



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Changes to previously-approved COA
(COA-0074-2021) to alter front and side yard
landscaping

*Beyond this expiration date, NC Session Law 2021-03
grants an extension to all valid development permits
until 150-days after NC Executive Order 116 is
rescinded.

312 E Cabarrus St

Address

Prince Hall

Historic District

Historic Property

COA-0040-2022

Certificate Number

4/1/2022

Date of Issue

10/1/2022*

Expiration Date

This card must be kept posted 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, _____

Erin Morton

Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.

Type or print the following:		
Applicant name: Matthew Harper		
Mailing address: 312 E. Cabarrus Street		
City: Raleigh	State: North Carolina	Zip code: 27601
Date: 03/22/22	Daytime phone #: 919-630-5595	
Email address: raleighharper@gmail.com		
Applicant signature: <i>Math Harper</i>		
<p>Minor work (staff review) – one copy</p> <p>Major work (COA committee review) – ten copies</p> <p style="padding-left: 40px;">Additions > 25% of building sq. footage</p> <p style="padding-left: 40px;">New buildings</p> <p style="padding-left: 40px;">Demolition of building or structure</p> <p style="padding-left: 40px;">All other</p> <p>Post approval re-review of conditions of approval</p>	<p style="text-align: center;">Office Use Only</p> <p>Transaction #: _____</p> <p>File #: <u>COA-0040-2022</u></p> <p>Fee: _____</p> <p>Amount paid: _____</p> <p>Received date: _____</p> <p>Received by: _____</p>	
Property street address: 312 E. Cabarrus Street		
Historic district: Prince Hall		
Historic property/Landmark name (if applicable):		
Owner name: Matthew and Jenny Harper		
Owner mailing address: 312 E. Cabarrus Street		

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address	Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes <input type="radio"/> No <input checked="" type="radio"/>	Office Use Only Type of work: <u>46, 89</u>
Did you consult with staff prior to filing the application? Yes <input checked="" type="radio"/> No <input type="radio"/>	

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).
		Please See Attached

<p align="center">Minor Work Approval (office use only)</p> <p>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 <u>10/01/2022</u>.</p> <p>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.</p> <p>Signature (City of Raleigh) <u>Erin Motton</u> Date <u>04/01/2022</u></p>
--

**312 E. Cabarrus Street
Prince Hall HOD**

Project Summary:

This COA application seeks approval for the following:

- Changes to front yard landscaping (north elevation) and side yards (east and west elevations) to better suit light/growing conditions. Proposed changes to include:
 - Removal of six boxwoods (ca. 2014) along the curtain wall (north elevation), replacing with a pair of clethra flanking the steps, as well as perennials, annuals, bulbs, groundcover, and hypericum frondosum, more suitable for existing light/growing conditions. Additional care will be taken when hand-digging shrubs so as not to disturb the roots of the existing Japanese maple;
 - Installation of a stepping stone path in front yard's east side;
 - Removal of hydrangea (ca. 2014 - east elevation), replacing with an Illicium;
 - Removal of what are largely weeds, and replacing with Lysimachia nummularia along the east elevation;
 - Groundcover installation in the median beds; and
 - Removal of existing Rosa banksiae on west elevation's arbor and fence due to structural destabilization of such, replacing with less vigorous climbing rose.

**312 E. Cabarrus Street
Prince Hall HOD**

Images:



