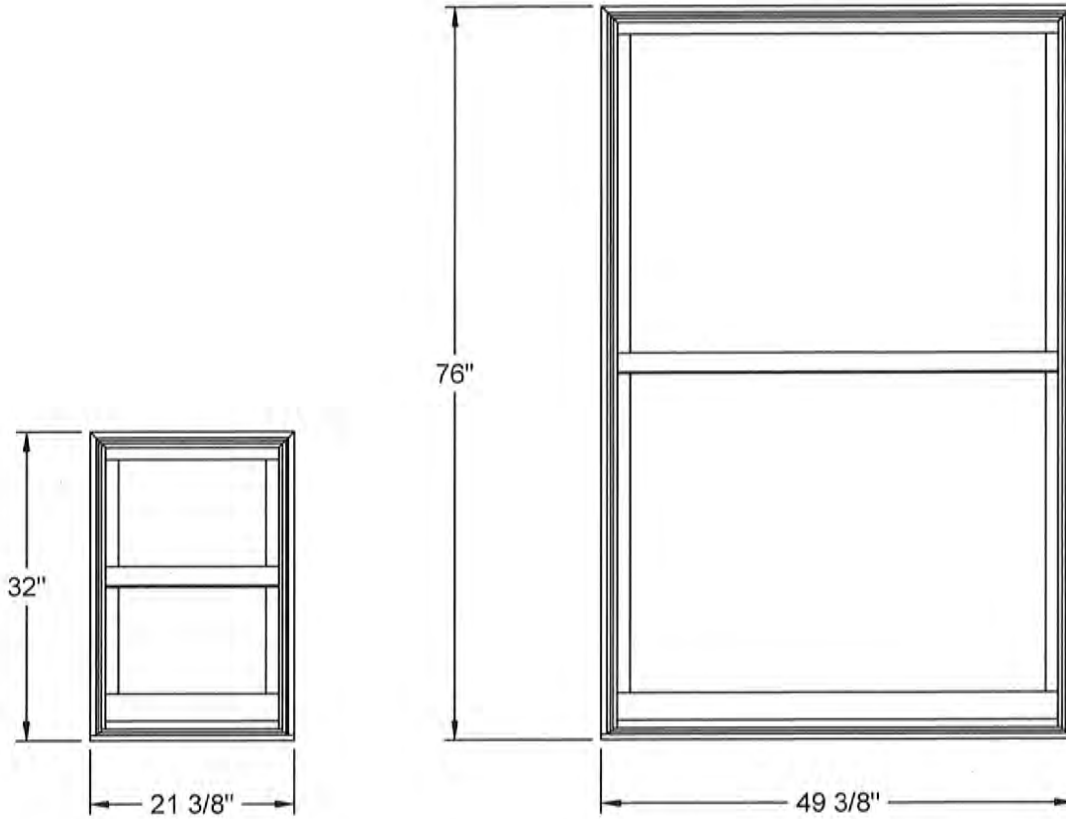
Picture Width				
41"	45"	49"	53"	61"
69"	77"			

Picture Height				
40"	44"	48"	52"	56"
60"	64"	68"	72"	76"
80"	88"	92"	96"	



MIN-MAX SIZING - OPERATOR

SIZED AS NOTED ON ELEVATIONS

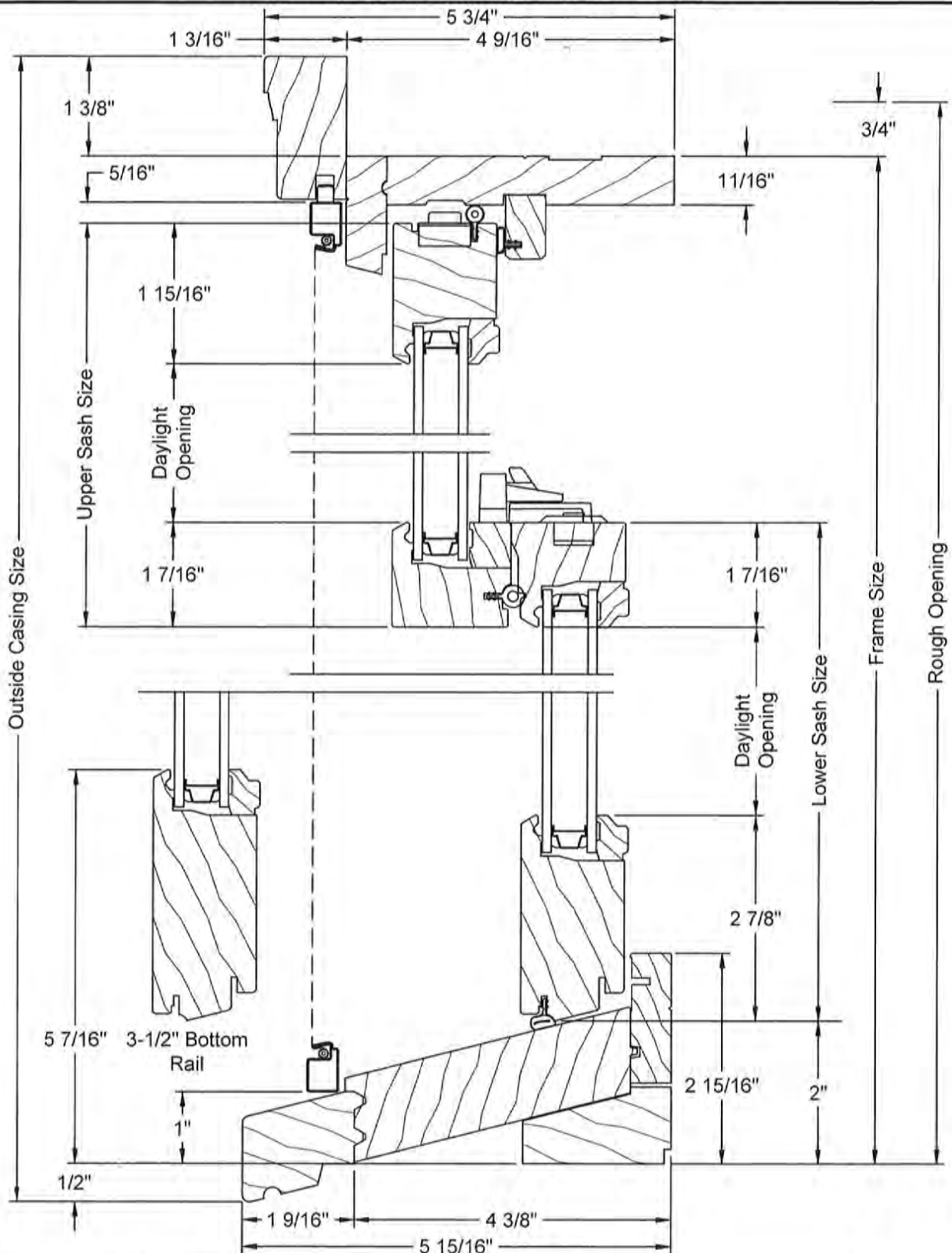


Operator Width				
21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"
35 3/8"	37 3/8"	41 3/8"	45 3/8"	49 3/8"

Operator Height				
32"	36"	40"	44"	48"
52"	56"	60"	64"	68"
76"	80"	88"	92"	96"
98"				

