Nature of Project:
Remove existing 1-story addition; construct new rear 2-story addition with 2-level rear porch; construct new front steps.
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

- [ ] Minor Work (staff review) – 1 copy
- [x] Major Work (COA Committee review) – 13 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 #: 482840
File #: 125116 CA
Fee: $294.00
Amount Paid: 294
Received Date: 8/14/16
Received By: [Signature]

Property Street Address: 313 E Cabarrus St, Raleigh NC, 27601
Historic District: Prince Hall

Historic Property/Landmark name (if applicable)
Owner's Name: 313 East Cabarrus Street LLC; ATTN: Empire Properties
Lot size: 0.321 ac (width in feet) 99.1' (depth in feet) 218.3'

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:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>133 Fayetteville St Fl 6, Raleigh NC 27601</td>
<td>PO Box 590, Raleigh NC 27602</td>
</tr>
<tr>
<td>1515 Battery Dr, Raleigh NC 27610</td>
<td>300 E Davie St, Raleigh NC 27601</td>
</tr>
<tr>
<td>314 E Cabarrus St, Raleigh NC 27601</td>
<td>1912 Southgate Dr, Raleigh NC 27610</td>
</tr>
<tr>
<td>3334 White Oak Rd, Raleigh NC 27609</td>
<td>318 E Davie St, Raleigh NC 27601</td>
</tr>
<tr>
<td>PO Box 26252, Raleigh NC 27611</td>
<td>4101 Fowler Ridge Dr, Raleigh NC 27616</td>
</tr>
<tr>
<td>322 E Cabarrus St, Raleigh NC 27601</td>
<td>3323 Alleghany Dr, Raleigh NC 27609</td>
</tr>
<tr>
<td>320 E Cabarrus St, Raleigh NC 27601</td>
<td>321 E Cabarrus St, Raleigh NC 27601</td>
</tr>
</tbody>
</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  David Maurer  
Mailing Address  115.5 E Hargett St, Suite 300  
City  Raleigh  State  NC  Zip Code  27601  
Date  08.05.2016  Daytime Phone  919-829-4969  
Email Address  david@maurerarchitecture.com  
Applicant Signature  

Will you be applying for state or federal rehabilitation tax credits for this project?  
☐ Yes  ☐ No  

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>
</tr>
</thead>
<tbody>
<tr>
<td>3.4</td>
<td>Paint &amp; Paint Color</td>
<td>New rear addition to include new wood windows to match existing, new wood siding to match exposure and thickness of existing, new cornerboards, door and window trim to match existing. New rear double porch on addition with wood decking on upper level and concrete on grade patio at lower level. New roofing over existing building and over proposed addition. New wood handicap ramp at addition. Paint entire structure.</td>
</tr>
<tr>
<td>3.5</td>
<td>Roofs</td>
<td></td>
</tr>
<tr>
<td>3.7</td>
<td>Doors &amp; Windows</td>
<td></td>
</tr>
<tr>
<td>3.8</td>
<td>Porches &amp; Balconies</td>
<td></td>
</tr>
<tr>
<td>4.0</td>
<td>Additions &amp; New Construction</td>
<td></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 this 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>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>YES</th>
<th>N/A</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minor Work (staff review) – 1 copy</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Major Work (COA Committee review) – 13 copies</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>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.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Description of materials (Provide samples, if appropriate)</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>3. Photographs of existing conditions are required.</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>4. Paint Schedule (if applicable)</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>5. Plot plan (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></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>6. Drawings showing proposed work</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>- Plan drawings</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>- Elevation drawings showing the new façade(s)</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>- Dimensions shown on drawings and/or graphic scale</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>- 8-1/2” x 11” or 11” x 17” reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2” x 11” or 11” x 17” snap shots of individual drawings on the big sheet.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>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 Label Creator to determine the addresses.</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>8. Fee (See Development Fee Schedule)</td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

PAGE 3 OF 3

WWW.raleighnc.gov

REVISION 04.13.16
LOT 5

-4,096.62 S.F.
13,988.98 S.F. NET TOTAL
0.321 AC. NET TOTAL

HATCHED AREA:
1. INSTALL 4 MULCH
   PLACE PLYWOOD OR
   OSD OVER MULCH IN
   AREAS WHERE
   CONSTRUCTION TRAFFIC
   SCATTERS MULCH, AS
   NEEDED.
2. NO HEAVY EQUIPMENT.
3. HAND EXCAVATE
   FOOTINGS.
4. CUT ALL ROOTS LARGER
   THAN 1" DIA. W/ SAW OR
   LOPPER.
5. WATER ENTIRE AREA
   UNDER TREE DURING
   PERIODS OF DROUGHT
   FOR 1 YEAR AFTER
   CONSTRUCTION
   (1" PER
   WEEK).
6. ALL CONSTRUCTION
   MATERIAL TO BE
   STORED OUTSIDE OF
   HATCHED AREA.

TREE PROTECTION FENCE:
PLASTIC ORANGE MESH
CONSTRUCTION FENCING
ATTACHED TO STEEL
RODS 18" O.C. AVOID
ROOTS W/ POSTS.

PROPOSED CONCRETE PATIO

-4'-0"

PROPOSED RAMP

EXISTING 10 FT ALLEY

NATHAN WILLIAMS MONROE
PIN# 170386594
DB 10807 PG 2260

313 E Cobarrus
PROPOSED SITE PLAN & TREE PROTECTION PLAN
SCALE: 3/16" = 1'-0"
8/5/2016
GENERAL NOTES:
1. REPAIR EXTG. HD. LAP SIDING AS NECESSARY, REPAINT TO MATCH EXTG.
2. REPLACE ROOF SHINGLES AS NECESSARY, TO MATCH EXTG.
3. REPAIR & REPAINT EXTG. WINDOWS AS NECESSARY

313 E Cabarrus
PROPOSED ELEVATIONS
SCALE: 1/8" = 1'-0"
8/5/2016
MAURER architecture
919 829 4969
GENERAL NOTES:
1. REPAIR EXTS. AD. LAP SIDING AS NECESSARY.
   REPAINT TO MATCH EXTS.
2. REPLACE ROOF SHINGLES AS NECESSARY. TO MATCH EXTS.
3. REPAIR & REPAINT EXTS. WINDOWS AS NECESSARY

FRONT - SOUTH

LEFT - WEST

313 E Cabarrus
PROPOSED ELEVATIONS
SCALE: 1/8" = 1'-0"
8/5/2016
NOTES:
1. HATCHED AREA INDICATES NEW ROOF.
2. ALL NEW ROOF TO BE ASPHALT SHINGLES TO MATCH EXISTING MANSARDS.
3. FELT OR OSB ON 2X6 MANSARDS.
4. REPLACE EXISTING ROOF AS NEEDED.
5. REPLACEMENT SHINGLES TO MATCH EXISTING.
NOTE: WOOD SILL TO MATCH EXTS

TYP. SILL DETAIL

TYP. HEAD DETAIL

TYP. JAMB DETAIL

313 E Cobarrus

WINDOW DETAILS
SCALE: 3" = 1'-0"
8/8/2016