

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Install mechanical equipment; alter rear window

220 N East St

Address

Oakwood

Historic District

Historic Property

COA-0116-2020

Certificate Number

8/14/2020

Date of Issue

2/14/2021

Expiration Date

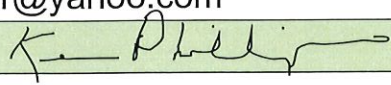
This card must be kept posted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection 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 dark ink, appearing to read "Erin Norton", is written over a horizontal line.

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

Type or print the following:		
Applicant name: Kenneth Phillips		
Mailing address: 220 N East St		
City: Raleigh	State: NC	Zip code: 27601
Date: 15 July 2020	Daytime phone #: 919 632 9865	
Email address: phillke1@yahoo.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-0116-2020 Fee: _____ Amount paid: _____ Received date: _____ Received by: _____	
Property street address: 220 N East St		
Historic district: Oakwood		
Historic property/Landmark name (if applicable):		
Owner name: Kenneth Phillips		
Owner mailing address: 220 N East St, Raleigh NC, 27601		

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, 84</u>
Did you consult with staff prior to filing the application? Yes <input type="radio"/> No <input checked="" 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).
2.7	Windows	Replace bathroom window on rear of house with transom style window to facilitate privacy. Existing window is in shower space and in close proximity to neighboring property.
2.3	Site Location	Replace existing HVAC unit.

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>08/14/2020</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>Evin Mooten</u>	Date <u>08/14/2020</u>

We are requesting to replace a rear window with a new transom type window made of wood. The existing window is inside a shower space and subject to continual moisture. By replacing the window with a transom that is higher on the wall the window will be out of the direct line of water from the shower.

The window measures ~36" wide by ~41" tall and is on the second level rear of house (noted with the red arrow in Figures 1 and 2 below). In Figure 3 I have used photo shop to mock up the new window in place. The replacement window is a JELD WEN W-2500 WOOD model measuring 36" W x 24" high. Specifications are attached.

Figure 1. Window to be replaced noted with red arrow.



Figure 2. Close up of Window to be replaced.

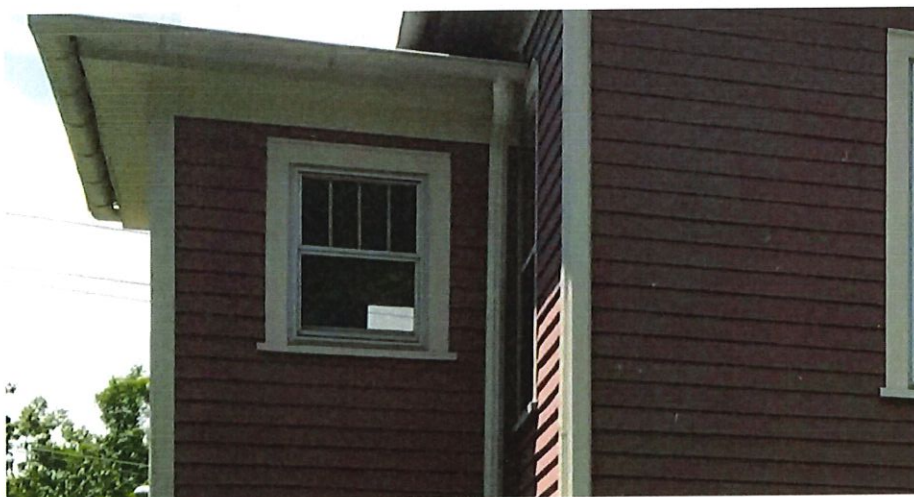
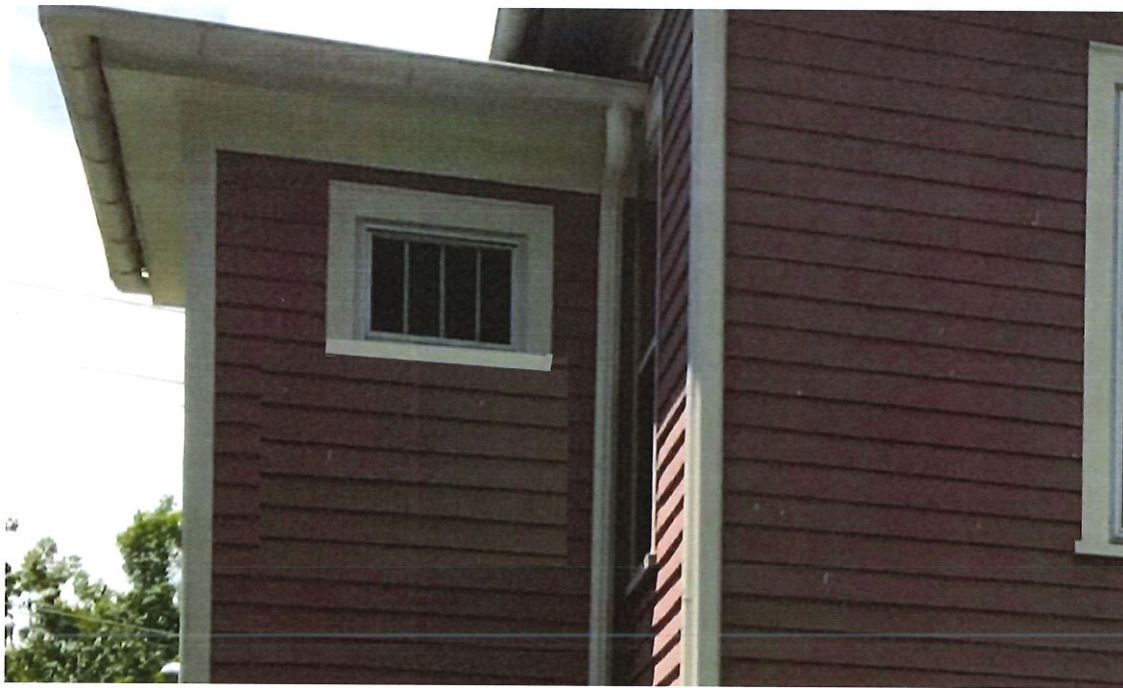


Figure 3. Mock up Window after replacement.



