



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

225 E SOUTH STREET

Address

PRINCE HALL

Historic District

Historic Property

020-15-MW

Certificate Number

2/20/2015

Date of Issue

8/20/2015

Expiration Date

Project Description:

- Install HVAC units at rear of house;
- remove gas lines from rear of house;
- install gutter to cover exterior HVAC line;
- [after-the-fact] remove chain link fence;
- [after-the-fact] remove rear steps from adjacent house.

OK to PERMIT

This card must be kept pasted 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

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



Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
eFax 919-996-1831

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



- Minor Work (staff review) – *Minor*
- Major Work (COA Committee review) – *Major*
- Most Major Work Applications
 - Additions Greater than 25% of Building Square Footage
 - New Buildings
 - Demo of Contributing Historic Resource
 - Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 422425

File # 020-13-MW

Fee \$ 29

Am't Paid \$ 29 cash

Check # _____

Rec'd Date 2/9/15

Rec'd By AKW

• If completing by hand, please use **BLACK INK**. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address 6. South St
225 S. East St, Raleigh, NC 27601

Historic District Prince Hall

Historic Property/Landmark name (if applicable)

Owner's Name Debra C. Hyson

Lot size .10 acres

((width in feet) 58

((depth in feet) 78.4

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys:

Property Address	Property Address

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

Applicant Debra C. Hyson

Mailing Address 414 N. King Charles Rd

City Raleigh State NC Zip Code 27610-2236

Date 2/9/15 Daytime Phone 919-349-0063

Email Address dchyson@earthlink.net

Signature of Applicant *Debra C. Hyson*

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 8/20/15. 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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature *Paul S. Kelly* Date 2/20/15

Project Categories (check all that apply):

Exterior Alteration

Addition

New Construction

Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?

Yes

No

(Office Use Only)

Type of Work 50, 40, 94,
57,

Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work	
40	Gutters to hide copper line set	Alteration/Construction/Removal of Gutters and Downspouts	X
50	2 hvac units 26x26 x30 on pads 32x32 Not to be viewed from street	Installation/relocation/removal of Mechanical Equipment, such as heating and air conditioning units	X
?	Unable to open door- multiple gas lines zig zagging rear of house	Removal of gas lines that are a hazard to the house	
		Amend to remove fence & steps per written description. ^{after-the-fact} 161	

TO BE COMPLETED BY APPLICANT					
	YES	N/A			
Attach 8-1/2" x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.					
Minor Work (staff review) – 1 step					
Major Work (COA Committee review) – 3 steps					
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>		✓		
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. Photographs of existing conditions are required.	<input checked="" type="checkbox"/>				
4. (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>			
5. (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Drawings showing proposed work <input checked="" type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <input checked="" type="checkbox"/> 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet.	<input type="checkbox"/>	<input type="checkbox"/>	✓		
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys. (Required for Major Work)	<input type="checkbox"/>	<input type="checkbox"/>			
8. Fee ()	<input checked="" type="checkbox"/>				

Debra C. Hyson
414 N. King Charles Rd
Raleigh, NC 27610-2236
919-349-0063

To: RHDC

Proposal for:

225 E. South St,
Raleigh, NC 27601
919-349-0063

*Must be metal &
painted to match house,
TGT*

- 1) 2 HVAC Goodman units 26 x 26 x 30 to be installed in the rear of the property, 6 ft from the left rear wall as facing the back of the building. They will each sit on a pad that is 32 x 32.
- 2) One gutter installed to hide the copper line set- this would normally be installed inside the house- but there is not sufficient room for the contractor to access the crawl space to accomplish that project.
- 3) Survey shows a chain link fence that Shaw University put up on the property that encroached on my property. I met with the heads of Shaw prior to purchasing the property. They were given the option to keep the fence and do a recombination survey granting me equal land on the front right side of the building or removing the fence that was place on the property to be purchased. They opted to remove the fence. The steps off the rear porch on two of there buildings also encroached on my property & Shaw removed those as well.
- 4) There are many gas lines zig zagging on the back wall of the property. The lines are not securely fastened to the property and one line prevents the rear door from being opened. The HVAC contractor recommended removing the lines completely from the property.
- 5) Photos of the rear of the property that will be emailed to Tania Tully @

Thank you for your consideration of my proposals

Debra C. Hyson

Tully, Tania

From: Band, Daniel
Sent: Friday, February 13, 2015 4:27 PM
To: Tully, Tania
Subject: FW: COA Application Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Tania, here's a reply from one of our COA applicants.

-Dan

From: Deb [<mailto:dchyson@earthlink.net>]
Sent: Friday, February 13, 2015 4:23 PM
To: Band, Daniel
Subject: Re: COA Application Comments

Dan-

Sorry- just saw this in the "suspect mail" today. I sent it to my hvac contractor for the specs. I provided a survey of the property. The rear left corner if you were facing the back of the house- there is a pencil line indicating 6 ft
As in I want to place the units 6 ft from the left rear corner of the house. The units are 26w x 26 L x 30 h. The pads are 32 x 32.
I believe they are goodman units- but will get the exact information for you as well as the info on the gutter. I penciled in a drawing of the 2 units at this location on the copy of the survey that I provided.

I hope to have the rest of the information to you by Monday.
thank you
Debra

Debra C. Hyson
Field Pro Services
Chief Operations Officer
Raleigh, NC
919-349-0063

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

From: "Band, Daniel"
Sent: Feb 11, 2015 3:08 PM
To: "dchyson@earthlink.net"
Cc: "Tully, Tania"
Subject: COA Application Comments

Debra -

I have reviewed the COA application you submitted for 225 E. South Street and have the following comments and questions:

Tully, Tania

From: Deb <dchyson@earthlink.net>
Sent: Thursday, February 19, 2015 2:41 PM
To: Band, Daniel
Cc: Tully, Tania
Subject: Re: COA Application Comments
Attachments: dlete hvac.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

had to send in 2 emails- the specs for the hvac in this one
and the survey in the first email

thanks
Deb

Debra C. Hyson
Field Pro Services
Chief Operations Officer
Raleigh, NC
919-349-0063

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

From: "Band, Daniel"
Sent: Feb 11, 2015 3:08 PM
To: "dchyson@earthlink.net"
Cc: "Tully, Tania"
Subject: COA Application Comments

Debra –

I have reviewed the COA application you submitted for 225 E. South Street and have the following comments and questions:

1. We'll need more information about the proposed gutter to be installed. Where will it be placed on the house (please show on plot plan)? What are its dimensions? Also, please include a description of materials or a photograph of the gutter .
2. In addition, please provide a picture or spec sheet of the HVAC units to be installed. Of primary need are the dimensions. And also, please delineate on the plot plan exactly where on the property they will be placed.

Thanks,

Dan

Daniel Band, Planner I
Long Range Planning Division
Raleigh Planning Department
919-996-2180 - OEP, 2nd Floor

LEGEND

- Storm Sewer Manhole
- Sanitary Sewer Manhole
- △ Concrete Monument
- N/F Now or Formerly
- Power Box
- Telephone Pedestal
- Cable Television Pedestal
- ⋄ Power Pole
- ⋄ Light Pole
- AC Acres
- BOM Book of Maps
- N.T.S. Not To Scale
- ips Iron Pipe Set
- eip Existing Iron Pipe
- Line Not Surveyed
- R/W Right-of-way
- cp Computed Point (Not Set)
- Drop Inlet

PRECISION: 1/10,000+



E.S. MINNIS
D.B. 2415-476

Show University
B.O.M. 1987-1402

Show University's
Asphalt Parking Area
May Encroach Onto
Hyson Property
Asphalt Not Accessible

Computed Point
Corner Not Accessible
(Fenced In Area)

Map Shows of Utility Pipes

*CHAINLINK FENCE tied
encroached my property
has been removed by Show University*

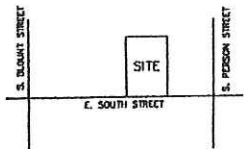
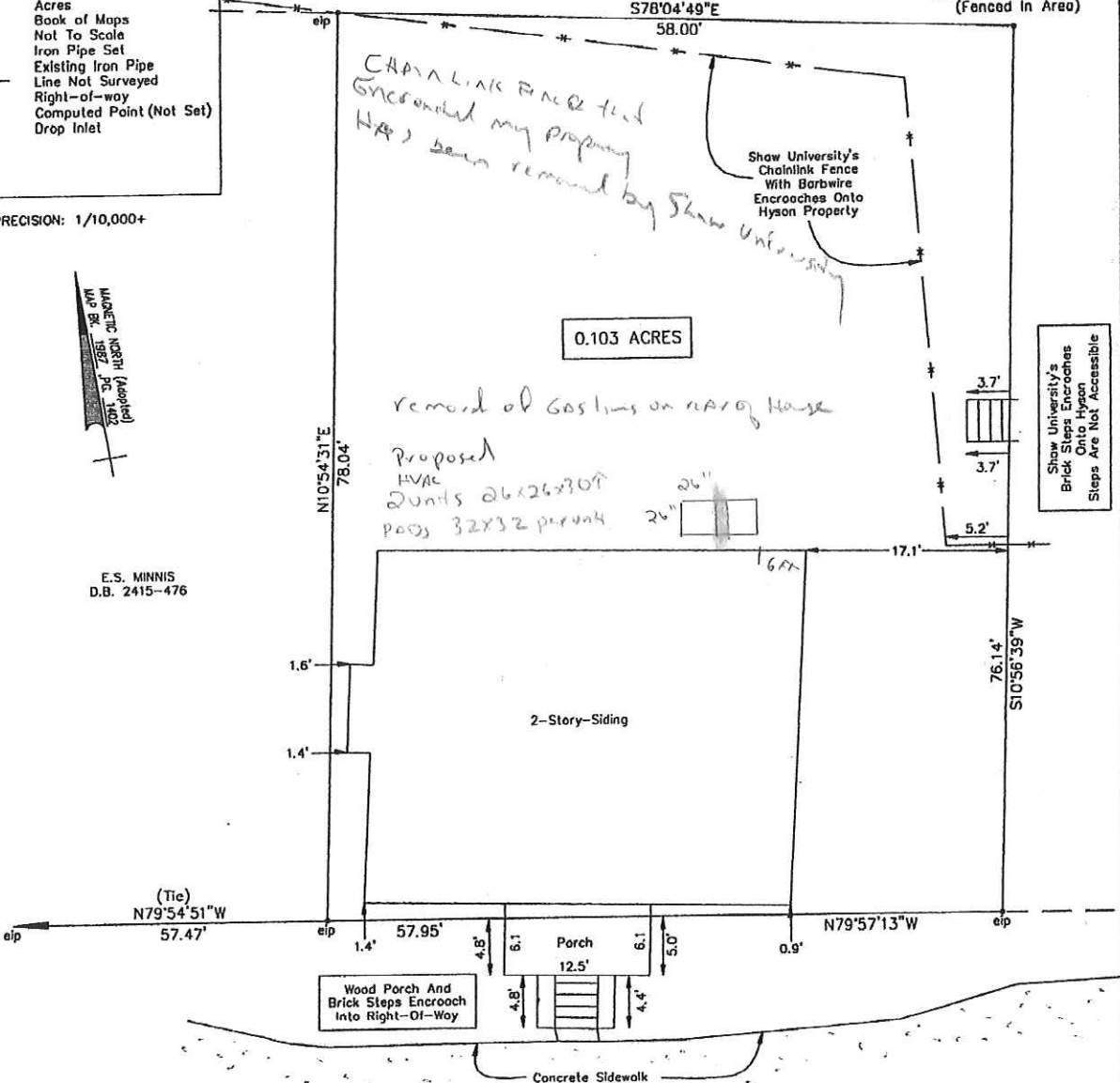
Show University's
Chainlink Fence
With Barbwire
Encroaches Onto
Hyson Property

0.103 ACRES

removed of Gas lines on rear of house

*Proposed
HVAC
Units 26x26x30"
pods 32x32 per unit*

Show University's
Brick Steps Encroaches
Onto Hyson
Steps Are Not Accessible

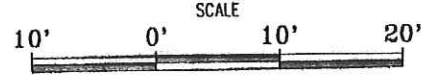


VICINITY MAP
N.T.S.

E. SOUTH STREET
66' R/W

NOTE: ENCROACHMENTS WITHIN SHAW UNIVERSITIES CHAINLINK FENCE NOT SHOWN ON THIS SURVEY WERE NOT LOCATED BY THIS OFFICE BECAUSE THE INABILITY TO GET INSIDE THE CHAINLINK FENCE WITH BARBWIRE.

Reference: Deed Bk. 2145 Pg. 476



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

Professional Land Surveyor
L-3916
WESLEY NIPPER

Property Of
DEBRA C. HYSON

225 E. SOUTH STREET RALEIGH, N.C.

Date: 06-04-14
Scale: 1"=10'
File: 20143

James W. Nipper, Professional Land Surveyor
5707 Hilltop Road
Raleigh, North Carolina, 27603
Office (919) 917-7080 (Cell) (919) 637-0491



IMG_20150209_112538555



IMG_20150209_112547396

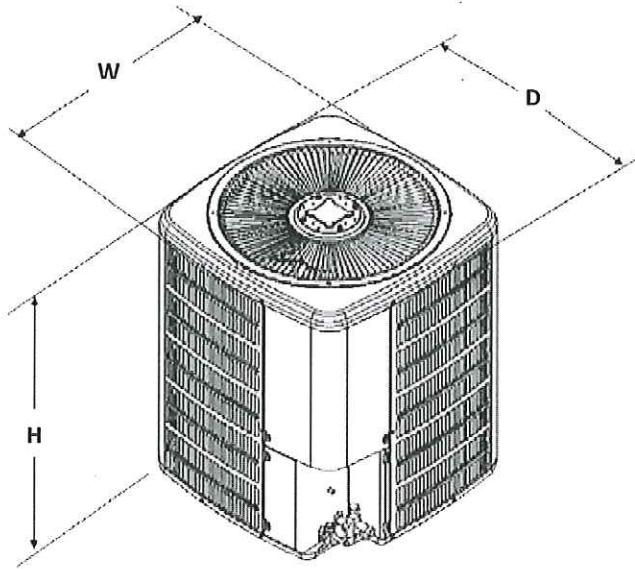


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DIMENSIONS



MODEL	DIMENSIONS		
	W"	D"	H"
GSZ130181**	26	26	32¼
GSZ130241**	26	26	32¼
GSZ130301**	26	26	32¼
GSZ130361**	29	29	32¼
GSZ130421**	29	29	38¼
GSZ130481**	29	29	34¼
GSZ130601**	35¼	35¼	34¼

ACCESSORIES

MODEL #	DESCRIPTION	GSZ13 018	GSZ13 024	GSZ13 030	GSZ13 036	GSZ13 042	GSZ13 048	GSZ13 060
0130R00000S	Low-pressure Switch Kit	X	X	X	X	X	X	X
ABK-20	Anchor Bracket Kit [◊]	X	X	X	X	X	X	X
ASC-01	Anti-Short Cycle Kit	X	X	X	X	X	X	X
AFE18-60A	All-fuel Kit	X	X	X	X	X	X	X
CSR-U-1	Hard-start Kit	X	X	X	X	X	X	X
FSK01A ¹	Freeze Protection Kit	X	X	X	X	X	X	X
OT18-60A ²	Outdoor Thermostat	X	X	X	X	X	X	X
OT/EHR18-60	Emergency Heat Relay kit	X	X	X	X	X	X	X
TX2N4 ³	TXV Kit	X						
TX2N4A ³	TXV Kit	X	X					
TX3N4 ³	TXV Kit			X	X			
TX5N4 ³	TXV Kit					X	X	X

[◊] Contains 20 brackets; four brackets needed to anchor unit to pad

¹ Installed on indoor coil

² Required for heat pump applications where ambient temperatures fall below 0°F with 50% or higher relative humidity.

³ Condensing units and heat pumps with reciprocating compressors require the use of start-assist components when used in conjunction with an indoor coil using a non-bleed thermal expansion valve refrigerant metering device or liquid line solenoid kit. The TXV should always be sized based on the tonnage of the outdoor unit.



Air Conditioning & Heating

GSZ13

ENERGY-EFFICIENT R-410A

SPLIT SYSTEM HEAT PUMP

1½ TO 5 TONS

COOLING CAPACITY: 17,400 TO 57,000 BTU/H

HEATING CAPACITY: 17,000 TO 58,000 BTU/H



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Standard Features

- R-410A chlorine-free refrigerant
- High-efficiency scroll compressor
- SmartShift® technology to ensure quiet reliable defrost
- Factory-installed bi-flow liquid-line filter drier
- Factory-installed suction-line accumulator
- Factory-installed compressor crankcase heater
- Factory-installed high-capacity muffler
- High- and low-pressure switches
- Service valves with sweat connections and easy access to gauge ports
- Copper tube/enhanced aluminum fin coil
- Fully charged for 15' of tubing length
- Contactor with lug connection
- Ground lug connection
- AHRI Certified; ETL Listed

Cabinet Features

- Goodman® brand sound control top design
- Steel louver coil guard
- Heavy-gauge galvanized-steel cabinet
- Attractive Architectural Gray powder-paint finish with 500-hour salt-spray approval
- Top and side maintenance access
- Service ports and controls are accessible while unit is operating
- When properly anchored, meets the 2010 Florida Building Code unit integrity requirements for hurricane-type winds (Anchor bracket kits available.)



* Complete warranty details available from your local dealer or at www.goodmanmfg.com. To receive the 10-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec.