



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Install HVAC unit and conduit

808 W South St

Address

Boylan Heights

Historic District

Historic Property

COA-0094-2025

Certificate Number

7/3/2025

Date of Issue

1/3/2026

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, _____

Collette K

Raleigh Historic Development Commission

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

Type or print the following:

Applicant name: Robert C Hamilton

Mailing address: 808 W South St

City: Raleigh

State: NC

Zip code: 27603

Date: 02JUL25

Daytime phone #: 9795710808

Email address: rchamilt@gmail.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-0094-2025

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 808 W South St, Raleigh, NC 27603

Historic district: Boylan Heights

Historic property/Landmark name (if applicable):

Owner name: MARYANNE HAMILTON LIVING TRUST

Owner mailing address: 808 W South 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 <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? <input checked="" type="radio"/> Yes <input type="radio"/> No	

Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
2.10.3/59	Sustainability and energy retrofit: Guidelines	Replacing HVAC requires additional conduit on rear elevation

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>01/03/2024</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>Collette K</u>	Date <u>07/03/2025</u>

July 3, 2025

808 W South St/HVAC replacement requires new coolant line

Existing



Proposed/Conduit will be painted as previously done to blend with siding and trim



Final Proposal Copy : Hamilton

2 messages

HVAC Proposals <communications@hvachbizpro.com>
Reply-To: clayewing@allenkelly.com
To: rchamilt@gmail.com, rick.s@allenkelly.com, britnee.r@allenkelly.com
Cc: clayewing@allenkelly.com

Thu, Jun 26, 2025 at 12:38 PM



Proposed by: Clay Ewing
220-A Tryon Road
Raleigh, NC 27603
Tel : 919-520-8568
clayewing@allenkelly.com
www.allenkelly.com

Bob Hamilton
808 West south street
Raleigh, NC 27603
Tel : 979-571-0808
rchamilt@gmail.com

License: NC Mech. #07049 :
Elec. #09721-U



COLEMAN
Total Investment
\$353/MO*
\$19,159
**with approved credit*

MODELS

Coleman	Coleman	Coleman	Honeywell
HH836E2S11	CTM36B5CDS1	TM8V080B12MP12C	TH8321WF
-HH8 Series -Inverter Driven -Side-Discharge Heat Pump -10 year limited parts and compressor warranty	-CTM Series -Indoor -Coil -10 Year Limited Parts Warranty	-Up to 80% AFUE -LX Series -Gas Furnace -Variable Speed Motor -Two-Stage -Limited Lifetime Heat Exchanger Warranty -10 Year Parts Warranty -90-day Labor Limited Warranty	-Vision Pro 8000 -Programmable Thermostat -Wi-Fi Ready

Included Deductions:
• new Customer Discount (\$787.30)

Other Incentives:
• *NO-FINANCE INSTANT REBATE*
(\$897.52)

Net Investment
\$18,261

Financing Details:
Min 1.86% minimum payment
3.99% APR Payment based
on 60 Mos

AHRI Matchup:
AHRI # : 214395808
Cooling Capacity : 32800
Heating Capacity : 30800
Heating COP : 2
SEER : 0
EER : 0
SEER2 : 17
EER2 : 11
HSPF2 : 8.5

This system will get \$1025.00 back from Duke energy. This system will qualify for a \$2000 federal tax credit.

INCLUDED SERVICES:
COLEMAN:

- ALLEN KELLY 2 YEAR LABOR WARRANTY
- COLEMAN 10 YEARS PARTS WARRANTY (We will register equipment for you)
- COLEMAN 10 YEAR LABOR WARRANTY On Coleman equipment
- REQUIRED MECHANICAL/ ELECTRICAL PERMITS will be obtained to perform the installation on your home. [An Inspection

- NEW SUPPLY PLENUM AND DUCT COLLARS W/ ADJUSTABLE DAMPERS
- MASTIC DUCT SEALANT at Plenums, Collars and Connections TO NEW EQUIPMENT
- NEW METAL DRAIN PAN UNDER EQUIPMENT W/ SAFETY FLOAT SWITCH
- NEW 3" CONCRETE/FIBERGLASS OUTDOOR UNIT PAD AND LEVELED
- GAS LINE CONNECTIONS TO NEW EQUIPMENT W/SHUT-OFF VALVE AND DRIP LEG(S)
- CLEAN UP WORK AREA
- Shoe Covers and/or Drop Cloths used to protect flooring
- CERTIFIED START UP with testing and metrics of the system recorded for Duke Energy Quality Install Program
- Final installation walk through with customer to answer questions and explain systems of operation

- by your local municipality will be scheduled after installation that someone will need to be home for on a day of your choosing]
- NEW RETURN PLENUM AND DUCT COLLARS AT FURNACE/AHU
- SECONDARY DRAIN LINE SAFETY FLOAT SWITCH
- USE EXISTING REFRIGERANT LINES AFTER FLUSHING, EVACUATION and PRESSURE TESTING
- ELECTRICAL CONNECTIONS W/ Proper Fuse or Breaker Size FOR NEW EQUIPMENT
- REMOVE/ DISPOSE OF OLD EQUIPMENT PER E.P.A. GUIDELINES
- COMPLIMENTARY MAINTENANCE INCLUDED WITH SYSTEM CHECK UP WITHIN 1st YEAR
- CARBON MONOXIDE DETECTOR(S) PROVIDED PER BUILDING CODE
- Haul away & dispose of old equipment and materials as per EPA guidelines & standards

AVAILABLE UPGRADES & OPTIONS

To order your Upgrade(s) & Option(s), please click on the box



UPGRADE 1 (APPROVED and included in the price) \$600.00

Available for: COLEMAN

10 YEAR EXTENDED LABOR+ WARRANTY ON DUAL-FUEL HP/GAS SYSTEM **FOR TRANE JBALTZ**



UPGRADE 2 (APPROVED and included in the price) \$300.00

Available for: COLEMAN

5" Progressive Media (Whole-System) Air Cleaner



UPGRADE 3 (APPROVED and included in the price) \$2,950.00

Available for: COLEMAN

Honeywell 3-ZONE Electronic Zoning System (incl. Automatic Dampers, Zone board, duct modifications and 2nd Thermostat)



UPGRADE 4 (APPROVED and included in the price) \$350.00



1. To View The HVAC Opcost website - [CLICK THIS LINK!](#)
2. To read about Allen Kelly & Company - [CLICK THIS LINK!](#)

Tax Credit Disclaimer: You agree that you are responsible for consulting your own tax advisor as to the possible tax credits associated with your purchase. The tax rules are complex, change frequently and depend on the individual taxpayer's situation. Although Allen Kelly & Co. will make available to you general tax information regarding the HVAC equipment you purchase, you agree that Allen Kelly & Co. shall not be held liable or responsible for any tax or financial consequences that you may incur in connection with your purchase. By accepting this agreement, you acknowledge that any tax liability or other tax consequences to you will be borne entirely by you. *You Are Therefore Encouraged To Consult Your Own Tax Advisor Before Accepting This Proposal.*

TERMS & CONDITIONS OF AGREEMENT

1. Purchaser hereby accepts the equipment and service described above and agrees to pay Allen Kelly & Company the price shown above.
2. All equipment and material are guaranteed by Allen Kelly & Company to be as specified. All work will be completed in a workmanlike manner according to normally accepted practices.
3. Materials and work in addition to that described herein will be furnished only on Purchaser's authorization and will be paid by Purchaser as an extra charge.
4. Upon failure to pay any sums due hereunder, Purchaser agrees to pay Allen Kelly & Company interest at the rate of one and one-half percent (1½%) per month (annual rate of 18%) on all outstanding balances.
5. Allen Kelly & Company shall not be liable for any default caused by events beyond its control, including but not limited to, fire, flood, strikes, accidents, or delays affecting this work or other operations.
6. Purchaser shall permit Allen Kelly & Company reasonable access to the property on which equipment is to be installed. Title to all provided equipment remains with Allen Kelly & Company until all amounts due thereon are paid in full, whether such equipment is affixed to the realty or not, and shall remain personal property and be deemed severable without injury to the freehold. On any payment default by Purchaser, or if in Allen Kelly & Company's judgment, reasonably exercised, its equity appears to be imperiled, then, Allen Kelly & Company may without further notice enter the premises and remove or resell the equipment, and Purchaser shall be liable for any deficiency or loss sustained by Allen Kelly & Company in connection therewith.
7. Once the equipment is connected to Purchaser's property, Purchaser assumes all risk of loss or damage to such equipment and shall ensure same fully to protect all interests of Allen Kelly & Company, the cost of insurance to be paid by Purchaser. Allen Kelly & Company carries liability insurance and Worker's Compensation Insurance.
8. Allen Kelly & Company provides a minimum one year limited labor warranty with new equipment. (see length of warranty in "INCLUDED SERVICES"). Equipment or system failure due to lack of proper maintenance service or abuse is expressly excluded. Normal maintenance check-ups and filter replacements are the responsibility of Purchaser.
9. There are no warranties, expressed or implied, for existing equipment, ductwork, or other materials not installed by Allen Kelly & Company.
10. Purchaser is responsible for all costs and reasonable attorney fees incurred by Allen Kelly & Company in connection with any action or proceeding (including arbitration and appeals) arising out of this Agreement, including a collection of any outstanding amounts due, whether or not suit is filed.
11. Except as provided herein Allen Kelly & Company makes no other representations or warranties, either express or implied, including, but not limited to, any implied warranties of merchantability or fitness for a particular purpose Allen Kelly & Company expressly disclaims all other warranties. Allen Kelly & Company's maximum liability hereunder shall consist of refunding all money paid to it by Purchaser hereunder subject to removal and return to Allen Kelly & Company of all equipment provided hereunder. Under no circumstances will Allen Kelly & Company be liable to Purchaser or any other person for any damages, including, without limitation, any indirect, incidental, special, or consequential damages, expenses, cost, profits, lost savings or earnings, lost or corrupted data, or other liability arising out of or related to this Agreement, or the services or equipment provided hereunder.
12. This agreement shall be governed and construed solely according to the internal laws of the State of North Carolina, without reference to any conflicts of laws.
13. This agreement is the complete and exclusive statement of the agreement between Purchaser and Allen Kelly & Company and it supersedes all prior oral and written proposals and any prior or subsequent communications pertaining to the subject matter hereof.

Payment to be made as follows: Balance Due upon completion unless financed (with approved credit)

Allen Kelly & Company proposes hereby to furnish and install the equipment and materials as described above on the terms and conditions provided herein. This proposal is good for thirty (30) days from the date hereof, but may be accepted at any later date at the sole discretion of Allen Kelly & Company.

5Trane AC w/80% Gas Furnace 3.0 Ton • Date Created: 06-25-2025

A handwritten signature in blue ink, appearing to read 'RCH/A', is located at the top left of the page.

Robert C Hamilton
June 26, 2025

If you would like to unsubscribe and stop receiving these emails [click here](#) .

Robert Hamilton <rhamilt@gmail.com>
To: MaryAnne Hamilton <maryannehamilton0@gmail.com>

Thu, Jun 26, 2025 at 1:04 PM

[Quoted text hidden]