



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Install concrete sidewalk and ramp to rear of structure

311 E Cabarrus St

Address

Prince Hall

Historic District

Historic Property

COA-0055-2025

Certificate Number

4/29/2025

Date of Issue

10/29/2025

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, _____

Collette K

Raleigh Historic Development Commission

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

Type or print the following:

Applicant name:

Mailing address:

City:

State:

Zip code:

Date:

Daytime phone #:

Email address:

Applicant signature:

David Mang

Minor work (staff review) – one copy

Major work (COA committee review) – ten
copies

Additions > 25% of building sq. footage

New buildings

Demolition of building or structure

All other

Post approval re-review of conditions of
approval

Office Use Only

Transaction #: _____

File #: **COA-0055-2025**

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address:

Historic district:

Historic property/Landmark name (if applicable):

Owner name:

Owner mailing address:

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>59, 83</u>
Did you consult with staff prior to filing the application? <input checked="" type="radio"/> Yes <input type="radio"/> No	

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).
1.3.2	Site Features and Plantings	Existing building, retaining walls, trees, sidewalks and cobblestone to remain.
1.5.1	Walkways, Driveways, and Off-street Parking	Existing sidewalks and cobblestone to remain.
1.5.5	Walkways, Driveways, and Off-street Parking	New broom finished concrete ramp and sidewalk to match existing sidewalks.

<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>10/27/25</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></u> Date <u>04/27/25</u></p>
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Certificate of Appropriateness Application

Minor Work – Written Description

Project: 311 E. Cabarrus St.

Address: 311 E. Cabarrus St., Raleigh, NC 27601

Exterior Scope Description:

New 5'-0" wide sidewalk, ramp with a maximum slope of 1:20, and landing to provide ADA access to both existing back of house entries. Sidewalk, ramp and landing material to be broom finished concrete to match existing sidewalks. ADA path to begin at northeast corner of the building and continue around to southeast corner of the building.



01- Existing North Elevation - Primary Entry



02 - Existing Northeast Corner of Building



03- Existing Cobblestone



04 - Existing East Elevation A



05- Existing East Elevation B



06 - Existing East Elevation C



07- Existing South Elevation



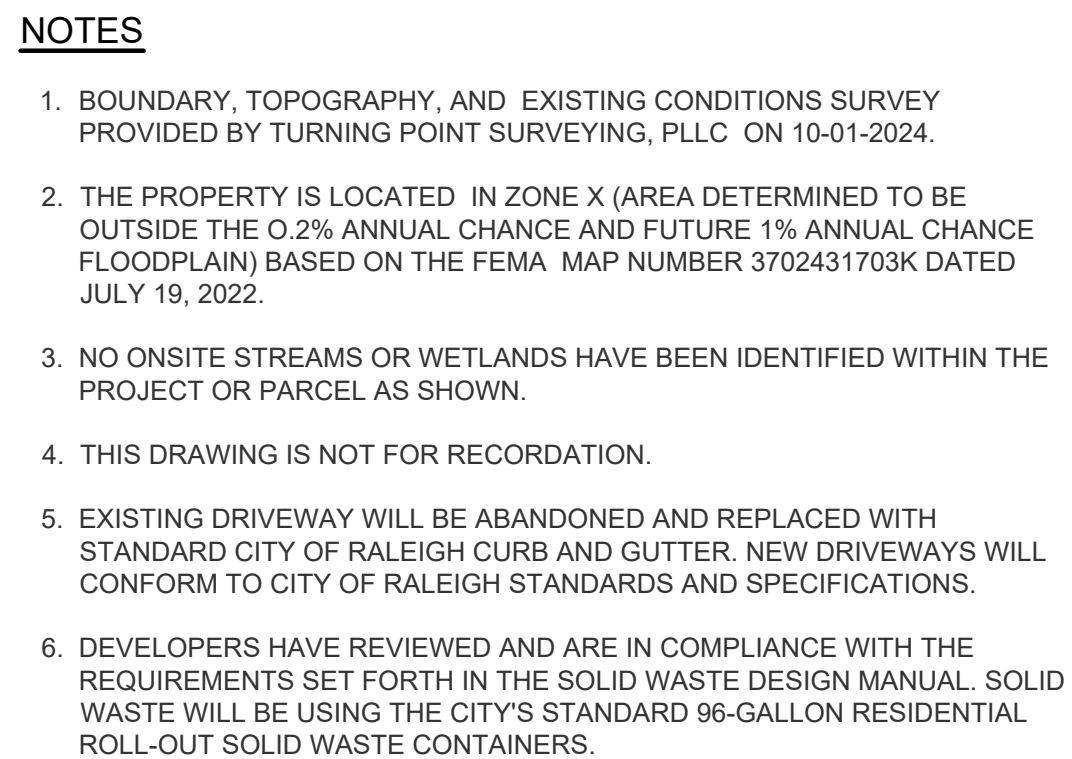
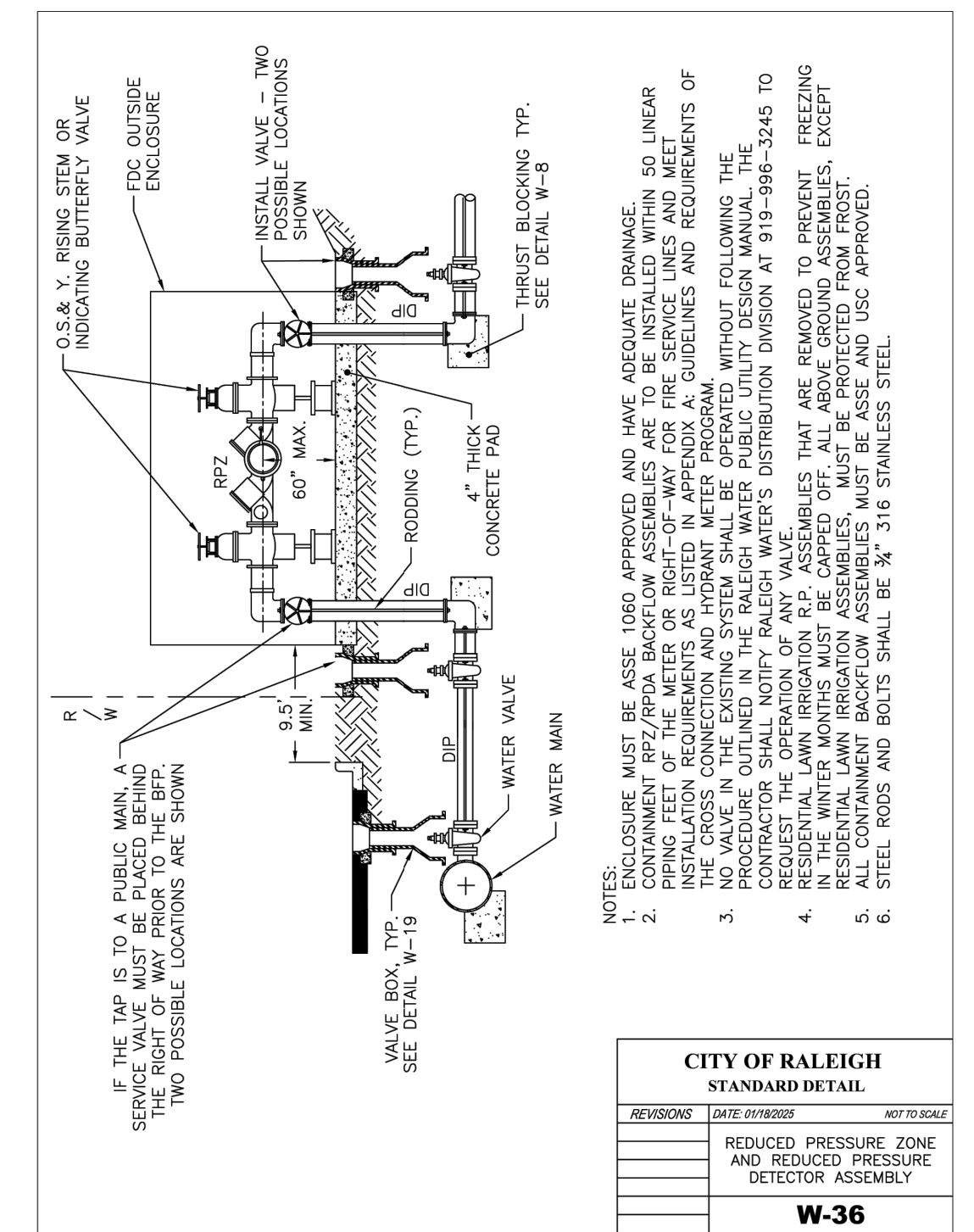
08 - Existing Southeast Corner of Building














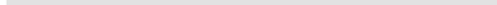
09- Existing Southwest Corner of Building



10- Existing West Elevation- Alley



LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING BUILDING SETBACK LINE
	EXISTING PARKING SETBACK LINE
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPOSED EASEMENT
	PROPOSED TREE PROTECTION FENCE
	PROPOSED CONCRETE PAD

DEVELOPMENT NAME: 311 E. CABARRUS STREET

SITE ADDRESS: 311 E. CABARRUS STREET
RALEIGH, NORTH CAROLINA

PIN NUMBER: 1704-82-5015

JURISDICTION: CITY OF RALEIGH

EXISTING USE: OFFICE

PROPOSED USE: PERSONAL SERVICE

CURRENT ZONING DISTRICT: DX-3-DE

CURRENT ZONING OVERLAY DISTRICT: HOD-G; PRINCE HALL

TOTAL GROSS SITE ACREAGE: 0.17 ACRES (7,436SF)

MAXIMUM IMPERVIOUS SURFACE AREA (65%): 4,833SF
EXISTING IMPERVIOUS SURFACE AREA: 2,230SF (30%)
PROPOSED IMPERVIOUS SURFACE AREA: 2,830SF

BUILDING SETBACKS (UDO 3.2.6):
REQUIRED PRIMARY STREET - 3'
REQUIRED SIDE STREET - 3'
REQUIRED SIDE LOT LINE - 0' OR 6'
REQUIRED REAR LOT LINE - 0' OR 6'

PARKING SETBACKS:
 REQUIRED PRIMARY STREET - 10'
 REQUIRED SIDE STREET - 10'
 REQUIRED SIDE LOT LINE - 0' OR 3'
 REQUIRED REAR LOT LINE - 0' OR 3'

OWNER/DEVELOPER:
MANGARI LAND SOLUTIONS LLC
216 E LENOIR ST
RALEIGH NC 27601-2333

ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NC 27612
(919) 413-1704

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

ISSUED FOR
PERMITTING

REV.	DESCRIPTION	DATE

SITE PLAN

311 E. CABARRUS STREET

311 E. CABARRUS STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 25007

DRAWN BY: JA

CHECKED BY: JA

DATE: 04/04/25

SCALE: 1" = 10'

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