E. LANE STREET

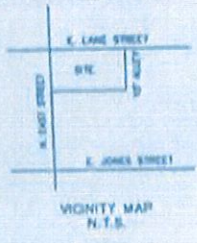
Legend:
N/U
AC
BOM
N.T.S.
sp
R/W
cp
Drop
Note:
Line
Right
Comput
Drop

PRECISION: 1/10,000+

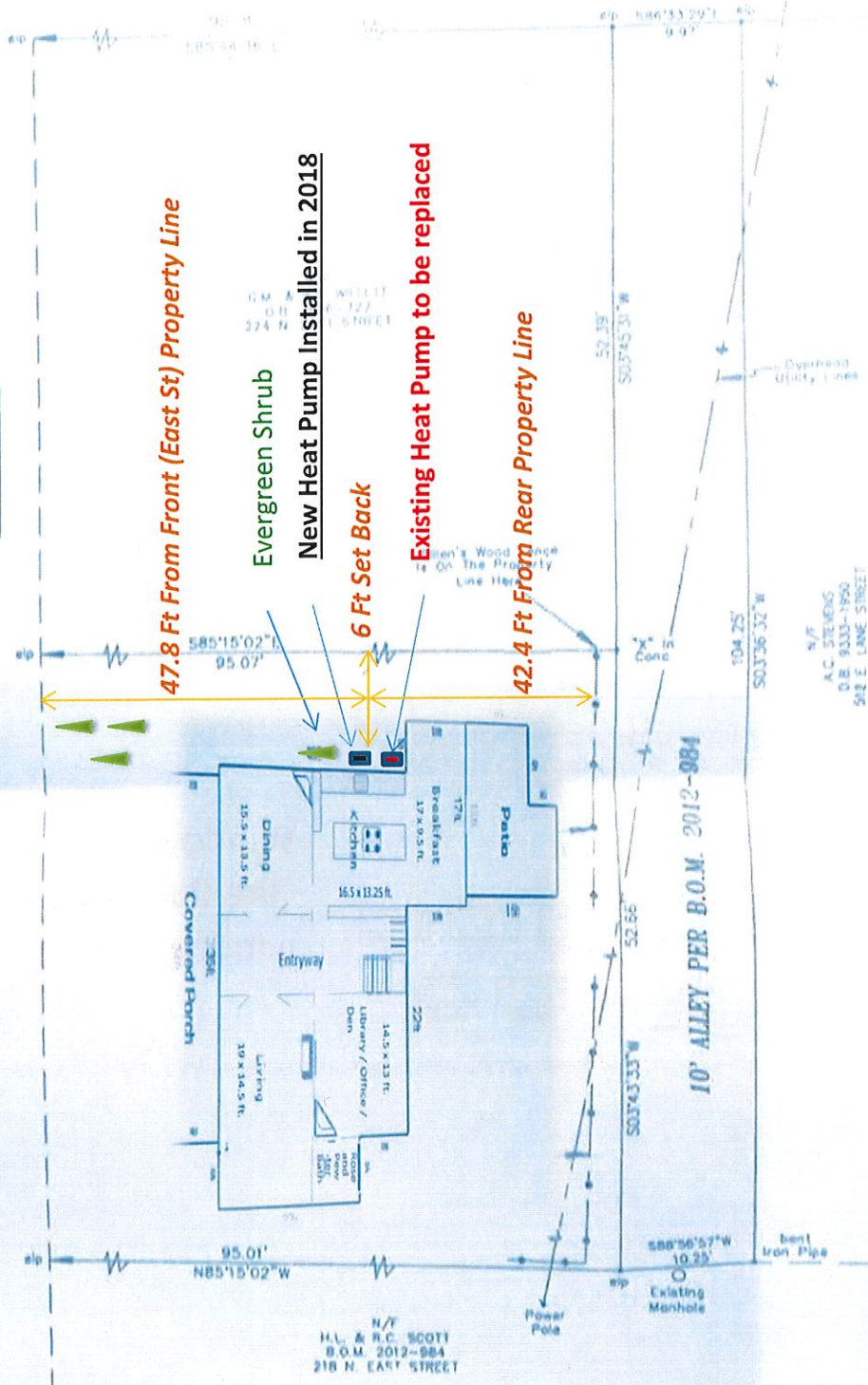
Note: This Survey Was Performed And Mapped Without The Benefit Of A Title Search By A Licensed North Carolina Real Estate Attorney. This Survey Assumes No Liability From Any Facts And/Or Omissions (Such As Easements Or Underground Pipes, ETC.) That May Be Revealed By A Title Search By A Licensed North Carolina Real Estate Attorney.
Note: No Underground, Above Ground Utilities or Drainage Structures Not On The Face Of This Map Were Not Located In The Field By This Office.



Reference: Deed Bk. 2708. Pg. 802



I, James W. Nipper, certify that this map is correct and that the buildings lie wholly on the lot and there are no other visible easements or encroachments to my knowledge, other than those shown.



SURVEY OF EXISTING 10' ALLEY ONLY AND WOOD FENCE
(MAP SHOWS EXISTING PROPERTY CORNERS, NO ADJUSTMENTS WERE MADE)

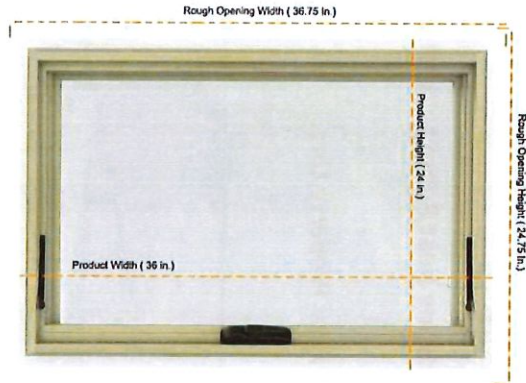
ROBERT G. GILLEN
LEE ANN F. GILLEN

220 N. EAST STREET **RALEIGH, N.C.**

Date:	11-12-14
Scale:	1" = 10'
File:	20146

James W. Nipper, Professional Land Surveyor
5707 Hilltop Road
Raleigh, North Carolina, 27603
Office (919) 917-7080 (Cell) (919) 637-0481

Figure 4. JELD WEN W-2500 WOOD – Transom Window.



