043-18-CA
325 E CABARRUS STREET
PRINCE HALL HISTORIC DISTRICT (HOD-G)

Nature of Project:
Rear addition, concrete walkways and concrete driveway

APPLICANT:
MATT TOMASULO
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

043-18-CA    325 E. CABARRUS STREET
Applicant: MATT TOMASULO
Received: 03/14/2018 Meeting Date(s):
Submission date + 90 days: 06-12-2018 1) 04/26/2018

INTRODUCTION TO THE APPLICATION

Historic District: PRINCE HALL HISTORIC DISTRICT
Zoning: DX-3-DE, HOD-G
Nature of Project: Place 1-story historic house onto vacant lot with new rear addition; construct new foundation; construct new walkways; construct driveway; install fences; plant trees.
DRAC: An application was reviewed by the Design Review Advisory Committee at its April 2 meeting. Members in attendance were Curtis Kasefang, Jenny Harper, and Mary Ruffin Hanbury; also present were Collette Kinane, Melissa Robb, and Tania Tully.
Staff Notes:
• This application supersedes COA 032-18-CA.
• COAs mentioned are available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.4</td>
<td>Fences and Walls</td>
<td>construct new side and rear yard fence</td>
</tr>
<tr>
<td>1.5</td>
<td>Walkways, Driveways, and Off-street Parking</td>
<td>construct new front walk; side walkway; driveway</td>
</tr>
<tr>
<td>2.5</td>
<td>Roofs</td>
<td>reconstruct roof</td>
</tr>
<tr>
<td>2.8</td>
<td>Entrances, Porches, and Balconies</td>
<td>reconstruct front porch, construct new side porch</td>
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<td>3.3</td>
<td>New Construction</td>
<td>place 1-story historic house with new rear addition and porch onto vacant lot</td>
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<tr>
<td>4.1</td>
<td>Relocation</td>
<td>place 1-story historic house with new rear addition and porch onto vacant lot</td>
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STAFF REPORT

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

A. Placement of 1-story historic house with new rear addition and porch onto vacant lot is not incongruous in concept according to Guidelines 2.8.1, 2.8.9, 3.3.1, 3.3.2, 3.3.3, 3.3.5, 3.3.6, 3.3.7, 3.3.8, 3.3.9, 3.3.10, 3.3.11, 3.3.12, 4.1.3, 4.1.4, 4.1.5, 4.1.6, 4.1.8 and the following facts:

1* The structure to be relocated is facing impending demolition to make way for new construction. Although not currently located in Prince Hall, the house (Folk-Victorian; ca.
1930) dates to the district’s period of significance and is architecturally compatible with both the district and the particular streetscape surrounding its intended new site.

2* 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 relocated structure will be a hip roofed one-story Folk-Victorian style structure with a full front porch, commonly found in the Prince Hall historic district. The front porch will have a shallow pitched hip roof and restored architectural details. 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* The application includes a photographic view from the street corner that illustrates the height of adjacent structures.

5* The site is currently a grassy lot with no trees or other vegetation on the lot.

6* A dimensioned plot plan locating the house on site is included in the application. The house will face S Bloodworth Street.

7* According to the un-dimensioned lot coverage map, the house appears to be sited similarly to adjacent properties on the block and across the street, but the house does sit marginally closer to the street than other houses on the block face (this could also be attributed to a slight change in topography on the northern end of the block). The house is centered between the side lot lines.

8* Information regarding the move route was not included.

9* The lot is ~2,976 SF. The footprint of the proposed building with addition and porches is ~1,500 SF, for a proposed building mass of ~50.4% of the lot. [Wake County Tax and Deed Records; scaled drawings]

10* With a COA approved addition, the house at 422 S Bloodworth Street has a built area of ~51.7% [COA 029-16-CA]. According to the built area map submitted by the applicant, the lot at 321 E Cabarrus Street has a built mass of approximately 55%. And 318 E Cabarrus Street has a built mass of approximately 56%.

11* The form of the house in the is that of a cross hip house with a set-back gable addition, an inset side porch has a low-pitched roof that echoes the pitch and style of the front porch roof. This is a traditional form for adding onto a house. The inset portion near the historic
house and lower side roof break up the appearance of the mass. The pitch of the gable extension is similar to the historic house.

12* The application includes an example of an addition onto a similar one-story structure at 322 E Cabarrus Street within the historic district.

13* The proposed porch facing E Cabarrus Street has railings and decorative details that reflect the original details of the front porch. Detailed drawings, including the orientation of the flooring, were not provided.

14* The application proposes a brick foundation on the house and porches. Details were not provided. Material samples were not provided.

15* The provided perspective sketches and the lot coverage map include the house approved for relocation in March under COA 032-18-CA.

16* All existing materials, including windows and doors on the historic house are to be rehabilitated/restored.

17* The roof will be deconstructed for the move and reconstructed when places back on site, exactly as shown in current photos.

18* The eaves of the new portion appear to be similar to those on the original structure. The proposed overhang eaves are vented hardie-soffits, while all rake soffits are non-vented hardiesoffit. Detailed drawings and gutter information were not provided.

19* The proportions of the new windows match those of the historic house and have the same number of lights. The windows on the new portion have a regular and symmetrical arrangement similar to the historic house.

20* The new part of the building is proposed to have new wood windows with simulated divided lights and aluminum clad wood doors. Details and section drawings were included.

21* The proposed windows are two-over-two casement windows with minimal trim and a sill.

22* Skylights are proposed and shown on the roofing plan and north (“right”) elevation. Details were not provided.

23* The siding of the new part of the house is proposed to be wood that matches the existing in style and exposure.
B. Construction of new walks; addition of a side/rear yard fence is not incongruous in concept according to Guidelines 1.4.8, 2.4.8, 2.5.5, 2.5.6, and the following facts:

1* The front walk, positioned slightly to the left of center, extends from the public sidewalk straight to the front of the house, a characteristic location as documented on the lot coverage map. Details and specifications were not provided.

2* A side walkway will extend from E Cabarrus Street to a side porch.

3* New concrete walks in the historic districts are typically water washed to expose the surface aggregate in emulation of the surface texture of historic concrete walks; this was specified.

4* The proposed 72” high wood privacy fence is located in the side yard, set behind the front wall of the house, and extends around the northwest corner of the property. Due to the location of the driveway and the double frontage of the lot, the fence is set behind the wall of the house facing E Cabarrus Street.

5* New HVAC units will be needed; no information regarding the location or screening was provided.

6* Two trees are proposed to be planted in the front yard; species are not provided.

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

1. That new porch flooring be oriented with the boards perpendicular to the wall of the house.

2. 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. Foundation plan.

3. 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.

2. 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. Foundation brick face finish and color;

   c. Walkways;

   d. Eave construction;
e. Side stair and railing;

f. Skylights;

g. Gutters and downspouts

h. HVAC size and location and screening;

i. Paint color selections if different than the existing;

j. Tree species.

k. Any other minor exterior changes required for the project not specifically addressed.
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

DEVELOPMENT SERVICES DEPARTMENT

For Office Use Only

Transaction # 5480009
File # 042-18-CA
Fee $147
Amount Paid 314118
Received Date 3/14/18
Received By

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).

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
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</thead>
<tbody>
<tr>
<td>321,322, 320, 323 E Cabarrus St</td>
<td></td>
</tr>
<tr>
<td>501, 507, 428, 424, 422 S Bloodworth St</td>
<td></td>
</tr>
<tr>
<td>450 S East St</td>
<td></td>
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</table>
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

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

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
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<tbody>
<tr>
<td>4.1/52-53</td>
<td>Decks</td>
<td>New deck to be placed at rear of residence.</td>
</tr>
<tr>
<td>2.5/16-17</td>
<td>Walkways, driveways, &amp; off-street parking</td>
<td>New concrete walkway and steps to be located at front of property leading from existing sidewalk to front of house. New concrete drive on side of house with walkway and steps leading to side of house.</td>
</tr>
</tbody>
</table>
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 ______________________

<table>
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<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
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<tbody>
<tr>
<td></td>
<td>YES</td>
</tr>
<tr>
<td>Attach 8-1/2&quot; x 11&quot; or 11&quot; x 17&quot; 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.</td>
<td></td>
</tr>
<tr>
<td><strong>Minor Work (staff review) – 1 copy</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Major Work (COA Committee review) – 10 copies</strong></td>
<td></td>
</tr>
<tr>
<td>1. <strong>Written description.</strong> 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.)</td>
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<tr>
<td>2. <strong>Description of materials</strong> (Provide samples, if appropriate)</td>
<td>X</td>
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<tr>
<td>3. <strong>Photographs of existing conditions are required.</strong> Minimum image size 4&quot; x 6&quot; as printed. Maximum 2 images per page.</td>
<td>X</td>
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<tr>
<td>4. <strong>Paint Schedule</strong> (if applicable)</td>
<td></td>
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<tr>
<td>5. <strong>Plot plan</strong> (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.</td>
<td>X</td>
</tr>
<tr>
<td>6. <strong>Drawings</strong> showing existing and proposed work</td>
<td></td>
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<tr>
<td>a. Plan drawings</td>
<td>X</td>
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<tr>
<td>a. Elevation drawings showing the façade(s)</td>
<td></td>
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<tr>
<td>a. Dimensions shown on drawings and/or graphic scale (required)</td>
<td></td>
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<tr>
<td>a. 11&quot; x 17&quot; or 8-1/2&quot; x 11&quot; reductions of full-size drawings. If reduced size is so small as to be illegible, make 11&quot; x 17&quot; or 8-1/2&quot; x 11&quot; snap shots of individual drawings from the big sheet.</td>
<td>X</td>
</tr>
<tr>
<td>7. <strong>Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys</strong> (required for Major Work). Use the Label Creator to determine the addresses.</td>
<td>X</td>
</tr>
<tr>
<td>8. <strong>Fee (See Development Fee Schedule)</strong></td>
<td>X</td>
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325 E Cabarrus Street - COA 043-18-CA  
Prince Hall Historic District  
April 9, 2018

Scope of Project:  
General Overview

- The project consists of the renovation and addition to a relocated house that was previously approved COA 032-18-CA.
- COA 032-18-CA consisted of relocating a one-story folk-victorian structure currently located at 517 S West St, which is outside the Prince Hall historic district.
- Per COA 032-18-CA, the original structure and full porch are to be relocated to 325 E Cabarrus Street (an enclosed porch & small addition will need to be removed). The roof will be deconstructed for the move and reconstructed when placed back on site, exactly as shown in current photos with already approved roof materials as approved with 032-18-CA
- The new renovation and addition to the relocated structure shall be bound by Section 3.3 of the Design Guidelines.

Massing

- This project is the renovation of the one-story folk-victorian style relocated structure with a full front porch (commonly found in the Prince Hall historic district), and addition of one story rear addition that is compatible with the main portion of the relocated house.
- Front porch work shall preserve the shallow pitched hip roof, and restored porch details currently on the relocated house.
- Rear addition is 4 feet narrower than the relocated house and extends back off the rear of the relocated house with a cross gabled roof, very similar to the small addition that was removed prior to relocation - shown on “Existing Structure”
- The addition's ridge will be held lower than the main ridge of the relocated house, and the eaves will align, similar to how it was previously constructed, and also similar to the addition at 219 E Cabarrus, a contributing and similarly designed folk victorian in Prince Hall. Images provided on “219 E Cabarrus” sheet.
- Since the house fronts two streets, a side porch was added to address E Cabarrus street. The side porch very similar in size and scale to the original rear porch that was enclosed at some point. The original enclosed porch shall be removed prior to the move per 032-18-CA.

Exterior finishes:

- Original wood siding and windows are intact and in good condition, and can continue their use. 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
- Roof shall be asphalt shingles, GAF Timberline HD, color Pewter Gray, as approved in 032-18-CA
- Newly constructed areas with wood siding shall match the existing in style and exposure.
- New trim shall be Miratec or equal, and shall match the existing trim size and profile.
- All overhang soffits shall be vented hardie-soffits, all rake soffits shall be non-vented hardie-soffit.
- Front porch ceiling will remain, repaired and replaced as needed
- New side porch ceiling shall be painted beadboard plywood.
- Square gable window on the relocated portion will remain or be replaced in-kind.
- Front porch columns, railings, floor, trim, and details will be restored.
- Side deck flooring shall be 5/4x6 wood decking, stained.
● All siding, trim, soffits, doors, and windows shall be painted.
● Gutters and downspouts shall be installed on the main roof and front porch - color to be approved by staff
● Two new rear divided-lite doors will be added to addition and match window muntins

Windows and Exterior Doors:
● Existing windows and doors shall remain as part of the relocated structure.
● All new windows shall be new wood Lincoln “Traditions Collections” in style and size as shown on the drawings.
● The right front, side and rear doors shall be a new full glass Lincoln “Traditions Collection” single inswing door. Front left door will be restored and preserved.
● 3 basic skylights will be added to the north, non-street side of the roof. These will not be visible from either street.

Site and Landscape features:
● No trees currently exist on site
● Two urban forestry approved street trees are proposed for either side of the front walkway
● Parking ribbons will be added where a curb cut already exists on E Cabarrus
● A washed concrete path will be added to both the side porch, as well as front porch, connecting to existing sidewalk
● Wooden steps will be added to the rear door
● A 6’ privacy fence with dark stain shall enclose a portion of the side yards, images included
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.
Corner of E Cabarrus and S Bloodworth - Pano

Showing the corner condition and how the one-story 325 E Cabarrus relocated house and addition will be congruous with the mixed one and two story surrounding structures that have both been previously approved, or are contributing.
TECHNICAL DATA: ELEVATIONS

Single Swing Patio Doors

2'-11" 3'-0" 3'-4"  
2'-11½" 2'-9½" 3'-1½"  
2'-15½" 2'-9½" 3'-1½"  
20½" 22½" 26½"

2-Wide Swing Patio Doors

5'-4½" 5'-8½" 6'-4½"  
5'-2½" 5'-6½" 6'-2½"  
5'-11½" 5'-5½" 6'-1½"  
20½" 22½" 26½"

Unit Dimension given for wood In-Swing units only. Wood Out-Swing unit dimensions 3/8" larger in width and 3/16" larger in height.

Clad Unit Dimension is identical to Frame Size

Masonry Opening: Recommended minimum of Unit or Frame Dimension plus ½".

Standard lite division depicted on single panel.
TYPICAL HEAD DETAIL - DOOR

TYPICAL SILL DETAIL - DOOR

TYPICAL JAMB DETAIL - DOOR

422 S. BLOODWORTH DOOR DETAILS

5/4x5 TRIM

MAURER architecture
919.829.4969
WOOD SIMULATED DIVIDED LITE

CLAD/WOOD SIMULATED DIVIDE LITE
CASEMENTS/AWNINGS/PATIO DOORS QUANTUM DOUBLE HUNG

INTERNAL GRID

INTERIOR GRID
SCALE 2X

GRID OPTIONS - STANDARD PRODUCTS
SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.
1400 W. TAYLOR ST.    Merrill, WI 54452    (715) 536-2461
## TECHNICAL DATA: ELEVATIONS

### Double Hung Unit Elevations

Unit Dimension given for primed units only

Clad Unit Dimension is identical to Frame Size

Masonry Opening: Recommended minimum of Unit or Frame Dimension plus ¾”

Shaded units meet UBC egress code (5.7 sq. ft., 20” width, 24” height minimum) in standard 6’10” header application

### Double Hung Multiple Unit Elevations

**DOUBLE HUNG MULTIPLE UNIT FORMULA**

- Multiple unit Frame Dimension equals the sum of the individual boxes
- Multiple unit Rough Opening equals the sum of the individual boxes plus ½”
- Clad Unit Dimension = Same as Multiple Unit Frame Dimension
- Primed multiple Unit Dimension equals the total rough opening plus 2¼” in width and the total rough opening plus 1½” in height
- Masonry Opening: Recommended minimum of Unit or Frame Dimension plus ⅛”

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<th>Rough Opening</th>
<th>Sash Opening</th>
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### Typical Windows

- Front Windows
- Bath & Kitchen

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68
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<tr>
<th>Account Number</th>
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<td>17038765040</td>
<td>BETHEL, CRAIG LAWRENCE</td>
<td>217 GARDNER ST, RALEIGH NC 27607-7107</td>
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<tr>
<td>1703865839</td>
<td>BEGINNING &amp; BEYOND CHILD DEVELOPMENT CNTR INC</td>
<td>322 E CABARRUS ST, RALEIGH NC 27601-1836</td>
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<td>1703865943</td>
<td>WILLIAM, MARY ANN MONROE POWELL, THOMAS EUGENE</td>
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<td>17038669708</td>
<td>LAWSON, ROBERT CHARLES</td>
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<tr>
<td>1703878068</td>
<td>CARLTON PLACE DEVELOPMENT LLC</td>
<td>MARVIN F POER &amp; COMP</td>
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<tr>
<td></td>
<td></td>
<td>3520 PIEDMONT RD NE, STE 410, ATLANTA GA 30305-1512</td>
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