

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.

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Install concrete sidewalk and ramp to rear of structure

Type or print the following:		
Applicant name:		
Mailing address:		
City:	State:	Zip code:
Date:	D	aytime phone #:
Email address:		
Applicant signature:		David Mang
		<i>v</i>
Minor work (staff review) –	one copy	Office Use Only
Major work (COA committe	e review) – ten	Transaction #:
copies		File #: COA-0055-2025
Additions > 25% of building sq. footage		Fee:
New buildings		Amount paid:
Demolition of building or structure		Received date:
All other		Received by:
Post approval re-review of conditions of		
approval		
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?	Office Use Only
	Type of work: 59, 83
Did you consult with staff prior to filing the application? Yes No	

Des	ign Guidelines: please	cite the applicable sections of the design guidelines (<u>www.rhdc.org</u>).	
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.	

Minor Work Approval (office	use only)
Upon being signed and dated below by the Planning Director or designed Certificate of Appropriateness. It is valid until	ee, this application becomes the Minor Work
Please post the enclosed placard form of the certificate as indicated at Certificate shall not relieve the applicant, contractor, tenant, or property City Code or any law. Minor Works are subject to an appeals period of 2	owner from obtaining any other permit required by
Signature (City of Raleigh) white //	Date 04/29/25



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.

311 E. Cabarrus St., Raleigh, NC 27601 Certificate of Appropriateness Application



01- Existing North Elevation - Primary Entry



02 - Existing Northeast Corner of Building

04.15.25



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

EXISTING 18" OAK TREE

ADJOINER STORAGE OVERHANG

N/FMAISON FRANCOIS LLC D.B. 19654, PG 1043

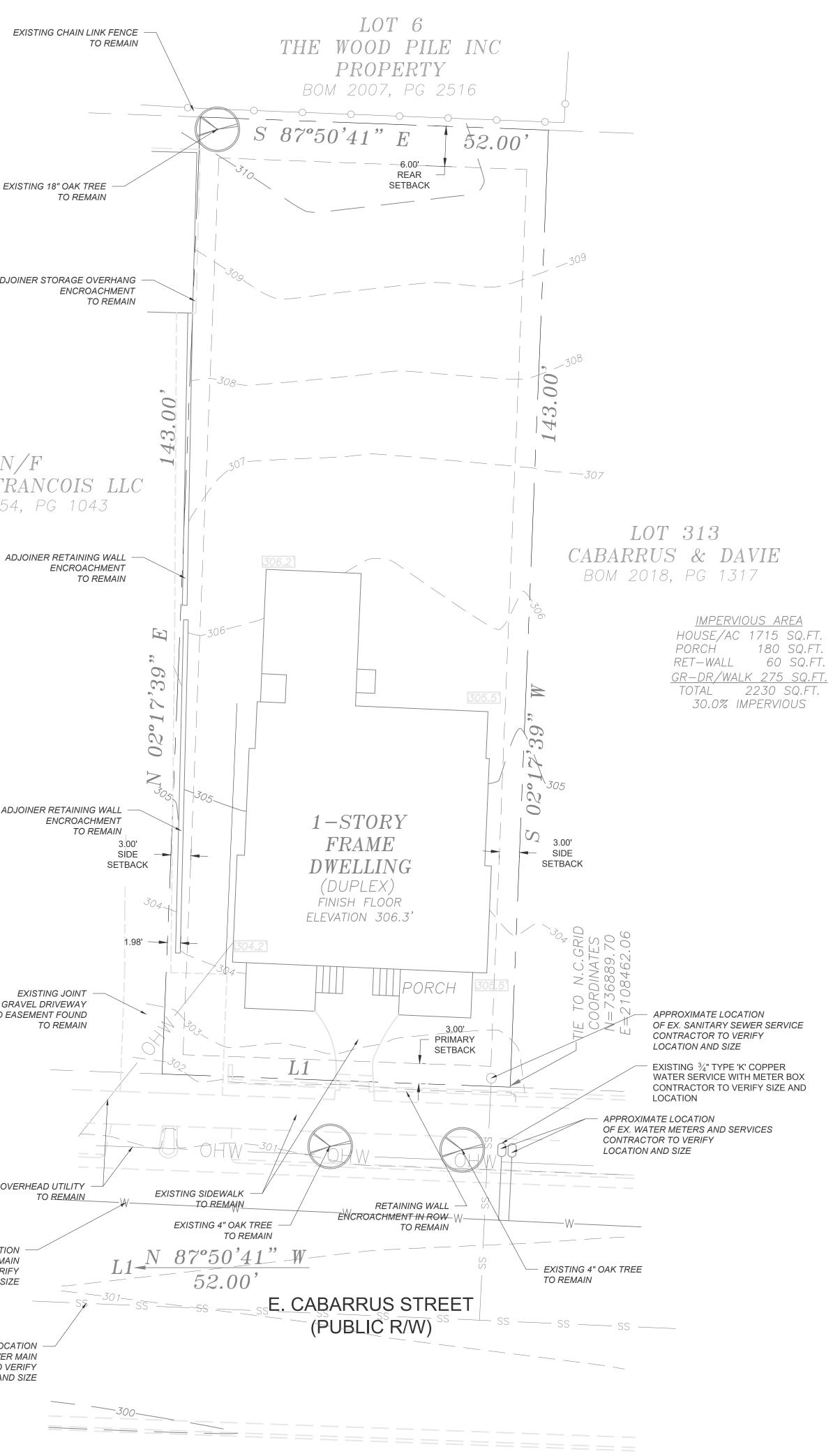
ADJOINER RETAINING WALL

EXISTING JOINT GRAVEL DRIVEWAY NO EASEMENT FOUND TO REMAIN

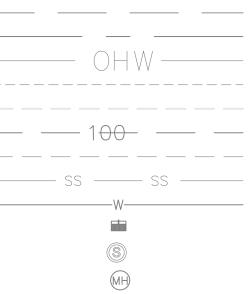
EXISTING OVERHEAD UTILITY TO REMAIN

APPROXIMATE LOCATION -OF EX. WATER MAIN CONTRACTOR TO VERIFY LOCATION AND SIZE

APPROXIMATE LOCATION OF EX. SANITARY SEWER MAIN CONTRACTOR TO VERIFY MATERIAL, LOCATION, AND SIZE



LEGEND



EXISTING PROPERTY LINE EXISTING ABUTTING PROPERTY LINE EXISTING RIGHT-OF-WAY EXISTING OVERHEAD POWER LINE EXISTING ABUTTING PROPERTY LINE EXISTING EDGE OF PAVEMENT EXISTING CONTOUR MAJOR EXISTING CONTOUR MINOR EXISTING SANITARY SEWER EXISTING WATER MAIN EXISTING CATCH BASIN EXISTING SANITARY SEWER MANHOLE EXISTING STORMWATER MANHOLE