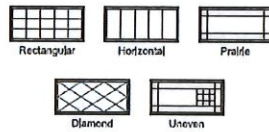
W-2500 WOOD
CLAD-WOOD WINDOW
AWNING

LITE CUT INFORMATION

W-2500 Clad Awning Windows are available with 7/8" removable grilles, 7/8" beaded SDL, 5/8" flat GBC, or 23/32" contour GBC. Standard lite cuts are rectangular, and conform to the layouts noted in the charts on the next page. To use the chart, refer to the appropriate table by the type of window and type of bars or grilles the section drawings illustrate. Then simply cross reference the frame Height and Width to determine the standard lite cut.
































































Lite Cut Options

Special lite cut patterns can include a wide variety of straight line and radius patterns. The illustrations shown here represent just a few of the possibilities. Rectangular, horizontal, vertical and Prairie lite patterns are available in all standard size clad casement windows. Uneven, diamond, radius and Gothic lite cuts are available, subject to approval. Approvals are based on the ability to fulfill the design requirement while maintaining the construction integrity of the finished product.



Window to be ordered with **horizontal** "lite Cut Option" to match existing window below.

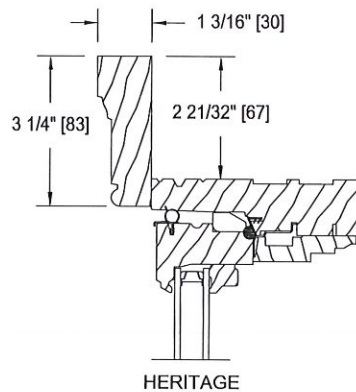
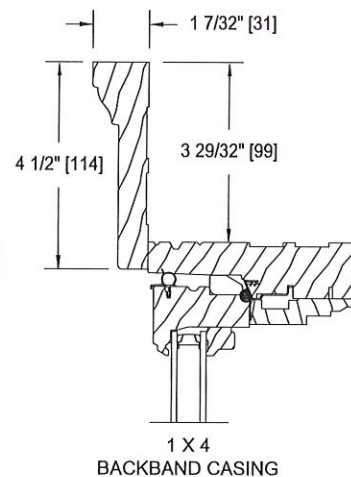
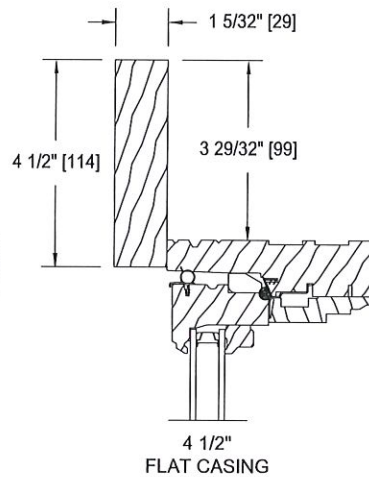
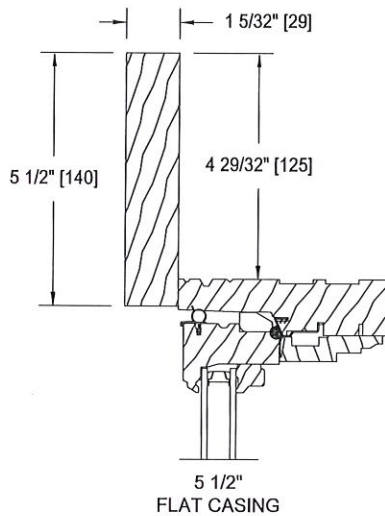
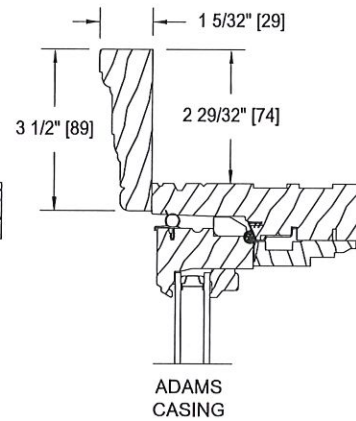
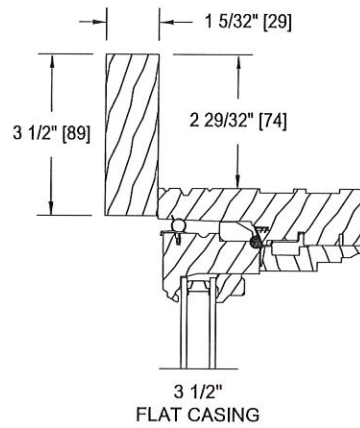
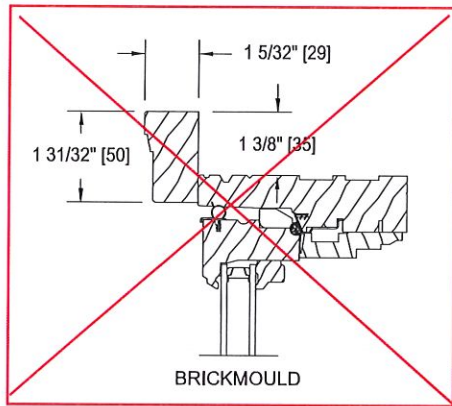
ELEVATIONS
OPERATING UNITS

MO BRICKMOLD MO FLAT CASING ROUGH OPENING FRAME SIZE DAYLIGHT OPENING	21 1/4"(540) 24 5/16"(618) 18 3/4"(476) 18"(457) 13 1/16"(332)	23 1/4"(591) 26 5/16"(668) 20 3/4"(527) 20"(508) 15 1/16"(383)	27 1/4"(692) 30 5/16"(770) 24 3/4"(629) 24"(610) 19 1/16"(484)	31 1/4"(794) 34 5/16"(872) 28 3/4"(730) 28"(711) 23 1/16"(586)	33 1/4"(845) 36 5/16"(922) 30 3/4"(781) 30"(762) 25 1/16"(637)	35 1/4"(895) 38 5/16"(973) 32 3/4"(832) 32"(813) 27 1/16"(687)	39 1/4"(997) 42 5/16"(1075) 36 3/4"(933) 36"(914) 31 1/16"(789)
							
	CWA1814	CWA2014	CWA2414	CWA2814	CWA3014	CWA3214	CWA3614
							
	CWA1818	CWA2018	CWA2418	CWA2818	CWA3018	CWA3218	CWA3618
							
	CWA1820	CWA2020	CWA2420	CWA2820	CWA3020	CWA3220	CWA3620
							
	CWA1824	CWA2024	CWA2424	CWA2824	CWA3024	CWA3224	CWA3624
							
	CWA1828	CWA2028	CWA2428	CWA2828	CWA3028	CWA3228	CWA3628
							
	CWA1830	CWA2030	CWA2430	CWA2830	CWA3030	CWA3230	CWA3630
							
	CWA1832	CWA2032	CWA2432	CWA2832	CWA3032	CWA3232	CWA3632
							
	CWA1836	CWA2036	CWA2436	CWA2836	CWA3036	CWA3236	CWA3636
							
	CWA1840	CWA2040	CWA2440	CWA2840	CWA3040	CWA3240	CWA3640

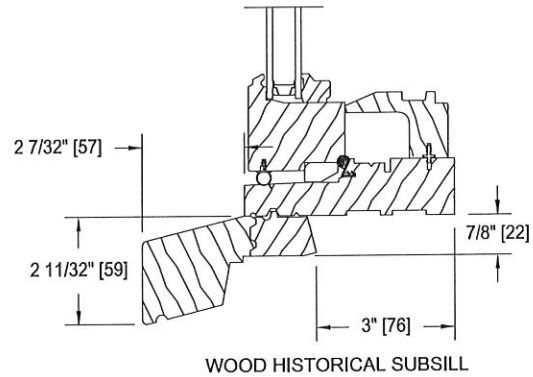
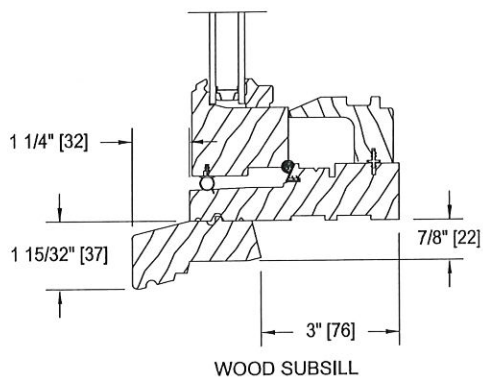
ELEVATION SYMBOL LEGEND:
M.O. = MASONRY OPENING
VALUES IN () ARE IN MILLIMETER CONVERSIONS
NUMBER INDICATES PERFORMANCE GRADE (PG) RATING WITH STANDARD GLAZING

Note: Elevations shown include exterior sillnose and brickmold trim. Subtract 1/2"(12.7) from M.O.(Masonry Opening) for Unit Sizes. Masonry openings above include Sill Nose, see Trim Options page for Sill Nose specifications. For other Trim Options refer to the Unit Sizing, Rough Opening & Masonry Openings page.

TRIM OPTIONS
WOOD EXTERIOR TRIM

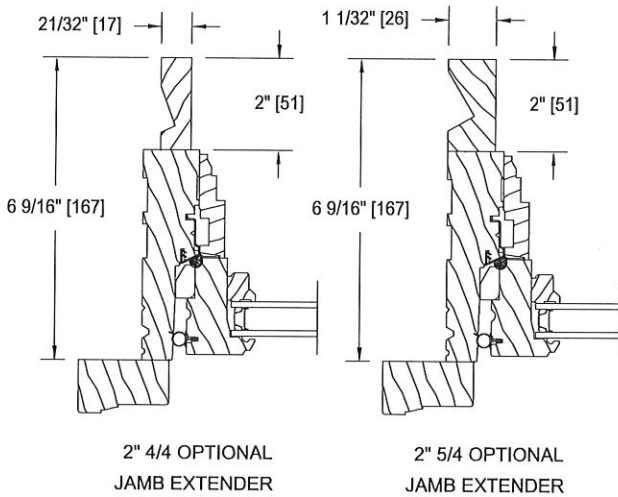


SILL OPTIONS
WOOD SUBSILL OPTIONS

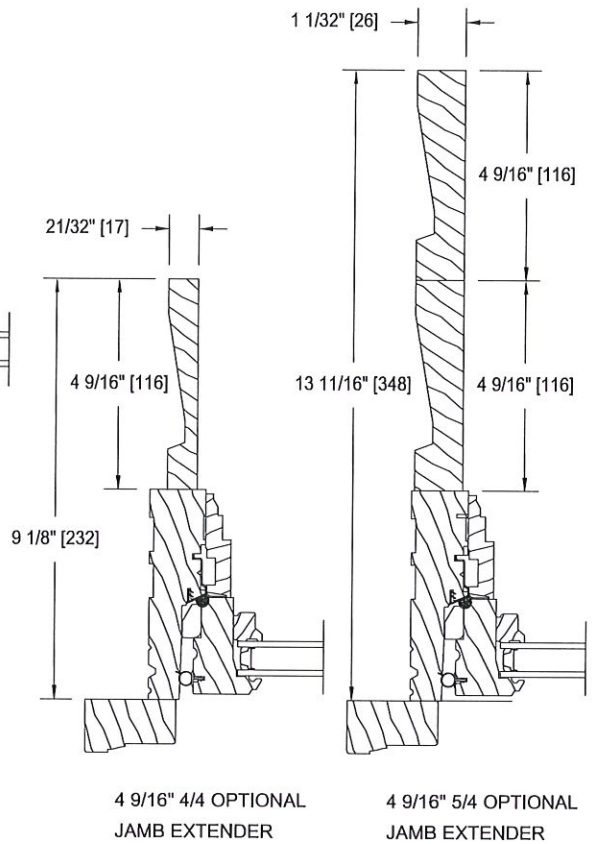


JAMB EXTENDER & STUCCO OPTIONS

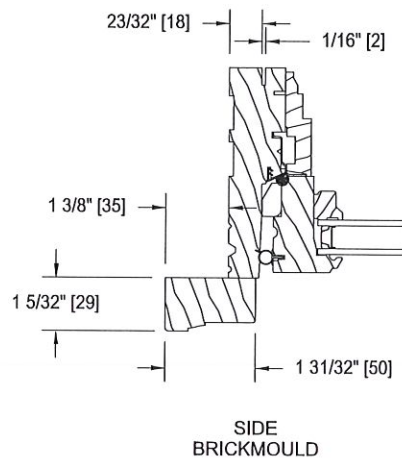
JAMB EXTENDER OPTIONS



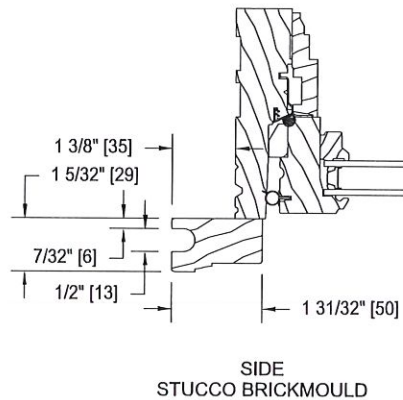
MAXIMUM JAMB WIDTHS



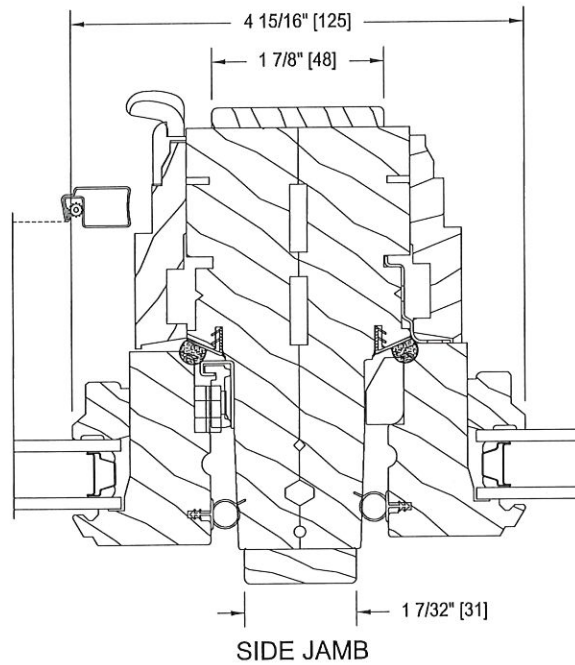
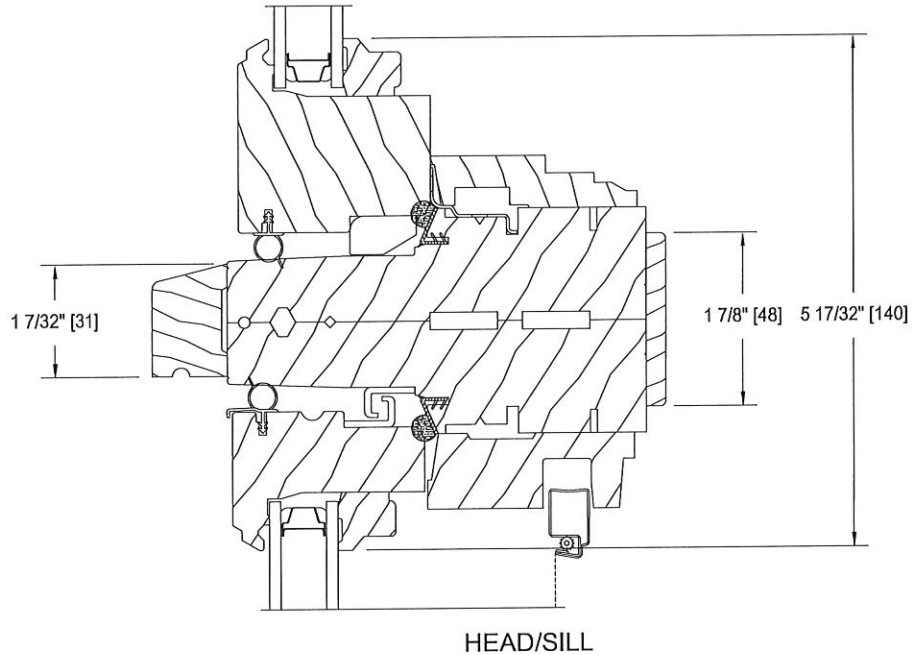
RETURN KERF OPTION



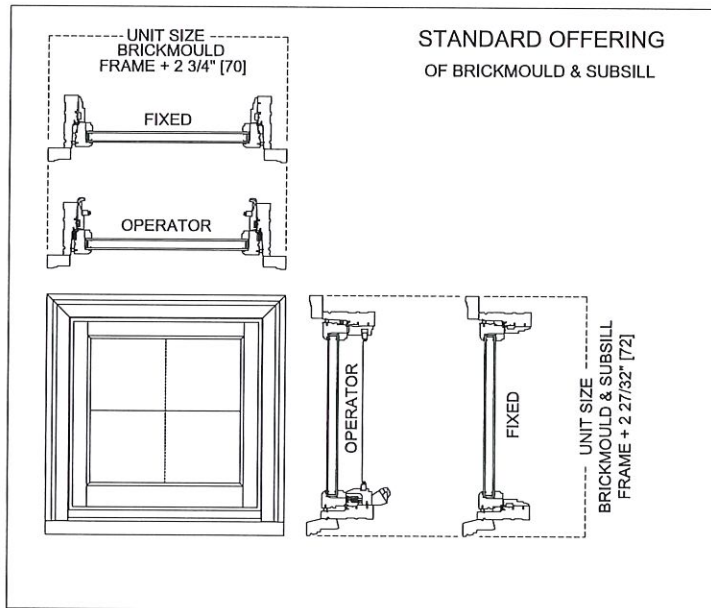
STUCCO TRIM OPTION



STANDARD MULLION DETAILS



UNIT SIZING, ROUGH OPENINGS &
MASONRY OPENINGS



GENERAL NOTES:

UNITS WITH NO TRIM OR SUBSILL:
UNIT SIZE = FRAME SIZE

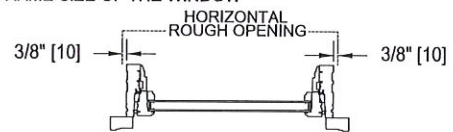
UNIT SIZE IS ALWAYS THE
EXTREME SIZE OF THE WINDOW
WITH OR WITHOUT TRIM

MASONRY OPENING:

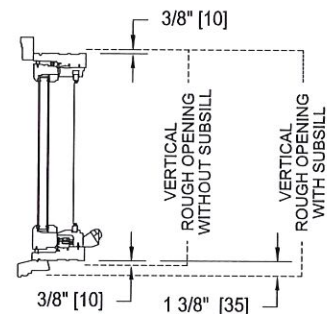
MASONRY OPENING IS ALWAYS 1/2" OVER
THE UNIT SIZE OF THE WINDOW

ROUGH OPENING:

ROUGH OPENING IS ALWAYS 3/4" OVER
FRAME SIZE OF THE WINDOW

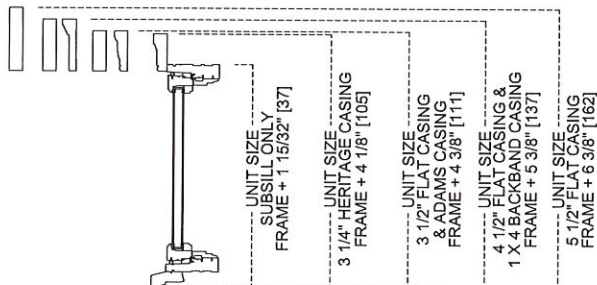


EXCEPTION: SEE DRAWING BELOW

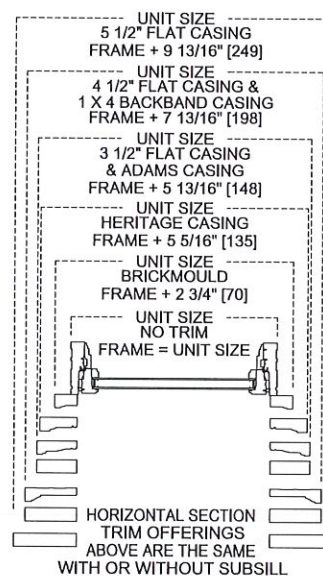
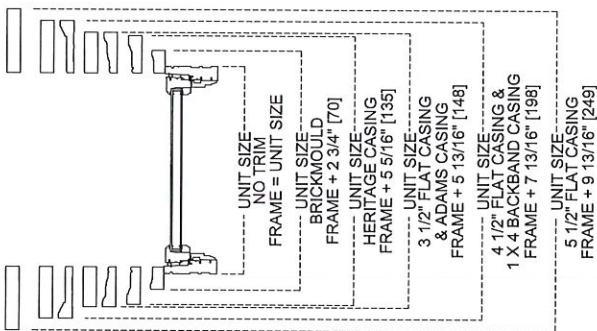


NON-STANDARD UNIT SIZING

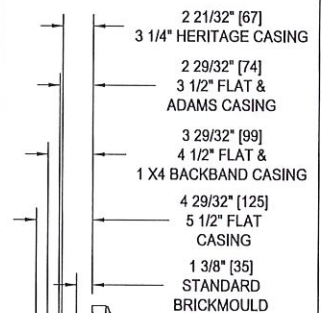
EXTERIOR TRIM OFFERINGS WITH SUBSILL



**EXTERIOR TRIM OFFERINGS WITHOUT SUBSILL
EXTERIOR TRIM ON ALL 4 SIDES**

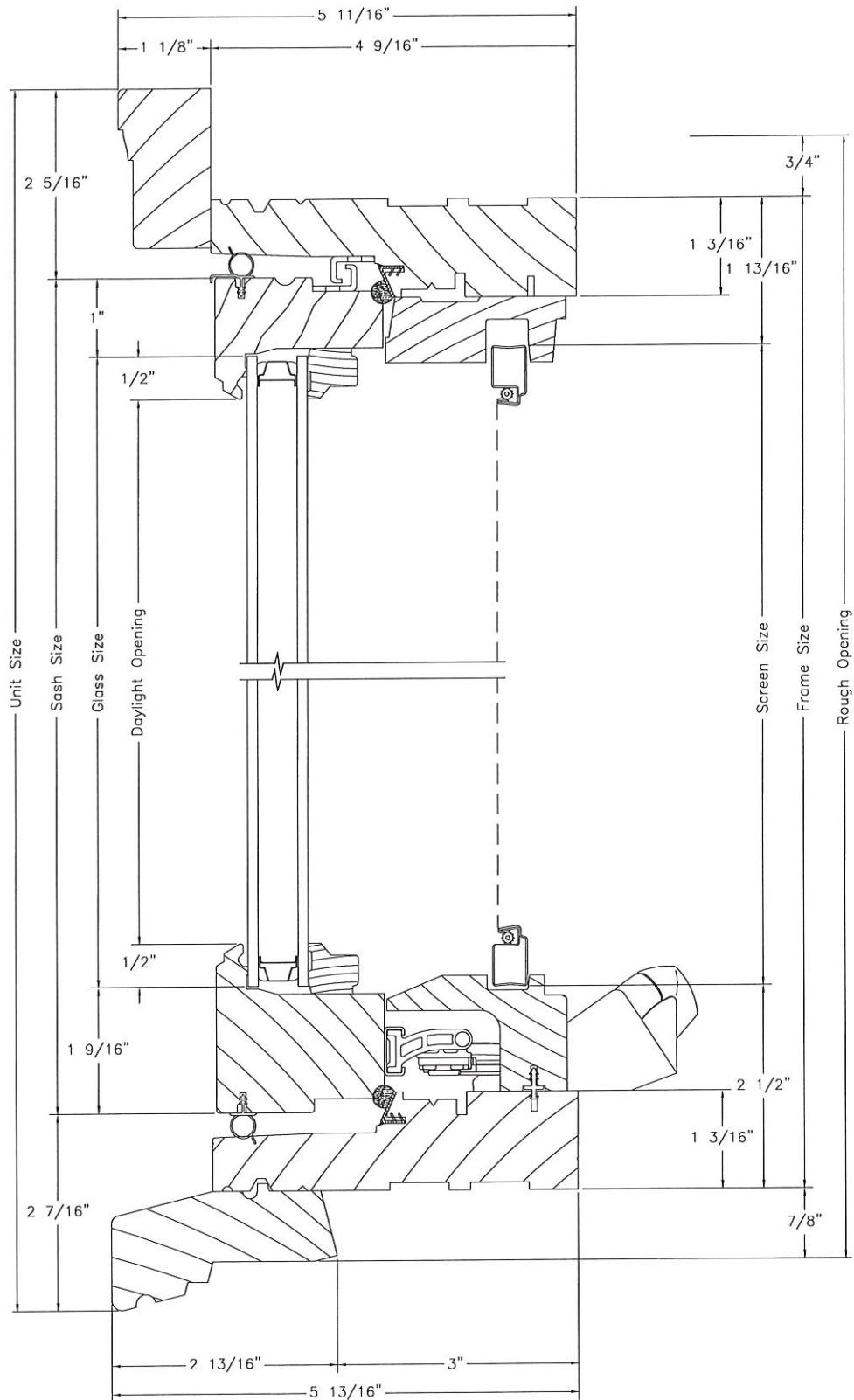


**FRAME TO TRIM
DIMENSIONS**

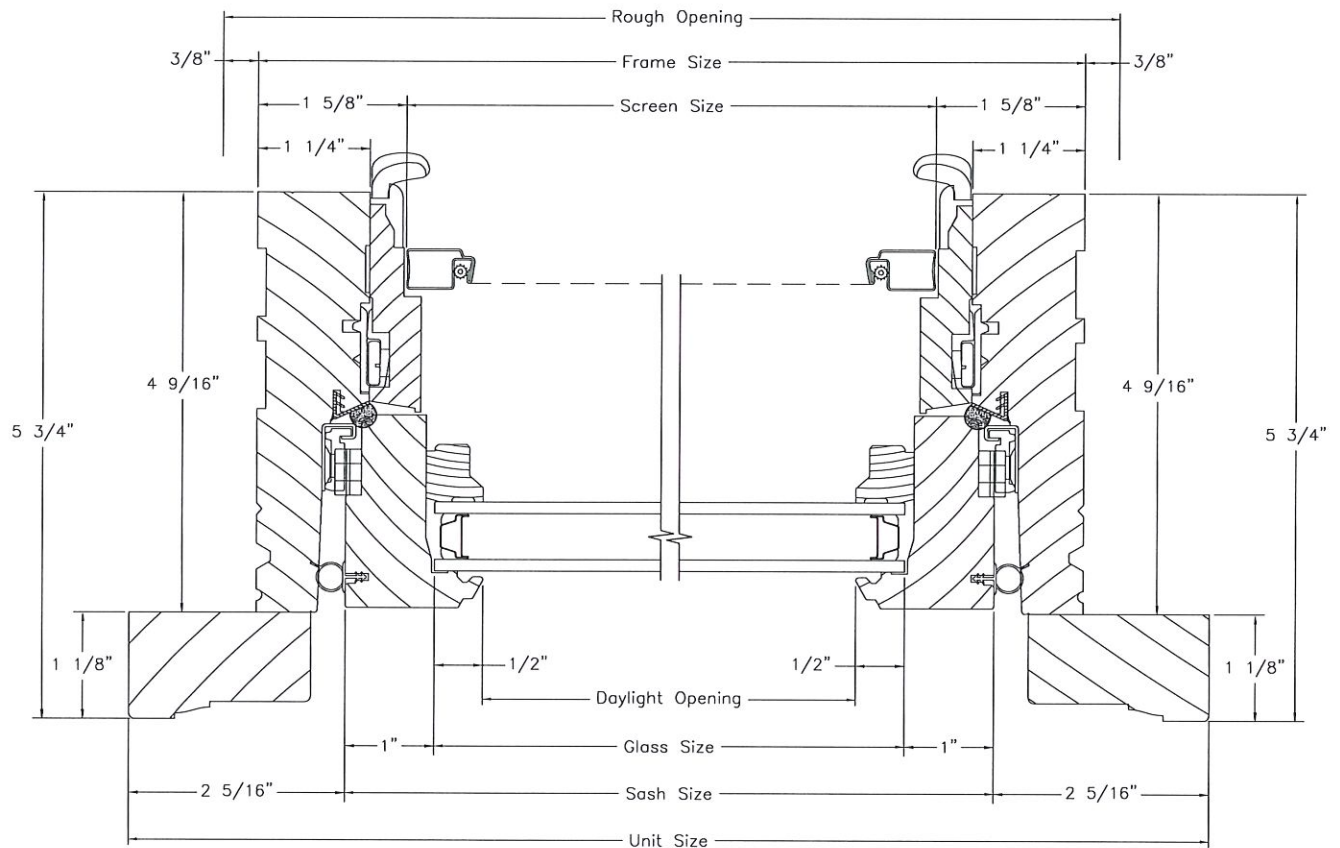


TYPICAL FOR HEAD, SILL & SIDE

OPERATING UNIT
VERTICAL SECTION



OPERATING UNIT
HORIZONTAL SECTION



















TRANE XR

MFR
DATE 2/2018

MOD. NO. 4TWR6030H1000AB
SERIAL NO. 18072Y924F

MINIMUM CIRCUIT AMPACITY
OVERCURRENT PROTECTIVE DEVICE
MAX FUSE / BREAKER (HACR)
HFC - 410A

VOLTS 208/230
PH 1
17.0
USA
25
CANADA
25
OZ. OR 3.63 kg(SI)

8 +/- 3 °F DESIGN SUBCOOLING
Climatuff DuraTuff Spine Fin Quick-Sess Weathertron

TRANE

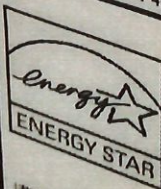
A BUSINESS OF INGERSOLL RAND
TYLER, TX 75707
ASSEMBLED IN USA



HEATING AND COOLING
EQUIPMENT

COMPR. MOT. 12.8 RLA
O.D. MOT. 0.64 FLA
DESIGN PSI - HIGH 480 LOW 480

Intertek 3059934
208/230 V
200/230 V
F. ID. FRS 67.8
1/8 LRA
HP



AHRI CERTIFIED
Unitary Small HP
AHRI Standard 210/240
www.ahridirectory.org
Certification applies only when the complete system
is listed with AHRI

IR Ingersoll Rand

Morton, Erin

From: Morton, Erin
Sent: Friday, August 14, 2020 3:19 PM
To: Ken Phillips
Cc: Tully, Tania; Kinane, Collette
Subject: COA-0116-2020 (220 N East St) Minor Work
Attachments: Blue Placard - digital.pdf

Ken,

Great, please ensure that the existing evergreen shrub continues to screen the new HVAC equipment as well as the existing unit. With that, the COA application for your project at 220 N East Street has been approved! In order to limit the number of people entering the City office buildings, we'll be mailing you the signed application and blue placard. It is currently taking a bit longer for mail to be processed through our internal system. In the meantime, a digital copy of your placard is attached for pursuing further permitting requirements.

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

Please let me know if you have any questions.

Best,
Erin

Erin Morton
Preservation Planner II

City of Raleigh
Planning and Development
P Raleigh Urban Design Center
919-996-2632 | raleighnc.gov

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-----Original Message-----

From: Ken Phillips <phillke1@yahoo.com>
Sent: Friday, August 14, 2020 1:48 PM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>
Subject: RE: 220 N East COA

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Hi Erin,

I uploaded a picture of the screen planting to the portal. I believe the shrub is in the Illicium family.

Hope this helps, looking forward to your reply.

Ken

-----Original Message-----

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

Sent: Friday, August 14, 2020 9:45 AM

To: Ken Phillips <phillke1@yahoo.com>

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

Subject: RE: 220 N East COA

Ken,

Due to the location of the window on the house, having no muntins in the proposed window is acceptable. Unless you tell us differently, we will assume that the new window will have flat casing trim like everything else on the house.

Since we do not have the existing screen planting documented in photographs, please provide a contextual photo showing the area at the side of the house with HVAC and screen planting. I tried quickly pull this from Google Streetview for the file, but it does not appear that any screen planting is present from the date the last round of photos were taken on your street.

That is the last thing we need before processing your application approval.

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

Best,

Erin

Erin Morton

Preservation Planner II

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-----Original Message-----

From: Ken Phillips <phillke1@yahoo.com>

Sent: Thursday, August 13, 2020 2:04 PM

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

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

Subject: RE: 220 N East COA

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Thanks Erin,

1. Photos of the front of the house and 1st floor window to be matched have been uploaded to the portal. From the front our home sits high on a hill and is largely blocked by trees. I took the best photo I could.

2. The existing window head and sill jambs measure 30". The side jamb measures 41". The head, side, and sill jambs all measure 5 ¼" in width. The existing exterior window head and side casing, apron and sill nose will be reused. We have hired Chris Tallman to install the window. Chris is a highly regarded carpenter that specializes in historic preservation and was referred to us by Mathew Brown, president of the SPHO.

3. I selected a new all wood window. I'm not interested in a major work COA.

The new custom window is an all wood JELD-WEN CWA3020 and have uploaded JELD-WEN specifications to the portal (file "Wood_Awn_SizingChart_13Aug2020.pdf" uploaded to portal). It has frame size 30"x20", e.g., head and sill jamb equal to 30" and side jamb equal to 20", and is configured for a rough opening of 30 ¾" x20 ¾". This matches the existing window head jamb in width, e.g., 30" and is approximately ½ of the existing window side jamb height. The width of head, side and sill jambs equals 5 ¼" which matches the existing window. I would agree to a horizontal muntin profile that would divide the window into 4 panes if required by the COA, else a single pane is preferred. Please note that the new smaller window will afford the necessary privacy and remove the window from direct line of water from the existing shower.

4. The new downstairs mechanical unit will be identical the existing upstairs unit that was installed with COA approval in spring of 2018. It is a Trane XR model 4twr6030h1000ab. It measures 37" high and 34" wide. The new unit will sit approximately 25ft from our neighbors house. Interestingly, our home sits on a hill and there is a ~ 14ft wall that separates the two properties. The units are not visible from the street. There is however an existing shrub during the last COA approval process in spring of 2018.

Thanks again, and I look forward to you reply..

Best,

Ken Phillips

-----Original Message-----

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

Sent: Wednesday, August 12, 2020 5:28 PM

To: Ken Phillips <phillke1@yahoo.com>

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

Subject: RE: 220 N East COA

Hi Ken,

The city's historic preservation staff were attending a conference last week and are working to catch back up on emails. Apologies for the delayed response and thank you for your patience. We have begun review of your minor work COA application and have a few comments and questions.

Please provide a photo of the front of the house from the street, as well as a photo of the 1st floor window to be matched. The window specification information you have provided is very helpful, thank you! Please also provide a window section drawing detail, including sill, jamb, and header, and the proposed muntin profile. JELD-WEN will be able to provide this document to you.

The window specifications note that the proposed window product is a clad wood window. Staff is not able to approve clad window installation on the historic house at the minor work level. There are a couple of ways to move forward. If you are interested in switching to an all-wood window, staff can review the request as a minor work. Alternatively, we are able to convert that part of the application to a separate major work for the RHDC's COA Committee to review. Clad

wood windows are regularly approved on new construction and new additions. As far as we are aware, a request to install clad windows on a historic structure has not been made, so we are not sure how to advise on what the committee's decision might be.

For the mechanical unit, what will the final dimensions of the equipment be, including height? How far from the adjacent house walls will the equipment be installed? Please also provide a photograph of the exact model to be installed. The site plan provided shows an evergreen shrub will be located in front of the proposed mechanical equipment and in the front yard. Are they existing plantings or is the screen planting part of the proposed work? If it is not existing, please provide additional information including proposed species, mature height and width, and number of plants. Please let us know if you have any questions. Thank you.

Best,
Erin

Erin Morton
Preservation Planner II

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-----Original Message-----

From: Ken Phillips <phillke1@yahoo.com>
Sent: Tuesday, August 11, 2020 11:36 AM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>
Subject: RE: 220 N East COA

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Hi Erin,

Just checking in to see if you have any updates for me?

Many thanks,

Ken

-----Original Message-----

From: Morton, Erin <Erin.Morton@raleighnc.gov>
Sent: Monday, August 3, 2020 4:46 PM
To: Kenneth Phillips <phillke1@yahoo.com>
Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>
Subject: RE: 220 N East COA

Hi Ken,

I see that we have received an application for 220 N East St with the case number COA-0116-2020 through our online system. We are working our way through the queue of applications - you are currently second from the top of the pile. Because the city's historic preservation staff are attending a conference this week, it will be later this week before we can begin review.

I will contact you with any questions or additional materials we may need at that time. Thank you for checking in and thank you for your patience!

Best,
Erin

Erin Morton
Preservation Planner II

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-----Original Message-----

From: Kenneth Phillips <phillke1@yahoo.com>
Sent: Monday, August 3, 2020 1:29 PM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Subject: 220 N East COA

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Hi Erin,
I am writing to see if you had an update on the COA that I submitted for the window replacement and HVAC replacement?
Thanks,
Ken
919 632 9865