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128-16-CA

313 E CABARRUS STREET

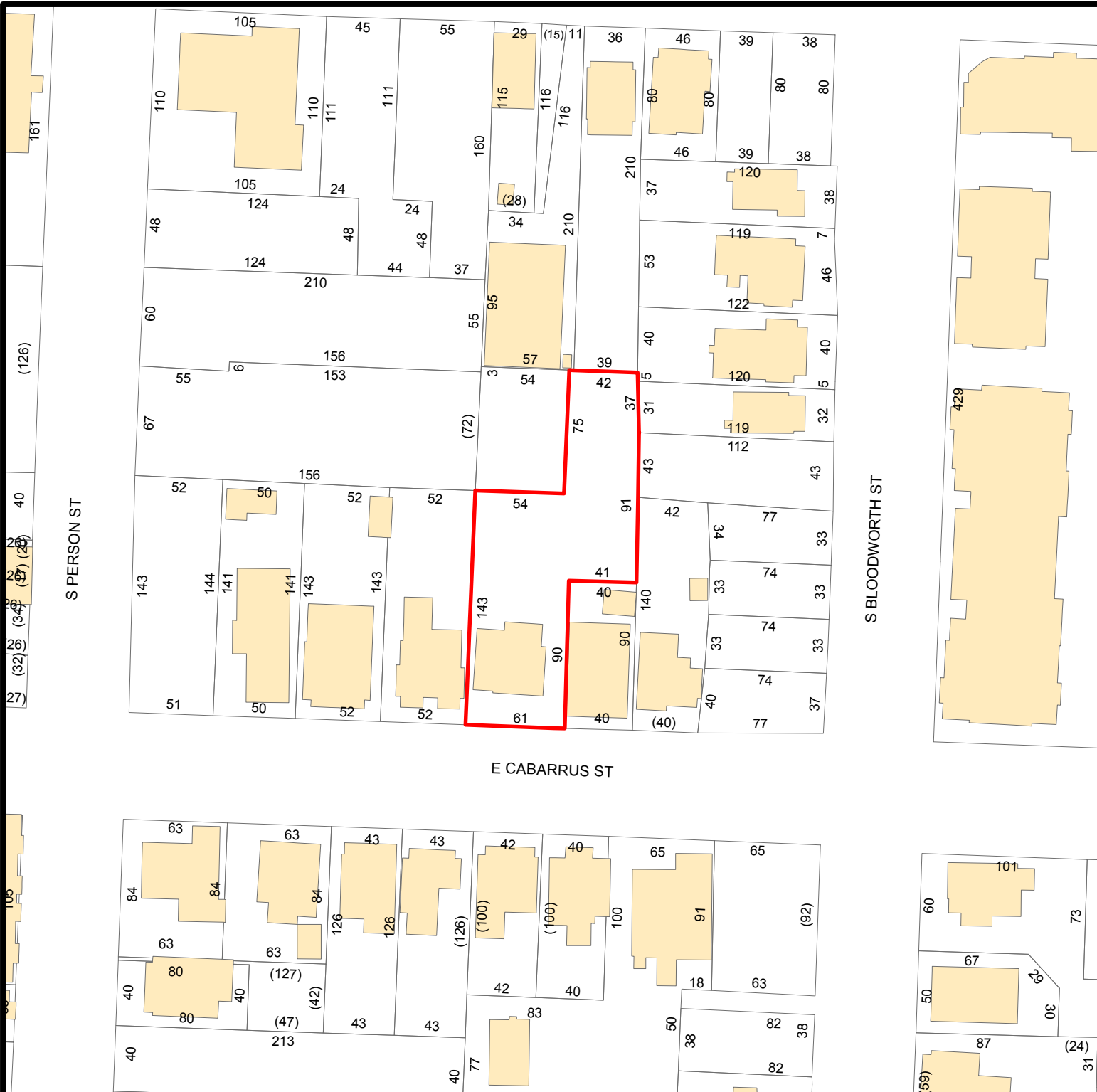
PRINCE HALL HISTORIC DISTRICT (GENERAL)

0 25 50 100 Feet



Nature of Project:
Remove existing 1-story addition;
construct new rear 2-story addition with 2-level rear porch;
construct new front steps.

APPLICANT:
DAVID MAURER



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) – 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 # 128-16-CA

Fee \$ 294⁰⁰

Amount Paid 294

Received Date 8/5/16

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:

Property Address	Property Address
133 Fayetteville St Fl 6, Raleigh NC 27601	PO Box 590, Raleigh NC 27602
1515 Battery Dr, Raleigh NC 27610	300 E Davie St, Raleigh NC 27601
314 E Cabarrus St, Raleigh NC 27601	1912 Southgate Dr, Raleigh NC 27610
3334 White Oak Rd, Raleigh NC 27609	318 E Davie St, Raleigh NC 27601
PO Box 26252, Raleigh NC 27611	4101 Fowler Ridge Dr, Raleigh NC 27616
322 E Cabarrus St, Raleigh NC 27601	3323 Alleghany Dr, Raleigh NC 27609
320 E Cabarrus St, Raleigh NC 27601	321 E Cabarrus St, Raleigh NC 27601

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.

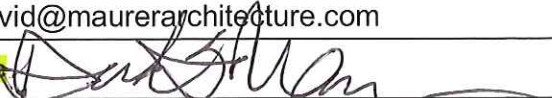
Type or print the following:

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

Office Use Only

Type of Work _____

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

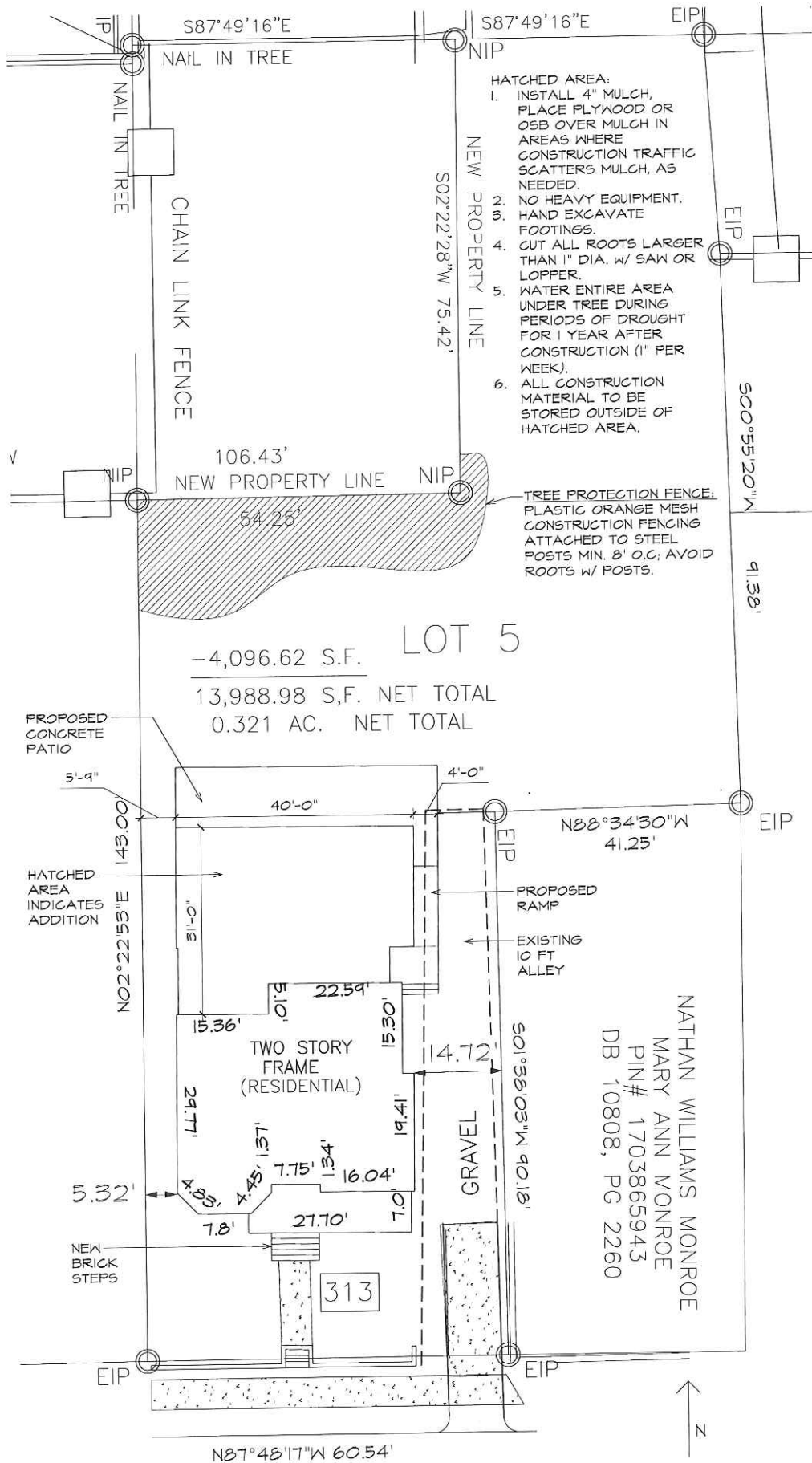
Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
3.4	Paint & Paint Color	New rear addition to include new wood windows to match existing, new wood siding to match exposure and thickness of existing, new cornerboards, door and window trim to match existing. New rear double 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.
3.5	Roofs	
3.7	Doors & Windows	
3.8	Porches & Balconies	
4.0	Additions & New Construction	