ISSUED FOR

PERMITTING

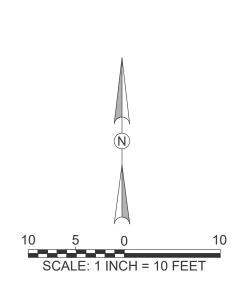
DATE

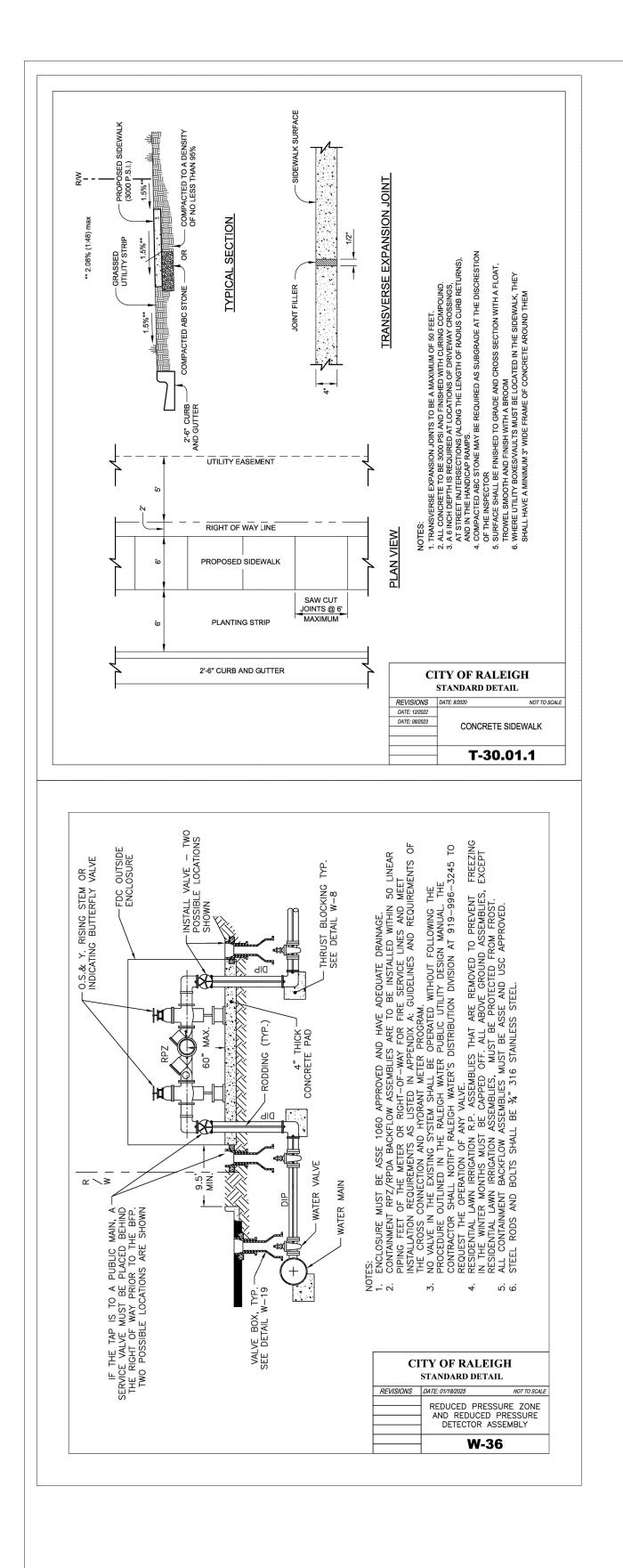


- 1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC ON 10-01-2024.
- 2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3702431703K DATED JULY 19, 2022.

- 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.
- 5. EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- 6. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE WILL BE USING THE CITY'S STANDARD 96-GALLON RESIDENTIAL ROLL-OUT SOLID WASTE CONTAINERS.

REV.		
EXISTING CONDITIONS PLAN	311 E. CABARRUS STREET	311 E. CABARRUS STREET RALEIGH, NORTH CAROLINA
PROJECT NO	D.: 2500)7
DRAWN BY:	JAC	
CHECKED BY	Y: JAC	
DATE:	04/04/	
SCALE:	1" = 10)'
	C-1	