312 E. Cabarrus St., facade (view S)



312 E. Cabarrus St., facade & east elevation (view SW)



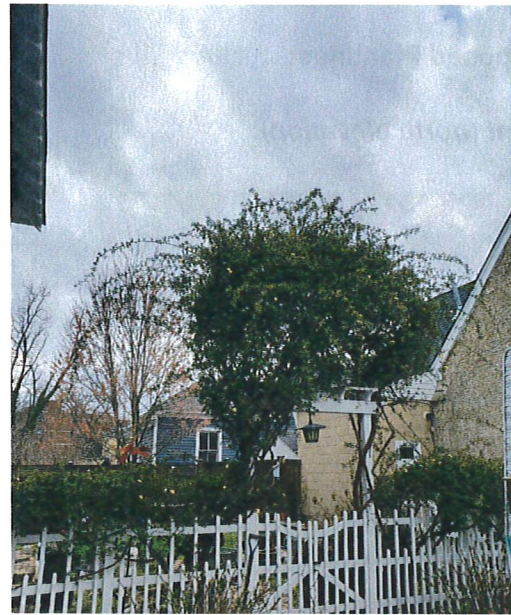
*312 E. Cabarrus St., north elevation detail
(view SW)*



*312 E. Cabarrus St., north elevation detail
(view S)*



*312 E. Cabarrus St., east elevation detail
(view S)*



*312 E. Cabarrus St., arbor/fence/Rosa
banksiae detail (view S)*



312 E. Cabarrus St., median detail (view E)



312 E. Cabarrus St., median detail (view E)

Proposed Plantings:

Front (north elevation):



Clethra, 'Ruby Spice'



Hosta, 'Albomargenta'



Hypericum frondosum 'Sunburst'



Scilla siberica



Helleborus argutifolius



Helleborus, 'Sandy Shores'



Helleborus, 'Wedding Crasher'



Mertensia virginica



Liatris spicata



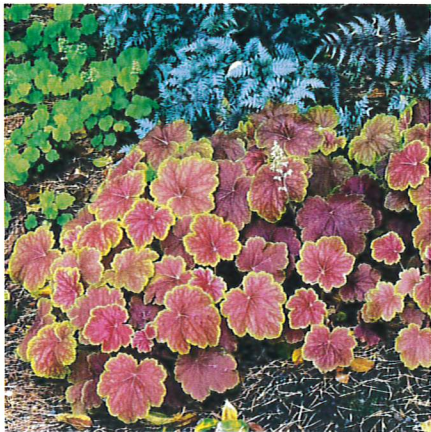
Heuchera, 'Paris'



Caladium, 'White Christmas'



Heuchera, 'Apple Crisp'



Heuchera, 'Delta Dawn'



Heuchera, 'Mahogany'



Heuchera, 'Peach Flambe'



Osmunda cinnamomea



Amsonia hubrichtii



Athyrium niponicum



Dicentra spectabilis



Anemone, 'Honorine Jobert'



Tricyrtis hirta

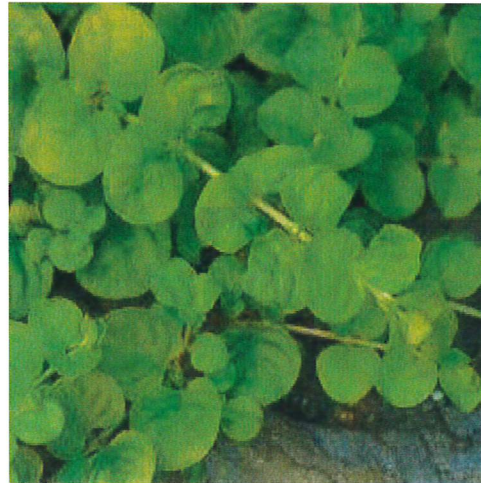


Thymus serpyllum

East elevation:



Illicium, 'Orion'



Lysimachia nummularia

West elevation:



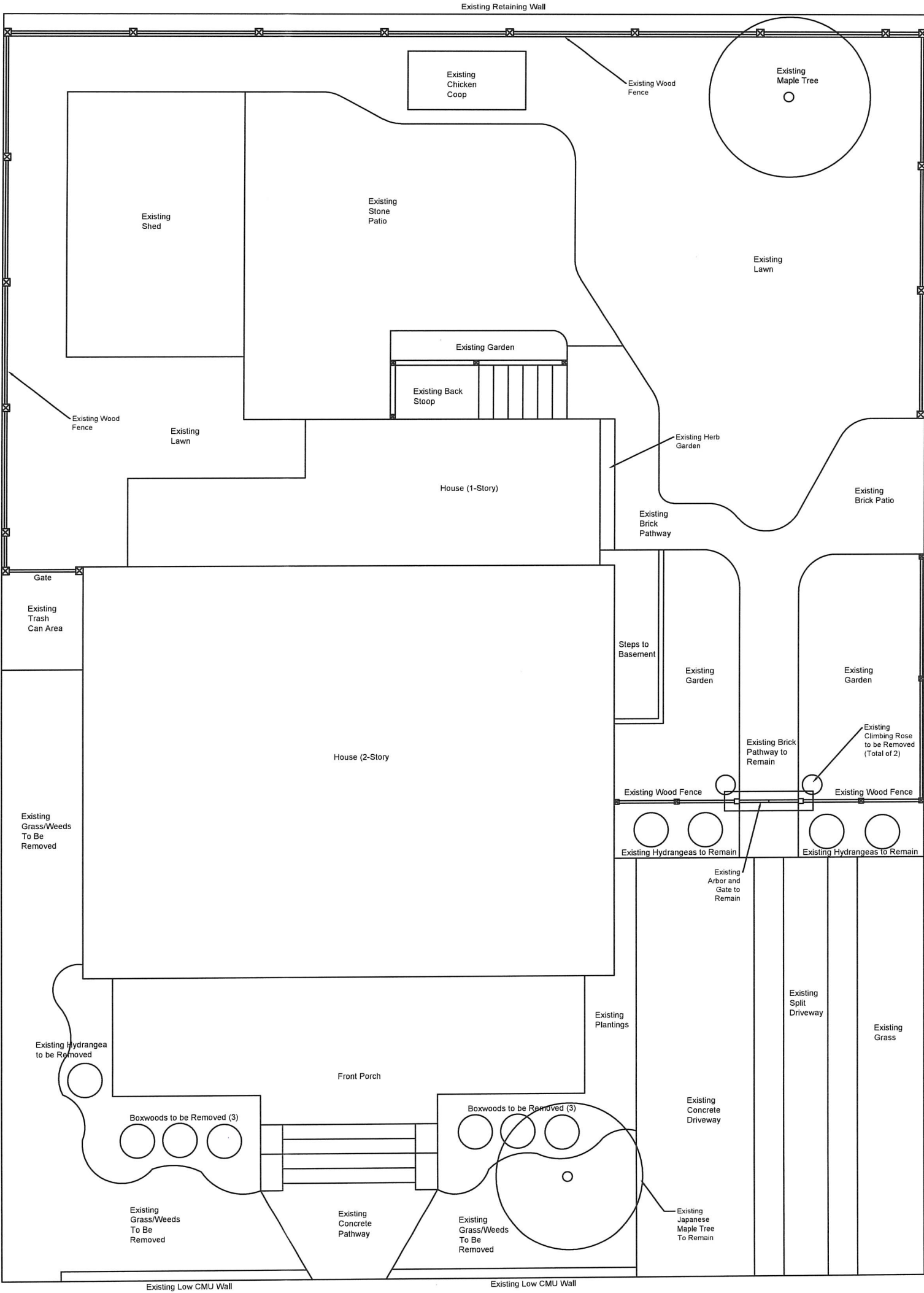
Rosa, 'Teasing Georgia'

***Proposed Stepping Stone
Material/Configuration:***



Fieldstone, 'Smokey Mountain'

