



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Construct rear concrete walkway; construct rear wood and concrete ramps; alter existing rear door opening; install new rear door

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Law 2021-03 grants an extension to all valid development permits until 150-days after NC Executive Order 116 is rescinded.

213 E Cabarrus St

Address

Prince Hall

Historic District

Historic Property

COA-0096-2021

Certificate Number

5/27/2021

Date of Issue

11/27/2021\*

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 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: Brooke Tate			
Mailing address: 115 1/2 E. Hargett St.			
City: Raleigh	State: NC		Zip code: 27608
Date: 5/25/21		Daytime phone #: 828-808-9997	
Email address: brooke@maurerarchitecture.com			
Applicant signature: 			
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		<div style="text-align: center;"><b>Office Use Only</b></div> Transaction #: _____ File #: COA-0096-2021 Fee: _____ Amount paid: _____ Received date: _____ Received by: _____ _____	
Property street address: 213 E. Cabarrus St.			
Historic district: Prince Hall			
Historic property/Landmark name (if applicable): Jones-Williams House			
Owner name: Mike Poupard			
Owner mailing address: 5711 Six Forks Rd, Suite 103, Raleigh, NC 27609			

**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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Did you consult with staff prior to filing the application? Yes <input checked="" type="checkbox"/> No	Office Use Only  Type of work: <u>29, 59, 83</u>  _____
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Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
		See attached.

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>11/27/2021</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>Emi Moeth</u>	Date <u>05/27/2021</u>



25 May 2021  
Minor Works Application  
213 E. Cabarrus St.  
Prince Hall Historic District

### **Project Description and Description of Materials:**

Project consists changing the use of two-story craftsmen style home which requires an accessible entrance/exit. This change requires requires adding a wood ramp to the rear door, a concrete ramp and walkways to the rear of the building, and moving an existing door over to allow for accessibility clearances inside the exit. The following is a breakdown of the project with relevant guidelines cited following each header.

#### **Accessibility:**

All work to be done is to accommodate one accessible entrance at rear. Ramps and walkways are at the rear and non-original portion of the building.

Cited Guidelines:

#### **3.11 Accessibility, Health, and Safety Considerations**

**.1 In considering changes to a historic building, review accessibility and life safety code implications to determine if the proposed change is compatible with the building's historic character and setting or will compromise them.**

**.2 Meet accessibility and life-safety building code requirements in such a way that the historic site and its character-defining features are preserved.**

**.3 Meet accessibility and life-safety building code requirements in such a way that the historic building's character-defining facades, features, and finishes are preserved.**

**.5 If needed, introduce new or additional means of access that are reversible and that do not compromise the original design of a historic entrance or porch.**

**.8 Locate fire doors, exterior fire stairs, or elevator additions on rear or noncharacter-defining facades. Design such elements to be compatible in character, materials, scale, proportion, and finish with the historic building.**

#### **Site, Landscape Features, Trees:**

Concrete walkways will be provided from the existing driveway/parking pad to the new concrete ramp and existing stairs. The built area and impervious surface will be 37.2%.

Cited Guidelines:

#### **1.3 Site Features and Plantings**

**.1 Retain and preserve the building and landscape features that contribute to the overall historic character of a landmark or district, including trees, gardens, yards, arbors, ground cover, fences, accessory buildings, patios, terraces, fountains, fish ponds, and significant vistas and views.**



- .2 Retain and preserve the historic relationship between buildings and historic landscape features of the landmark or district setting, including site topography, retaining walls, foundation plantings, hedges, streets, walkways, driveways, and parks.***
- .3 Protect and maintain historic building materials and plant features through appropriate treatments, including routine maintenance and repair of constructed elements and pruning and vegetation management of plantings.***
- .8 In the residential historic districts, it is not appropriate to alter the residential character of the district by significantly reducing the proportion of the original built area to open space on a given site through new construction, additions, or surface paving.***
- .9 Introduce compatible new site features constructed of traditional materials only in locations and configurations that are characteristic of the historic district or landmark.***
- .11 Introduce contemporary equipment or incompatible site features, including satellite dishes, playground equipment, mechanical units, and swimming pools, in locations that do not compromise the historic character of the building, site, or district. Locate such features unobtrusively, and screen them from view.***

#### Walkways & Driveways:

The existing walkway and driveway are in good condition and are to remain. A new concrete walkway will connect the parking pad/driveway to the concrete ramp and patio as well as stairs to upper deck.

#### ***2.5 Walkways, Driveways, and Offstreet Parking: Guidelines***

- .1 Retain and preserve the topography, patterns, configurations, features, dimensions, materials, and color of existing walkways, driveways, and offstreet parking areas that contribute to the overall historic character of individual building sites, the streetscape, and the historic district.***
- .2 Protect and maintain existing walkways, driveways, and offstreet parking areas through routine inspection and appropriate maintenance and repair procedures.***
- .4 If a walkway or a driveway is completely missing, replace it with a new feature based on accurate documentation of the original design or a new design compatible in location, configuration, dimension, scale, materials, and color with the historic building site, streets, and district.***
- .5 Design new walkways, driveways, and offstreet parking areas to be compatible in location, patterns, spacing, configurations, dimensions, materials, and color with existing walkways, driveways, and offstreet parking areas that contribute to the overall historic character of the district.***
- .6 Locate new walkways, driveways, and offstreet parking areas so that the topography of the building site and significant site features, including mature trees, are retained.***



#### Siding:

New siding to match existing will be patched in at the location rear door has been moved.

Cited Guidelines:

#### **2.1 Wood: Guidelines**

***.5 If replacement of an entire historic wooden feature is necessary, replace it in kind, matching the original in design, dimension, detail, material, and texture. Consider compatible substitute materials only if using the original material is not technically feasible.***

***.7 Repaint wooden surfaces and features in colors that are appropriate to the historic structure and district.***

#### Windows & Doors:

A new 2'-10"x8'-0" 3/4-lite wood door to match the existing 2'-8x8'-0" door shall be installed 13" to the West to provide accessibility clearances required for change of use.

Cited Guidelines:

#### **2.7 Windows and Doors: Guidelines**

***.4 Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.***

***.5 If replacement of a deteriorated historic window or door feature or detail is necessary, replace only the deteriorated feature in kind rather than the entire unit. Match the original in design, dimension, material, and quality of material. Consider compatible substitute materials only if using the original material is not technically feasible.***

***.9 If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining facade of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but not to duplicate the original.***

Rear Covered Porch Ramp: The new ramps are located at the rear of the building recessed not visible from the front street. The new wood ramp floor shall have wood 5/4 x 6 decking on wood joists. Railing is not required. The new ramp connecting the Covered Porch to sidewalk will be concrete.

Cited Guidelines:

#### **3.2 Additions: Guidelines**

***.6 Locate a new addition on an inconspicuous face of the historic building, usually the rear one.***

#### **3.1 Decks: Guidelines**

***.1 Locate and construct decks so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Install decks so***



*that they are structurally self-supporting and may be removed in the future without damage to the historic structure.*

*.2 Minimize the visibility of new residential decks from the street by introducing them in inconspicuous locations, usually on the building's rear face and inset from the rear corners. Design and detail decks and associated railings and steps to reflect the materials, scale, and proportions of the building.*

*.7 Design new decks to be of a size and scale that does not significantly change the proportion of original built area to open space for a specific property.*

Paint Colors: Rear wooden ramp to be painted to match existing trim color Sherwin Williams 7757 High Reflective White.

**213 E CABARRUS STREET- MINOR WORKS**

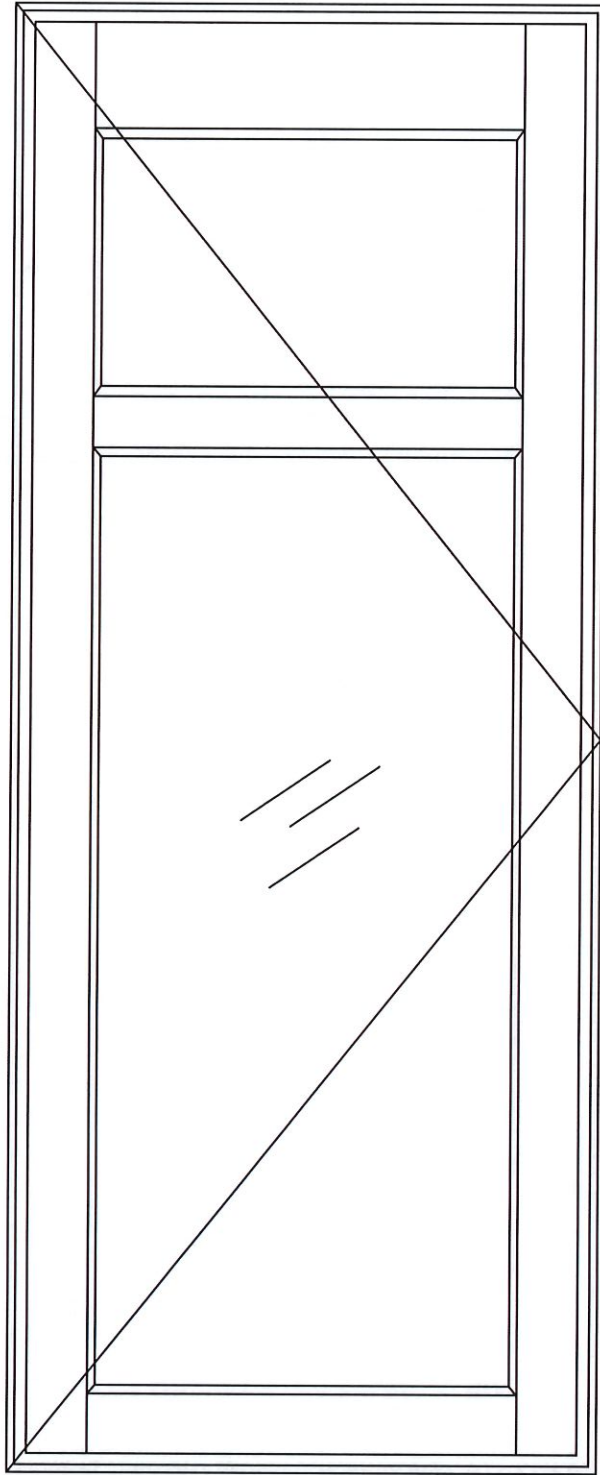
**FRONT  
ELEVATION TO  
REMAIN  
UNCHANGED**

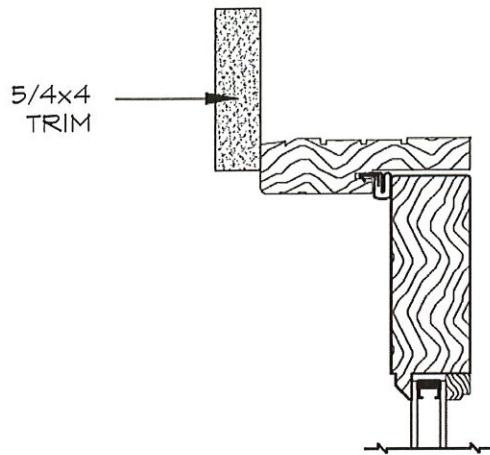


**REAR  
ELEVATION-  
  
MOVE DOOR 13"  
TO RIGHT,  
  
NEW WOOD  
ACCESSIBLE  
RAMP,  
  
NEW CONCRETE  
WALKWAYS AT  
REAR**

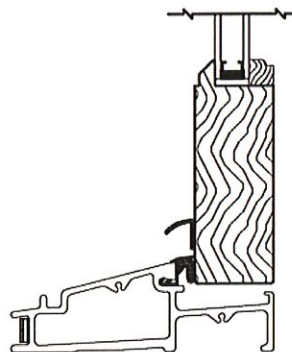


SIERRA PACIFIC WOOD DOOR  
1"=1'-0"

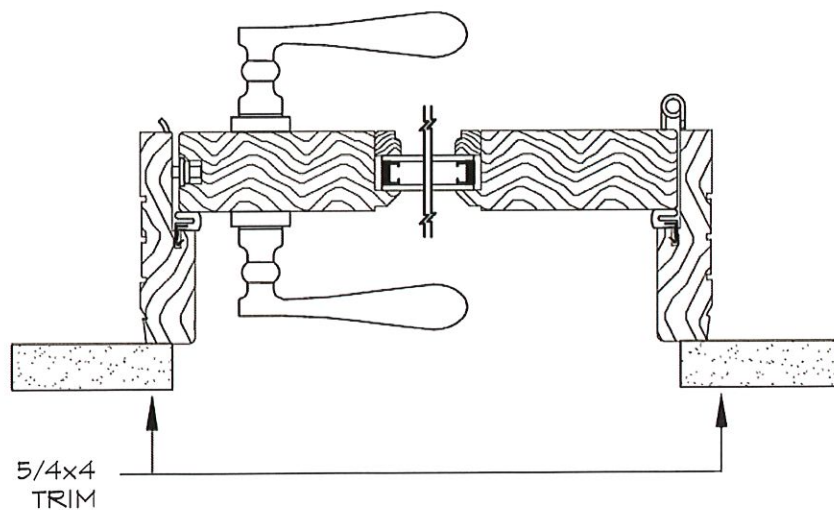




TYPICAL HEAD DETAIL - DOOR.



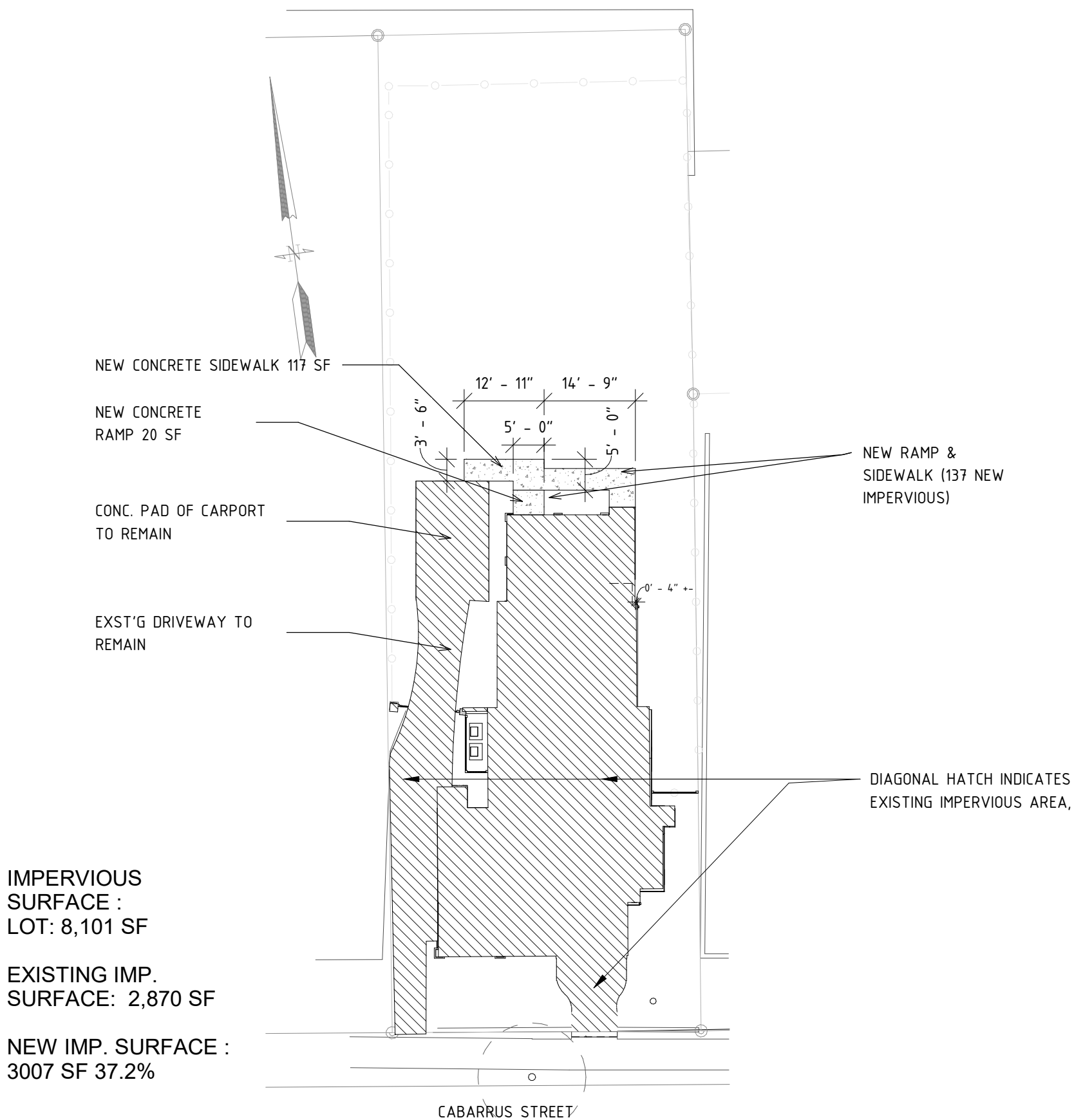
TYPICAL SILL DETAIL - DOOR.



TYPICAL JAMB DETAIL - DOOR.

213 E. CABARRUS STREET  
PROPOSED DOOR DETAILS

SCALE: 3" = 1'-0"

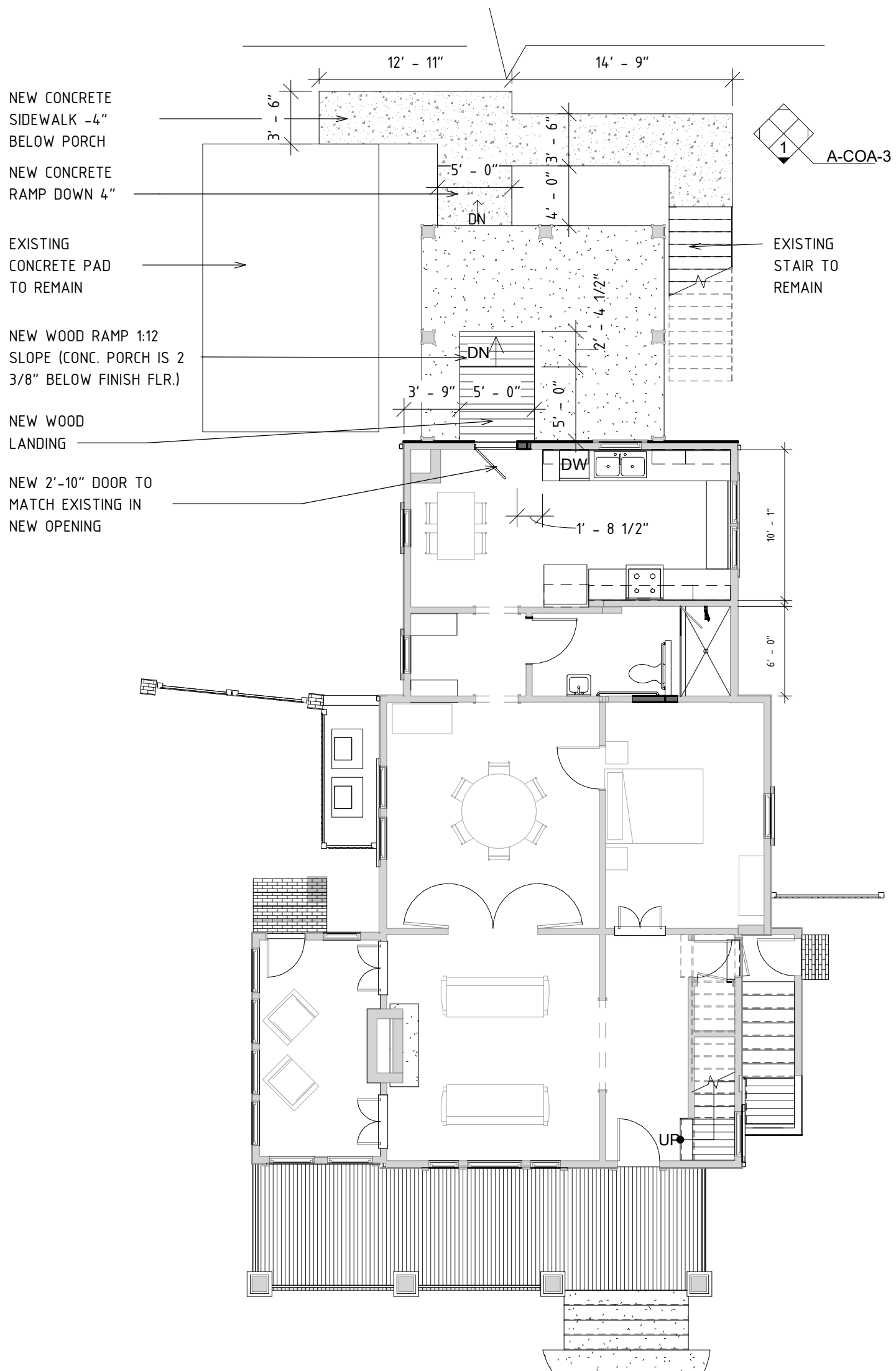


1 SITE PLAN- PROPOSED MW

SCALE: 1" = 20'-0"