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" 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 copy Major Work (COA Committee review) – 13 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. <i>matching exists</i>	<input checked="" type="checkbox"/>		✓		
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Drawings showing proposed work <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale <input type="checkbox"/> 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.	<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 Label Creator to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>		✓		



313 E Cabarrus

PROPOSED SITE PLAN & TREE PROTECTION PLAN

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

8/5/2016



RIGHT - EAST



REAR - NORTH



LEFT - WEST



FRONT - SOUTH

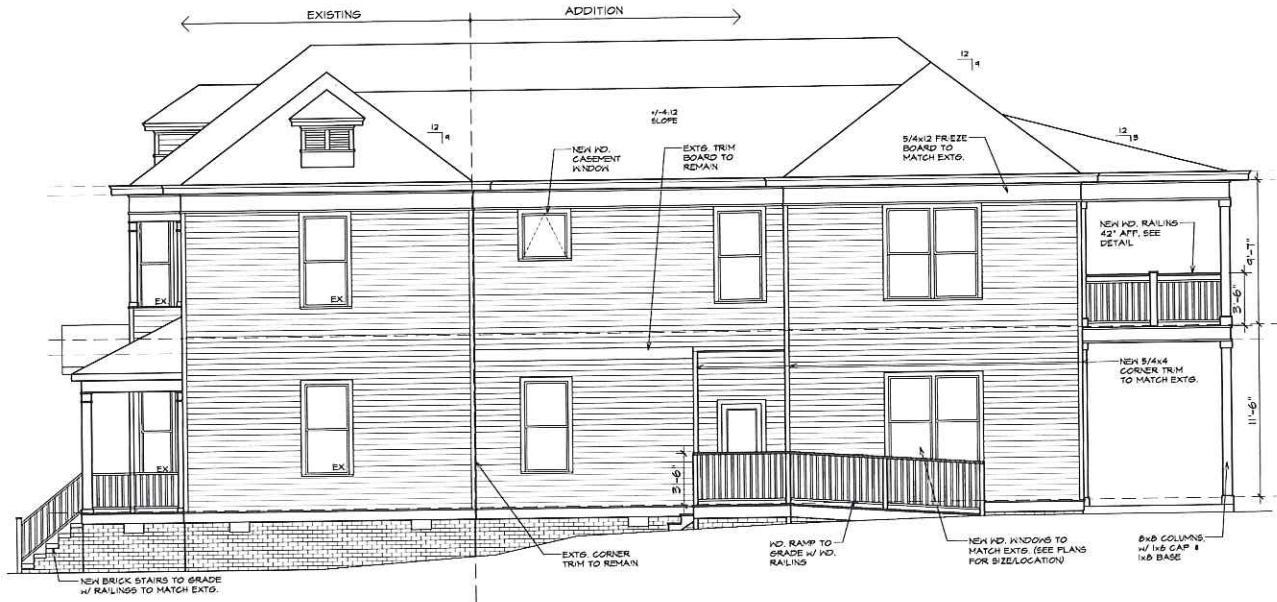
313 E Cabarrus
 EXISTING ELEVATIONS
 SCALE: 1/8" = 1'-0"
 8/3/2016

GENERAL NOTES:

1. REPAIR EXTG. WD. LAP SIDING AS NECESSARY, REPAIR TO MATCH EXTG.
2. REPLACE ROOF SHINGLES AS NECESSARY, TO MATCH EXTG.
3. REPAIR & REPAINT EXTG. WINDOWS AS NECESSARY



REAR - NORTH



RIGHT - EAST

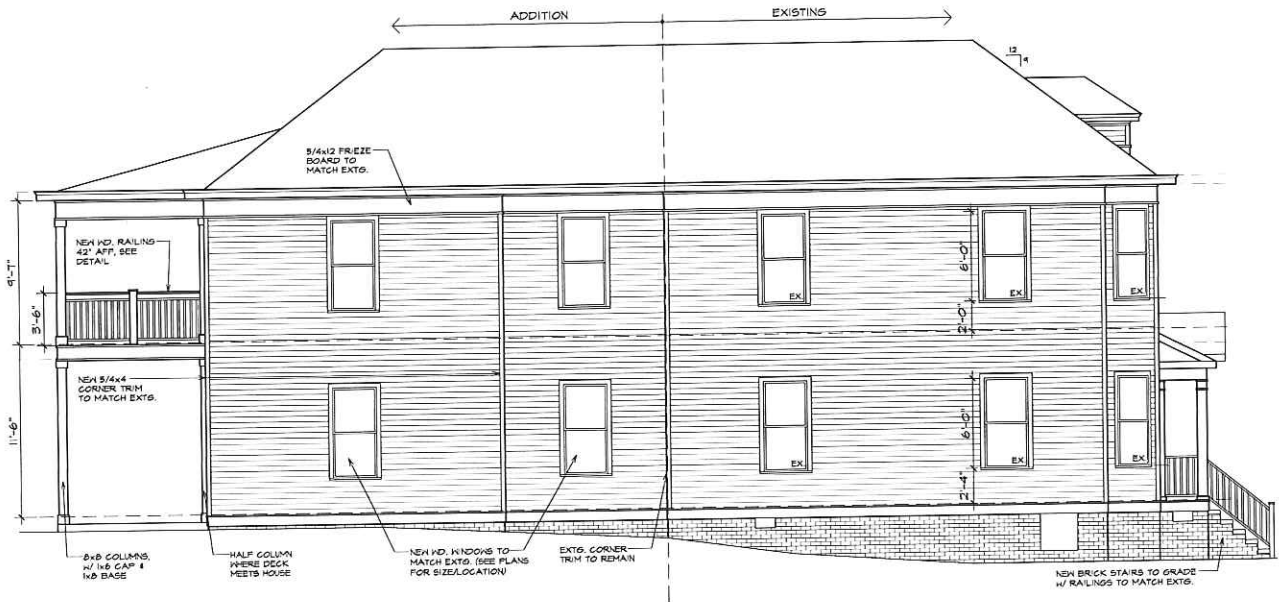
313 E Cabarrus
 PROPOSED ELEVATIONS
 SCALE: 1/8" = 1'-0"
 8/5/2016

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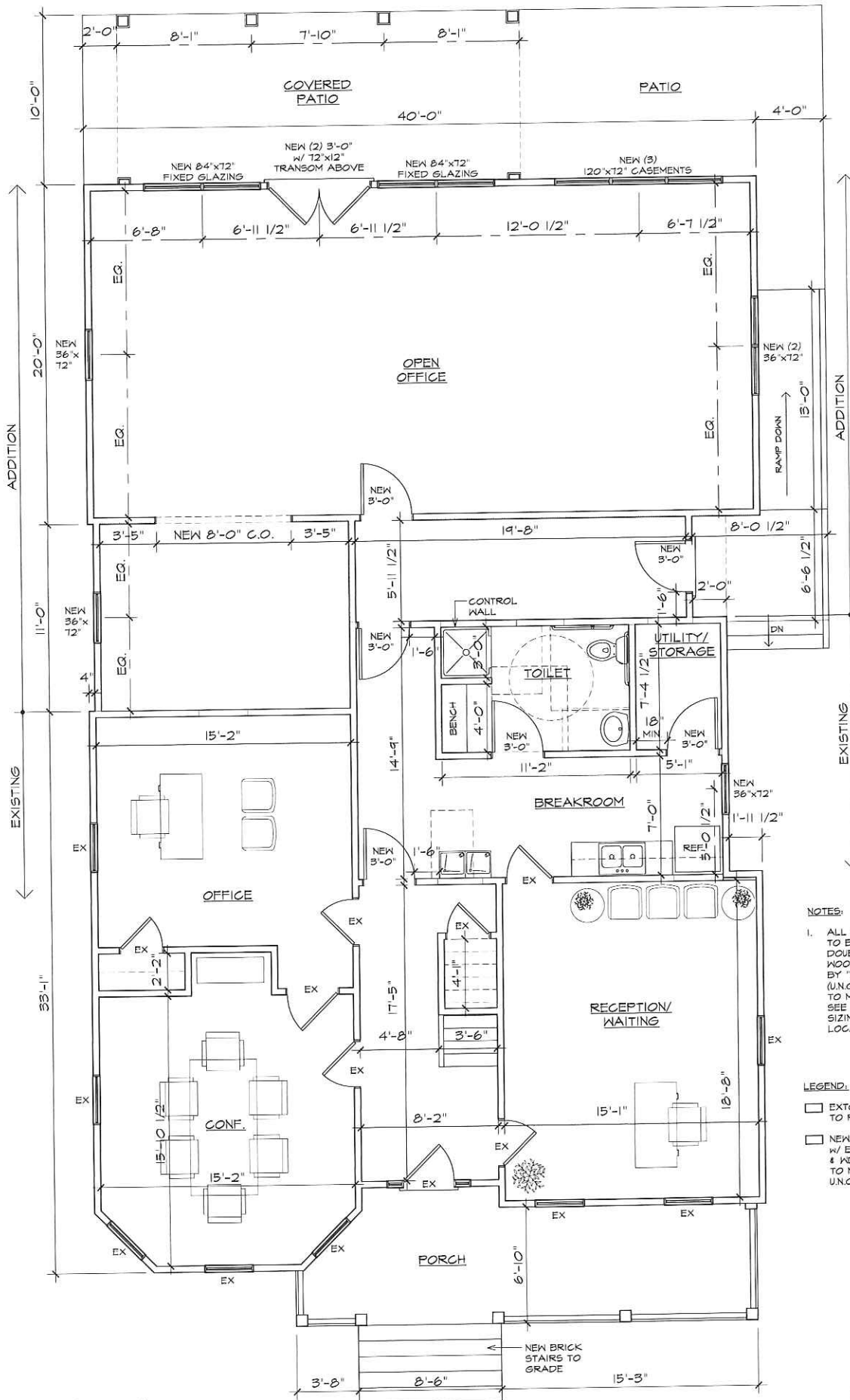


FRONT - SOUTH



LEFT - WEST

313 E Cabarrus
 PROPOSED ELEVATIONS
 SCALE: 1/8" = 1'-0"
 8/5/2016



NOTES:

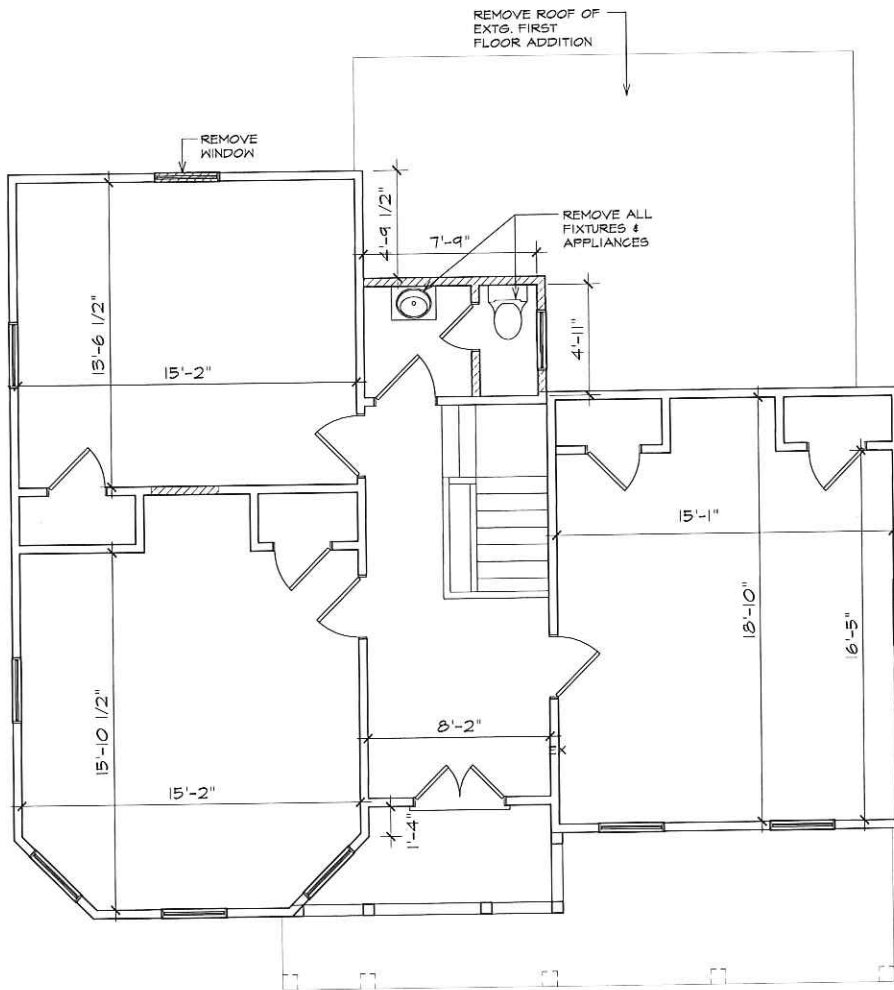
1. ALL NEW WINDOWS TO BE 1-OVER-1 DOUBLE-HUNG, WOOD WINDOWS BY "LINCOLN," (U.N.O.), PTD. WHITE TO MATCH EXTG. SEE PLAN FOR SIZING & LOCATION.

LEGEND:

- EXTG. WALL TO REMAIN
- NEW 2x4 WD. WALL w/ EXT. SHEATHING & WD. LAP SIDING TO MATCH EXTG., U.N.O.

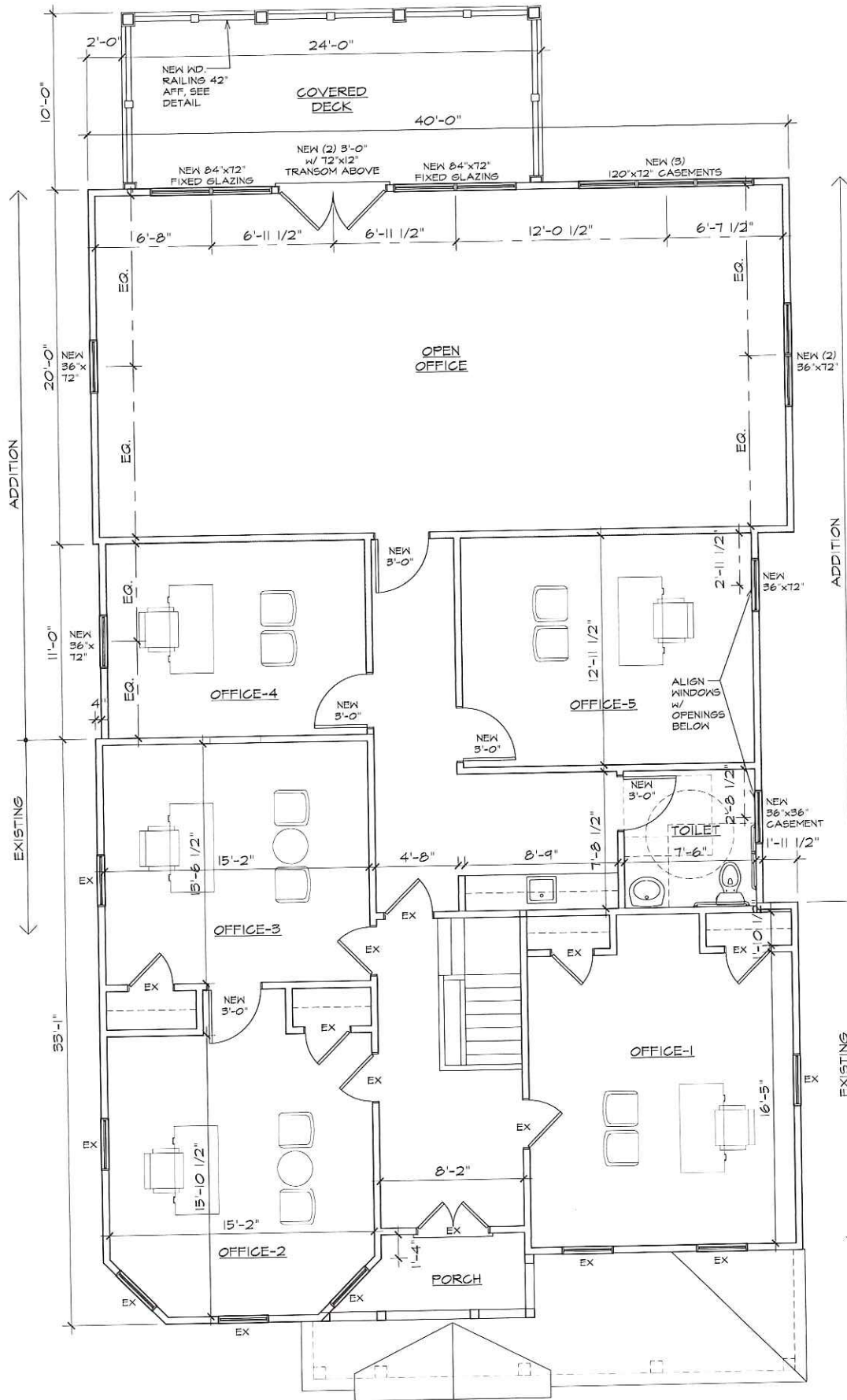
313 E Cabarrus
 PROPOSED FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 8/5/2016





- LEGEND:
- EXTG. WALL TO REMAIN
 - ▨ EXTG. WALL TO BE DEMOLISHED

313 E Cabarrus
 EXISTING SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 8/5/2016



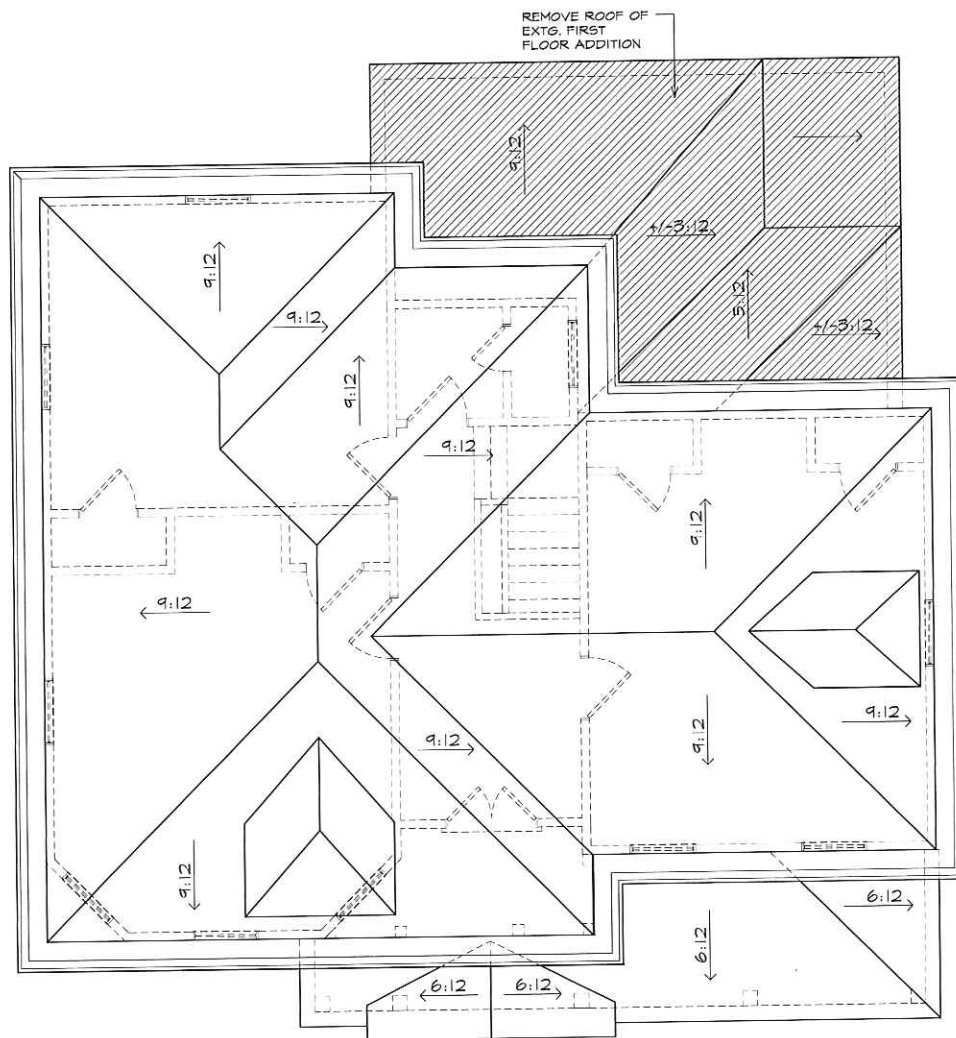
NOTES:

1. ALL NEW WINDOWS TO BE 1-OVER-1 DOUBLE-HUNG, WOOD WINDOWS BY "LINCOLN" (UNO); PTD. WHITE TO MATCH EXTG. SEE PLAN FOR SIZING & LOCATION.

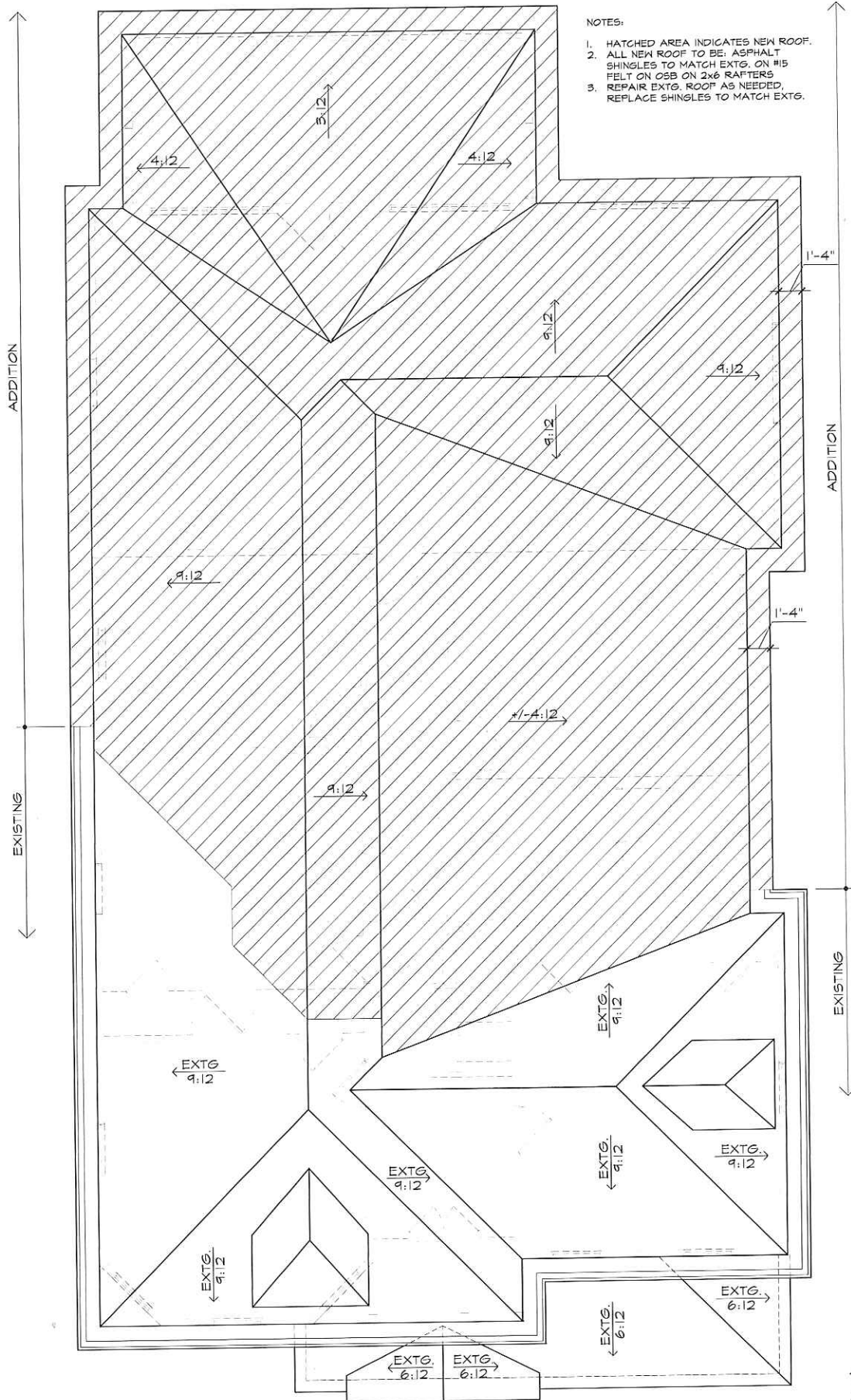
LEGEND:

- EXTG. WALL TO REMAIN
- NEW 2x4 WD. WALL w/ EXT. SHEATHING & WD. LAP SIDING TO MATCH EXTG., UNO.

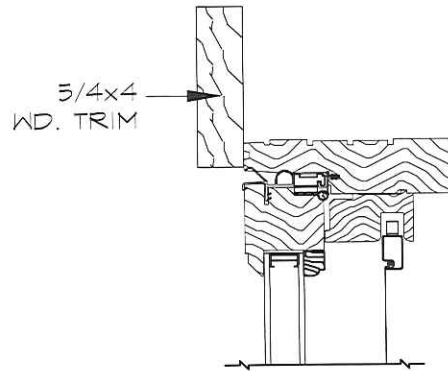
313 E Cabarrus
 PROPOSED SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 8/5/2016



313 E Cabarrus
 EXISTING ROOF PLAN
 SCALE: 3/16" = 1'-0"
 8/5/2016



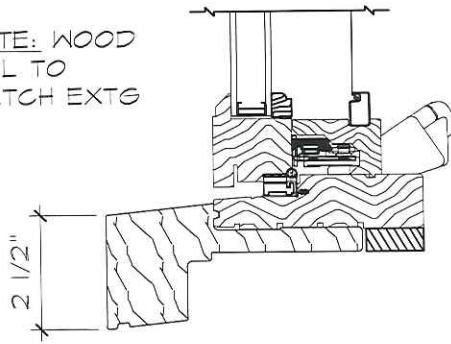
313 E Cabarrus
 PROPOSED ROOF PLAN
 SCALE: 3/16" = 1'-0"
 8/5/2016



5/4x4
WD. TRIM

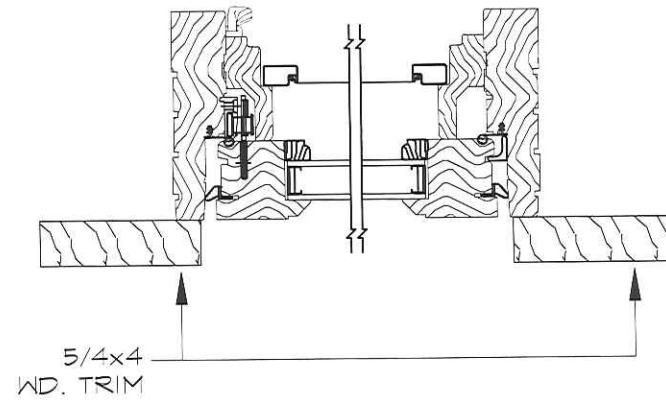
TYP. HEAD DETAIL

NOTE: WOOD
SILL TO
MATCH EXTG



2 1/2"

TYP. SILL DETAIL



5/4x4
WD. TRIM

TYP. JAMB DETAIL

313 E Cabarrus

WINDOW DETAILS
SCALE: 3" = 1'-0"
8/5/2016