

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Install generator equipment

711 S Boylan Ave

Address

Boylan Heights

Historic District

Historic Property

COA-0092-2020

Certificate Number

7/31/2020

Date of Issue

1/31/2021

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

A handwritten signature in blue ink that reads "Erin Morton".

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

Type or print the following:		
Applicant name: JL Britt Electric, Inc		
Mailing address: 590 Edwards Store Road		
City: Mount Olive	State: NC	Zip code: 28365
Date: 6/22/2020	Daytime phone #: 919-689-2686 / 919-920-2765	
Email address: casey@jlbritt.com / jason@jlbritt.com		
Applicant signature: <i>Casey L Owens</i> , Office Manager		
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 #: <u>COA-0092-2020</u> Fee: _____ Amount paid: _____ Received date: _____ Received by: _____ _____	
Property street address: 711 Boylan Avenue, Raleigh, NC 27603		
Historic district: Boylan Heights		
Historic property/Landmark name (if applicable):		
Owner name: Rebekah Noulles		
Owner mailing address: 711 Boylan Ave, 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 <input type="radio"/> No <input checked="" type="radio"/>	Office Use Only Type of work: <u>50</u>
Did you consult with staff prior to filing the application? Yes <input checked="" type="radio"/> No <input type="radio"/>	

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).

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>01/31/2021</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 Morton</u>	Date <u>07/31/2020</u>

Rebekah Noulles Generator Installation

Install 22kW Generac generator on a 3x5 precast concrete pad on the right side of the house (when facing house from street). See plot plan for measurements and location.

Install 200 Amp automatic transfer switch mounted on the left side of house (when facing the house from the street).

Install black steel gas piping from the existing natural gas meter to the generator.

Install bushes (possibly wax myrtle) for screening of generator from the street & a pipe bollard to protect from cars.





GENERAC®

Automatic Transfer Switches

Automatic Transfer Switches

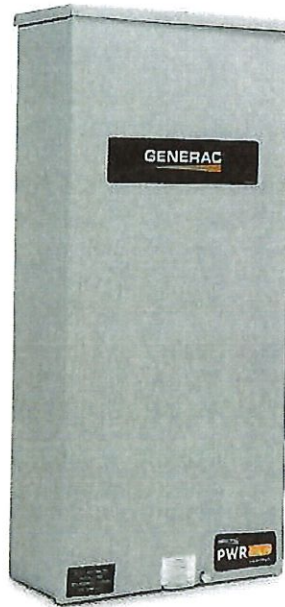
PWRview™ Automatic Transfer Switch

1 of 2

GENERAC®

PWRVIEW

200 Amps, Single Phase



Description

The Generac PWRview Automatic Transfer Switch integrates the PWRview monitor to provide real-time energy consumption data that can help lower a home's electricity bill. Through the convenient mobile app, a homeowner can access their energy usage and alert information while under utility power or generator power. The PWRview energy monitor is a simple to use and low cost tool that helps save money over the life of the generator. The 200 amp, open transition transfer switch is compatible with single-phase generators having either an Evolution™ or Nexus™ Controller.

Standard Features

Service Rated Generac Automatic Transfer Switches are housed in an aluminum NEMA Type 3R enclosure, with electrostatically applied and baked powder paint. The Heavy Duty Generac Contactor is an ETL recognized device, designed for years of service. The controller at the generator handles all the timing, sensing, exercising functions, and transfer commands. The integrated PWRview monitor provides real-time energy usage data through the PWRview app. The PWRview monitor is covered by a 1 year limited warranty, while the remaining transfer switch components carry a 5 year limited warranty.

Load Management Technology

Through the use of the integrated Smart A/C Module (SACM), these switches have the capability to manage up to four individual HVAC (24 VAC controlled) loads with no additional hardware. When used in tandem with external Smart Management Modules (SMM), a total of eight more loads can be managed, providing the most installation efficient power management options available.

GENERAC®



GENERAC®**200 Amps, Single Phase****PWRview Automatic Transfer Switch****Functions**

All timing and sensing functions originate in the generator controller.

Utility voltage dropout.....	<65%
Time to generator start.....	5 second factory set, adjustable between 2–1500 seconds by a qualified dealer*
Engine warm up delay.....	5 seconds
Standby voltage sensor.....	60% for 5 seconds
Utility voltage pickup.....	>80%
Re-transfer time delay.....	15 seconds
Engine cool-down timer.....	60 seconds
Exerciser.....	5 minutes weekly, adjustable to biweekly or monthly

The transfer switch can be operated manually without power applied.

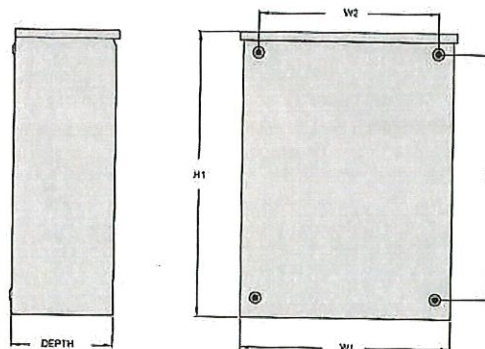
*When used in conjunction with units utilizing Evolution™ controls.

Specifications

Model	RXEMW200A3
Amps	200
Voltage	120/240, 1Ø
Load transition type (automatic)	Open transition service rated
Enclosure type	NEMA Type 3R
Compliance	ETL
Withstand rating (amps)	22,000
Lug range	250 MCM - #6

Dimensions and Weight

Model	RXEMW200A3	
Height (in/cm)	H1	30.1 / 764.3
	H2	26.8 / 679.5
Width (in/cm)	W1	13.5 / 341.8
	W2	10.5 / 266.7
Depth (in/cm)		6.9 / 175.4
Weight (lbs/kg)		39.0 / 17.7

**GENERAC®**

Fire Prevention

The generator must be installed at a safe distance away from combustible materials. Engine, alternator, and exhaust system components become very hot during operation. Fire risk increases if unit is not correctly ventilated, is not correctly maintained, operates too close to combustible materials, or if fuel leaks exist. Also, accumulations of flammable debris within or outside the generator enclosure may ignite.

Distance Requirements

See [Figure 3-2](#). Minimum clearances must be maintained around the generator enclosure. These clearances are primarily for fire prevention, but also to ensure sufficient room for removing front and end panels for maintenance purposes.

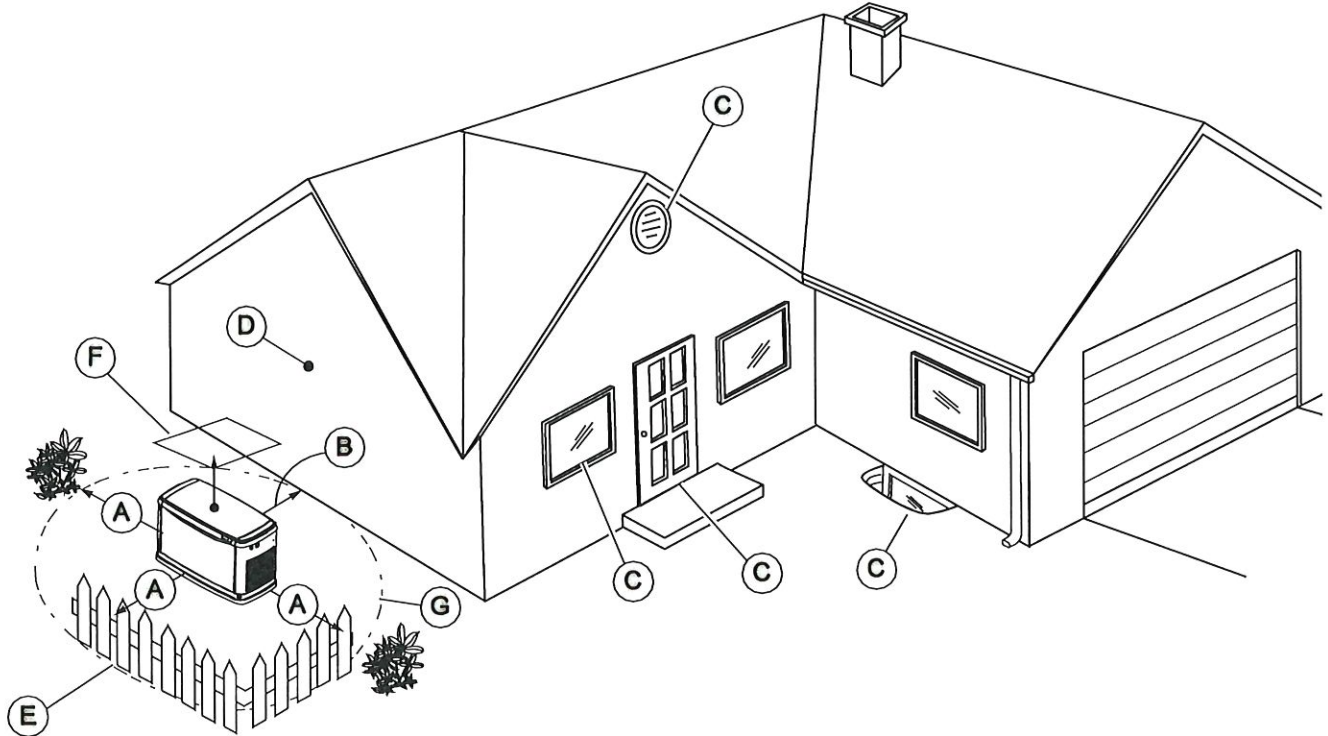


Figure 3-2. Generator Distance Requirements

ID	Description	Definition
A	Front and end clearance	Minimum clearance from the front and ends of generator must be 3 ft (0.91 m). This includes shrubs, bushes, and trees.
B	Rear clearance	Fuel and electrical connections are made here. 18 in (457 mm) minimum clearance per NFPA testing, labeling, and listing, unless state or local codes dictate otherwise.
C	Windows, vents, and openings	No operable windows, doors, vents, window wells, or openings in the wall are permitted near any point of the generator. See Potential CO Entry Points for more information.
D	Existing wall	The generator should not be placed closer than 18 in (457 mm) from existing walls.
E	Removable fence	A removable barrier (non-permanent; without footings) installed as a visual surround. Removable fence panels for servicing cannot be placed less than 3 ft (0.91 m) in front of the generator.
F	Overhead clearance	5 ft (1.52 m) minimum distance from any structure, overhang, or projections from wall. DO NOT install under wooden decks or structures.
G	Maintenance and servicing	Maneuvering space around generator for performing routine maintenance tasks such as battery replacement and engine service. Do not attempt to conceal generator with shrubs, bushes, or plants.

PROPERTY OF
ENVISION REAL ESTATE, LLC

LOT 251, BOYLAN HEIGHTS

711 S. BOYLAN AVENUE

SCALE: 1"=30'

REFERENCES: BOOK OF MAPS 1885, PAGE 114

RALEIGH TOWNSHIP

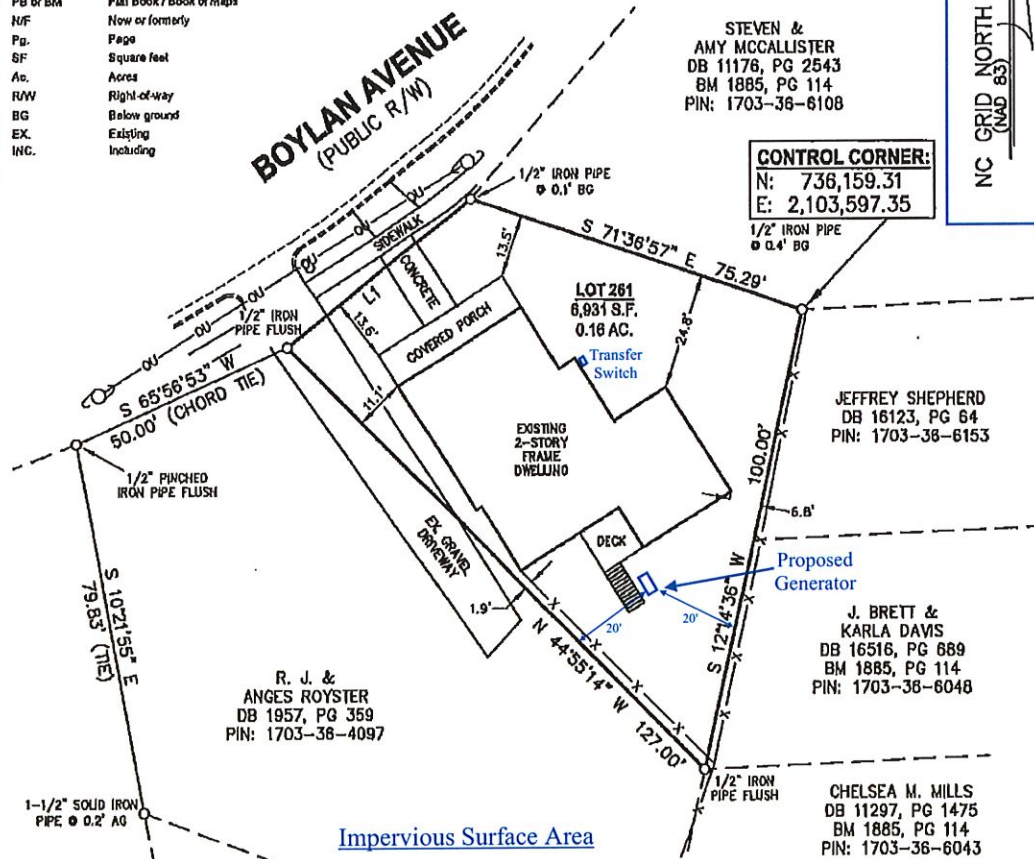
WAKE COUNTY

NORTH CAROLINA

FEBRUARY 27, 2018

LEGEND

○	Ex. iron pipe/nail or nail
●	New iron pipe
○	Water meter
○	Utility pole
— X —	Ex. wooden fence
DB	Deed Book
PB or BM	Plat Book / Book of Maps
N/F	Now or formerly
Pg.	Page
SF	Square feet
Ac.	Acres
R/W	Right-of-way
BG	Below ground
EX.	Existing
INC.	Including

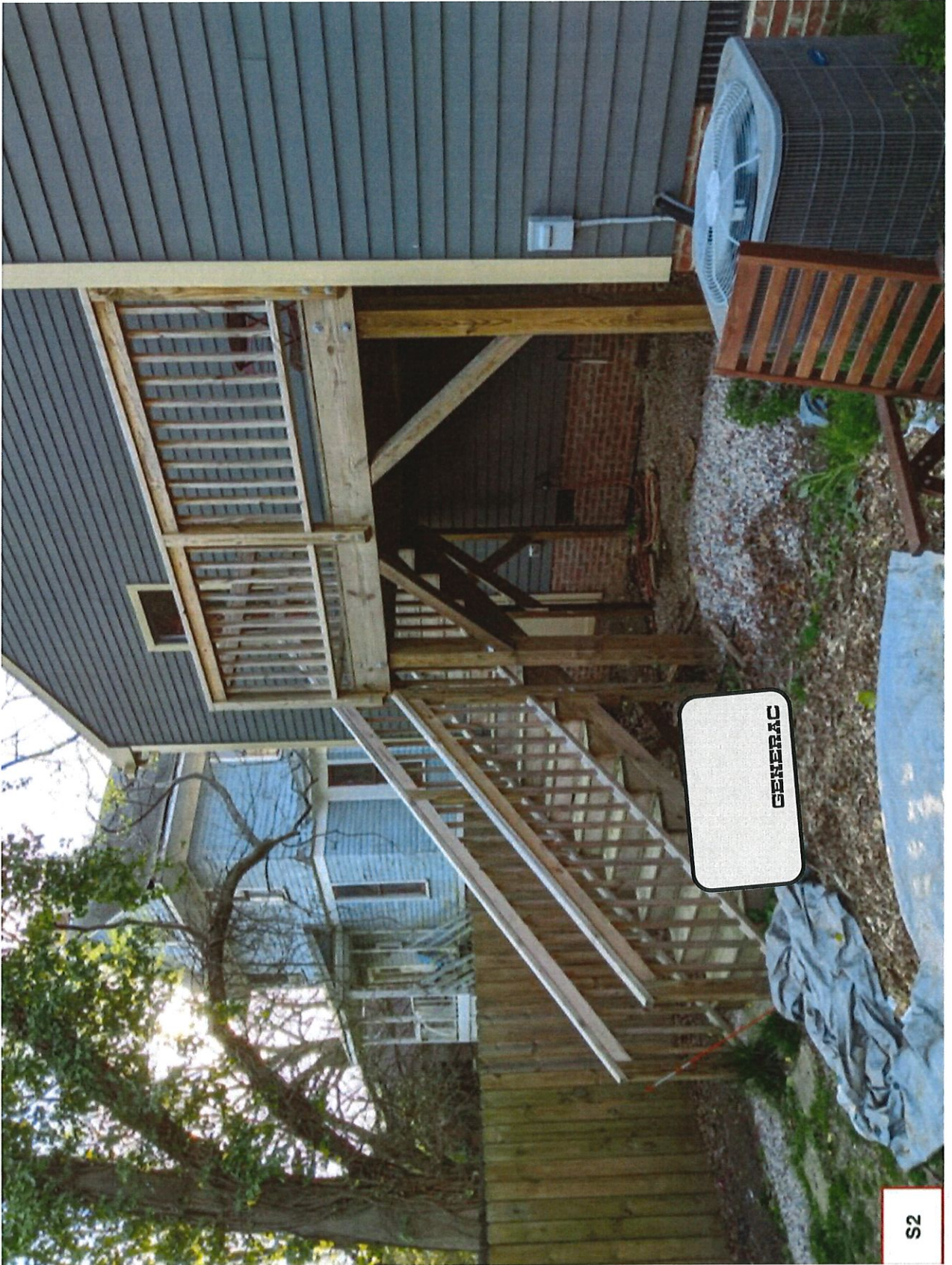


Dwelling 2275 sqft
Concrete Drive 399 sqft
Deck w/ steps 146 sqft
Proposed Generator 15 sqft
Total Impervious 2835 sqft

Total Area of Lot 6931 sqft
% Impervious 40.9

This survey performed and map prepared without benefit of a title report. This survey subject to any facts and easements which may be disclosed by a full and accurate title search.

176333
PIN: 1703-36-5143





Morton, Erin

From: casey jlbritt.com <casey@jlbritt.com>
Sent: Friday, July 31, 2020 7:18 AM
To: Morton, Erin
Cc: Tully, Tania; Kinane, Collette
Subject: RE: COA-0092-2020 (711 S Boylan Ave) Minor Work
Attachments: Rebekah Noulles Transfer Switch Spec Sheet.pdf

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Erin,

I have attached a scanned copy of the transfer switch spec sheet. Let me know if this doesn't work and I will try something else.

Thank you for all your help.



Casey Owens
Office Manager
casey@jlbritt.com
Office: 919-689-2686
jlbritt.com

From: Morton, Erin <Erin.Morton@raleighnc.gov>
Sent: Thursday, July 30, 2020 4:51 PM
To: casey jlbritt.com <casey@jlbritt.com>
Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>
Subject: RE: COA-0092-2020 (711 S Boylan Ave) Minor Work

Casey,

The new generator location is approvable. You are correct that because the generator is now located at the rear of the house and within an existing 6'-0" privacy fence, additional screening plants are not necessary. I have not been able to convert the sealed transfer switch PDF into a file type that I can combine with the rest of the application for posting to the City's website. Please provide a PDF that can be combined in Adobe with the other materials. Once we have that, we are able to approve the request and process your placard. Thank you!

Best,
Erin

Erin Morton

Preservation Planner II

City of Raleigh

Planning and Development
■ Raleigh Urban Design Center
919-996-2632 | raleighnc.gov

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From: casey jlbritt.com <casey@jlbritt.com>
Sent: Monday, July 27, 2020 4:53 PM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>
Subject: RE: COA-0092-2020 (711 S Boylan Ave) Minor Work

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Erin,

I have attached the updated site plan showing the new generator location. The back yard has a wooden privacy fence indicated on the site plan by the "-----x-----x-----", this fence has been extended to the north side of the house to shield the view of the transfer switch location as shown in the previous pictures. The previously proposed bollard will no longer be necessary since there is no risk of cars hitting the generator in this location. Also I think that the screening that was previously proposed will no longer be necessary since the back yard has a privacy fence on all sides. If you need any additional documentation please let me know.

Thank you,



From: Morton, Erin <Erin.Morton@raleighnc.gov>
Sent: Wednesday, July 22, 2020 9:27 AM
To: casey jlbritt.com <casey@jlbritt.com>
Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>
Subject: RE: COA-0092-2020 (711 S Boylan Ave) Minor Work

Casey,

Thank you for the update. Please let us know when you have reached a resolution. We will consider the application incomplete until we receive the requested items. Just let us know when you are ready to proceed. Thank you.

Best,
Erin

Erin Morton

Preservation Planner II

City of Raleigh

Planning and Development

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From: casey jlbritt.com <casey@jlbritt.com>

Sent: Wednesday, July 22, 2020 8:24 AM

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

Subject: RE: COA-0092-2020 (711 S Boylan Ave) Minor Work

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Erin,

Just wanted to give you an update. The homeowner does not want to put the generator where the transfer switch will be or any of the other locations we have suggested so far. We are trying to find a location that they are happy with, that meets all other requirements. I will let you know as soon as we come up with a solution.

Thanks,



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

Sent: Wednesday, July 8, 2020 4:26 PM

To: casey jlbritt.com <casey@jlbritt.com>

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

Subject: RE: COA-0092-2020 (711 S Boylan Ave) Minor Work

Casey,

Moving the generator to the same location as the proposed switch and screening with the existing fencing should be fine. Please show the new location on the site plan along with the existing fence. There is no need to provide screen planting information if the fencing runs along the side property line to screen there as well. Thank you.

Best,
Erin

Erin Morton

Preservation Planner II

City of Raleigh

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From: casey jlbritt.com <casey@jlbritt.com>

Sent: Wednesday, July 8, 2020 1:35 PM

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

Subject: RE: COA-0092-2020 (711 S Boylan Ave) Minor Work

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Erin,

Thank you for the feedback. Unfortunately, there is not enough clearance from the property line for us to move the generator location to behind the gas meter. I will talk to the homeowner about relocating the generator.

If we move the generator to the same location as the transfer switch, which is screened from the street and neighbors by a fence, will we still need to provide additional screening in the form of plantings?



Casey Owens
Office Manager
casey@jlbritt.com
Office: 919-689-2636
jlbritt.com

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

Sent: Wednesday, July 8, 2020 12:03 PM

To: casey jlbritt.com <casey@jlbritt.com>

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

Subject: RE: COA-0092-2020 (711 S Boylan Ave) Minor Work

Casey,

Thank you for the additional information. With the new information on plantings and equipment height, we have a better understanding of the work proposed and are able to provide more complete comments for you. In order for staff to be able to approve this at the minor work level and for it to clearly meet the design guidelines, the application will need to be amended to state that the screen plantings will be a maximum height of 42" and the proposed generator should be placed behind the existing meter on that side of the house.

The equipment should be located unobtrusively on the lot; locating the equipment in line with the front wall of the house is not a traditional location in the historic district and does not clearly meet the design guidelines. See Section

1.3.11 of the RHDC's design guidelines at the following link for more information:

<https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR10/RHDCGuidelines.pdf>

Staff is not able to approve screen plantings over 42" in height. Please provide a written statement that the proposed plantings will be kept trimmed to a maximum height of 42" or propose a planting that will reach a mature height not greater than 42". The equipment should also be screened from the side (from the house located to the south). Because the proposed planting species reaches 6-8' mature width, there may not be room between the house and existing paved driveway for two plants to grow, as proposed on the site plan. You could consider relocating one of the proposed plants around to the south side of the equipment pad. Please provide an updated site plan showing screen planting on the south side of the equipment.

The proposed bollard should also be screened and painted unobtrusively like the existing equipment on the south side of the house. Please show the proposed bollard location on the site plan and provide a spec sheet for the specific bollard you would like to install.

The switch is approvable as proposed due to the fact that it appears to be screened behind an existing privacy fence. Please provide a photograph of the full front of the house from the street and an updated site plan showing the location of the existing fence. I cannot seem to combine the switch spec sheet provided with the other PDF documents due to encryption – can you provide an un-encrypted version of the spec sheet?

Please let us know if you have any questions. Thank you.

Best,
Erin

Erin Morton

Preservation Planner II

City of Raleigh

Planning and Development

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From: casey jlbritt.com <casey@jlbritt.com>

Sent: Monday, July 6, 2020 4:07 PM

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

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

Subject: RE: COA-0092-2020 (711 S Boylan Ave) Minor Work - Initial Comments

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Good afternoon Erin,

I think I have all of the information you requested. Please let me know if there is anything else you need.

In order to consider the application complete, we need a few additional items listed below:

- Photograph of immediate area where wall-mounted switch is proposed **See attached**
- I see that the generator equipment will sit on a 3x5' concrete pad. How tall is the proposed generator? **30" tall plus 3" thick concrete pad**
- The screen plantings should be an evergreen species. Please indicate the number of plants proposed and their average mature height. **2 each of Recurve Ligustrum. Spread is 6 to 8 feet. Height is 8 to 10 feet at maturity.**
- A marked-up site plan showing the location of the proposed switch on the northeast side of the house (you can use the same survey marked up for the generator.) Please also include specs or a photo of the proposed switch and the proposed mounting height. **See attached revised site plan & spec sheet for the switch. We will be mounting the switch 3 ft above the ground.**
- What color will the switch be? The proposed color should blend as much as possible with the existing paint color of the mounting surface. **We will paint switch to match residence**
- If the piping is below grade, it does not require COA approval and can be removed from the application. If a portion of the piping will be above ground, it should also blend as much as possible with the existing paint color of the mounting surface. **We will paint fuel pipe to match residence**



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

Sent: Thursday, June 25, 2020 3:06 PM

To: casey@jlbritt.com <casey@jlbritt.com>

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

Subject: COA-0092-2020 (711 S Boylan Ave) Minor Work - Initial Comments

Hi Casey,

Thank you for submitting a minor work COA application for the installation of generator equipment and screen plantings at 711 S Boylan Avenue. We have begun the application review and have a few comments and questions for you.

In order to consider the application complete, we need a few additional items listed below:

- Photograph of immediate area where wall-mounted switch is proposed
- I see that the generator equipment will sit on a 3x5' concrete pad. How tall is the proposed generator?
- The screen plantings should be an evergreen species. Please indicate the number of plants proposed and their average mature height.
- A marked-up site plan showing the location of the proposed switch on the northeast side of the house (you can use the same survey marked up for the generator.) Please also include specs or a photo of the proposed switch and the proposed mounting height.
- What color will the switch be? The proposed color should blend as much as possible with the existing paint color of the mounting surface.
- If the piping is below grade, it does not require COA approval and can be removed from the application. If a portion of the piping will be above ground, it should also blend as much as possible with the existing paint color of the mounting surface.

The COA process (and online submission process) can be a bit of a learning curve, but you have a great start with the materials you have already provided. Let us know if you have any questions. We can email the follow-up items directly to us. Once we receive the additional information, we will complete your review. Hope you have a good week.

Best,
Erin

Erin Morton

Preservation Planner II

City of Raleigh

Planning and Development

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From: casey.jlbritt.com <casey@jlbritt.com>
Sent: Wednesday, June 24, 2020 8:53 AM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Subject: RE: 711 S Boylan Ave - COA submission questions

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Erin,

Thank you for the information. We haven't worked in any of the historic districts before so this has been a learning experience for us.

I submitted the application in the permit portal on Monday, it still doesn't show that the application was received. Since we have never had to have a COA before, I just wanted to make sure I submitted it correctly.

Thanks,



From: Morton, Erin <Erin.Morton@raleighnc.gov>
Sent: Monday, June 15, 2020 3:53 PM
To: casey.jlbritt.com <casey@jlbritt.com>
Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>
Subject: RE: 711 S Boylan Ave - COA submission questions

Hi Casey,

You are correct that a COA application is required for all exterior changes to a property in one of Raleigh's local historic districts. The address at 711 S Boylan Avenue is one of the properties within Raleigh's Boylan Heights Historic District. By the sound of it, your work request to install a generator and switch will be a minor work application and would probably fall under work type 50 in the COA List of Work. I have included a link to the list of work for your reference.

<https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR10/COAReviewList.pdf>

Please follow the link below to apply for a minor work COA through the City of Raleigh's online permit portal. You should select the fourth form in the list labeled "Certificate of Appropriateness – Minor."

<https://energovcitizenaccess.tylertech.com/RaleighNC/SelfService#/applicationAssistant?sectionName=All&moduleId=3&categoryName=All>. Along with your application form, please include a photograph of the front of the house from the street and photos of the area where the generator and switch are proposed to be installed. Please also include a scaled site plan marking the location of the proposed equipment and information on the proposed equipment screening.

Once the application is uploaded, we will be able to begin the staff-level application review. Assuming that the application does not contain anything that would need to be upgraded to a major work, Staff is able to complete the review internally, usually within 14 business days.

Please let us know if you have any more questions. Thank you!

Best,
Erin

Erin Morton

Preservation Planner II

City of Raleigh

Planning and Development

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From: casey.jlbritt.com <casey@jlbritt.com>

Sent: Monday, June 15, 2020 2:45 PM

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

Subject: COA Questions

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Good afternoon,

We are installing a home standby generator and transfer switch at 711 Boylan Ave, Raleigh. We have been told we need a COA because it's a historic district.

What do we need to do in order to obtain this?

Thank you,



Cathy Owens
Office Manager
cowsay@jlbrittleem
Office 919-689-2636
jlbrittleem