



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Remove shingle roofing; install standing seam metal roof; construct rear deck; construct side entry door; alter exterior paint colors; remove front storm door; remove front step railing; alter house numbers; replace wall-mounted mailbox; install electric car-charging station; install HVAC units; install gas water heater; refresh and extend gravel driveway

1031 W South St

Address

Boylan Heights

Historic District

Historic Property

COA-0045-2022

Certificate Number

9/23/2022

Date of Issue

3/23/2023

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, _____

Kim Norton

Raleigh Historic Development Commission

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

Type or print the following:

Applicant name: **Ulrich Hauser**

Mailing address: **3518 E Mountain View Rd**

City: **Phoenix**

State: **AZ**

Zip code: **85028**

Date: **4/07/2022**

Daytime phone #: **6026149059**

Email address: **hihauser@tutanota.com**

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-0045-2022

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: **1301 W South Street**

Historic district: **Boylan Heights**

Historic property/Landmark name (if applicable):

Owner name: **Katherine High**

Owner mailing address: **219 Grays Lane, Haverford, PA 19041**

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: <u>26, 30, 45, 49, 50, 51, 60, 69</u> <hr/>
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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).
60	erection of roof	with standing seam metal roof same as
24	add deck	east side with access on south side, less
30	entrance	side close on the western end of the kit
50	HVAC packa	install HVAC package unit on North side

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 <u>03/23/2023</u> . 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) <u>Emi Martin</u>	Date <u>09/23/2022</u>

J. Ulrich Hauser
3518 East Mountain View Rd
Phoenix, AZ 85028
602.614-9059

4/7/2022
Amended 9/1/2022 (items 12. 13.)

Application for certificate of appropriateness

Property
1031 W South Street
Raleigh, NC 27603
Parcel 1703264911

1. Roof: Currently the house has an asphalt shingle roof and a standing seam metal roof over the porch. We would like to use standing seam metal roof for the whole house. Identical to the roof on the porch we want to install 16 3/4 wide pans, 1" seam height, galvanized metal. See image.
2. Deck: We would like to add a deck to the West (back) side of the house. (See plan and image). The deck will be accessed from the South side.
3. Side entrance: We would like to add a side entrance on the South side that leads into the back of the kitchen. (Far from the street). There is a drive way car pad on that side of the house and there we want to access the house through the kitchen. Currently there is only a front entrance leading into the living room. The door will be a duplicate of the original front door. See image.
4. We would like to install an HVAC package unit on the North side of the house. See plan and image. The house currently has no heating or cooling system.
5. Paint entire exterior of house. The house is currently white with a dark brown porch floor. We want to keep the colors but slightly different shades. See swatches.
6. Paint block foundation: The foundation currently has a greige color. We would like to paint it slightly differently to create a cohesive color scheme for the entire house. See swatches.
7. Paint porch floor. The porch floor is currently painted a dark brown. We would like to paint it in a slightly different shade to create a cohesive color scheme. See swatches.
8. The house currently has a non-original storm door at the front entrance that obstructs the original front door. We would like to remove the storm door to create an authentic look of the facade see image.
9. House numbers are currently vertically installed on the left column at the porch. We would like to use the same typeface, and size of the numbers that are on the Cabarrus house and install them also on the left side of the entrance like at the Cabarrus house. The current wall mounted mailbox is installed on the right side of the house and does not meet today's requirements in terms of size and safety. We would like to install a larger one that is lockable, mounted on a post on the right side of the steps at the porch. (See image for house numbers at Cabarrus house and image for mailbox. Link for mailbox: <https://mailboxempire.com/products/jayco-industries-standard-letter-locker?variant=19731933134905>)
10. Install car charging station on South side of the house, next to drive way. Electric cars are becoming more common and home charging stations are needed. The location on the South

side outside wall of the house is ideal to charge a car parked in the drive. (See plan and image)

11. Install a whole house on demand gas water heater on the West side of the house. (See plan and image)
12. We would like to remove the handrails currently installed left and right at the steps from the walkway to the house to the front porch. They are not original, the craftsmanship is poor, and there is no comparable installation in the neighborhood.
13. We would like to re-install the original gravel (gray, granite, rough edges) in the drive way and also extend the gravel further to the west. And add a 36" wide gravel path to the steps of the added side entrance.

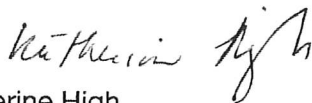
Katherine High
219 Grays Lane
Haverford, PA 19041

April 6, 2022

City of Raleigh

To whom it may concern.

I, Katherine High, authorize J. Ulrich Hauser to act on my behalf in regards to the applications for appropriateness for the properties 1031 W South Street and 1103 W Cabarrus Street.

A handwritten signature in cursive script that reads "Katherine High".

Katherine High

Excise Tax: \$970.00 Recording Information
Real Estate ID No.: 0030681; 0030683 PIN: 1703264911; 1703263975
After recording hold for: Manning, Fulton & Skinner, P.A. (Box 133)
This instrument was prepared by: B. Zachary Taylor of Manning, Fulton & Skinner, P.A.
Brief description for the Index: Lot 223 & portion of Lot 281, Boylan Heights, BM 1885-114

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of the 31st day of January, 2022 by and between

GRANTOR	GRANTEE
Charles Michael High and spouse, Phuong Anh Nguyen	Katherine High, an individual (84.888% undivided interest), and
Ruth High Perrine, unmarried	Rebecca Louise High, an individual (15.112% undivided interest), as tenants-in- common
David Arthur High, unmarried	
Charles Michael High, Trustee of the Trust for Charles Michael High under Section 7 of the Sidney C. High, Jr. Trust u/a/d March 11, 2005	219 Grays Lane Haverford, PA 19041
Charles Michael High, Trustee of the Trust for Ruth High Perrine under Section 7 of the Sidney C. High, Jr. Trust u/a/d March 11, 2005	
1100 Utterback Store Road Great Falls, VA 22066	
and five additional Grantors listed on Exhibit A	

Submitted electronically by "Manning Fulton & Skinner, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

The property conveyed by this instrument does not include the primary residence of Grantor.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WHEREAS, the Property (as hereinafter defined) containing the property identified as the "Assemblage" and commonly known as 1031 West South Street, Raleigh, NC (REID 0030681) and 1103 West Cabarrus Street, Raleigh, NC (REID 0030683), was drawn and allotted among Grantors herein by that certain Report of Commissioners (the "Partition Report"), said Partition Report being confirmed by and shown as Exhibit B to that certain Order Confirming Report of Commissioners recorded in Book 18854, Page 689, Wake County Registry; and

WHEREAS, pursuant to such partition Grantors collectively own 100% interest in the Property and now wish to convey all of their ownership interest in the Property to Grantees such that Katherine High is the owner in fee simple of 84.888% undivided interest in the Property and Rebecca Louise High is the owner of 15.112% undivided interest in the Property.

WITNESSETH, that Grantor, for valuable consideration paid by Grantee, the receipt of which is hereby acknowledged has given, granted, bargained, sold, and conveyed, and by these presents does give, grant, bargain, sell and convey unto the Grantee in fee simple, all those certain lots or parcels of land situated in Wake County, North Carolina and more particularly described as follows (the "Property"):

BEGINNING at a stake on the west side of South Street 100 feet south of the intersection of the west side of South Street and the south side of Cabarrus Street, the corner on South Street between lots 223 and 222 as shown on the map hereinafter referred to; runs thence along the line dividing lots 223 and 222 westerly 133.4 feet to the corner dividing lots 223 and 222 on the east side of an alley; runs thence along the east side of said alley northerly 122.7 feet to the south side of Cabarrus Street; runs thence easterly along the south side of Cabarrus Street 60 feet to a point on Cabarrus Street which is 100 feet westerly from the southwest intersection of Cabarrus Street and South Street; runs thence southerly 57.1 feet to a point in the north line of lot 223; runs thence along the north line of lot 223, easterly 100 feet to the west side of South Street; runs thence southerly along the west side of South Street 50 feet to the beginning. Being all of lot 223 and the western part of lot 281 of Boylan Heights according to a map thereof recorded in the Wake County Registry in Map Book 1885 at page 114. See the following documents among the Wake County records: Book 393, page 401; Book 476, page 339; Book 957, page 396; Will Book 3, page 51.

Deed References: Book 1522, Page 257, Wake County Register of Deeds. See also S. C. High Estate, File no. 2020 E 1977, Wake County Clerk of Superior Court; Ernestine T. High Estate, File no. 1991 E 510, Wake County Clerk of Superior Court; and Sydney C. High, Jr. Estate, File no. 2020 E 1977 Wake County Clerk of Superior Court.

Property Addresses: 1103 W. Cabarrus Street, Raleigh, NC 27603 and 1031 W. South Street, Raleigh, NC 27603

Additional Deed References: Book 18366, Page 1609, Wake County Register of Deeds. See also Elizabeth Anne High Rounds Estate, File no. 2002 E 335, Wake County Clerk of Superior Court; Melissa High Clement Estate, File no. 2020 E 1817, Cumberland County Clerk of Superior Court and File no. 2021 E 586, Wake County Clerk of Superior Court; and Ernestine High Estate, aka Ernestine High Merchant, File no. 2020 E 727, Wake County Clerk of Superior Court.

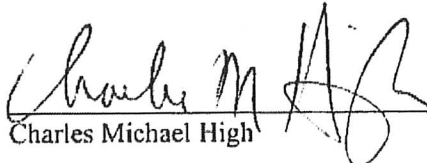
TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

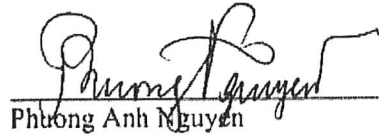
And Grantors collectively covenant with Grantee, that Grantors have done nothing to impair such title as Grantors received, and Grantors will warrant and defend the title against the lawful claims of all persons

claiming by, under or through Grantors, other than the following exceptions: (i) ad valorem taxes for the year 2022 and subsequent years; (ii) enforceable easements, restrictions, covenants, rights of way and other matters of record; and (iii) matters which would be revealed by a current and accurate survey of the Property.

IN WITNESS WHEREOF, Grantor has hereto set his hand the day and year first above written.

[multiple signature and notary pages follow]

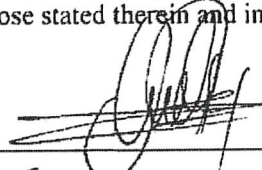
 (SEAL)
Charles Michael High

 (SEAL)
Phuong Anh Nguyen

STATE OF Virginia
COUNTY OF Fairfax

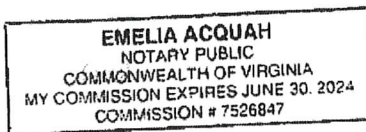
I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Charles Michael High and spouse, Phuong Anh Nguyen.

Date: 1/27, 2022

Notary Public: 

Printed Name: EMELIA ACQUAH

My Commission Expires: 6/20/2024



Ruth High Perrine (SEAL)
Ruth High Perrine

STATE OF Virginia

COUNTY OF Frederick

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Ruth High Perrine.