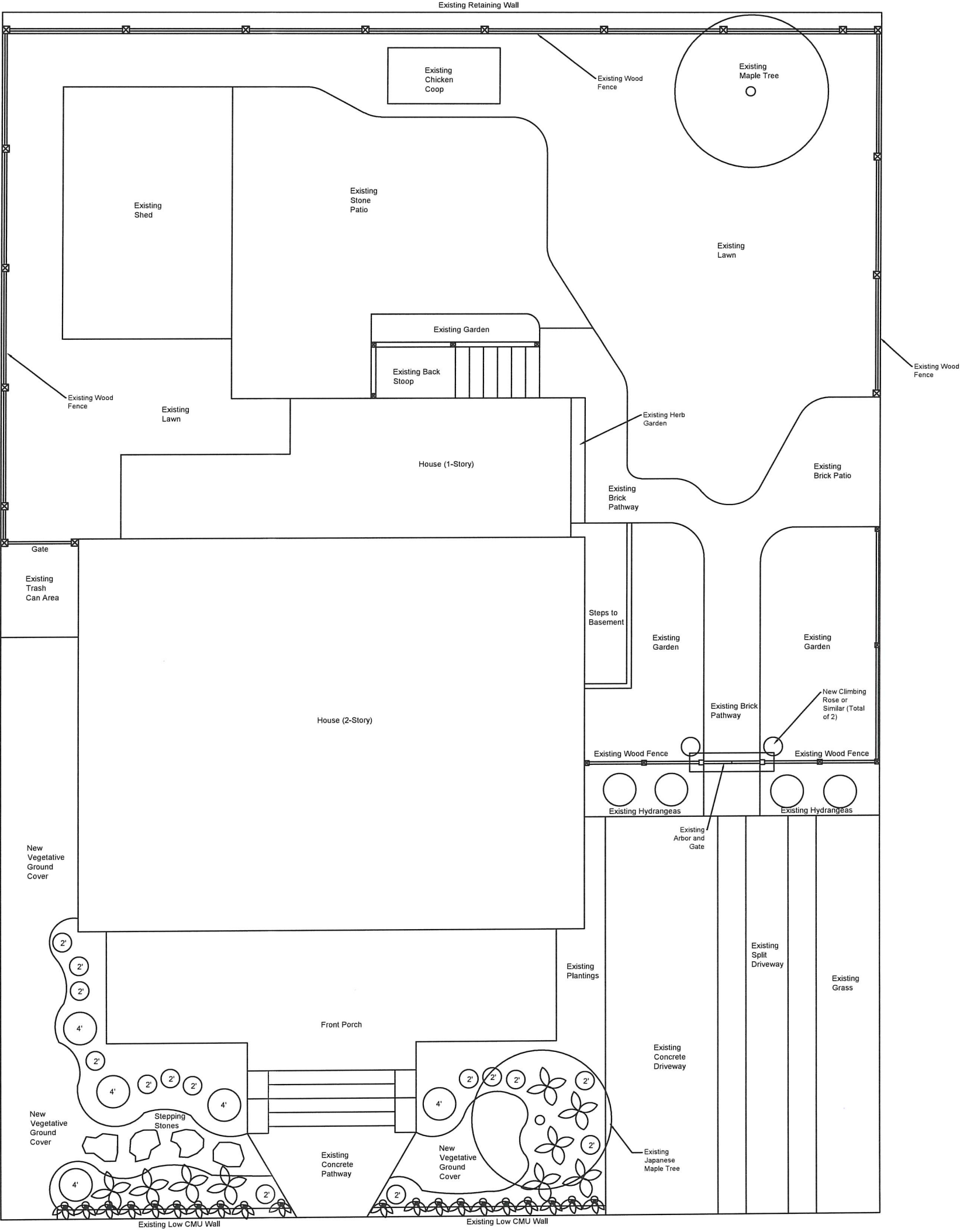




Scale (1/8" = 1'0")

1 2 3 4 5 6 7 8 9 10

Existing 312 E. Cabarrus
Site Plan (Front Yard)



Scale (1/8" = 1'0")

1 2 3 4 5 6 7 8 9 10

New 312 E. Cabarrus
Site Plan (Front Yard)

Landscaping Changes (%)
Front Yard - 22%
Side Yards - 10%
Rear Yard - 0%