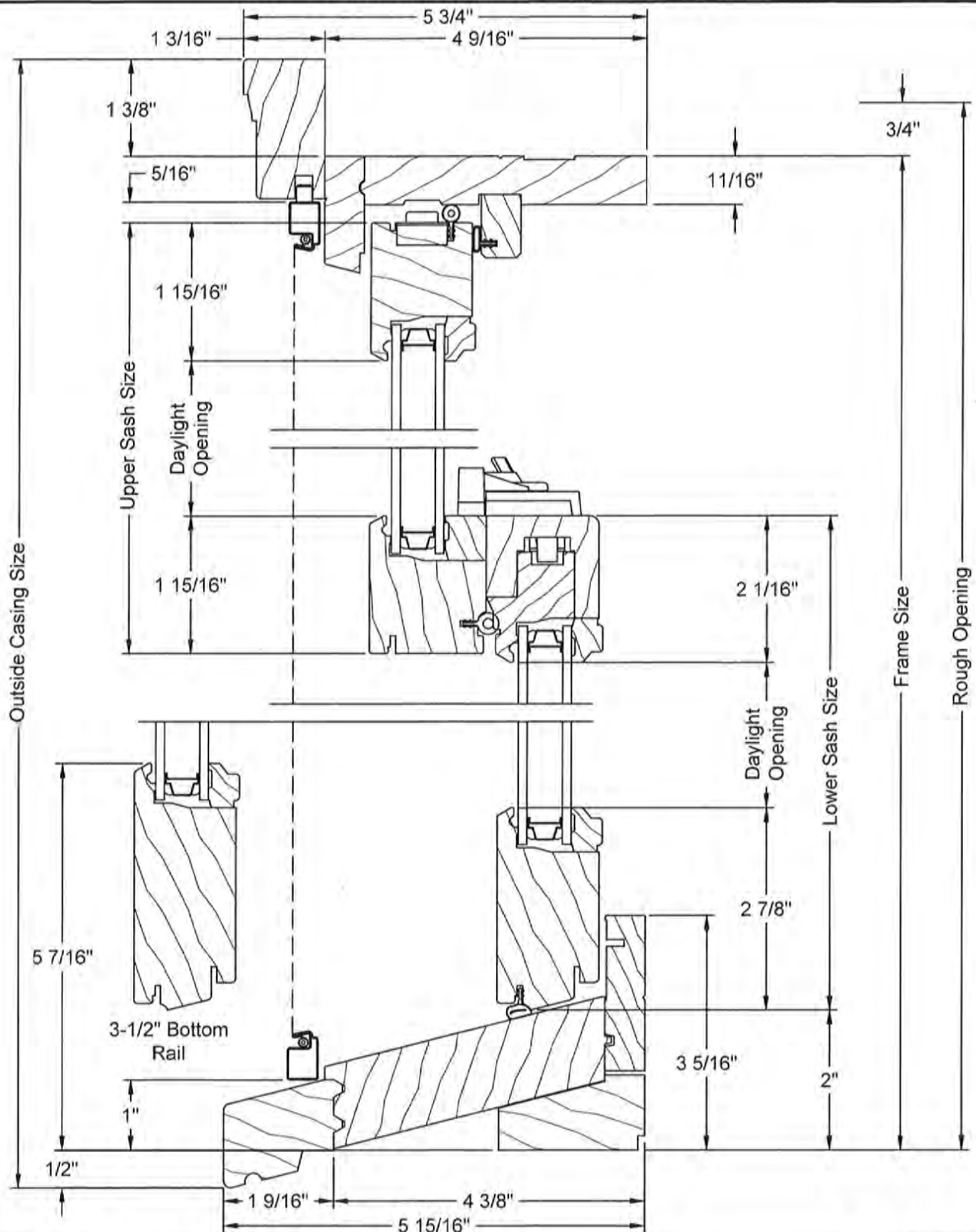


DP35 OPERATOR - VERTICAL SECTION



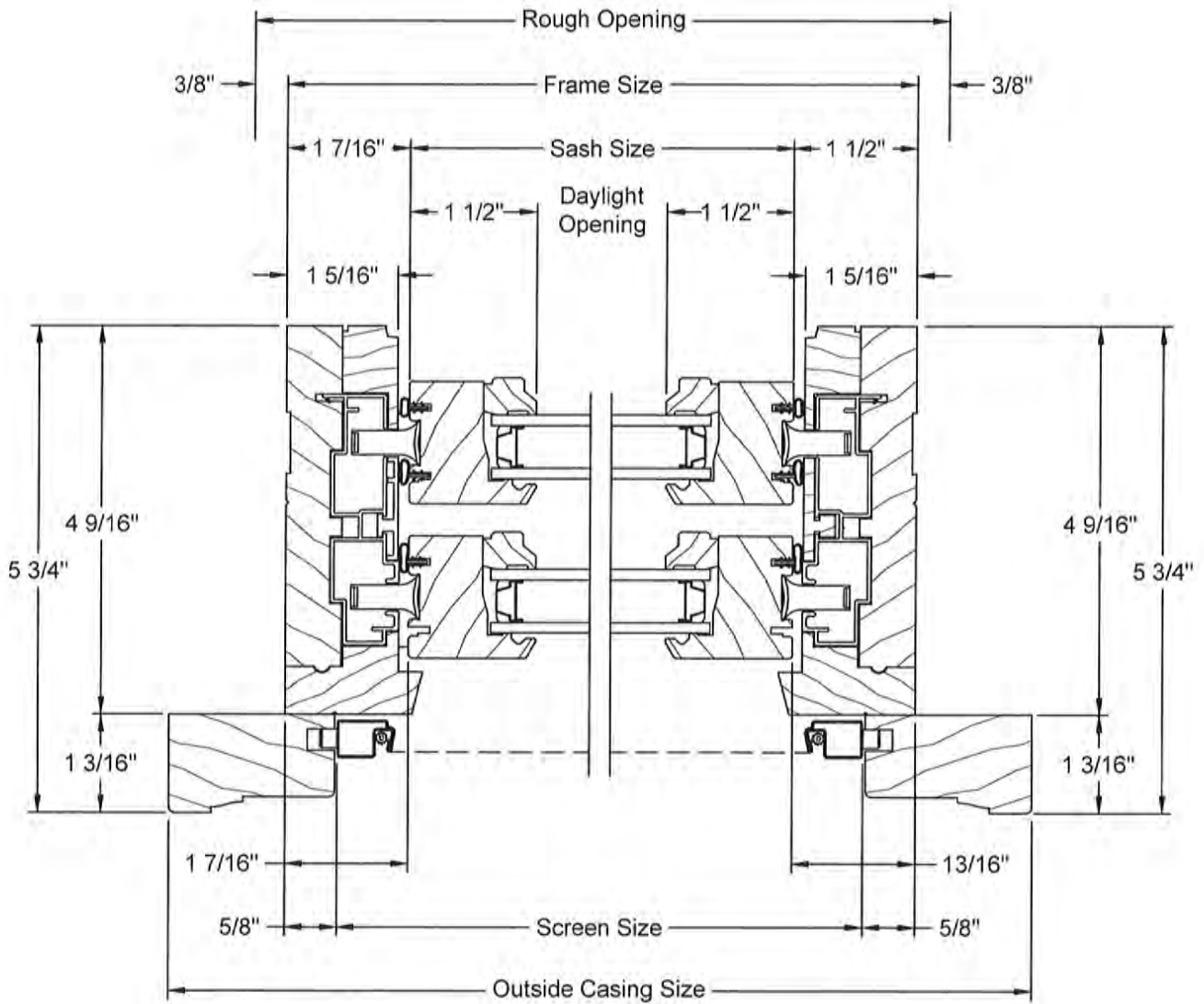


DP50 OPERATOR - VERTICAL SECTION



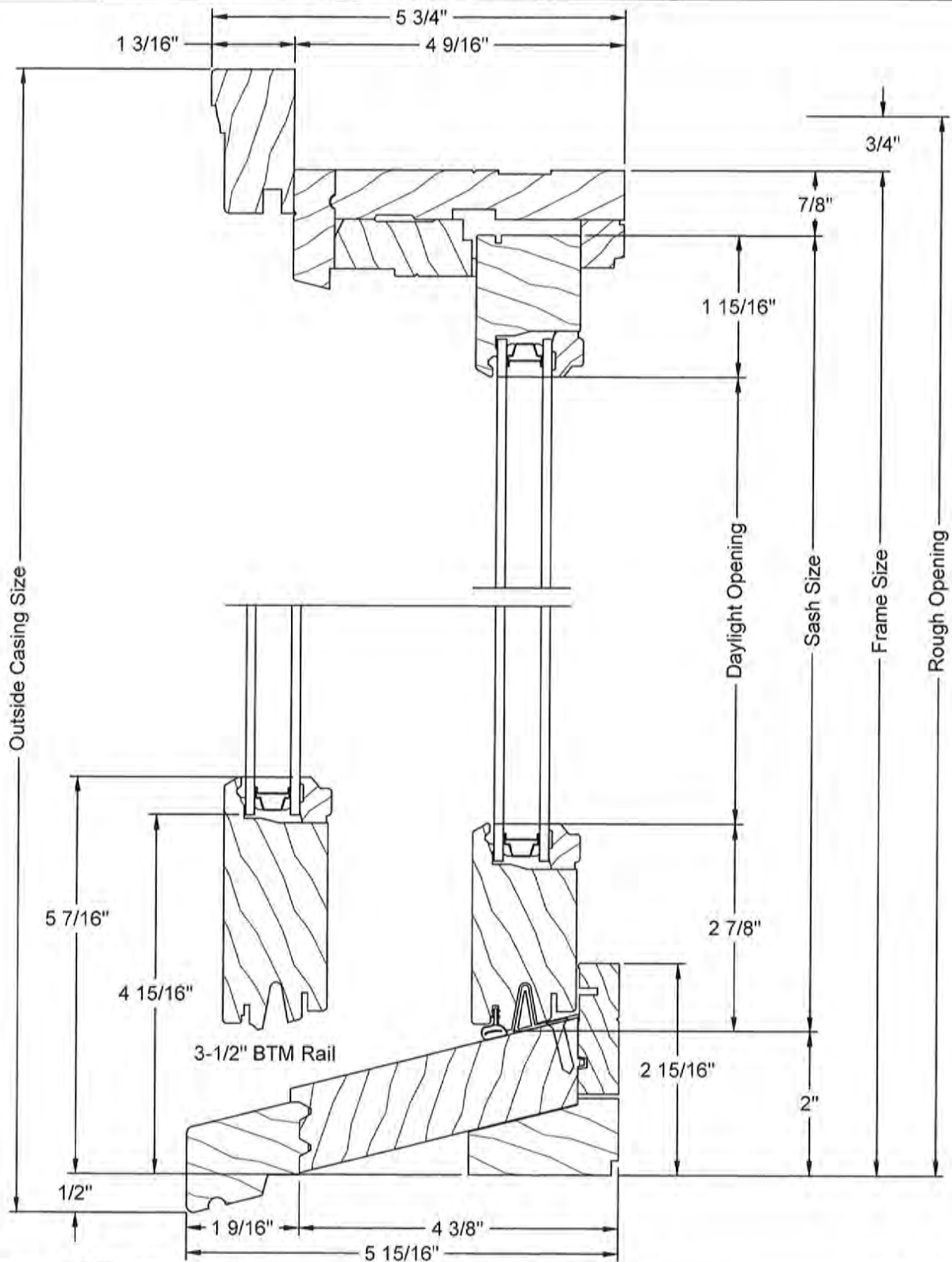


OPERATING - HORIZONTAL SECTION



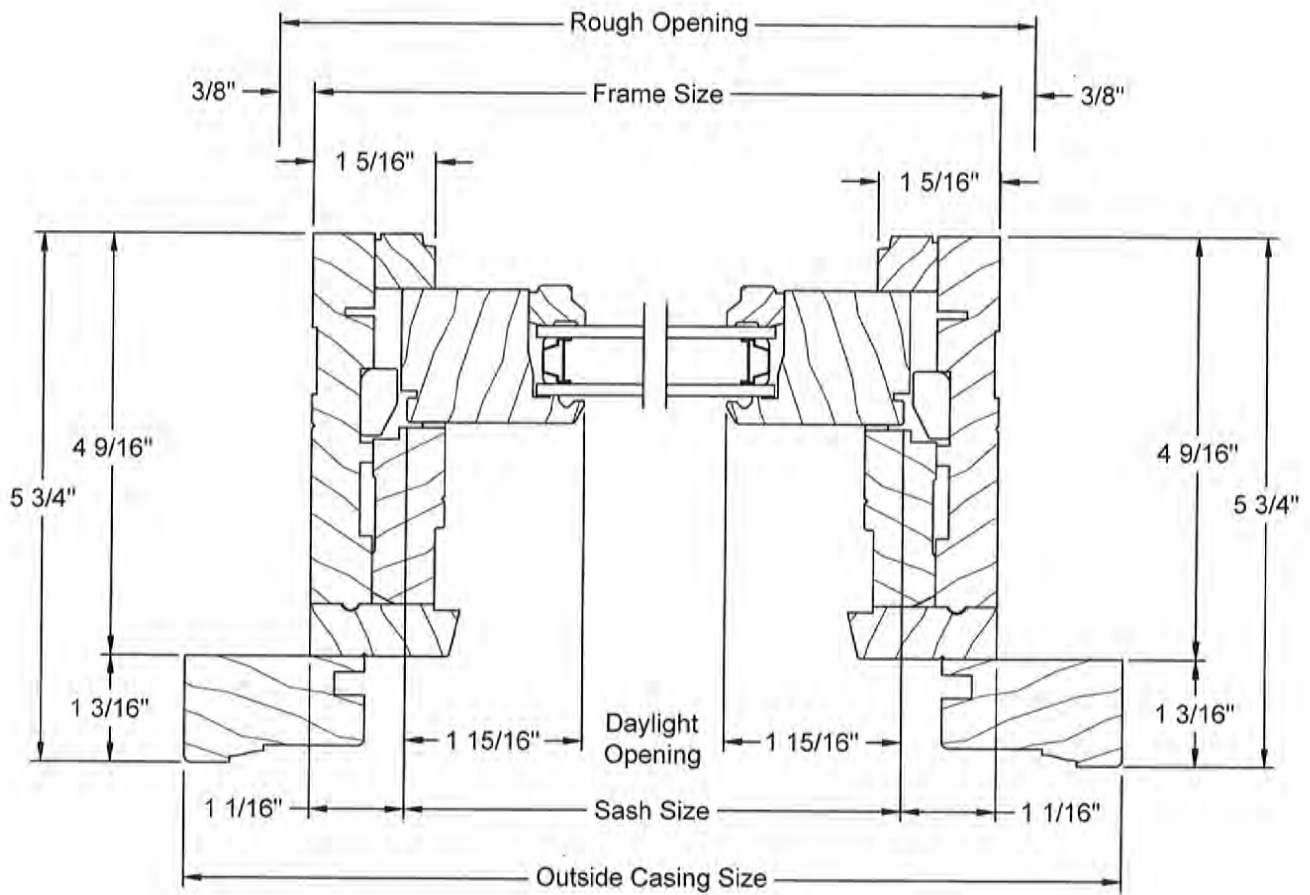


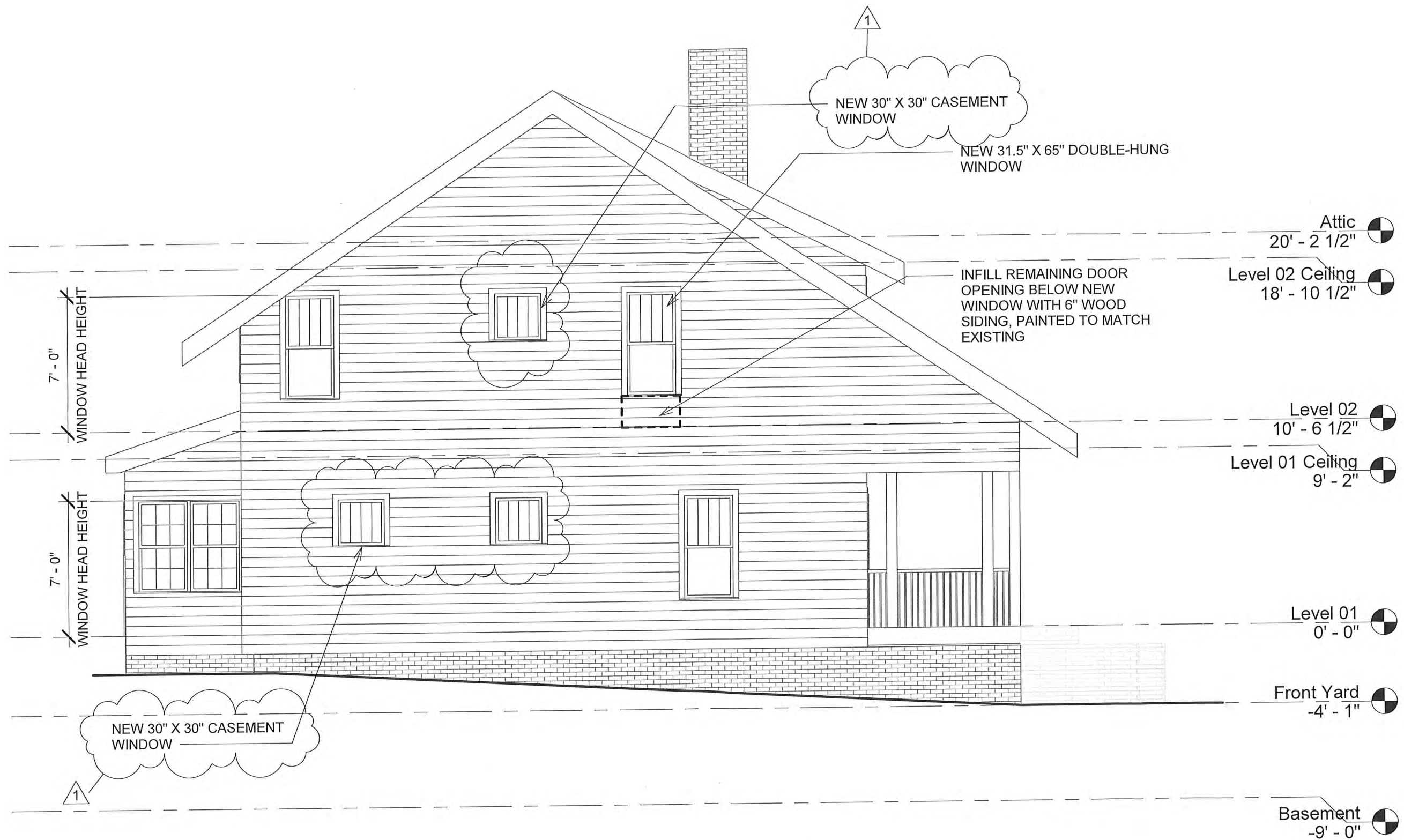
PICTURE - VERTICAL SECTION





PICTURE - HORIZONTAL SECTION





Lee + Michelle Robinson
 Renovation Scenario 4
 412 Kinsey St

No.	Description	Date
1	Revision 1	04/25/18

Side (South) Elevation - Proposed

Project number	17-015
Date	04/25/18
Drawn by	LM
Checked by	N/A

A9-1
 Scale 3/16" = 1'-0"

Kinane, Collette

From: Lane Miller <lane@millerarchdesign.com>
Sent: Thursday, April 26, 2018 10:46 AM
To: Kinane, Collette
Cc: Michelle Robinson; Tully, Tania; Robb, Melissa
Subject: Re: Minor Work COA approval - 412 Kinsey Street

Collette -

The current decision is for the pantry window to remain as is. There is some minor repair work that needs to be done, for instance, there is a broken pane. Do we need any sort of staff approval or documentation of the repair work?

On Wed, Apr 25, 2018 at 5:02 PM, Kinane, Collette <Collette.Kinane@raleighnc.gov> wrote:

Thanks, Lane and Michelle! This looks excellent. The last item I need is a photo that shows the deterioration of the pantry window (for replacing).

Collette R. Kinane

Preservation Planner II

■ Raleigh Urban Design Center

One Exchange Plaza, Suite 300 | Raleigh, NC 27601

919-996-2649 | raleighnc.gov

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

Sent: Wednesday, April 25, 2018 1:18 PM

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

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

Subject: Re: Minor Work COA approval - [412 Kinsey Street](#)

Hi Collette -

Thank you and Tania so much for meeting with Michelle and me last week. We'd like to move forward with this application remaining a staff review. We propose maintaining the existing pantry window and changing the other kitchen window to be the same size and style. In addition, we've changed the dimensions of the laundry room window to match that of the existing pantry window to make the elevation feel more cohesive. See updated south elevation attached.

Thanks!

On Thu, Apr 19, 2018 at 8:39 AM, Kinane, Collette <Collette.Kinane@raleighnc.gov> wrote:

Hi, Lane –

We look forward to seeing you at 11. Come to the 3rd floor.

Collette R. Kinane

Preservation Planner II

■ Raleigh Urban Design Center

One Exchange Plaza, Suite 300 | Raleigh, NC 27601

919-996-2649 | raleighnc.gov

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

Sent: Wednesday, April 18, 2018 5:49 PM

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

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

Subject: Re: Minor Work COA approval - [412 Kinsey Street](#)

We'd like to do 11am. Should we come to the 5th floor?

Thanks!

Sent from my iPhone

On Apr 18, 2018, at 2:44 PM, Kinane, Collette <Collette.Kinane@raleighnc.gov> wrote:

Hi, Lane –

Absolutely, tomorrow we have availability between 11 am – 3 pm. What time would work best for you both?

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

Sent: Wednesday, April 18, 2018 2:39 PM

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

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

Subject: Re: Minor Work COA approval - [412 Kinsey Street](#)

Hi Collette -

I think Michelle and I would both appreciate a meeting. Are you available tomorrow at any point?

Thanks!

On Mon, Apr 16, 2018 at 4:57 PM, Kinane, Collette <Collette.Kinane@raleighnc.gov> wrote:

Hi, Lane –

I have completed my review of your window Minor Works application for [412 Kinsey Street](#). One of the proposed window alterations cannot be approved by staff. Because you are removing an original window and are more substantially changing its appearance, the replacement of the fixed pantry window with a double-hung window would need to be reviewed by the RHDC (Raleigh Historic Development Commission) [See Design Guidelines #2.7.1, 2.7.5, and 2.7.11, page 51].

There are two options as to how we could proceed to have full approval of the application:

1 – Retain/restore the pantry window or replace like with like.

2 – Remove the pantry window from this application. I can approve the rest of the application as is. The pantry window alteration would be submitted as a Major Work. If you can get the application and materials in by this Friday (April 20th) at noon, we can add you to the May 24th meeting agenda.

Please let me know if you have any questions or if you'd like to discuss the application in person.

Thanks,

Collette

From: Kinane, Collette

Sent: Wednesday, March 21, 2018 1:33 PM

To: 'Lane Miller' <lane@millerarchdesign.com>; Michelle Robinson <shesellswine@gmail.com>

Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Robb, Melissa <Melissa.Robb@raleighnc.gov>

Subject: Minor Work COA approval - [412 Kinsey Street](#)

Hi, Lane –

I have reviewed and approved your application for just the chimney and exterior stair removal. Your signed application and blue placard are available for pick up at the receptionist desk for the Development Services Department on the 4th floor of the One Exchange Plaza building. The office is open Monday to Friday from 8:00 AM to 4:45 PM.

You should present the blue placard to the Development Services staff for any permits you may need related to this project. We also ask that the placard be posted in a publicly visible location on your property for the duration of the project work.

Please let me know if you have any questions.

Thanks,

Collette

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

Sent: Tuesday, March 20, 2018 11:27 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](#)

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](tel:919-996-2649) | raleighnc.gov

--

Lane Miller AIA, LEED BD+C

Principal Architect

Miller Architecture + Design, PLLC

[336.312.7199](tel:336.312.7199)

--

Lane Miller AIA, LEED BD+C

Principal Architect

Miller Architecture + Design, PLLC

[336.312.7199](tel:336.312.7199)

--

Lane Miller AIA, LEED BD+C

Principal Architect

Miller Architecture + Design, PLLC

336.312.7199

--

Lane Miller AIA, LEED BD+C

Principal Architect

Miller Architecture + Design, PLLC

336.312.7199

--

Lane Miller AIA, LEED BD+C

Principal Architect

Miller Architecture + Design, PLLC

336.312.7199

--

Lane Miller AIA, LEED BD+C

Principal Architect

Miller Architecture + Design, PLLC

336.312.7199