



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

704 N EAST STREET

Address

OAKWOOD

Historic District

Historic Property

158-17-MW

Certificate Number

09-29-2017

Date of Issue

03-29-2018

Expiration Date

Project Description:

- Replacement of mechanical equipment

*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.*



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



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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



<input checked="" type="checkbox"/> <b>Minor Work (staff review) – 1 copy</b>  <input type="checkbox"/> <b>Major Work (COA Committee review) – 10 copies</b> <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other  <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center; margin: 0;"><b>For Office Use Only</b></p> Transaction # <u>529472</u> File # <u>158-17-MW</u> Fee <u>\$29</u> Amount Paid <u>\$29</u> Received Date <u>9/15/17</u> Received By <u>Mccoy</u>
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Property Street Address	704 N. East St		
Historic District	Oakwood		
Historic Property/Landmark name (if applicable)	n/a		
Owner's Name	Kenneth Bowers & Lynnea Villanova		
Lot size	(width in feet)	47.85	(depth in feet) 110.67

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 ([Label Creator](#)).

Property Address	Property Address



**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 3/29/18. 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) Melissa Robb Date 9/29/17

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" 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.  <b>Minor Work</b> (staff review) – 1 copy  <b>Major Work</b> (COA Committee review) – 10 copies					
1. <b>Written description.</b> 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. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		✓		
4. <b>Paint Schedule</b> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
5. <b>Plot plan</b> (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. <b>Drawings</b> showing existing and proposed work <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.	<input type="checkbox"/>	<input checked="" 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). Use the <a href="#">Label Creator</a> to determine the addresses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	<input checked="" type="checkbox"/>		✓		



## 704 N. East St.

### COA APPLICATION // MINOR WORK // INSTALLATION OF MECHANICAL EQUIPMENT

The purpose of this application is to gain approval to replace an existing air conditioning condenser unit with a new, high-efficiency unit of lower profile but larger dimension. The new unit measures 36 by 36 inches and will be installed in the same location as the current unit, about one foot from the foundation wall.

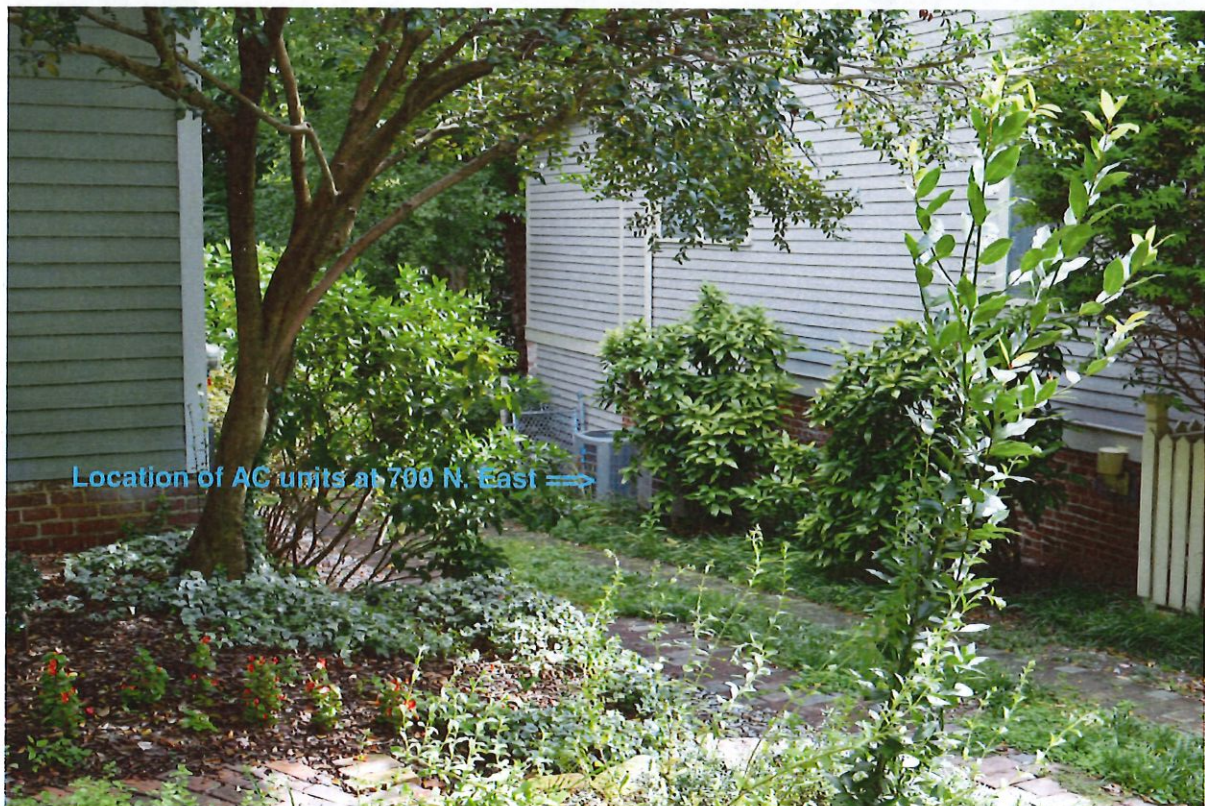
Utilizing the existing location, while close to the northern property line of the property, confers several benefits compared with an alternate location on the south side of the house:

1. By using the same location, no new holes would have to be punched through the old foundation. This location therefore causes the least amount of alteration to the building's exterior facades, historic building fabric, and site features, consistent with guideline **3.10.3**. The existing condition is shown below.



2. The homes to the immediate north and south all have their units on the north side; putting mine on the south side would place three condensers in the same area (my neighbor to the south has two), which would raise the noise level and the visual impact.
3. The current location is not visible from the street due to extensive vegetation and a change in grade. The alternative location would be much more visible because it adjoins my driveway, the grade is more gentle, and the sight lines much more open. The location therefore is consistent with guideline **3.10.8**: Locate new mechanical equipment and utilities,

including heating and air conditioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear facade. Screen them from view.





4. Although not relevant to the guidelines, it is more efficient for these units to be in the shade than the direct sun, which is probably why my unit and those of my neighbors were located on the north side to begin with.





N/F  
H.H. & A.M. HOUSE