ADJOINER STORAGE OVERHANG N/FMAISON FRANCOIS LLC D.B. 19654, PG 1043

ADJOINER RETAINING WALL

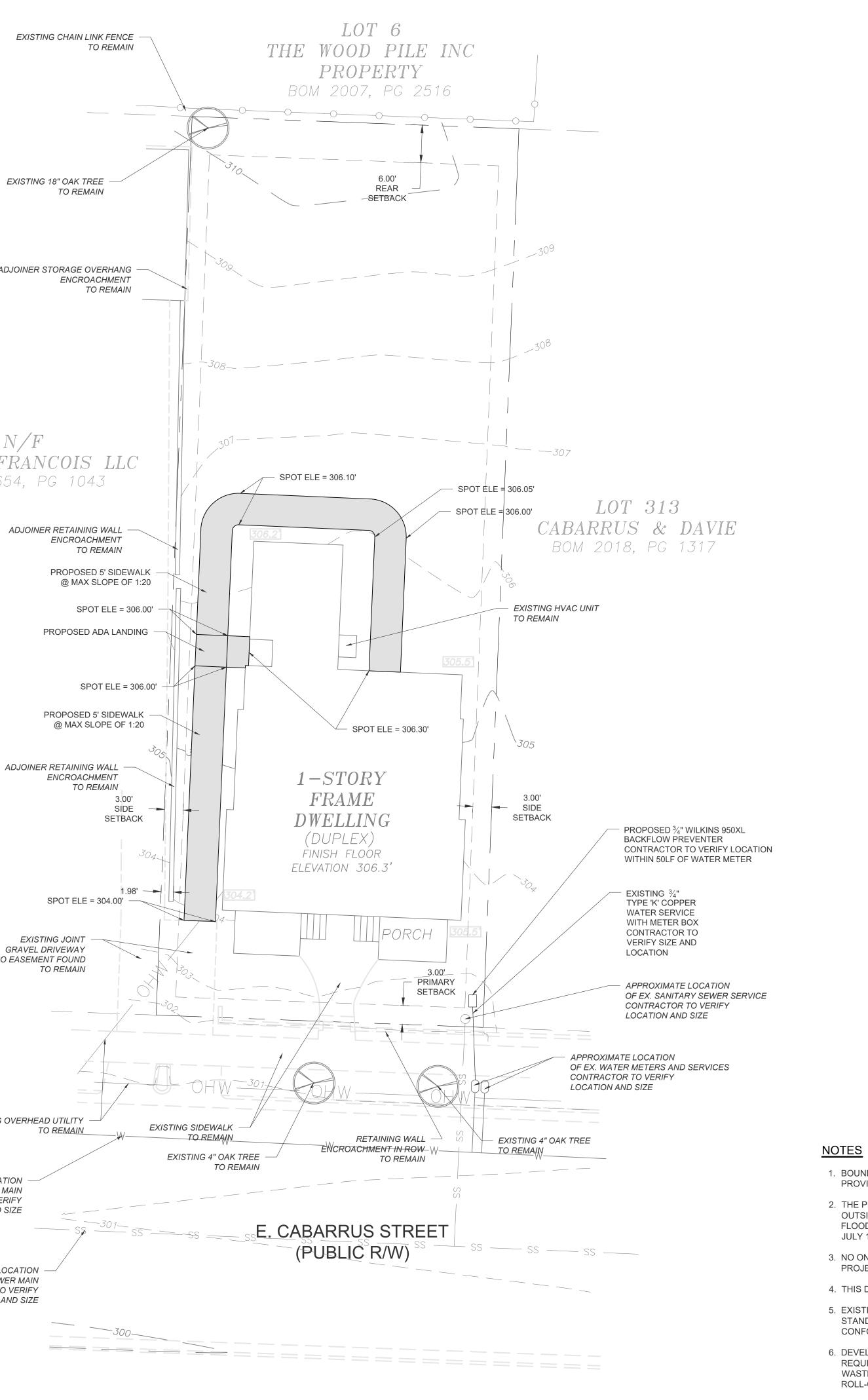
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APPROXIMATE LOCATION OF EX. SANITARY SEWER MAIN CONTRACTOR TO VERIFY MATERIAL, LOCATION, AND SIZE



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_____ OHW — ____

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



SUMMARY INFORMATION	THURTH CAROLINI
DEVELOPMENT NAME: 311 E. CABARRUS STREET	SEAL
SITE ADDRESS: 311 E. CABARRUS STREET RALEIGH, NORTH CAROLINA	SEAL 034994
PIN NUMBER: 1704-82-5015	A CRUMP INT
URISDICTION: CITY OF RALEIGH XISTING USE: OFFICE ROPOSED USE: PERSONAL SERVICE URRENT ZONING DISTRICT: DX-3-DE	
CURRENT ZONING OVERLAY DISTRICT: HOD-G: PRINCE HALL TOTAL GROSS SITE ACREAGE: 0.17 ACRES (7,436SF)	ISSUED FOR
MAXIMUM IMPERVIOUS SURFACE AREA (65%): 4,833SF EXISTING IMPERVIOUS SURFACE AREA: 2,230SF (30%) PROPOSED IMPERVIOUS SURFACE AREA: 2,830SF	PERMITTING
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'	DATE
ARKING 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	NOIT
ENGINEER: CRUMPLER CONSULTING SERVICES, PLLC CONTACT: JOSH CRUMPLER, PE 2308 RIDGE ROAD RALEIGH, NC 27612 919) 413-1704	DESCRIPTION
	К К К К С К С
	SITE PLAN E. CABARRUS STREET 311 E. CABARRUS STREET RALEIGH. NORTH CAROLINA

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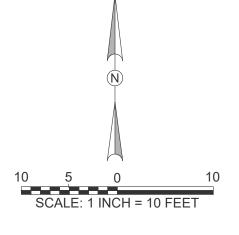
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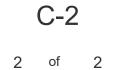
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04/04/25

1" = 10'

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PROJECT NO.: 25007

DRAWN BY: JAC

CHECKED BY: JAC

DATE:

SCALE: