

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Construct rear yard chicken coop; install gutters; alter exterior paint colors; alter exterior lighting; remove front yard shrub; install front planting bed

*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Session Law 2021-03 grants an extension to all valid development permits until 150-days after NC Executive Order 116 is rescinded.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-0074-2021

Certificate Number

5/17/2021

Date of Issue

11/17/2021*

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 Mochon

Raleigh Historic Development Commission

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

Type or print the following:		
Applicant name: Matt Harper		
Mailing address: 312 E. Cabarrus Street		
City: Raleigh	State: NC	Zip code: 27601
Date: 4/28/21	Daytime phone #: 919-630-5595	
Email address: raleighharper@gmail.com		
Applicant signature: <i>Matt 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-0074-2021</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: Matt and Jenny Harper		
Owner mailing address: 312 E. Cabarrus Street Raleigh, NC 27601		

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="checkbox"/> No <input checked="" type="checkbox"/>	Office Use Only Type of work: <u>9, 10, 38, 40, 48</u>
Did you consult with staff prior to filing the application? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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).
2.4/pp. 44-45	Paint & Paint Color	** Please See Attached **
1.7.3/pp. 30-31	Lighting	
1.6/pp. 28-29	Garages & Acc. Struct.	
2.5.8/p. 47	Roof	1.3/pp. 22-23: Site Features & Plantings

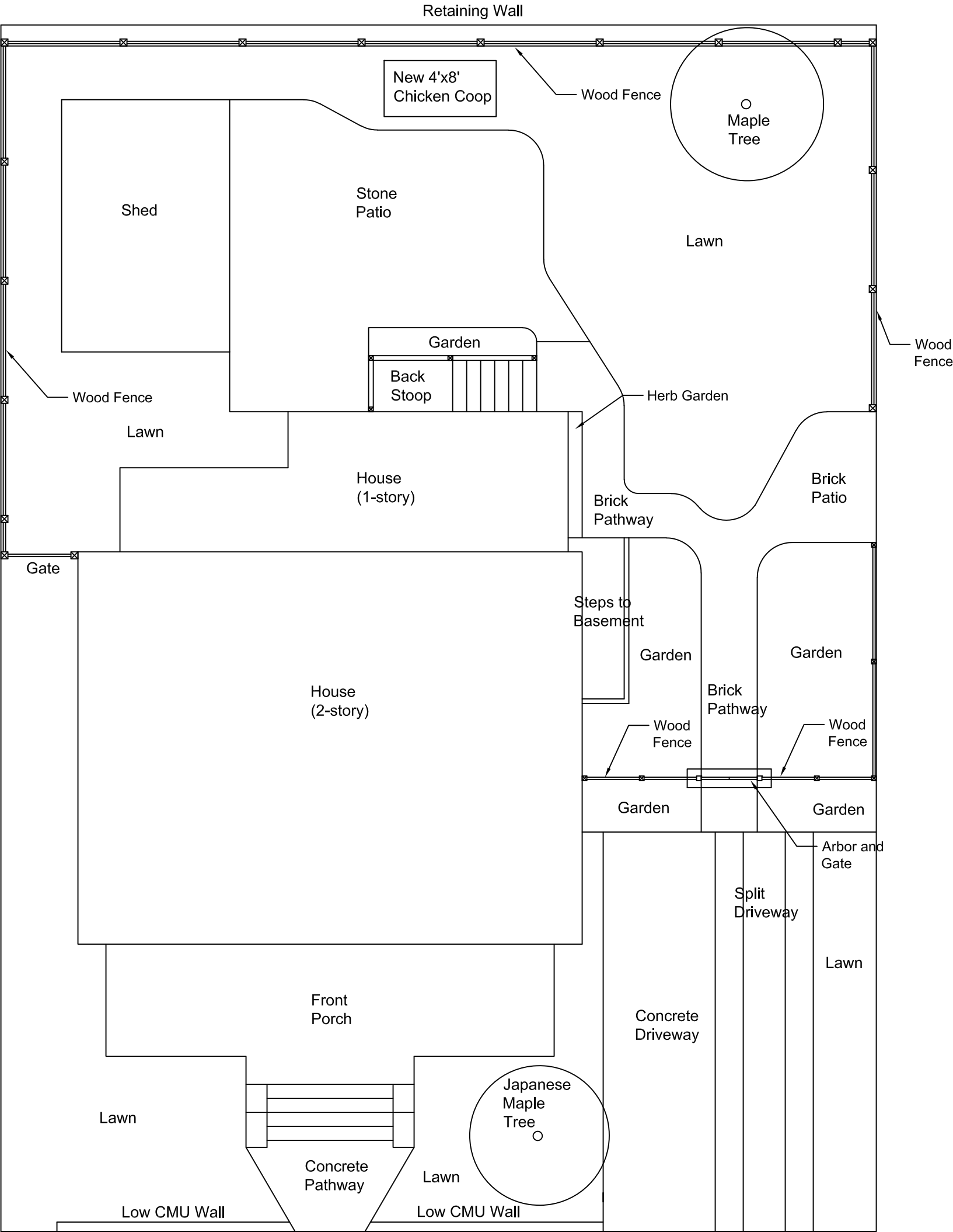
Minor Work Approval (office use only)	
Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until <u>11/17/2021</u> .	
Please post the enclosed placard form of the certificate as indicated at the bottom 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) <u>Erin Norton</u>	Date <u>05/17/2021</u>

Description of Work: 312 East Cabarrus Street (Prince Hall HOD)

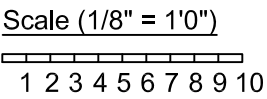
- Guideline 2.4 (Paint & Paint Color, pp. 44-45): Alter paint colors on exterior and accessory buildings. Original weatherboard siding to be repaired as necessary and will be gently sanded, patched, primed, and then painted. Any replacement elements will replicate the original and will match both in material, size, and profile.

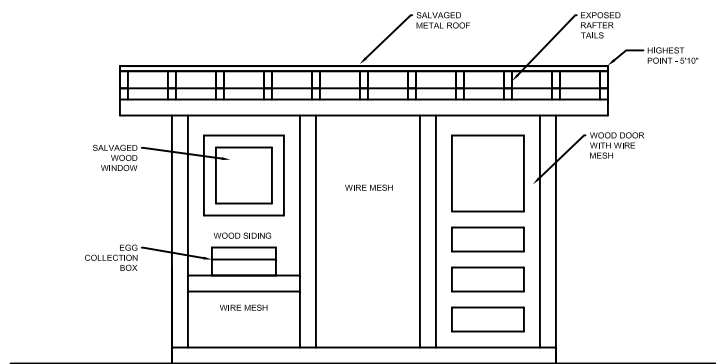
Proposed paint palette:

- Base: Pigeon Gray (BM 2133-50)
 - Windows: Spellbound (BM 1659)
 - Trim, picket fencing, and arbor: White Heron (BM OC-57)
 - Rear, shed, and chicken coop doors: Glacier Blue (BM 1653)
 - Porch floor, concrete steps, and column caps: Dior Gray (BM 2133-40)
-
- Guideline 1.7.3 (Lighting, pp. 30-31): Replace ca. 1995 front porch lights (flanking front door) with new fixtures. Replace ca. 2000 exterior security light on back stoop with new fixture;
 - Guideline 1.6 (Garages & Accessory Structures, pp. 28-29): Install freestanding 4'x8' chicken coop with dirt floor in rear yard (after-the-fact) to include German lap siding, salvaged corrugated metal roof, stained glass pivot window in wood sash, and paneled wood screen door;
 - Guideline 2.5.8 (Roof, p. 47): Install new aluminum half-round gutters with round downspouts on top and back of house, as well as new aluminum half-round gutters on front of shed to prevent wood deterioration and water accumulation against the house; and
 - Guideline 1.3 (Site Features & Plantings, pp. 22-23): Remove ca. 2007 gardenia bush at front walkway, as its mate died some years back. Replace with bulbs and perennial plantings.
 - Built area to open space analysis: Lot is 5,250 SF. The footprint of the house is 1,276 SF; inclusive of porches, shed, front steps and walkways, driveway, exterior basement steps, and stone patio, it is 2,846 SF; the proportion of built area to open space is 54.2%. With the chicken coop, it is 2,878 SF, with a proportion of built area to open space of 54.8%.

