



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Install fence

402 Kinsey St

Address

Boylan Heights

Historic District

Historic Property

COA-0062-2020

Certificate Number

6/5/2020

Date of Issue

12/5/2020

Expiration Date


This card must be kept posted 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, _____

Raleigh Historic Development Commission

Erin Morton

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

Type or print the following:		
Applicant name: JBK Construction, LLC		
Mailing address: 725-B Pershing Rd.		
City: Raleigh	State: NC	Zip code: 27608
Date: 4/24/20	Daytime phone #: 919-427-4175	
Email address: kerr@jbkconstruction.net		
Applicant signature: 		
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 #: COA-0062-2020 Fee: _____ Amount paid: _____ Received date: _____ Received by: _____ _____
Property street address: 402 Kinsey St		
Historic district: Boylan Heights		
Historic property/Landmark name (if applicable):		
Owner name: Karla Oakley & Nancy Petty		
Owner mailing address: 402 Kinsey St Raleigh, NC 27603		

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.

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: 35

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)
1.4.8	Fences & Walls	Build 42" wood and metal fence (per plans attached)

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 12/05/2020

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)

Erin Math

Date

06/05/2020

Submitted To: RHDC

RE: Install Fence, 402 Kinsey St. in Historic Boylan Heights

To whom it may concern,

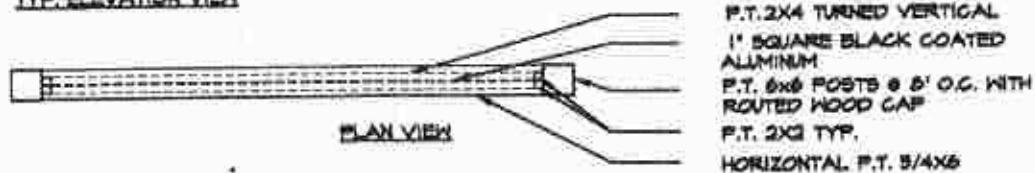
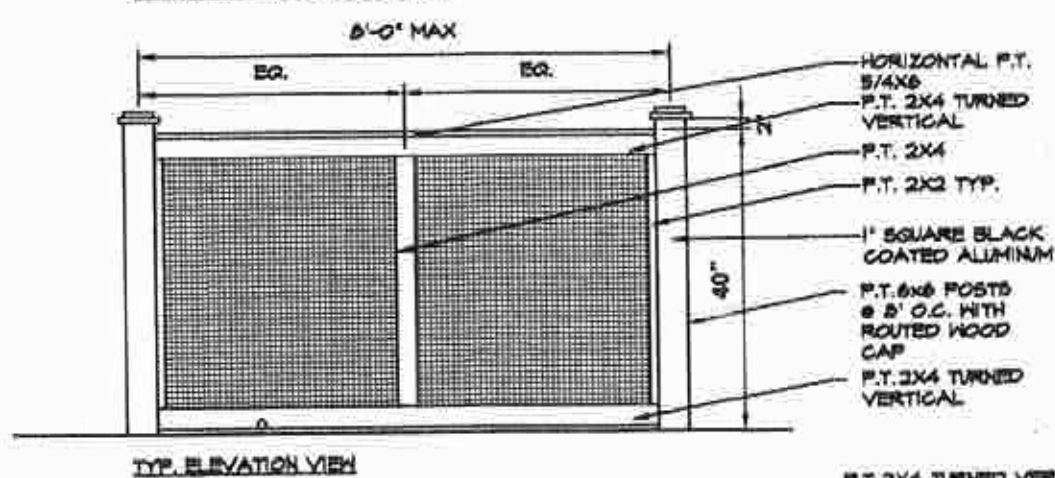
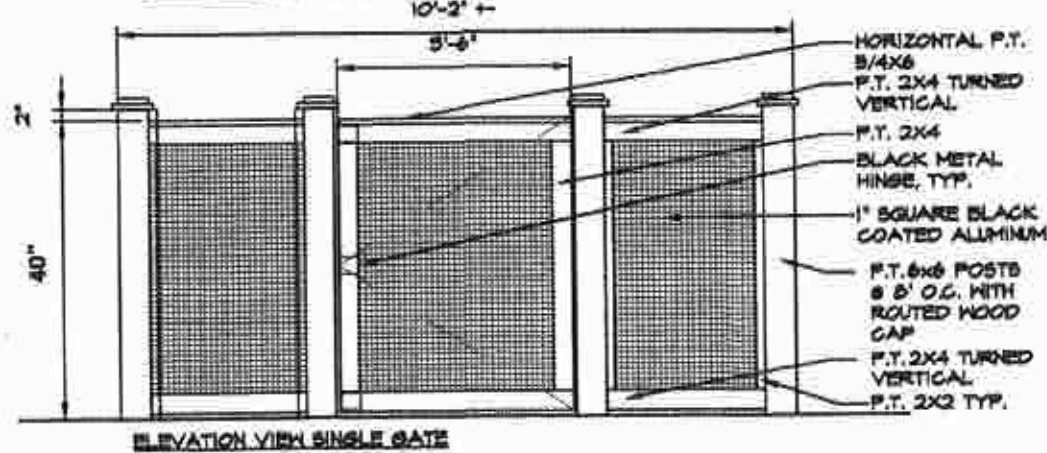
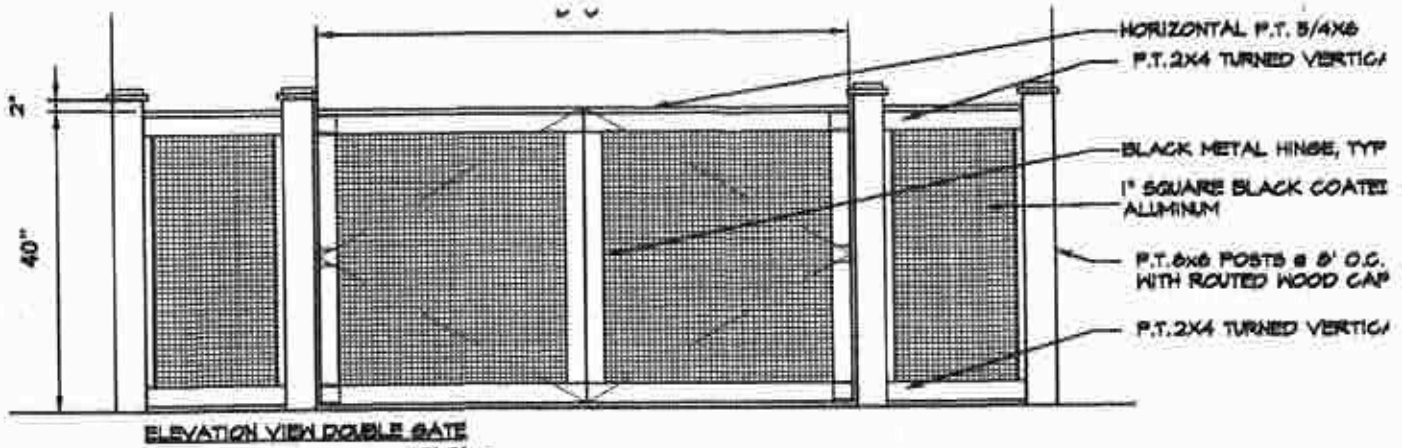
I have been hired by the homeowners at 402 Kinsey St to build them a 42" tall fence for their dog. This is the same fence I built at 1016 W Cabarrus St. earlier this year, only shorter to meet the minor work requirement. They want the fence to have a finished height of 42". It will be constructed with treated 6"x6" posts, 2"x4" frames with black coated aluminum fencing and a 5/4" x 6" cap board. (Per Drawings) We are going to run the new fence inside of an existing concrete wall at the rear of the property and terminate it at an existing wood privacy fence on the right rear property corner. We are going to continue it down the left property line toward the street 24' and tie into an existing chain link fence. We are also going to run a 12' section of fence with a 3' passage gate from the left side of the house to the chain link fence on along the left property line. We will then add a 14' 4" section of fencing with an 8' double gate from the right side of the house to the wood privacy fence along the right property line. Please let me know if you have any questions.

Thank you,
John Kerr
President, JBK Construction, LLC



"Of"





FENCE	3/8" = 1'-0"	DATE: 11-12-19

















Morton, Erin

From: John Kerr <kerr@jbcconstruction.net>
Sent: Thursday, June 4, 2020 9:05 PM
To: Morton, Erin
Subject: RE: 402 Kinsey

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Erin,

You are the best! Thank you so much. The homeowners will be very happy to hear that. I will look for the blue placard to come in the mail.

Have a great night

Thanks again,
John Kerr

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Morton, Erin" <Erin.Morton@raleighnc.gov>
Date: 6/4/20 5:08 PM (GMT-05:00)
To: John Kerr <kerr@jbcconstruction.net>
Cc: "Tully, Tania" <Tania.Tully@raleighnc.gov>, "Kinane, Collette" <Collette.Kinane@raleighnc.gov>
Subject: RE: 402 Kinsey

John,

We did receive the additional materials you sent and were able to discuss at our staff meeting this afternoon. Thank you for sending the additional requested photos. Seeing an accurate representation of the 42" fence allowed us to make an informed decision about the fence's congruity with the RHDC design guidelines and the district's historic character. Based on the provided photos and the location of the fence and gates toward the rear of the property, we are able to approve your minor work application.

You are correct that we are still working remotely. However, I will be in the office tomorrow to process your application and get the blue placard in the mail to you. I will send a follow-up email tomorrow when that has been completed. Thanks and hope you are having a good and safe week!

Best,
Erin

Erin Morton

City of Raleigh

Planning and Development

■ Raleigh Urban Design Center

919-996-4644 | raleighnc.gov

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From: John Kerr <kerr@jbcconstruction.net>

Sent: Thursday, June 4, 2020 4:51 PM

To: Morton, Erin <Erin.Morton@raleighnc.gov>

Subject: 402 Kinsey

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Hey Erin,

I tried you by phone today, but realized that you are probably working from home. Did you receive my emails yesterday regarding the fence at 402 Kinsey St? I just need to update the homeowners.

Thank you so much,
John Kerr

Morton, Erin

From: Morton, Erin
Sent: Thursday, June 4, 2020 1:23 PM
To: Tully, Tania; Kinane, Collette
Subject: FW: COA-0062-2020 minor work 402 Kinsey St
Attachments: image001.png; 402 Kinsey St Rear Property Line 1.pdf; 402 Kinsey St Rear Property Line 2.pdf

Erin Morton

Preservation Planner II

City of Raleigh

Planning and Development

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From: John Kerr <kerr@jbkconstruction.net>
Sent: Wednesday, June 3, 2020 3:27 PM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Subject: Re: COA-0062-2020 minor work 402 Kinsey St

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Hey Erin,

I just realized that I didn't attach those photos to the email I sent this morning. Sorry about that. Here they are. Please let me know if you would like to meet at the site so you can see the appearance of the fence how well it fits in with everything.

Thank you,
John Kerr



725-B Pershing Rd. ~ Raleigh, NC 27608 ~ (919) 977-1108

From: "Morton, Erin" <Erin.Morton@raleighnc.gov>
Date: Friday, May 22, 2020 at 5:25 PM
To: John Kerr <kerr@jbkconstruction.net>

Cc: "Kinane, Collette" <Collette.Kinane@raleighnc.gov>, "Tully, Tania" <Tania.Tully@raleighnc.gov>

Subject: RE: COA-0062-2020 minor work 402 Kinsey St

John,

Thank you for taking the time to email us separately and alert us to the new materials you have provided in the portal. You are correct that the application will need to be reviewed as an after-the-fact request. Please note that the RHDC's by-laws require Staff to review after-the-fact applications as though the work has not yet been completed, so the wording and tense we use to review may seem strange to you.

We do need some additional information from you in order to consider the application complete and finalize the review. Will you please confirm that the photographs you have provided are in fact of the application property at 402 Kinsey Street? That seems like what you are indicating, but the photos are not clearly labeled as such, so we do not want to assume. Could you also provide a straight-on photo of the continuous fence segment? We have a good photo of the gate detail, but only an oblique angle of the continuous section of the fence.

From the provided photos, it appears as though the fence posts and framing are heavy for the height of the fence. Because the area around the gate commonly has a lot of framing members not typical of the rest of the fencing sections, we are hopeful that the straight-on photo of the fence will help us determine that the posts and framing pieces are not as heavy as they appear in the current photographs. Based on what we see so far, it looks as though this is going to need to be converted to a major work for review by the RHDC's COA Committee.

Please provide the additional information when you are ready. I hope you have an enjoyable holiday weekend.

Best,
Erin

Erin Morton

Preservation Planner II
City of Raleigh
Planning and Development Department

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919-996-2632 | raleighnc.gov

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From: John Kerr <kerr@jbkconstruction.net>

Sent: Friday, May 15, 2020 11:13 AM

To: Morton, Erin <Erin.Morton@raleighnc.gov>

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

Subject: Re: COA-0062-2020 minor work 402 Kinsey St

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Hey Erin,

Happy Friday to you. I just resubmitted this information into the portal. I had tried to do this 3 weeks ago after I received your email and thought the 2nd review had begun, but apparently the files didn't upload. When I checked today, the pictures and application were not on there. It said it was successfully uploaded this time, so you should have all you need. Please let me

know if there is anything else needed.. We have already built the fence as the homeowner needed it for a Mother's day celebration they had, so it is now an "After the fact" application. I hope this is ok. I didn't think it would take this long to get the approval. I'm sorry.

Thank you,
John Kerr



725-B Pershing Rd. ~ Raleigh, NC 27608 ~ (919) 977-1108

From: "Morton, Erin" <Erin.Morton@raleighnc.gov>
Date: Thursday, April 23, 2020 at 4:56 PM
To: John Kerr <kerr@jbbkconstruction.net>
Cc: "Tully, Tania" <Tania.Tully@raleighnc.gov>, "Kinane, Collette" <Collette.Kinane@raleighnc.gov>
Subject: COA-0062-2020 minor work

Hi John,

Thank you for submitting your minor work application. We understand that you would like to install a new 42" fence at 402 Kinsey Street in the Boylan Heights Historic District. We have begun our initial review and need a few additional items from you in order to complete the review. Please see below and let us know if you have any questions.

1. Please provide the minor work COA application to accompany the work request. I have attached a blank copy to this email for your convenience.
2. Please provide photos of the property, including a clear photo of the front of the house from the street and photos of the full yard.
3. Please provide scaled drawings of the proposed fence and gate construction for this project. Because the fence will be shorter here, the document provided does not show an accurate representation of the proposed fence detail.

We look forward to completing the review whenever you are able to provide the additional materials. Let us know if we can provide further clarification on any of the items above. Thank you and hope you are staying healthy.

Best,
Erin

Erin Morton
Preservation Planner II

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Morton, Erin

From: John Kerr <kerr@jbkconstruction.net>
Sent: Wednesday, June 3, 2020 9:45 AM
To: Morton, Erin
Subject: Re: COA-0062-2020 minor work 402 Kinsey St
Attachments: image001.png

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Good morning Erin,

I am sorry I am just responding to your email. My 6 year old daughter had medical treatments all last week and we were slightly overwhelmed with that. I have uploaded more photos of the fence that we erected at 402 Kinsey St. to the portal. (Also attached here). This fence looks very nice and fits the landscape very well. I have had numerous compliments on it in the neighborhood. I do believe there is some animosity between the neighbors at 400 Kinsey St and my clients. I am not sure what the issues are, but I do know there is some history in dealing with them. I am certain they are the reason for any complaints coming from the issue with this fence. I have never in my 30 years of building had this much difficulty in procuring an approval for a fence installation. I spoke with Tania Tully before we ever began this job and asked her could we build the same fence we did at 1016 W Cabarrus, but at a 42" height so that it met "Minor Work" conditions. She informed me that was the case. The precedent was set when that fence design was approved through "Major Work" back in December. My clients and I were trying to avoid having to pay the Major Work fees and time to attend a hearing to have this approved again. Also, with the quarantine, I did not think there would be any hearings for quite some time and time was of the essence in erecting this fence. They got a new dog that needed to be fenced in. Please let me know what else is required at this time to get the "Minor Works" approval so that I can obtain the building permit from the city so this fence can be legalized. They received a letter from David Reyes threatening fines if the fence was not permitted by July 6th. I appreciate all your help in this matter.

Thank you,
John Kerr



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Erin Morton
Preservation Planner II
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To: John Kerr <kerr@jbkconstruction.net>

Cc: "Tully, Tania" <Tania.Tully@raleighnc.gov>, "Kinane, Collette" <Collette.Kinane@raleighnc.gov>

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Erin Morton
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