

City of Raleigh



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032-18-CA

325 E CABARRUS
STREET
PRINCE HALL
HISTORIC DISTRICT
(DX-3-DE)

0 25 50 100
Feet



Nature of Project:
Relocate existing house from
517 S West St;
construct new foundation

APPLICANT:
MATT TOMASULO



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

032-18-CA 325 E CABARRUS STREET

Applicant: MATT TOMASULO

Received: 2/23/2018

Meeting Date(s):

Submission date + 90 days: 5/24/2018

1) 3/22/2018 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: PRINCE HALL HISTORIC DISTRICT

Zoning: General Historic Overlay District (HOD-G)

Nature of Project: Relocate existing house from 517 S West St; construct new foundation

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
4.1	Relocation	Relocate existing house from 517 S West St; construct new foundation
3.3	New Construction of Primary Buildings	Relocate existing house from 517 S West St

STAFF REPORT

Based on the information contained in the application and staff's evaluation:

- A. Relocation of the house at 517 S West St and construction of a new foundation is not incongruous in concept according to *Guidelines* 4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.1.5, 4.1.6, 4.1.7, 4.1.8, 3.3.1, 3.3.7, 3.3.8, 3.3.10, 3.3.12, and the following suggested facts:
- 1* The house to be relocated (517 S West St) is facing impending demolition to make way for new construction.
 - 2* Although not located in Prince Hall, the house dates to the district's period of significance and is architecturally compatible with the district. Sanborn Fire Insurance maps show a house with additions on the property at 517 S West St as early as 1914. The Special Character Essay states that "Houses are one and two stories and are generally modest. Most stand on brick foundations, have front porches, and historically had weatherboard exteriors."
 - 3* The house is a hip roofed one-story Folk Victorian cottage with a full front porch. There are several historic houses with hipped roofs in Prince Hall including 320 E Davie Street, 219 E Cabarrus Street, and 223 E Lenoir Street.

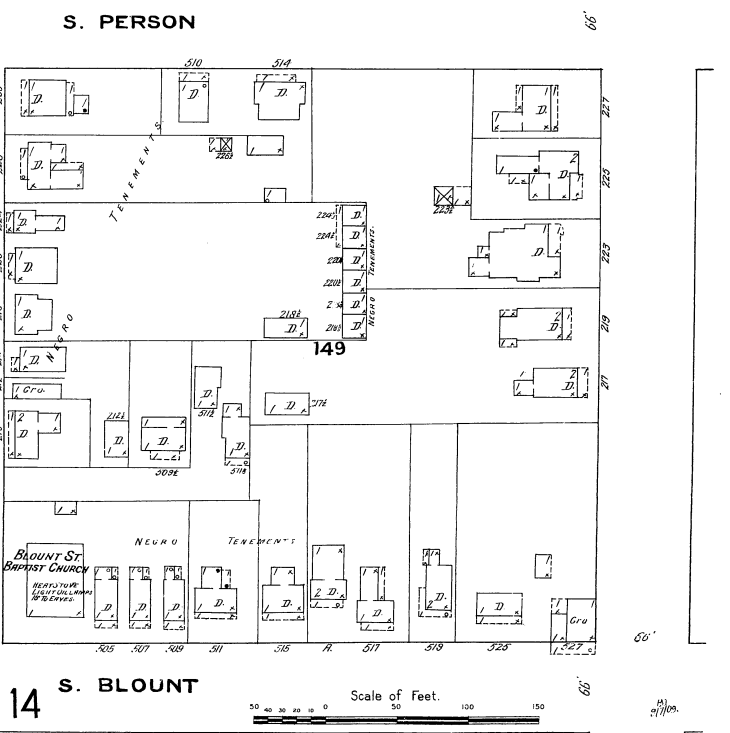
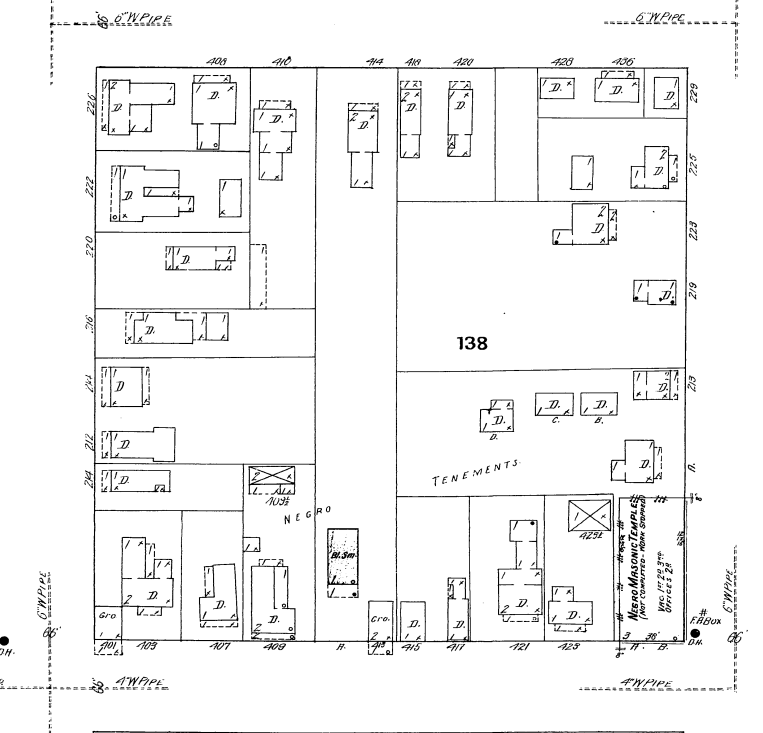
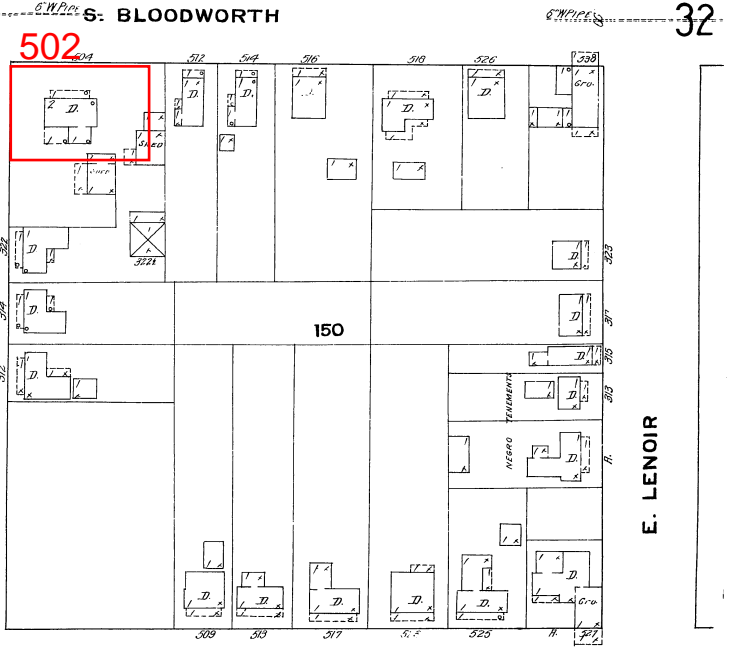
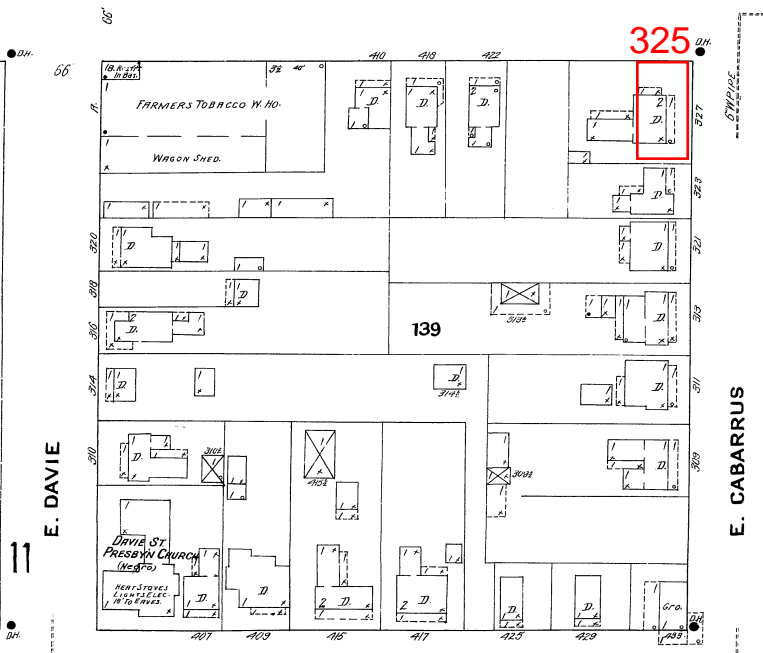
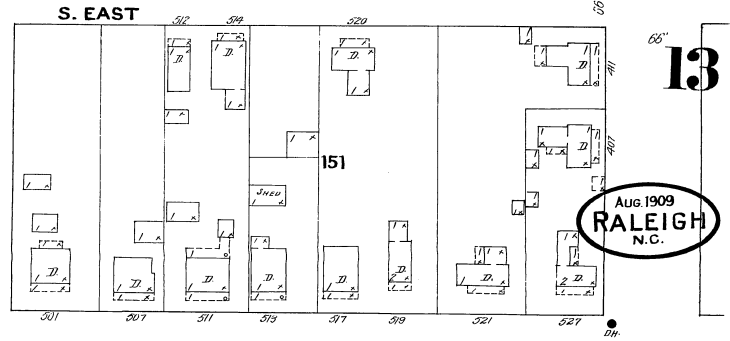
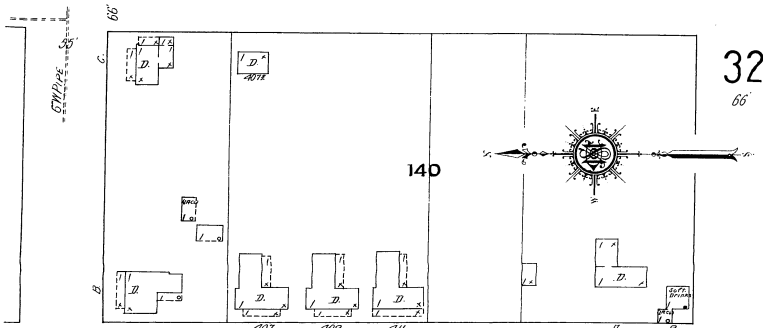
- 4* An iMAPS view of the area was provided by the applicant that shows the approximate location of the house on the site. Its location is proposed to adhere to the uniform setback on the block. A detailed site plan was not provided.
- 5* The house is proposed to sit at the narrow end of the lot facing Bloodworth Street, similar to the other buildings on the block. Photographs of the streetscape were not provided.
- 6* In its newly proposed location the house will maintain its historic orientation to the street.
- 7* Architectural drawings were provided showing both plan and elevation views of the existing house. Photographs were provided showing west and northwest views of the house.
- 8* Only the original, main block of the house and front porch is being moved to the new site.
- 9* The application proposes a brick foundation on the house and porch. Details were not provided. Material samples were not provided.
- 10* No details were provided in the application for a new stair and railing.
- 11* New asphalt shingle roofing is proposed.
- 12* The application did not include any information about the location of new HVAC equipment.
- 13* The site is currently a grassy lot. No trees or other landscape improvements are present on the site at 325 E Cabarrus Street.

Staff suggests that the committee approve the application, with the following conditions:

- 1. That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard for construction of the foundation:
 - a. A detailed site plan for 325 E Cabarrus St;
 - b. Foundation plan.
- 2. That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard for the move:
 - a. Move route including possible tree trimming needed within Prince Hall.
- 3. That details and specifications for the following be provided to and approved by staff prior to construction/installation:

- a. Final foundation design that is detailed to convey the appearance of the original pier locations;
- b. Front walk;
- c. Foundation brick face finish and color;
- d. Front stair and railing;
- e. HVAC size and location and screening, if needed;
- f. Paint color selections if different than the existing;
- g. Any other exterior changes required for the project not specifically addressed.

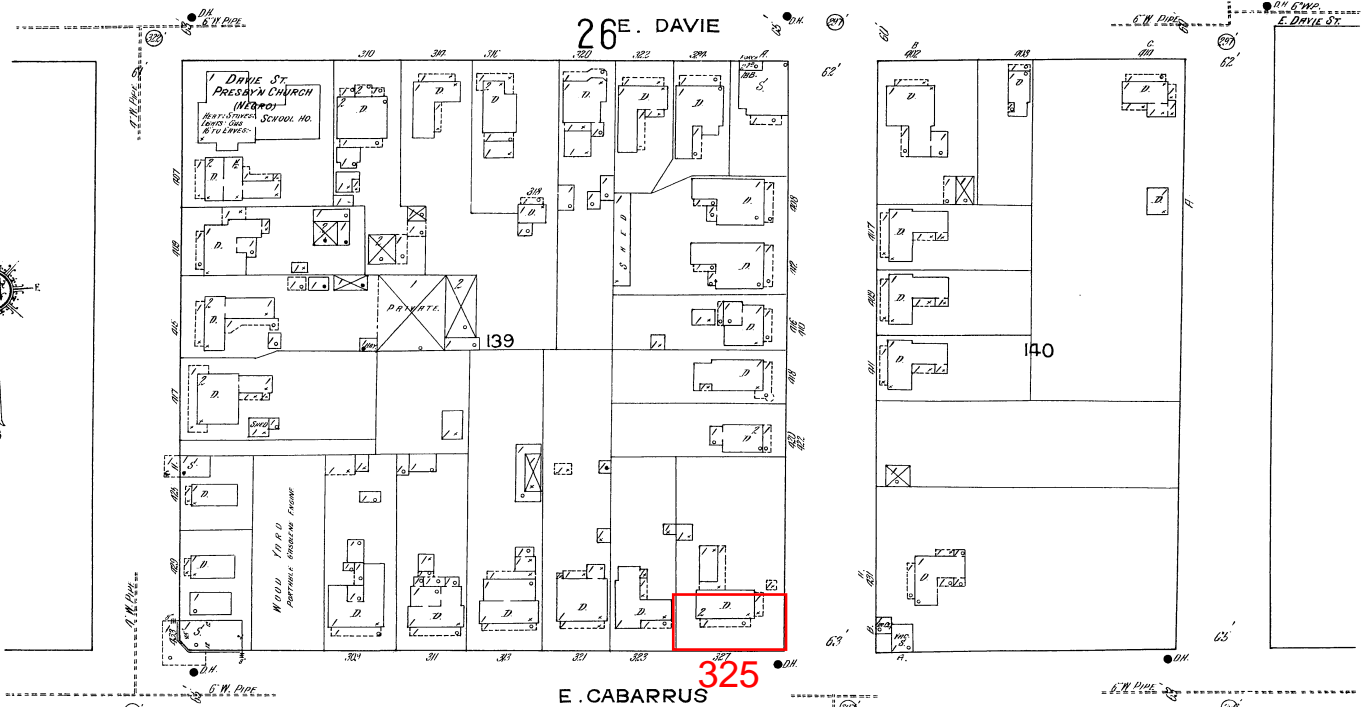
Staff Evidence
032-18-CA & 033-18-CA
1909 Sanborn Map



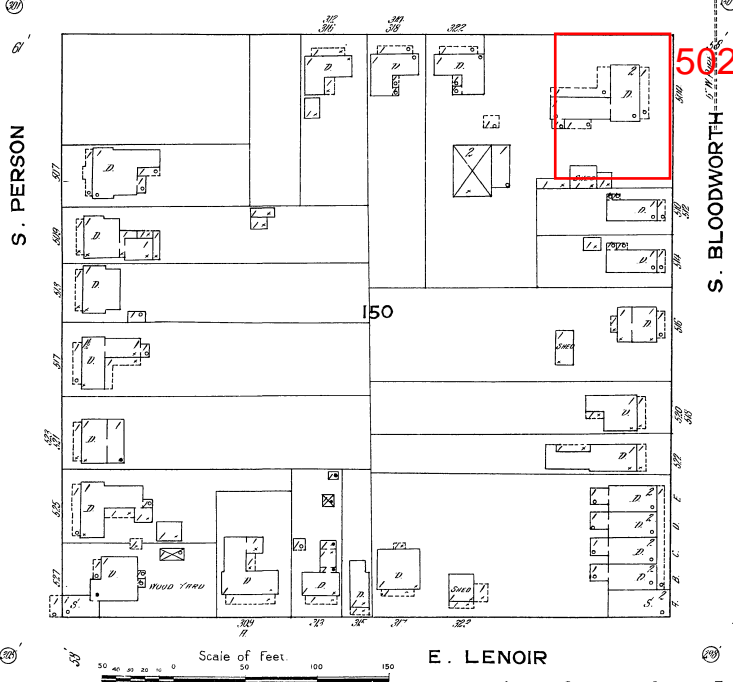
Scale of Feet.
0 50 100 150

Staff Evidence
032-18-CA & 033-18-CA
1914 Sanborn Map

37

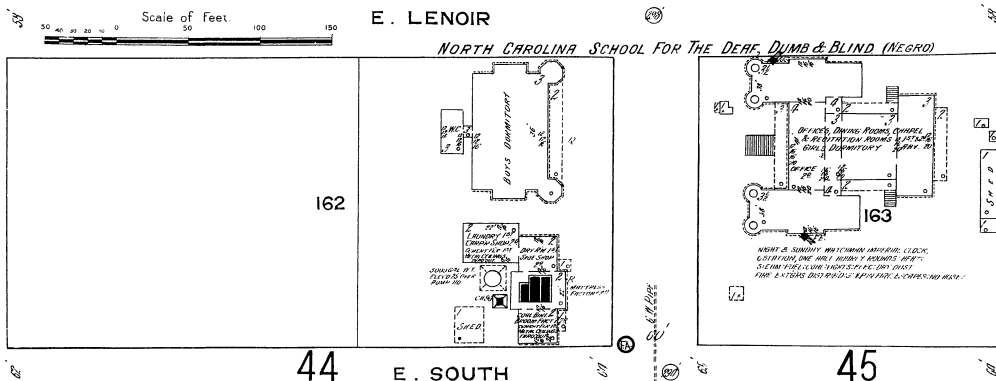
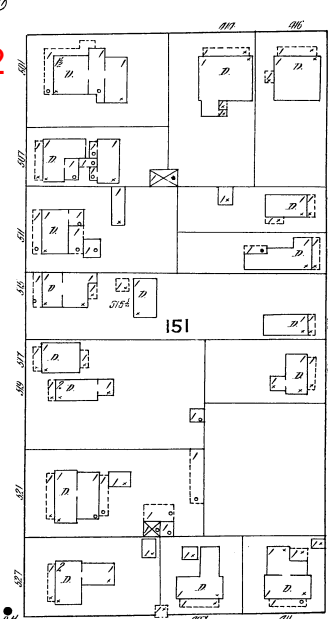


36



S. EAST

38



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



- ☐ Minor Work (staff review) – 1 copy
- ☒ Major Work (COA Committee review) – 10 copies
- ☐ Additions Greater than 25% of Building Square Footage
☒ New Buildings
☐ Demo of Contributing Historic Resource
☐ All Other
- ☐ Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 545977

File # 032-18-CA

Fee \$394

Amount Paid \$394

Received Date 2/03/18

Received By Ledy Garcia

Property Street Address 325 E Cabarrus Street, Raleigh NC 27601

Historic District Prince Hall

Historic Property/Landmark name (if applicable)

Owner's Name Op Dev Co, LLC

Lot size 2,850

(width in feet) 40

(depth in feet) 77

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
321,322, 320, 323 E Cabarrus St	
501, 507, 428, 424, 422 S Bloodworth St	
450 S East St	

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 Matt Tomasulo

Mailing Address 215 Haywood Street

City Raleigh

State NC

Zip Code 27601

Date 2/22/18

Daytime Phone 860-836-4891

Email Address matt.tomasulo@gmail.com

Applicant Signature



Will you be applying for rehabilitation tax credits for this project? ☐ Yes ☒ No

Did you consult with staff prior to filing the application? ☒ Yes ☐ No

Office Use Only

Type of Work

6

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)
4.3/56-58	New Construction	Relocation of existing house and new foundation

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 _____. 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) _____ Date _____

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. <u>Minor Work</u> (staff review) – 1 copy <u>Major Work</u> (COA Committee review) – 10 copies			✓		
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. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		✓		
4. <u>Paint Schedule</u> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
5. <u>Plot plan</u> (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 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 checked="" 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). Use the <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. Fee (<u>See Development Fee Schedule</u>)	<input checked="" type="checkbox"/>				

**325 E Cabarrus Street
Prince Hall Historic District**

Scope of Project:

The project consists of the relocation of the one story structure currently located at 517 S West St, which is outside the Prince Hall historic district. The new structure and any future additional shall be bound by the New Construction of the Guidelines.

For reference, the original structure and full porch shall be relocated to 325 E Cabarrus Street (an enclosed porch / addition will need to be removed). The roof will be lifted off and moved separately for the move, then placed back on the primary structure at the new location. Once moved to 325 E Cabarrus St, the relocated house will be placed on a new brick foundation. A new front porch brick foundation shall also be constructed.

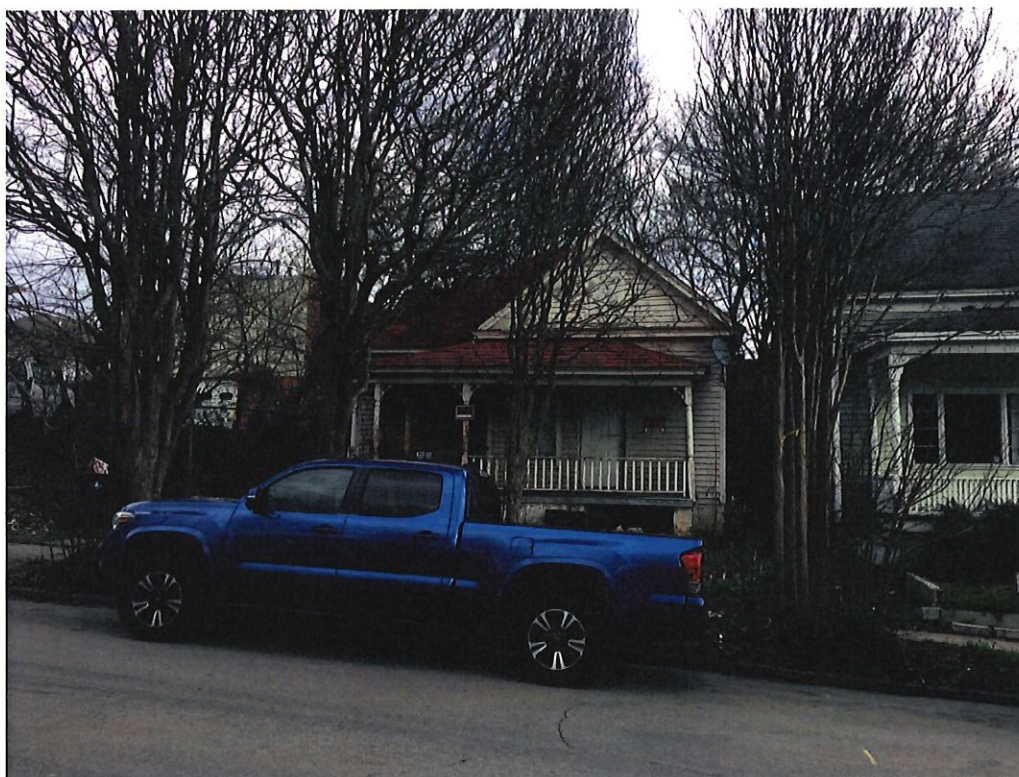
Massing: The relocated structure will be a one story Folk - Victorian style structure with a full front porch, commonly found in the Prince Hall historic district.

Exterior finishes: Currently, the original wood siding and windows are intact and in good condition, and can continue their use. Any damaged or missing siding and trim shall be repaired / replaced in kind. Front porch will remain wood 1x4 tongue and groove painted, repaired and replaced as needed. The roof shall be asphalt shingles, GAF Timberline HD, color Pewter Gray.

Windows and Exterior Front Door: Existing windows and doors shall remain as part of the relocated structure. Any modifications to the existing windows and doors will not be included in this application.

Site and Landscape features: No site improvements are included in this application.

This application is solely for the relocation of the one stor structure from 517 S West St. A separate New Construction Major Works application shall be submitted for any addition or site work.



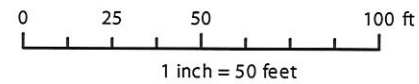
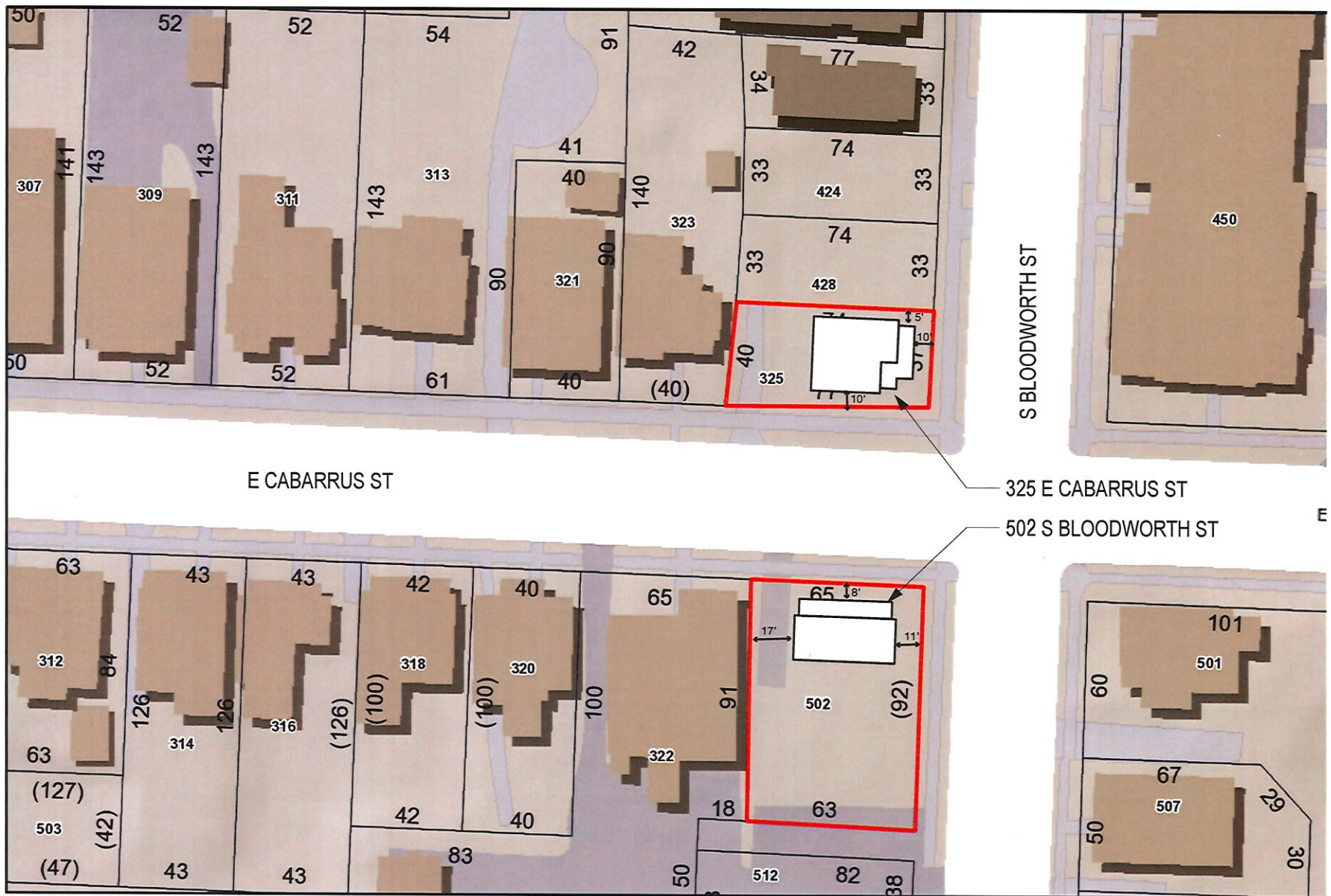
FRONT OF EXISTING HOUSE, LOOKING EAST



SIDE OF EXISTING HOUSE, LOOKING NE



EXISTING VACANT LOT AT 325 E CABARRUS. VIEW FROM SOUTH, LOOKING NORTH



Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



REAR



LEFT SIDE



FRONT

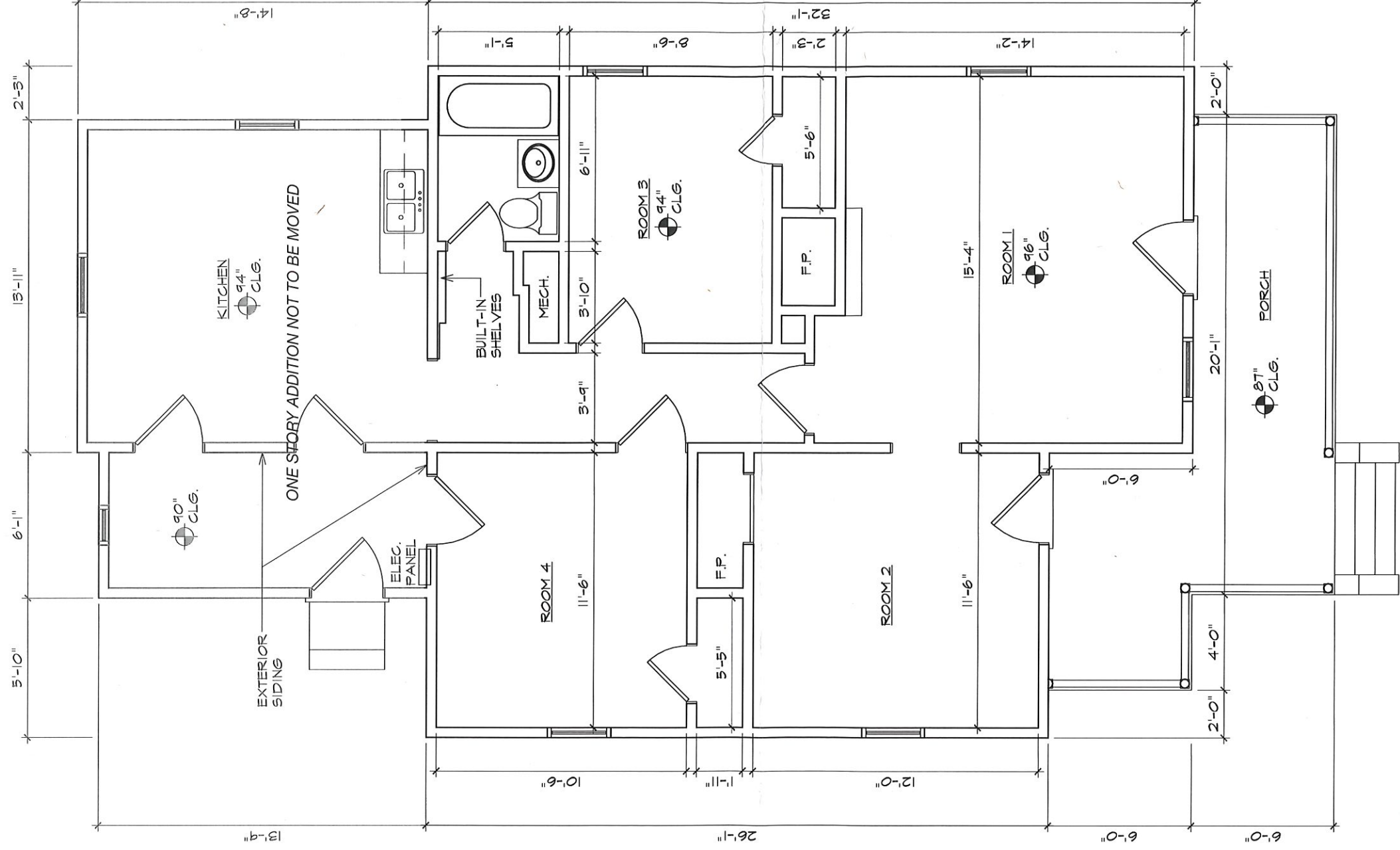


RIGHT SIDE

517 S West St.

EXTG. ELEVATIONS

SCALE: 3/16" = 1'-0"



517 S West St.

EXTG. FLOOR PLAN

SCALE: 3/16" = 1'-0"