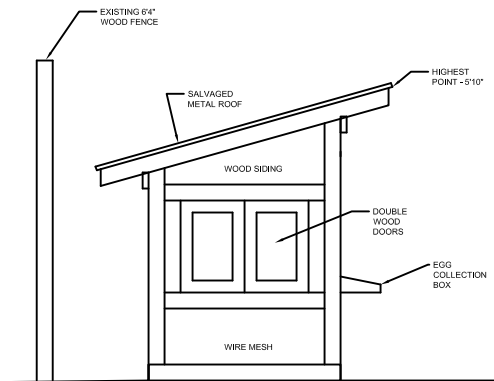


New Site Plan
(0.121 acres)

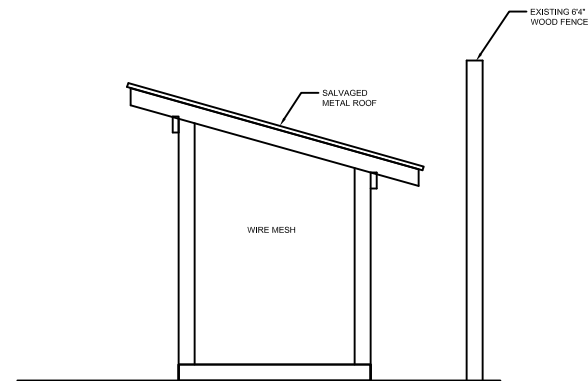




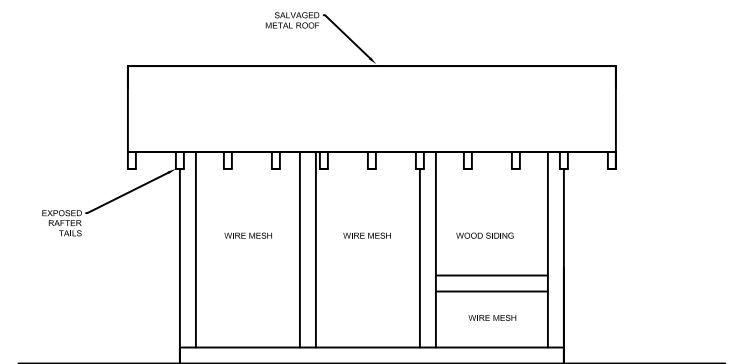
NORTH ELEVATION



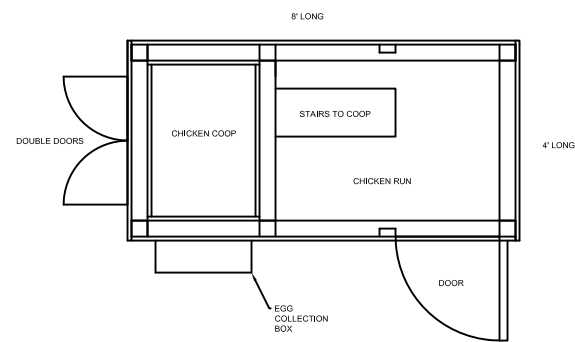
EAST ELEVATION



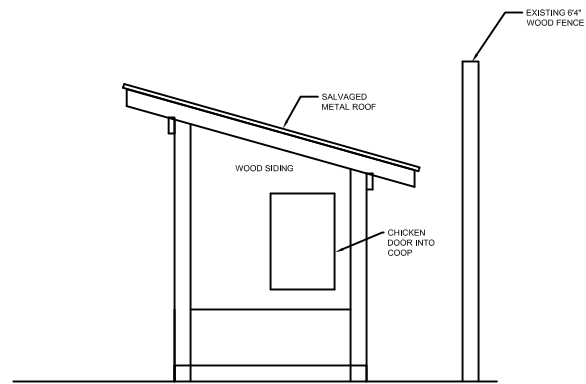
WEST ELEVATION



SOUTH ELEVATION

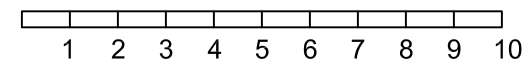


PLAN VIEW



SECTION THROUGH CENTER LOOKING EAST

Scale (1/4" = 1'0")



Photographs: 312 East Cabarrus Street (Prince Hall HOD)



312 E. Cabarrus St, facade; view S



312 E. Cabarrus St, facade/west elevation; view SE



312 E. Cabarrus St, facade/west elevation; view SW



312 E. Cabarrus St, rear elevation; view N



312 E. Cabarrus St, accessory building/site; view E



312 E. Cabarrus St, accessory building/site; view E



312 E. Cabarrus St, view N



312 E. Cabarrus St, fencing/arbor/site; view S



312 E. Cabarrus St, porch detail; view SW



312 E. Cabarrus St, porch/facade detail; view S



312 E. Cabarrus St, entrance detail; view S



312 E. Cabarrus St, existing front porch fixture

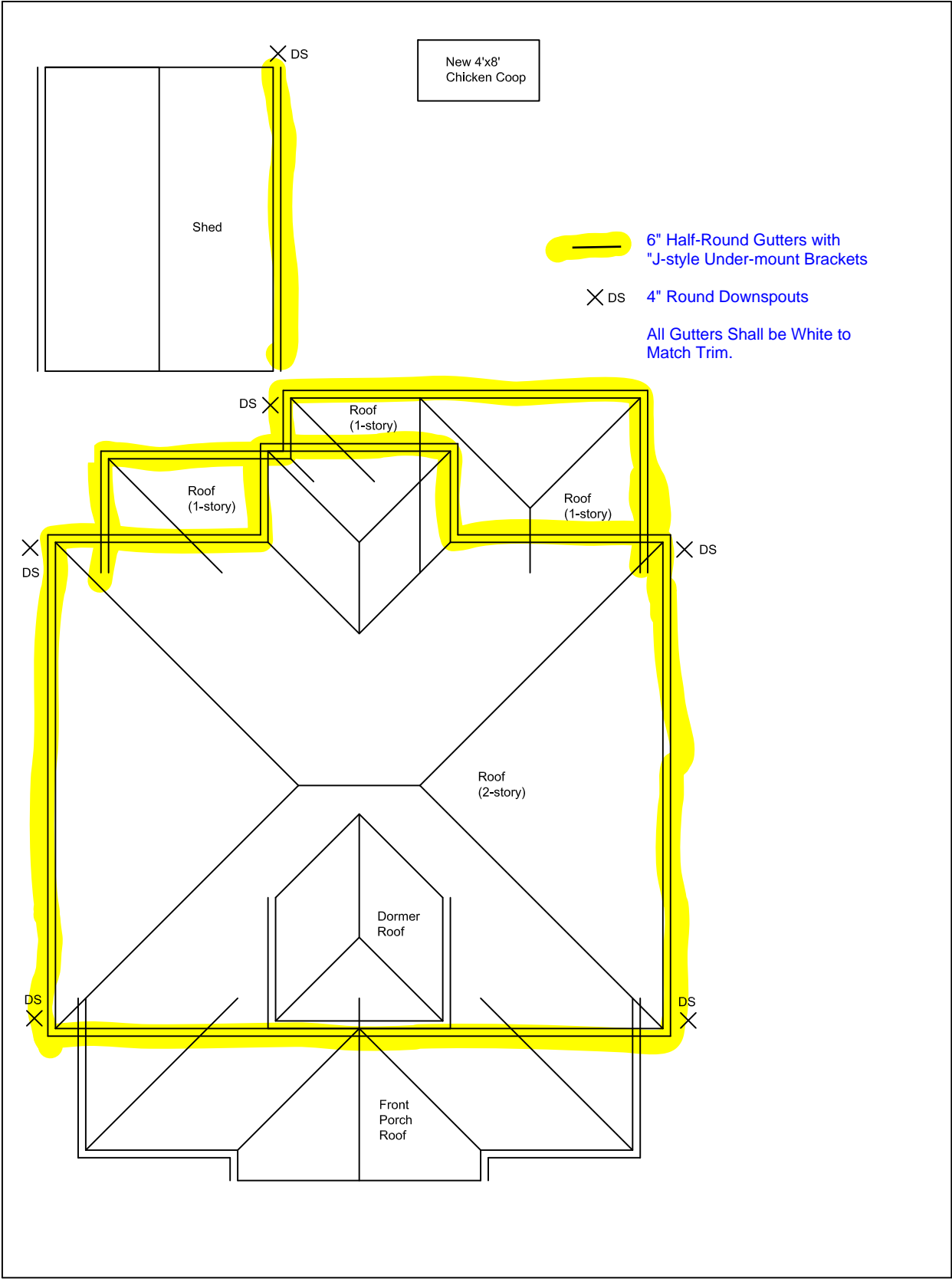
Proposed Front Porch and Rear Stoop Light Fixtures:



Dimensions: 6" W x 8.75" D x 12" H (front porch)

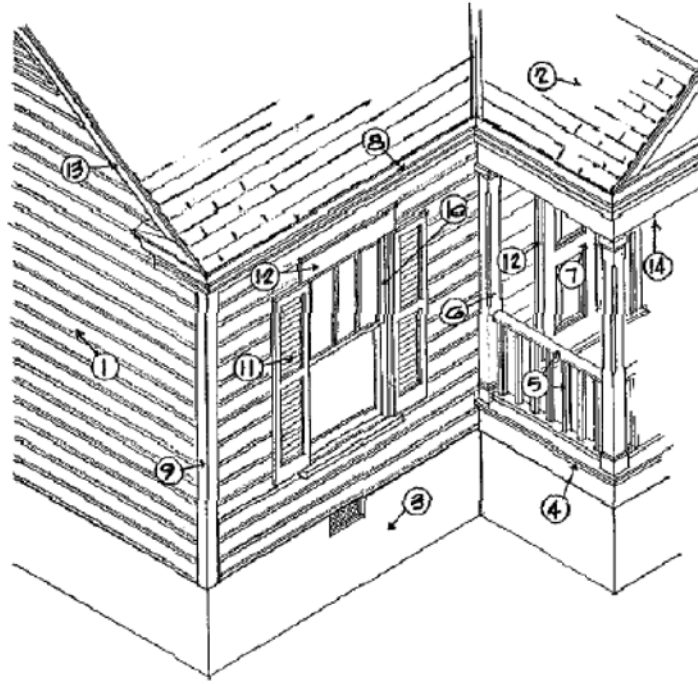


Dimensions: 9"W x 12"D x 12"H (rear stoop)



Gutter Plan

Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



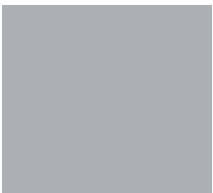
Applicant Matt Harper

Address 312 East Cabarrus Street

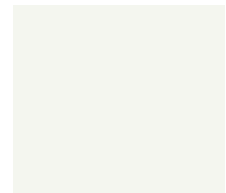
Paint Manufacturer (Please submit color chips with this schedule) Benjamin Moore

Color Schedule

1	Body of House	Pigeon Gray (BM 2133-50)
2	Roofing	N/A
3	Foundation	N/A
4	Porch Floor	Dior Gray (BM 2133-40) CONCRETE STEPS: Dior Gray (BM 2133-40)
5	Railing	White Heron (BM OC-57)
6	Columns	White Heron (BM OC-57) COLUMN CAPS: Dior Gray (BM 2133-40)
7	Entrance Door	N/A
8	Cornice	White Heron (BM OC-57)
9	Corner Boards	White Heron (BM OC-57)
10	Window Sash	Spellbound (BM 1659)
11	Shutter	N/A
12	Door & Window Trim	White Heron (BM OC-57)
13	Rake	White Heron (BM OC-57)
14	Porch Ceiling	N/A
15	Other	Rear door, shed doors, chicken coop door: Glacier Blue (BM 1653); Picket Fence/Arbor: White Heron (BM OC-57)



Pigeon Gray (BM 2133-50)



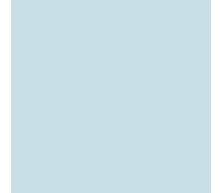
White Heron (BM OC-57)



Spellbound (BM 1659)



Dior Gray (BM 2133-40)



Glacier Blue (BM 1653)