Date: 21 January, 2022

Notary Public: Steven Todd Strader

Printed Name: Steven Todd Strader

My Commission Expires: 08/31/2025

(seal)
STEVEN TODD STRADER
Notary Public
Commonwealth of Virginia
Reg. No. 7739327
My Commission Expires 8/31/2025

David Arthur High (SEAL)
David Arthur High

STATE OF Virginia
COUNTY OF Calverton

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
David Arthur High.

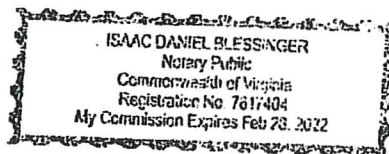
Date: 1 - 25 - 2022

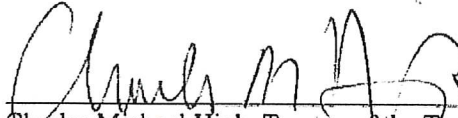
Notary Public: Isaac Blessinger

Printed Name: Isaac Blessinger

(seal)

My Commission Expires: 7617404

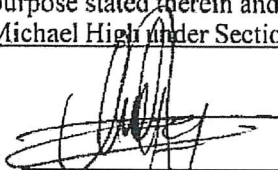


 (SEAL)
Charles Michael High, Trustee of the Trust
for Charles Michael High under Section 7 of the
Sidney C. High, Jr. Trust u/a/d March 11, 2005

STATE OF Virginia
COUNTY OF Fairfax

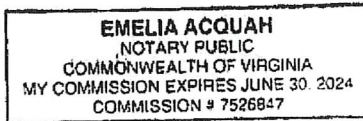
I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Charles Michael High, Trustee of the Trust for Charles Michael High under Section 7 of the Sidney C. High, Jr. Trust u/a/d March 11, 2005.


Date: 1/27, 2022

Notary Public: 

Printed Name: EMELIA ACQUAH

My Commission Expires: 6/30/2024

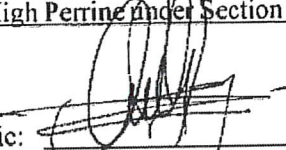


 (SEAL)
Charles Michael High, Trustee of the Trust
for Ruth High Perrine under Section 7 of the
Sidney C. High, Jr. Trust u/a/d March 11, 2005

STATE OF Virginia
COUNTY OF Fairfax

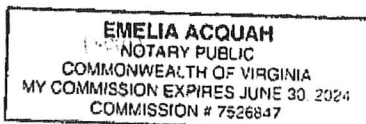
I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Charles Michael High, Trustee of the Trust for Ruth High Perrine under Section 7 of the Sidney C. High, Jr. Trust u/a/d March 11, 2005.

Date: 1/27, 2022

Notary Public: 

Printed Name: EMELIA ACQUAH

My Commission Expires: 6/30/2024



Charles Michael High (SEAL)

Charles Michael High, Trustee of the Trust
for David Arthur High under Section 7 of the
Sidney C. High, Jr. Trust u/a/d March 11, 2005

STATE OF Virginia
COUNTY OF Fairfax

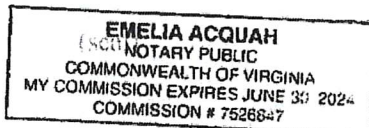
I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Charles Michael High, Trustee of the Trust for David Arthur High under Section 7 of the Sidney C. High, Jr. Trust u/a/d March 11, 2005.

Date: 1/27, 2022

Notary Public: [Signature]

Printed Name: EMELIA ACQUAH

My Commission Expires: 6/30/2024



Katherine High (SEAL)
Katherine High

George Steele (SEAL)
George Steele

STATE OF Pennsylvania
COUNTY OF Philadelphia

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Katherine High and spouse, George Steele.

Date: January 20, 2022

Notary Public: Catherine Pytel

Printed Name: Catherine Pytel

My Commission Expires: October 12, 2025

Commonwealth of Pennsylvania - Notary Seal
Catherine Pytel, Notary Public
Philadelphia County
My commission expires October 12, 2025
Commission number 1279280
Member, Pennsylvania Association of Notaries

Rebecca Louise High (SEAL)
Rebecca Louise High

Hunter Pendleton (SEAL)
Hunter Pendleton

STATE OF North Carolina

COUNTY OF Orange

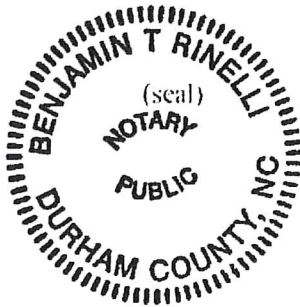
I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Rebecca Louise High and spouse, Hunter Pendleton.

Date: January 19, 2022

Notary Public: [Signature]

Printed Name: Benjamin T. Rinelli

My Commission Expires: November 1, 2022



Lacey High Hauser (SEAL)
Lacey High Hauser

Ulrich Hauser (SEAL)
Ulrich Hauser

STATE OF Arizona

COUNTY OF Maricopa

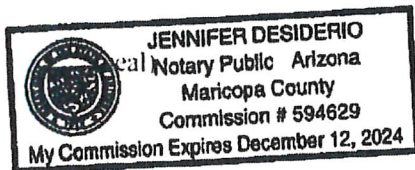
I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Lacey High Hauser and spouse, Ulrich Hauser.

Date: 1/22/, 2022

Notary Public:

Printed Name:

My Commission Expires:



Jennifer Desiderio
Jennifer Desiderio
12/12/2024

Donna Clement Coffin (SEAL)
Donna Clement Coffin

John Coffin (SEAL)
John Coffin

STATE OF FLORIDA

COUNTY OF MONROE

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Donna Clement Coffin and spouse, John Coffin.

Date: JANUARY 21, 2022

Notary Public: Nira Tocco

Printed Name: NIRA TOCCO

My Commission Expires: JUNE 25, 2024

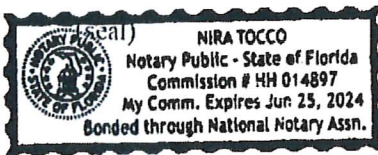


EXHIBIT A

Additional Grantors

**Charles Michael High,
Trustee of the Trust for David Arthur High under Section 7 of the Sidney C. High, Jr. Trust u/a/d
March 11, 2005**

**Katherine High and spouse,
George Steele**

**Rebecca Louise High and spouse,
Hunter Pendleton**

**Lacey High Hauser and spouse,
Ulrich Hauser**

**Donna Clement Coffin and spouse,
John Coffin**

Morton, Erin

From: hihauser@tutanota.com
Sent: Friday, May 6, 2022 12:42 PM
To: Morton, Erin
Subject: RE: COA-0045-2022 (1031 W South St) - Minor Work
Attachments: 1031 W scaled site plan w deck dims.pdf; Lennox ML14xp1.pdf; ML14XP1 Heat Pump Specifications HVAC Heating & Cooling Systems Lennox.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the 'Phish Alert' link in the banner to report this message.

Hi Erin.

Thanks so much for the review and feed back.

I have attached the scaled site plan with deck dims highlighted in yellow. I might have uploaded the wrong file without the dims last time. My apologies.

It would be great if you could consult with your senior preservation planner on the deck approval next week and let me know. If it is necessary and likely to be successful to submit a major work application for the deck as designed then I'll probably do that. If chances are that it will not be approved then we can always redesign it with a stoop. Architecturally and functionally it would be best if it could be executed as designed. I understand the deadline for the major work COA application would be 5/10/2022 for the 6/23 meeting. Is that correct?

I'll be back in Raleigh June 1st and will take more pictures of all the existing front door details.

As for the house numbers: Yes, we just want to replicate/match (size, color, type face) the house number design currently on 1103 Cabarrus. Not just relocate the existing 1031 W South Street numbers from column to wall.

Specs for the HVAC are attached. We plan on using 2 units of this split system heat pump. One for 1st floor, one for second floor. The attached specs are for the outdoor units.

Have a great weekend. Ulrich

Ulrich Hauser
3518 E Mountain View Rd
Phoenix, Arizona 85028
602.614-9059

May 6, 2022, 08:52 by Erin.Morton@raleighnc.gov:

Ulrich,

See my responses below in red.

- Although the photo attachments were successfully downloaded, I am unable to open them. Are you able to save the files as JPEGs or PDFs rather than the current HEIC file format? **Resent today as jpg.**
Received and readable, thank you!
- Will the metal roofing finish have a sheen in any way? Metal roofs in the district are historically painted and not reflective. Please provide an image of the roof finish to be matched exactly to help us better determine congruity. **No sheen. Same material as the one already on the front porch roof at 1031 W as well as bump out at 1103 W Cabarrus. Detail picture of existing 1103 W Cabarrus standing seam included in images.**
- Provide existing ground floor plan. **Attached.**
- Manufacturer's door specifications, including scaled section detail, trim, material, and color. **Since these doors (new side entrance, deck door, as well as new front door for 1103 W Cabarrus will be custom made replicas of the current 1031 W front door is this still necessary or can I provide more detail images of the existing front door? If matching the existing door exactly (in design, material, and color) detail images of the existing front door will suffice. Please confirm in writing as well.**
- Provide the product data/specifications for all mechanical equipment proposed, including the HVAC unit, water heater, car-charging station, and mailbox. Be sure to provide overall dimensions, including height off the ground and attachment info for items being mounted. Also provide material and finish color. As website links can change or be deactivated, be sure to print all relevant information to PDF and submit to staff. **See attached. Top of EV charger max. of 5' above grade, top of mailbox max of 4'4" above grade, top of gas on demand water heater max. of 7' above grade. Please also provide the HVAC unit specs, image, and overall dimensions. All other mechanical items received and good to go.**
- Provide noting on ground floor plan to identify proposed locations of the water heater, car charger, and mailbox. **See attached. Received, thanks.**
- I did not remember to note the house numbers in my initial review email. Please mark on a photo the proposed location of the new house numbers. **Left to the front door. See attached. The materials appear to indicate that you will install new house numbers to match those pictured at 1103, is that correct? Or are you just relocating the existing house numbers on the column? Either approach is fine.**
- Provide west and south deck dimensions on the scaled proposed site plan. **See attached. Dims highlighted in yellow. I may be missing it in the paper shuffle, but I do not see this information. See attached for a markup of the 2 dimensions we are requesting. Please adjust accordingly should the design change.**
- We received the side elevation dwgs for the deck – thank you. Please provide scaled existing and proposed elevations for the rear façade as well. **See attached. This is perfect. Please adjust accordingly should the design change.**

Citing *Guideline 3.1.2* of the [Design Guidelines](#), staff has determined that the portion of the deck proposed to project beyond the side wall of the historic house does not clearly meet the Design Guidelines. It will need to be submitted as a new major work COA for review by the COA Committee at their monthly meeting. Additionally, can you confirm whether the deck surface at 1031 W South St will greater than 42" off the ground at any location on the site? **It will not. Great, thank you.** We do not necessarily expect that the COA Committee would deny the request, but it is not a determination that we can make as a minor work at the staff level.

We will also need the proposed deck specifications, including a scaled railing section detail, final materials, dimensions, and finish color for all deck/railing components. The deck info packet provided for 1103 W South is very detailed and likely the correct approach to provide for this application. Any information contained in the packet that will not be utilized in the project should be removed to avoid confusion about what specifications are approved. It is difficult to tell which options are selected or not.

Morton, Erin

From: hihauser@tutanota.com
Sent: Thursday, September 1, 2022 4:43 PM
To: Morton, Erin
Subject: RE: COA-0045-2022 (1031 W South St) - Minor Work
Attachments: Screen Shot 2022-09-01 at 11.43.13 AM.png; railing all wood.jpg; 0993E949-D417-4224-98E1-941CDC182EDE_1_201_a.jpeg; south_street_first_floor-c_rev 20220901_f37d24.pdf; Written explanation COA amended 1031 W South Street.docx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the 'Phish Alert' link in the banner to report this message.

Hi Erin.

I forgot one item: The paint color of the handrail for the deck at 1031 South Street is supposed to be the Wells gray (PPU25-06, see the color swatches that I previously mailed)

Thanks so much. Ulrich

Ulrich Hauser
3518 E Mountain View Rd
Phoenix, Arizona 85028
602.614-9059

Date: Sep 1, 2022, 13:34
From: hihauser@tutanota.com
To: Erin.Morton@raleighnc.gov
Subject: RE: COA-0045-2022 (1031 W South St) - Minor Work

Hi Erin.

Please see answers below in bold and attached.

I have also included an amended written explanation document with the handrail removal and gravel renewal and extension added as items 12 and 13.

If you could do a quick check of the material provided in this email and let me know if everything looks OK that would be great.

Thanks so much. Ulrich

Ulrich Hauser
3518 E Mountain View Rd
Phoenix, Arizona 85028
602.614-9059

Aug 31, 2022, 14:20 by Erin.Morton@raleighnc.gov:

Ulrich,

See below **in red** for responses on the remaining items:

- Thank you for confirming that no portion of the deck will be taller than 42" off the ground.
Complete.
- Thank you for confirming no sheen on the proposed standing seam roof and providing photos of the existing roof to be matched. **Complete.**
- Please confirm that the car charging station will not be taller than the existing meter equipment pictured in this area. **The gray box that is currently on that side of the house is a cable box. Not a meter. It will be removed as part of the overall clean up of all electrical installations. Provide a revised elevation with charger location no higher than cable box to be removed (lower by one lap). See attached.**
- Will the existing meter be removed? If you are not planning to remove the meter, it needs to be shown on the elevation drawings. **See above. Acknowledged and complete.**
- We still need the west and south deck length dimensions, as well as distance of the deck from the side property line. Please see attached, where I have marked **in red** the dimensions we need. **I'll have that with me next week. Ulrich to amend drawings to include wrap around rear/side deck and email with overall dimensions & distance to side property line. See attached. I also included the gravel as mentioned in separate email exchange.**
- Thank you for providing the HVAC specifications – what is the specific HVAC model #? The model selected will determine overall unit dimensions per the spec sheet. **I will have that information shortly. Ulrich to obtain final selection from contractor and email. The dims for the outside HVAC units are 28 1/4 x 28 1/4 x 43 1/4. I've included them with these dimensions in the attached plan.**
- The site plan provided shows one HVAC unit, but your emails state there will be two units. Please update the site plan accordingly. **See above. Still TBD. To be 2 HVAC units centered about midway back on side elevation. Ulrich to submit with revised site plan. See above.**
- Provide a scaled railing section detail for the proposed deck. What are the proposed materials of all deck railing elements (i.e. balustrade, railing itself, post caps)? What are the proposed finish colors for each of these elements? **Material is supposed to be Timber Tech. But still working with contractors to determine final specs. I will have samples of the material with me next week. TimberTech is approved for use as decking boards. Thank you for agreeing to amend the railing to be all wood. Please provide a railing section detail and final finish color in writing. See attached drawing.**
- The proposed rear elevation appears to show the addition of a new window to match the existing window designs. Please provide manufacturer's specifications for the new window, including material, finish color, and scaled section details (+ muntin profile). If you propose to truly match existing windows by having a custom window built to match all existing profiles and dimensions, please provide detail photos of the existing window to be matched. I believe you provided a similar series of dimensioned photos to show the front door design being matched at the side entry. **The added window is the one we will remove from the Cabarrus house where we install the french doors in its place. The windows of the 2 houses are identical. No new window will have to be manufactured. Acknowledged and complete.**
- The freestanding mailbox is not approvable by staff. We can approve a mounted mailbox on the front wall of the house near the door. Would you be willing to amend the application to remain a minor work? **We are agreeable to a wall mounted mail box. Thank you – please**

provide new mailbox specs. If proposing the 14x15x6" option, provide photo evidence of other addresses in the district with a similar condition for evaluation. **See attached.**

Best,

Erin

From: hihauser@tutanota.com <hihauser@tutanota.com>
Sent: Tuesday, August 23, 2022 2:52 PM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Subject: RE: COA-0045-2022 (1031 W South St) - Minor Work

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Hi Erin.

Answers below in bold.

We will discuss further next week.

Thanks. Ulrich

Ulrich Hauser

3518 E Mountain View Rd

Phoenix, Arizona 85028

602.614-9059

Morton, Erin

From: hihauser@tutanota.com
Sent: Thursday, September 1, 2022 4:35 PM
To: Morton, Erin
Subject: RE: COA-0045-2022 (1031 W South St) - Minor Work
Attachments: Screen Shot 2022-09-01 at 11.43.13 AM.png; railing all wood.jpg; 0993E949-D417-4224-98E1-941CDC182EDE_1_201_a.jpeg; south_street_first_floor-c_rev 20220901_f37d24.pdf; Written explanation COA amended 1031 W South Street.docx

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602.614-9059

Aug 31, 2022, 14:20 by Erin.Morton@raleighnc.gov:

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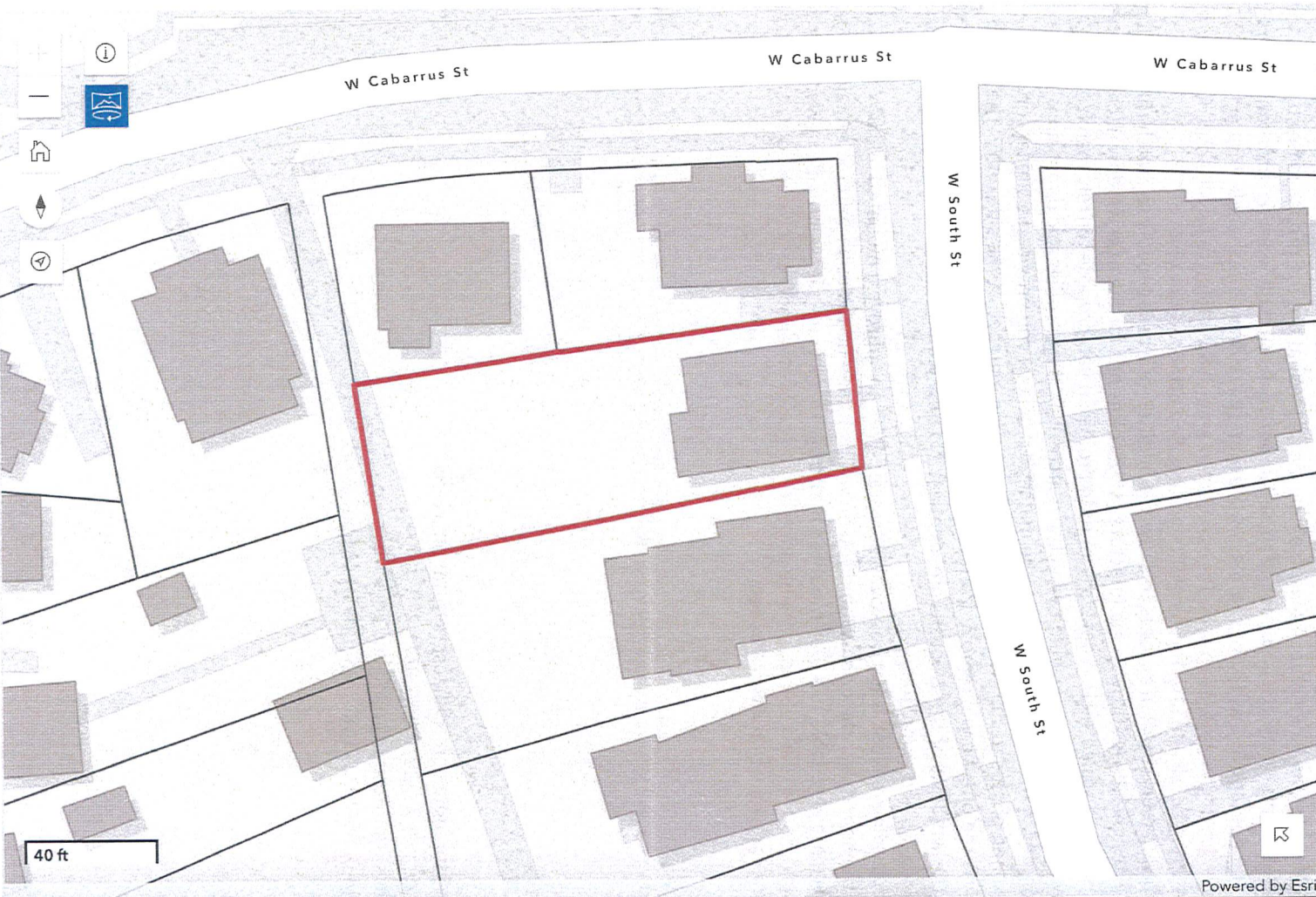
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Best,

Erin

From: hihauser@tutanota.com <hihauser@tutanota.com>
Sent: Tuesday, August 23, 2022 2:52 PM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Subject: RE: COA-0045-2022 (1031 W South St) - Minor Work



Property Search

1031 W SOUTH ST

1031 W SOUTH ST

[Google Maps](#) [Tax Page](#)

General

PIN	1703264911
REID	0030681
City	Raleigh
Jurisdiction	Raleigh
Township	Raleigh
Map Name	1703 09
Land Class	Residential Less Than 10 Acres

Owner

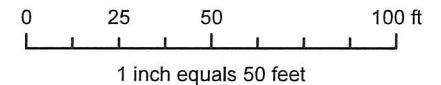
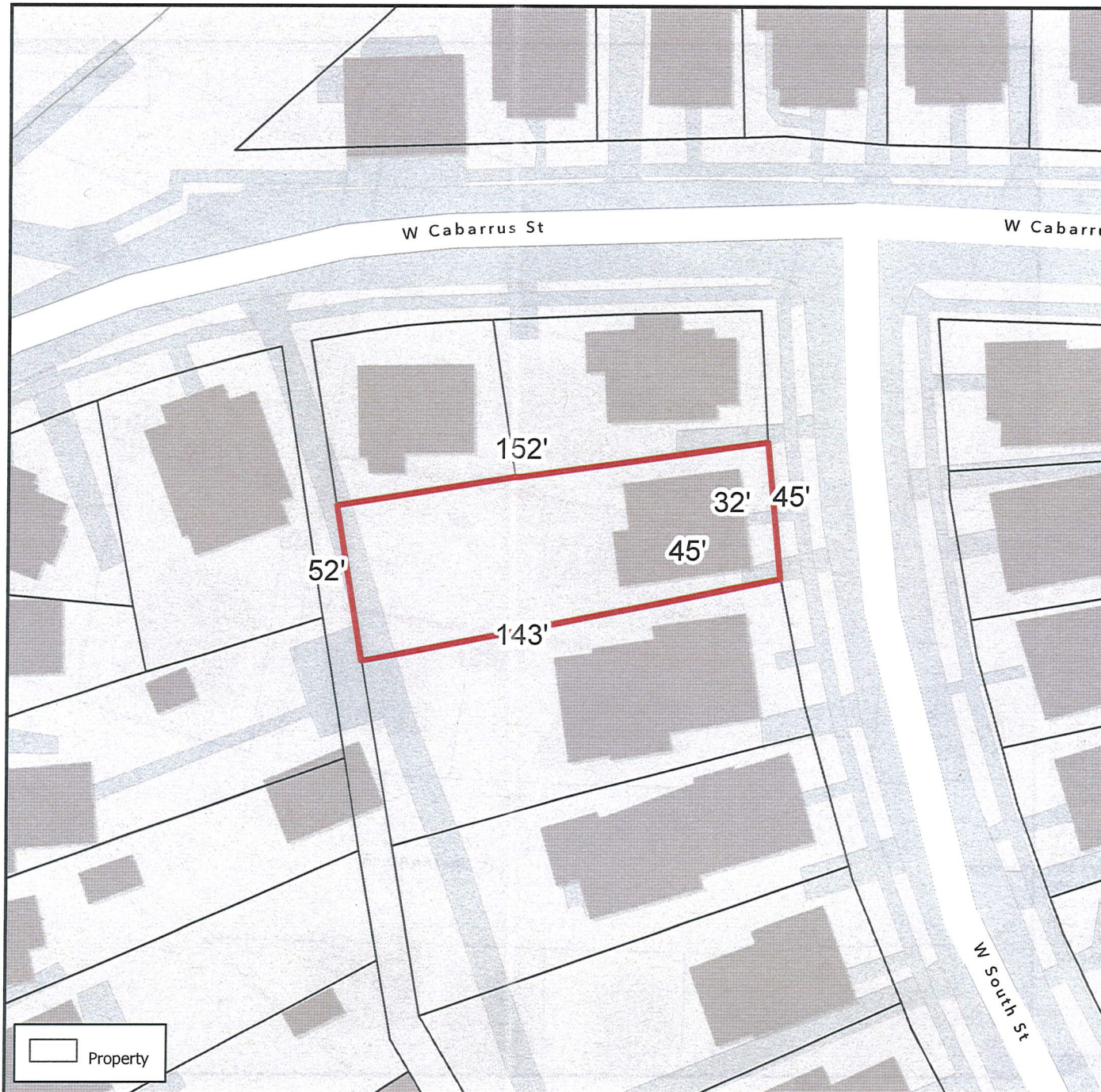
HIGH, ERNESTINE T HEIRS
RUDY L. OGBURN, ATTY/ADMIN
3101 GLENWOOD AVE STE 200
RALEIGH NC 27612-5096

ListInfo

Powered by Esri

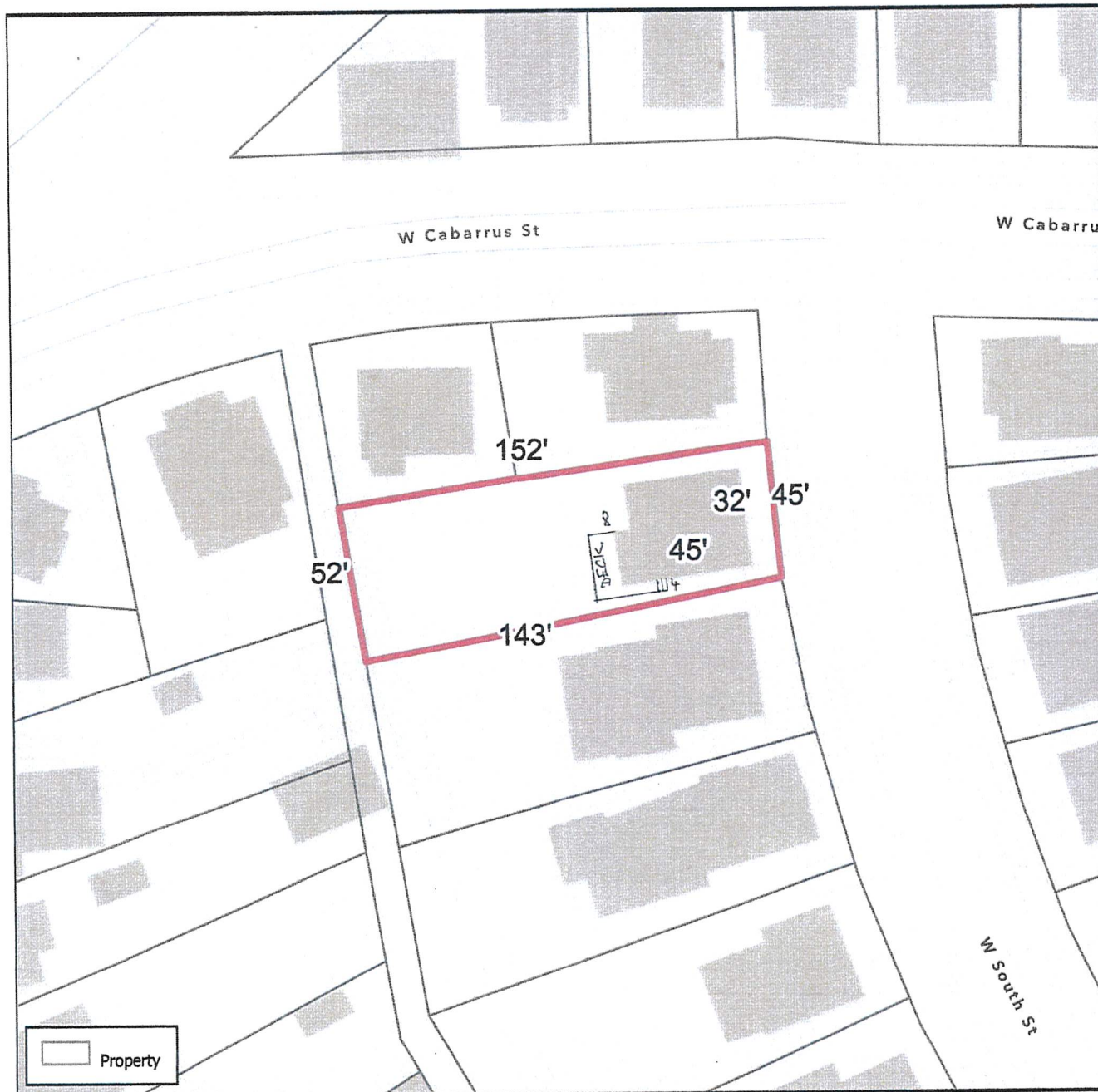
Scaled Site Plan 1031 W South Street

PIN: 1703264911
PIN Ext: 000
Real Estate ID: 0030681
Map Name: 1703 09
Owner: HIGH, ERNESTINE T HEIRS
Mail Address 1: RUDY L. OGBURN, ATTY/
ADMIN
Mail Address 2: 3101 GLENWOOD AVE STE
200
Mail Address 3: RALEIGH NC 27612-5096
Deed Book: 20-E
Deed Page: 727
Deed Acres: 0.17
Deed Date: 12/2/2019
Building Value: 59638
Land Value: 300000
Total Value: 359638
Billing Class: Individual
Description: LO223 BOYLAN HGTS
Heated Area: 2028
Street Name: W SOUTH ST
Site Address: 1031 W SOUTH ST
City: RALEIGH
Planning Jurisdiction: RA
Township: Raleigh
Year Built: 1922
Use Type: SINGLFAM
Design Style: Conventional
Land Class: Residential Less Than 10 Acres
Old Parcel Number: C012-C0039-0004



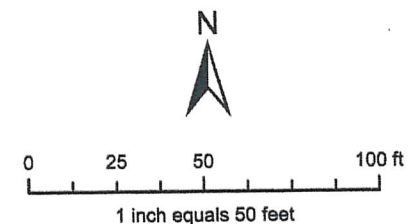
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 Design Style: Conventional
 Land Class: Residential Less Than 10 Acres
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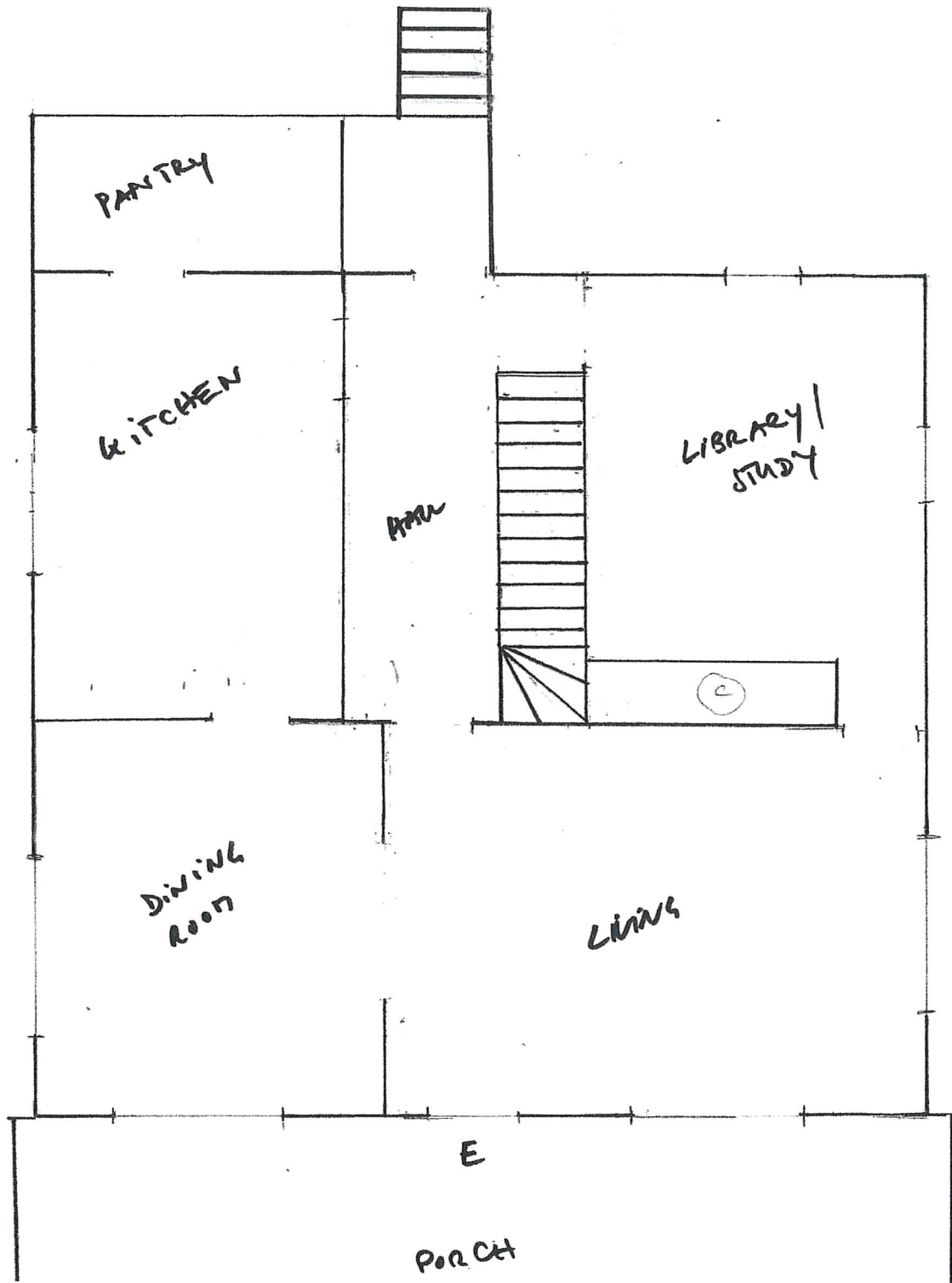


Disclaimer

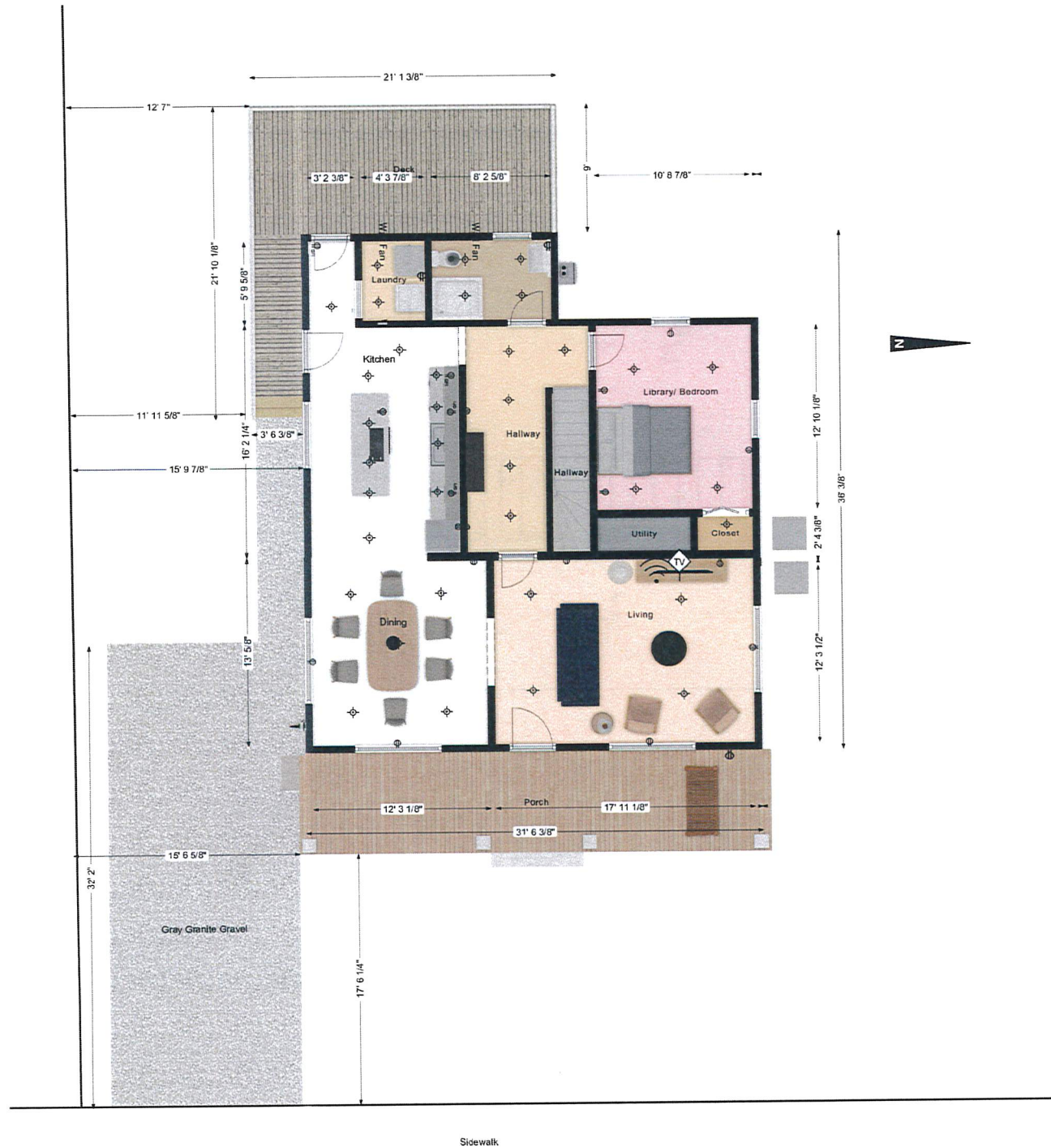
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 However, the maps are produced for information purposes,
 and are **NOT** surveys. No warranties, expressed or implied,
 are provided for the data therein, its use, or its interpretation.

1031 W SOUTH STREET
RALEIGH, NC
1ST FLOOR
BEFORE

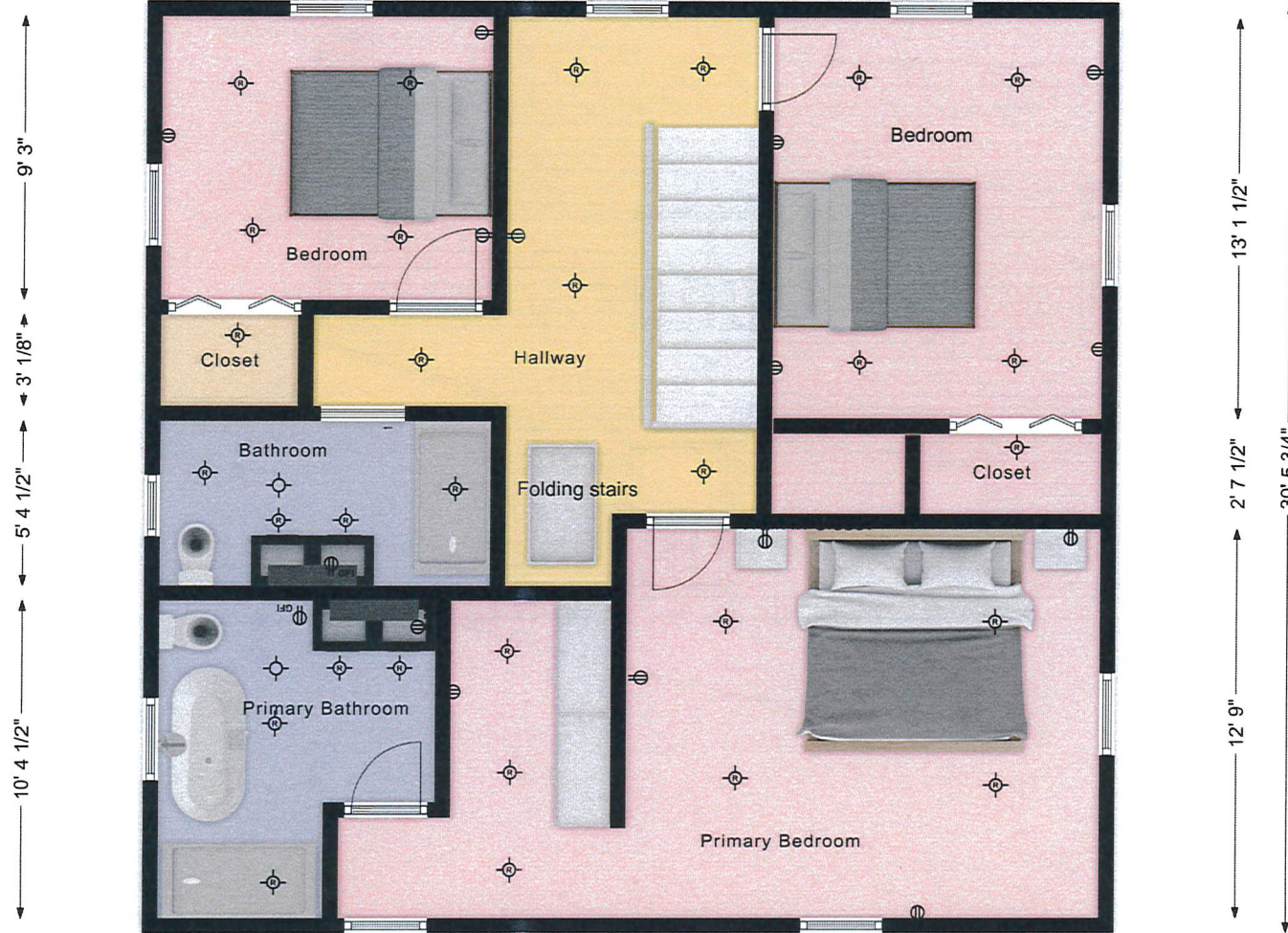
5' inch = 1" H



First floor



Floor 2



1031 W SOUTH ST
SOUTH ELEVATION
BEFORE



0 4' 8' 1.60

1031 W SOUTH ST
SOUTH ELEVATION
AFTER



0 4' 8' 1-60

1031 W SOUTH ST
WEST ELEVATION
BEFORE

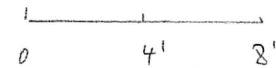


1:60
0 4' 8'

1031 W SOUTH ST
WEST ELEVATION
AFTER

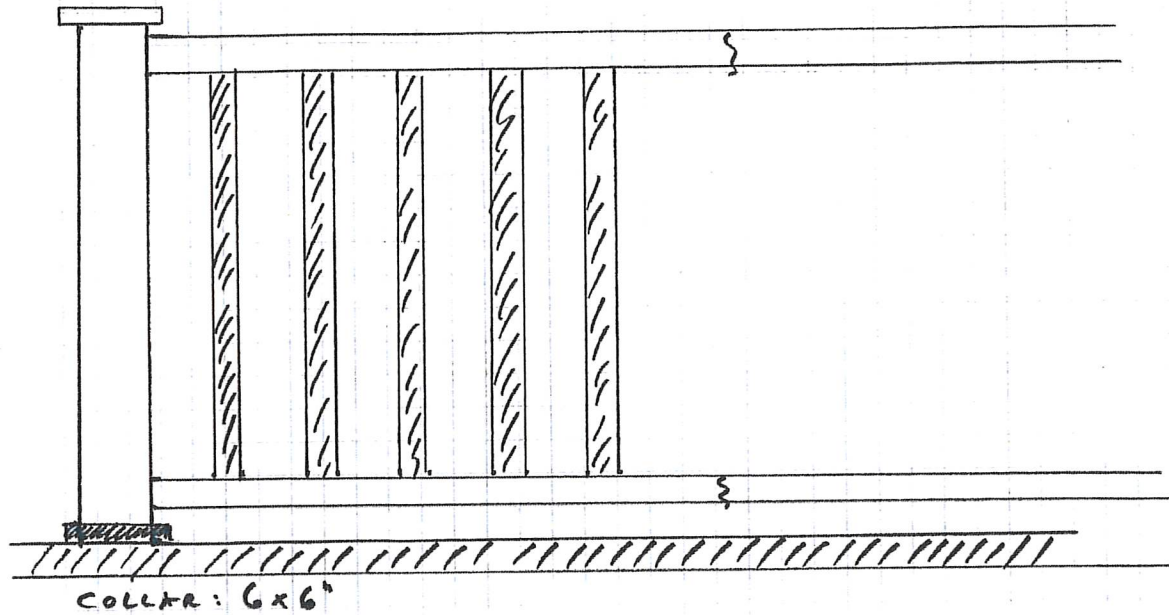


1:60



RAILING 1031 W SOUTH STREET + CABARRUS ST

CAP: 6x6"

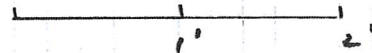


POST: 4x4"

SPACING BETWEEN BALUSTERS: 4"

TOP AND BOTTOM RAIL: 2x4"

BALUSTERS: 2x2"

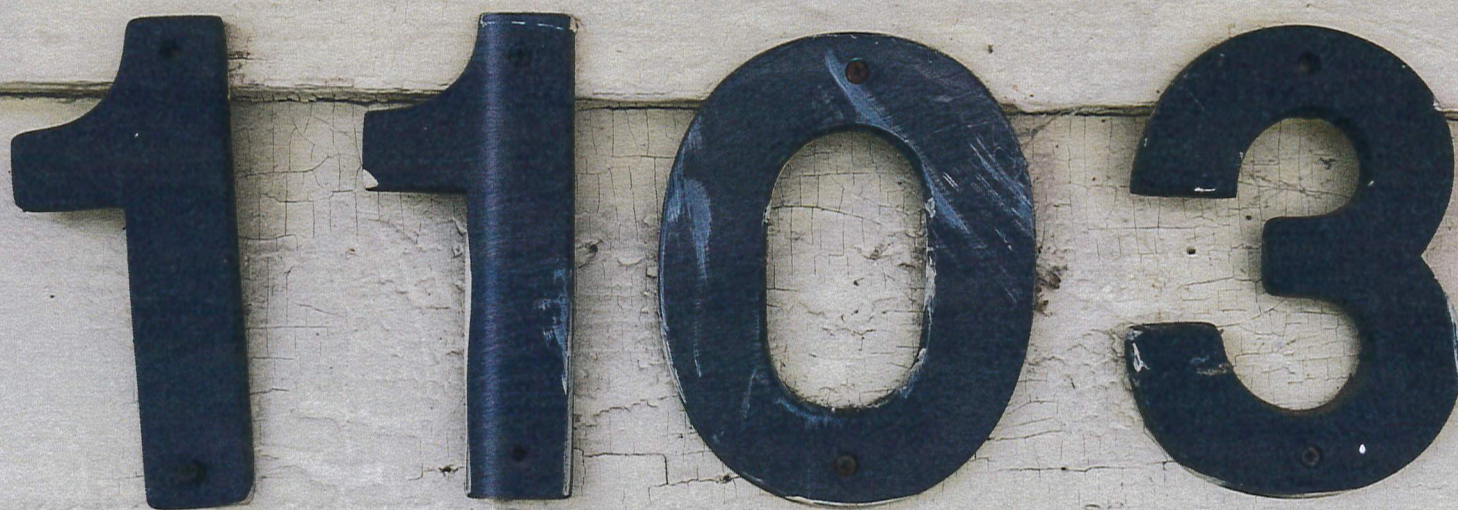


1:10



House numbers to match those found at 1103 W Cabarrus St (detail picture below) will be installed to the left of the front door. The existing vertical house numbers on the front left column will be removed.





1103

House numbers at 1103 W Cabarrus St to be matched at 1031 W South St.

Rear historic wood window being removed at 1103 W Cabarrus St (as part of MW COA-0054-2022) will be reused and installed at 1031 W South St on rear elevation.



Morton, Erin

From: hihauser@tutanota.com
Sent: Tuesday, April 26, 2022 3:26 PM
To: Morton, Erin
Subject: RE: COA-0045-2022 (1031 W South St) - Minor Work
Attachments: South Elevation 1031 B and A.pdf

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Hi Erin.

Attached are drawings of the South elevation for 1031 W South Street before and after. The after shows the added side entrance with door identical to current original front door, deck and car charger. No conduit planned (wired through wall). If unavoidable it will be painted the same color as siding.

Ulrich

Ulrich Hauser
3518 E Mountain View Rd
Phoenix, Arizona 85028
602.614-9059

Apr 22, 2022, 08:51 by Erin.Morton@raleighnc.gov:

Ulrich,

Received, thanks.

Best,

Erin

Erin Morton

Preservation Planner II



IN STOCK!



HCS-50P Plug-in, 40A, L2 EVSE, 240V, NEMA 14-50

Brand: [ClipperCreek](#)

Product Code: 0922-00-004

Availability: Pre-Order

\$725.00

Qty

1

Add to Cart

★★★★★ 30 reviews / [Write a review](#)

Like 1

Tweet

Share

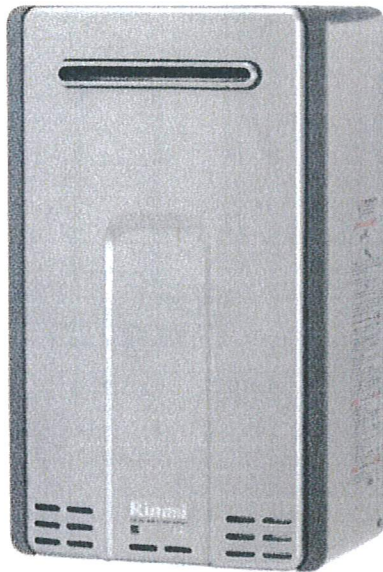
9



[Description](#)[Specification](#)[Reviews \(30\)](#)**General**

Charging Power	40 Amp (9.6kW max)
Product Dimensions	19.7"L x 8.9"W x 5.3"D
Product Weight	14 lbs.
Installation	Plug-in (NEMA 14-50, cord length 12" including plug head)
Supply Circuit	208/240V, 50A
Warranty	3 years
Charge Cable Length	25 feet
Vehicle Connector Type	Lockable SAE J1772
Accessories Included	SAE J1772 Connector Holster (wall mount); Connector Lock & Keys
Enclosure	Fully Sealed NEMA 4
Environment Rating	Indoor/Outdoor rated
Operating Temperature	-22°F to 122°F (-30°C to +50°C)
Certifications	ETL, cETLus, ENERGY STAR®
Country of Origin	United States of America

RESIDENTIAL AND COMMERCIAL



EASE OF INSTALLATION AND SERVICEABILITY

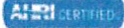
- Compact Design to Save Space
- Wi-Fi Technology for Remote Monitoring, Management and Recirculation Control.
- Simple Gas Conversion
- Includes Certified Isolation Valves for Potable Water

OPTIONAL ACCESSORIES

Condensate Neutralizer, ScaleCutter, Additional Controllers, Recess Box, Pipe Cover, EZConnect™ Cables, control-r™ Wi-Fi Module, External Recirculation Pump, Wireless Accessories, and many more.

Visit rinnai.us for a complete list of accessories.

HIGH-EFFICIENCY (NON-CONDENSING) TANKLESS WATER HEATER

Installation Type	External (Outdoor) Residential and Commercial Applications; Certified for installation in Manufactured (Mobile) Homes	
Model Number	RL94e (REU-VC2837WD-US)	
Approved Gas Types	Natural and Propane	
High Altitude Approved	Up to 10,200 ft. (3,109 m)	
Water Flow Control	Water Flow Sensor, Electronic Water Control and Fixed Bypass Control	
Efficiency		UEF: 0.81
	Ratings not certified by AHRI	EF: 0.82
Controller	Included: MC-91-2US Optional: MC-100V-1US (Deluxe), BC-100V-1US (Bathroom), MCC-91-2US (Hydronic and Commercial Applications), MC-195T-US (for use with Circ-Logic), control-r™ Wi-Fi Module	
Certifications	AHRI, ANSI Z21.10.3, and CSA 4.3	

Warranty

- Heat Exchanger: 12 years* for residential
 - All Other Parts and Components: 5 Years*
 - Reasonable Labor: 1 Year
- * 3 years if used as a circulation water heater within a circulation loop when the water heater is in series with a circulation system and all circulating water flows through the water heater, and where an aquastat/thermostat, timer, or an on-demand recirculation system is not incorporated. Refer to the Tankless Water Heater Installation and Operation manual for complete warranty information.

Safety Devices

Flame Failure - Flame Rod, Boiling Protection, Combustion Fan RPM Check, Over Current - Glass Fuse, Remaining Flame (OHS), Thermal Fuse and Automatic Frost Protection

Included with Purchase

Tankless Water Heater, Color Coded Cold (Blue) and Hot (Red) Isolation Valves, Pressure Relief Valve, MC-91-2 Temperature Controller

Additional Features

- Complies with South Coast Air Quality Management District 14 ng/J or 20 ppm NOx Emission Levels
- Ultra Low NOx
- Wi-Fi & Recirculation Capable
- 1/2 in. (13 mm) Gas Line Compatible



CERTIFIED TO ANSI Z21.10.3 — CSA 4.3

TECHNICAL SPECIFICATIONS

SPECIFICATION		RL94e
Dimensions - w, h, d		14.04 in. x 22.95 in. x 9.27 in. (356.6 mm x 583 mm x 235.5 mm)
Minimum Gas Consumption Btu/h		10,300
Maximum Gas Consumption Btu/h		199,000
Flow Rate ¹ (Min - Max)		0.26 - 9.8 GPM (1.0 - 37.1 L/min)
Weight		44.3 lbs. (20.1 kg.)
Sound Level		55 dB
Electrical	Normal	65 W
	Standby	2 W
	Freeze Protection	104 W
	Max With Pump	8 Amps
	Max without Pump	4 Amps
	Fuse	10 Amps
Temperature (with remote)		98° - 120° F (37°C - 49°C) (factory default) 98° - 185° F (37° - 85° C) available with the MCC-91-2 controller for commercial and hydronic applications
Temperature (without remote)		120° F (49°C) (factory default) or 140° F (60°C)
Gas Supply Pressure ²		• Natural: 4 in. w.c. - 10.5 in. w.c. (10 mbar - 26.1 mbar) • Propane: 8 in. w.c. - 13.5 in. w.c. (20 mbar - 33.6 mbar)
Ignition System		Direct Electronic Ignition
Electronic Connections		• Appliance: AC 120 Volts, 60Hz. • Temperature Controller: DC 12 Volts (Digital)
Water Supply Pressure		• Minimum: 20 PSI (Recommended 30-80 PSI for max performance) • Maximum: 150 PSI
Controller Cable		Non-Polarized Two Core Cable (Minimum 22 AWG)
Service Connections		• Gas Supply: 3/4 in. (19 mm) NPT • Cold Water Inlet: 3/4 in. (19 mm) NPT • Hot Water Outlet: 3/4 in. (19 mm) NPT • Condensate Drain: 1/2 in. (13 mm) NPT
Clearances from Combustibles		• Top: 12 in. (305 mm) • Back: 0 in. • Bottom/Ground: 12 in. (305 mm) • Sides: 6 in. (152 mm) • Front (Panel): 24 in. (610 mm) • Front (Exhaust): 24 in. (610 mm)
Clearances from Non-Combustibles		• Top: 2 in. (51 mm) • Back: 0 in. • Bottom/Ground: 2 in. (51 mm) • Sides: 1/8 in. (3.2 mm) • Front (Panel): 24 in. (610 mm) • Front (Exhaust): 0 in.*

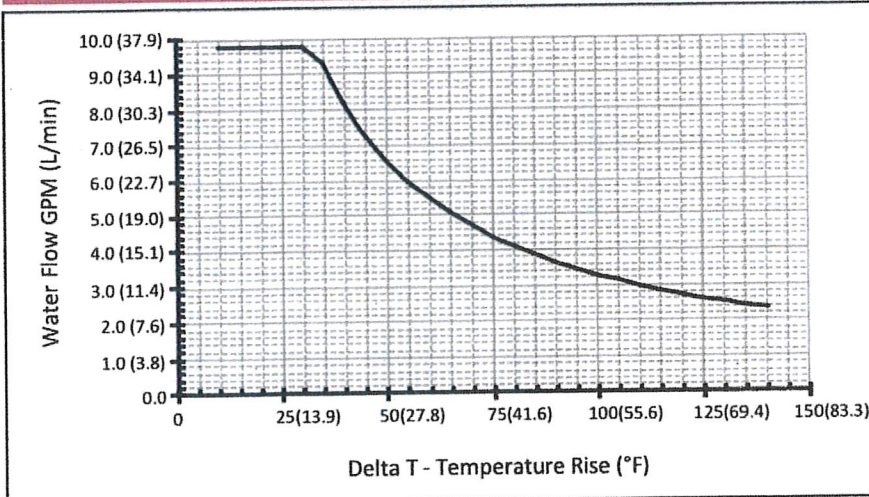
* Clearance for servicing is 24 in. (610 mm) in front of water heater

¹ Minimum flow may vary slightly depending on the temperature setting and the inlet water temperature.

Minimum activation flow is 0.4 GPM (1.5 L/min).

² The maximum gas supply pressure must not exceed the value specified by the manufacturer.

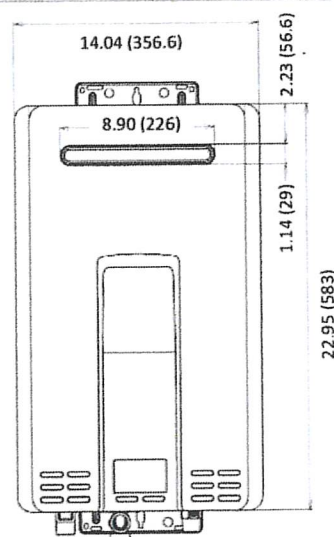
WATER FLOW CURVE



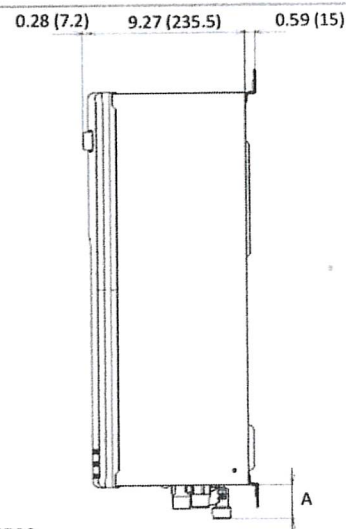
DIMENSIONS

in. (mm)

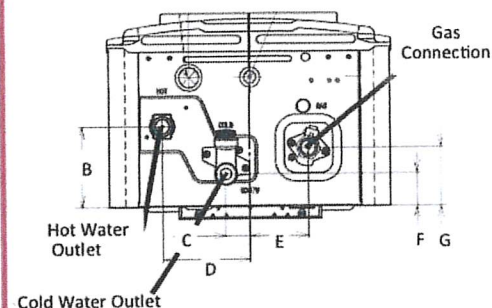
FRONT



SIDE



BOTTOM



DIMENSION	Inches (mm)	DIMENSION	Inches (mm)
A (GAS)	1.31 (33.2)	D	4.33 (110)
A (COLD)	1.93 (49)	E	2.91 (73.8)
A (HOT)	1.35 (34.4)	F	1.61 (40.8)
B	3.96 (100.7)	G	2.87 (73)
C	1.17 (29.8)		

ML14XP1 (HFC-410A) SERIES OUTDOOR UNITS



! WARNING

Improper installation, adjustment, alteration, service or maintenance can cause property damage, personal injury or loss of life. Installation and service must be performed by a licensed professional HVAC installer or equivalent, service agency, or the gas supplier.

! IMPORTANT

The Clean Air Act of 1990 bans the intentional venting of refrigerant (CFCs, HCFCs and HFCs) as of July 1, 1992. Approved methods of recovery, recycling or reclaiming must be followed. Fines and/or incarceration may be levied for noncompliance.

! IMPORTANT

This unit must be matched with an indoor coil as specified with AHRI. For AHRI Certified system matchups and expanded ratings, visit www.LennoxPros.com. Coils previously charged with HCFC-22 must be flushed.

! CAUTION

As with any mechanical equipment, contact with sharp sheet metal edges can result in personal injury. Take care while handling this equipment and wear gloves and protective clothing.

! WARNING



Electric Shock Hazard. Can cause injury or death. Unit must be properly grounded in accordance with national and local codes. Line voltage is present at all components when unit is not in operation on units with single-pole contactors. Disconnect all remote electric power supplies before opening access panel. Unit may have multiple power supplies.

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Start-Up	28

General Information

These instructions are intended as a general guide and do not supersede national or local codes in any way. Consult authorities having jurisdiction before installation.

The Merit® ML14XP1 model is designed for use with HFC-410A refrigerant only. This unit must be installed with an approved indoor air handler or coil. For AHRI Certified system matchups and expanded ratings, visit www.LennoxPros.com.

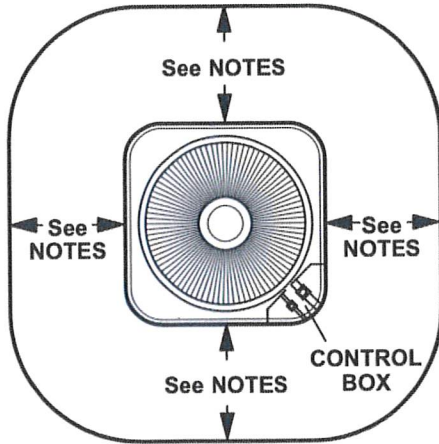
Units available in single- or 3-phase operation. Three-phase units available only in 3 through 5 ton capacities.

This outdoor unit is designed for use in systems that use the following refrigerant metering device:

- Check thermal expansion valve (CTXV)

IMPORTANT: Special procedures are required for cleaning the all-aluminum coil in this unit. See page 24 in this instruction for information.

Installation Clearances



NOTES:

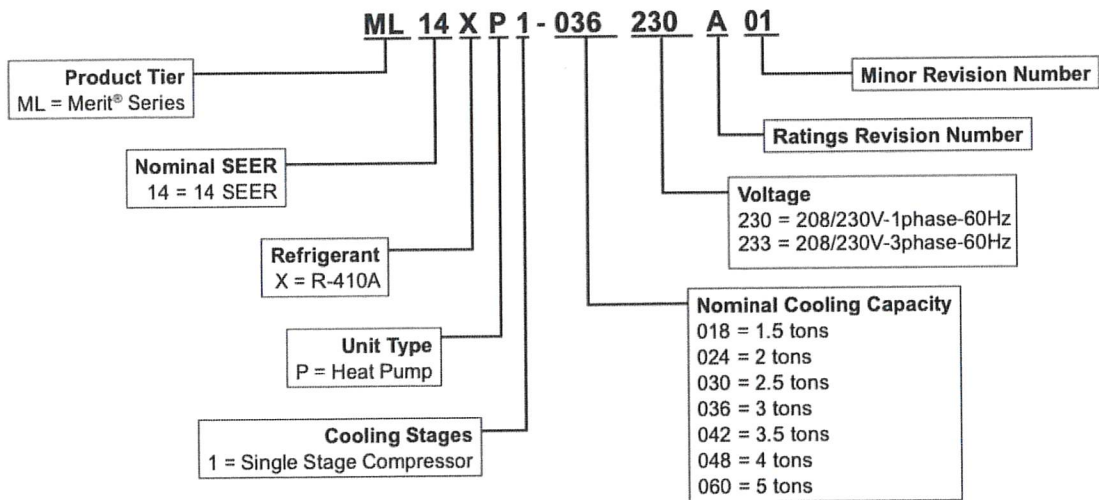
Service clearance of 30 in. (762 mm) must be maintained on one of the sides adjacent to the control box.

Clearance to one of the other three sides must be 36 in. (914 mm)

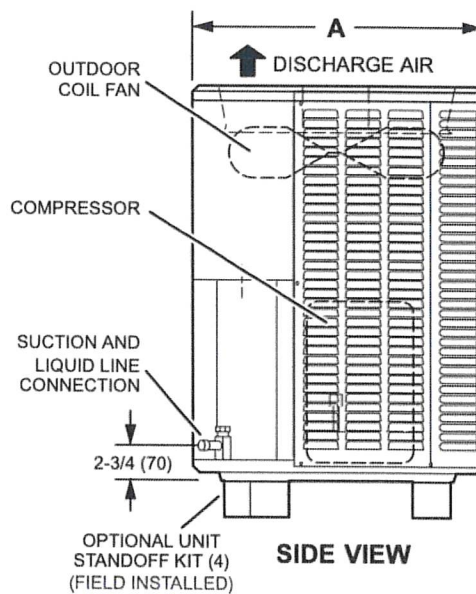
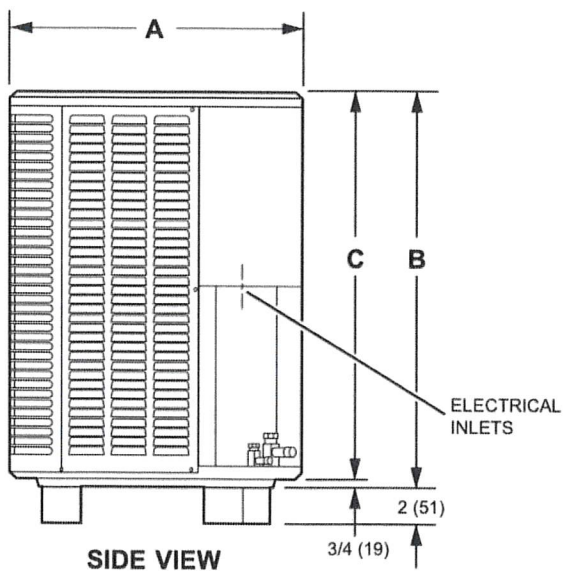
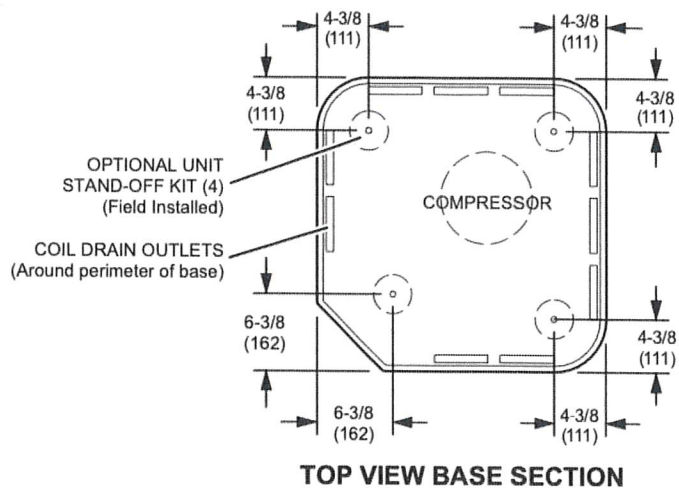
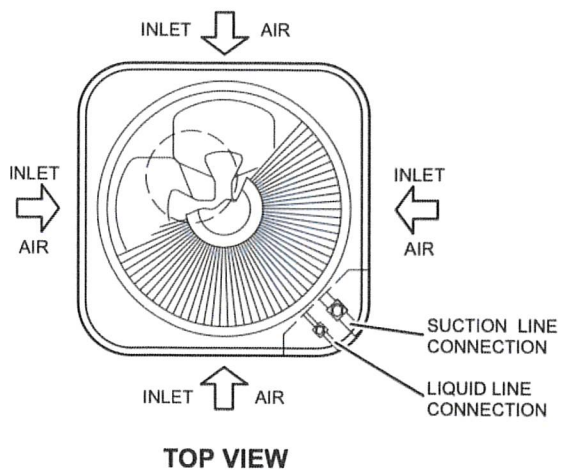
Clearance to one of the remaining two sides may be 12 in. (305 mm) and the final side may be 6 in. (152 mm).

A clearance of 24 in. must be maintained between two units.
48 in. (1219 mm) clearance required on top of unit.

Model Number Identification

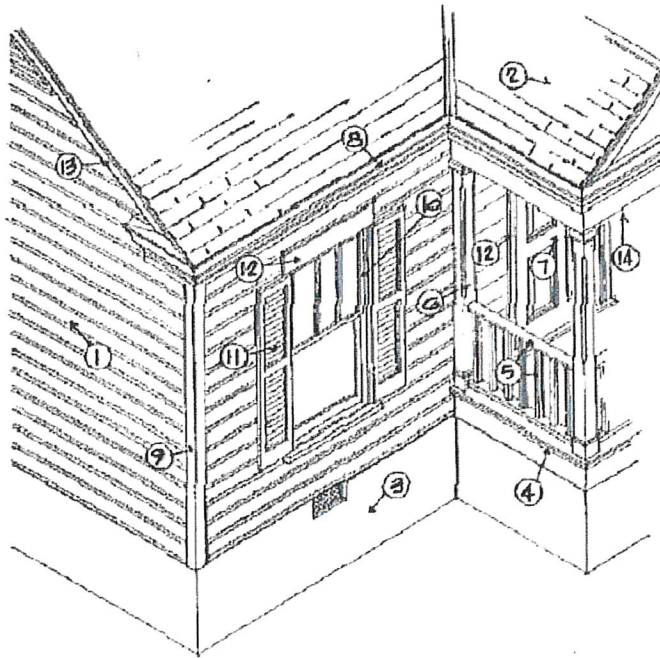


Dimensions



Model No.	A		B		C	
	inches	mm	inches	mm	inches	mm
ML14XP1-018	28-1/4	718	43-1/4	1099	42-1/2	1080
ML14XP1-024	28-1/4	718	43-1/4	1099	42-1/2	1080
ML14XP1-030	28-1/4	718	43-1/4	1099	42-1/2	1080
ML14XP1-036	28-1/4	718	37-1/4	946	36-1/2	927
ML14XP1-042	32-1/4	819	37-1/4	946	36-1/2	927
ML14XP1-048	32-1/4	819	37-1/4	946	36-1/2	927
ML14XP1-060	32-1/4	819	43-1/4	1099	42-1/2	1080

Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



Applicant

WURICH HAUSER

Address

1031 W SOUTH ST, RALEIGH, NC 27603

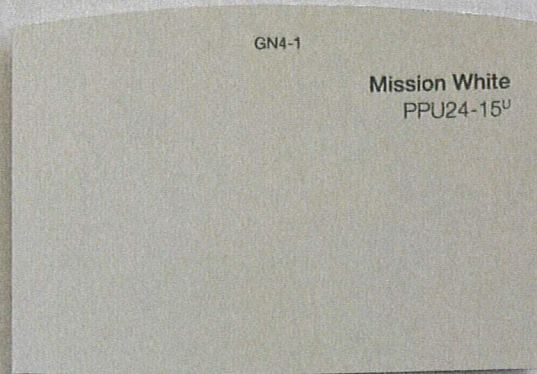
Paint Manufacturer (Please submit color chips with this schedule)

COLOR: BEHR, PAINT: BENJ. MOORE

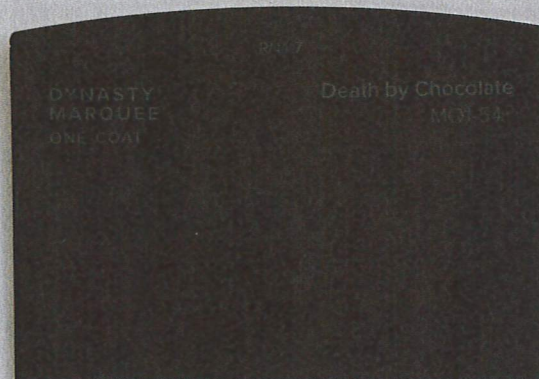
Color Schedule

1	Body of House	MISSION WHITE GN4-1 / PP424-15
2	Roofing	GALVANIZED METAL
3	Foundation	WENS GRAY G2-5 PP425-06
4	Porch Floor	DEATH BY CHOCOLATE RN4-7, PA1-54
5	Railing	MISSION WHITE GN4-1, PP424-15
6	Columns	u
7	Entrance Door	u
8	Cornice	u
9	Corner Boards	u
10	Window Sash	u
11	Shutter	-
12	Door & Window Trim	u
13	Rake	u
14	Porch Ceiling	u
15	Other	

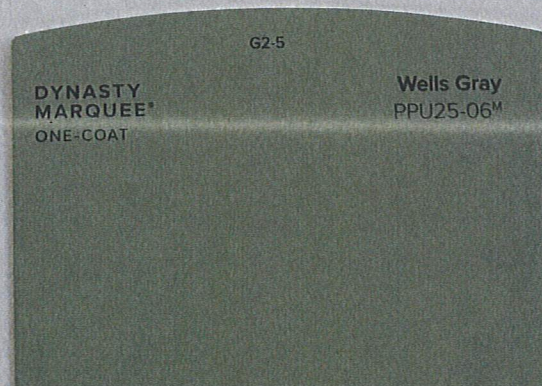
Siding/ Trim/ Windows



Porch Floor



Foundation



Property
1031 W South Street

J. ULRICH HAUSER
ARCHITECTURAL DESIGN
3518 EAST MOUNTAIN VIEW ROAD
PHOENIX, ARIZONA 85028
602.614-9059









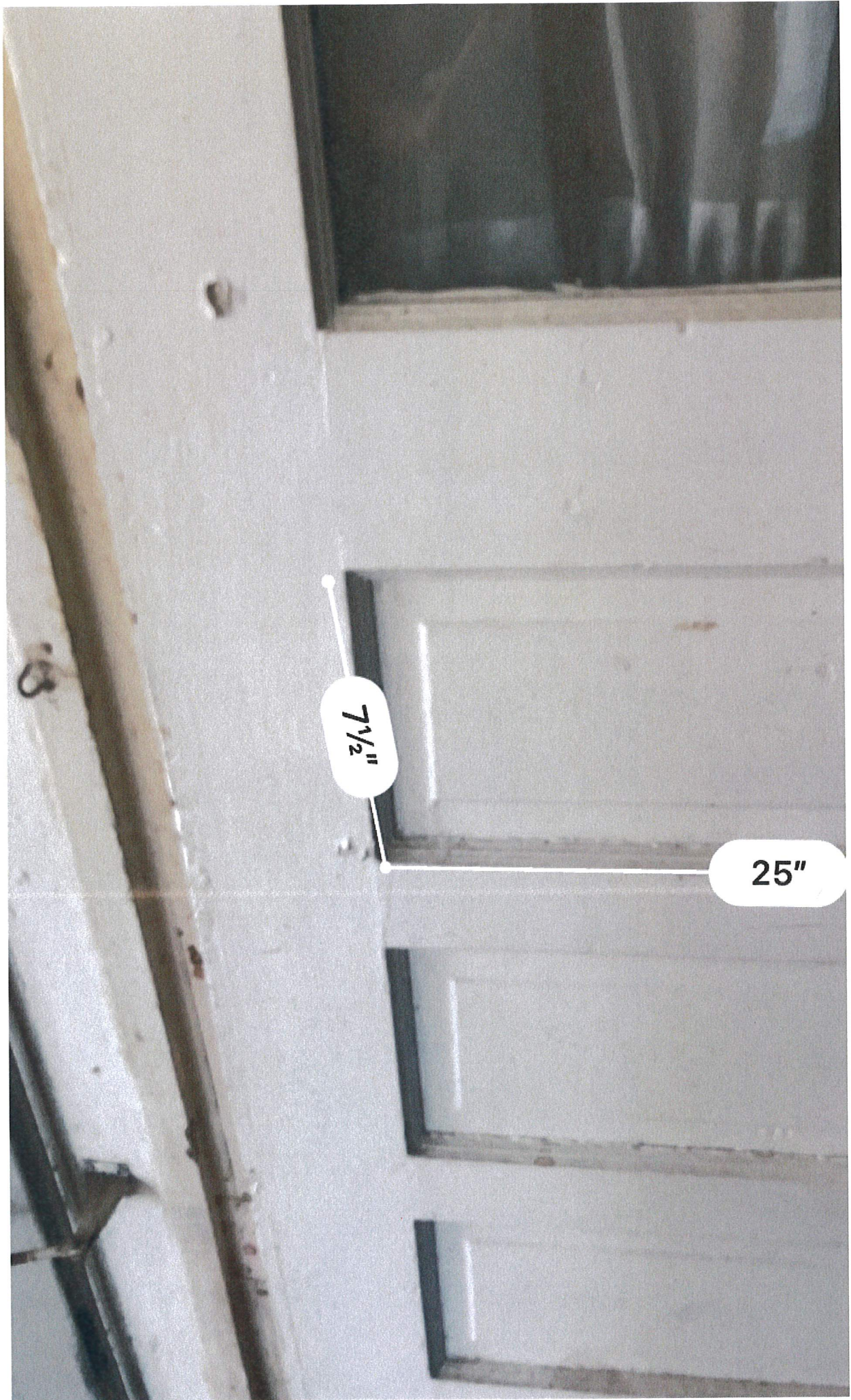
7.31 sq ft

3' 3"

27"

34½"





7 1/2"

25"















































Cabarrus ST
W South 1000
Boynton Heights

SPEED
LIMIT
25



