213 E. CABARRUS  
A-COA-1

05/25/21



1

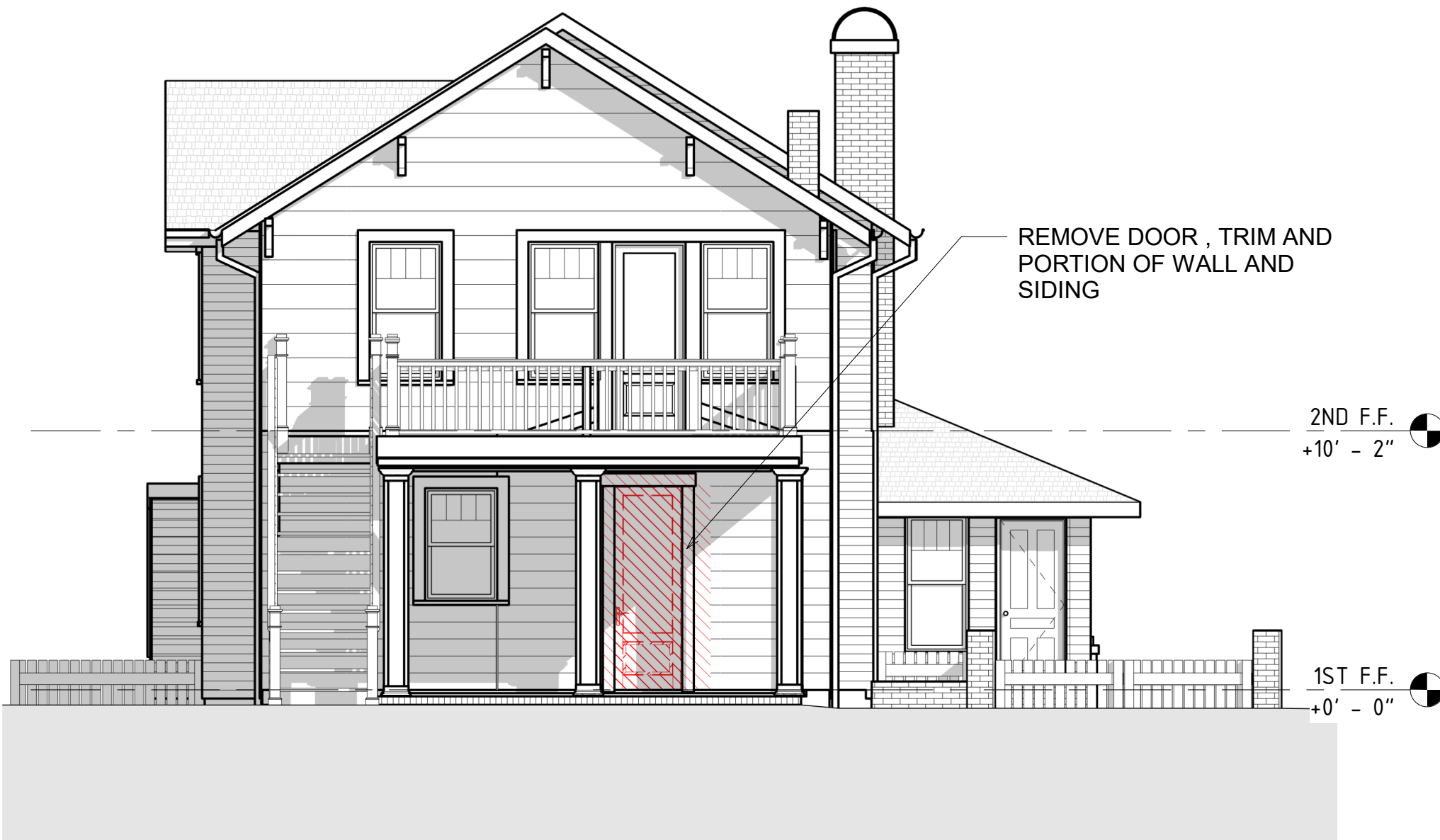
## PROPOSED FIRST FLOOR PLAN -(COA)

SCALE: 1/8" = 1'-0"

213 E. CABARRUS

A-COA-2

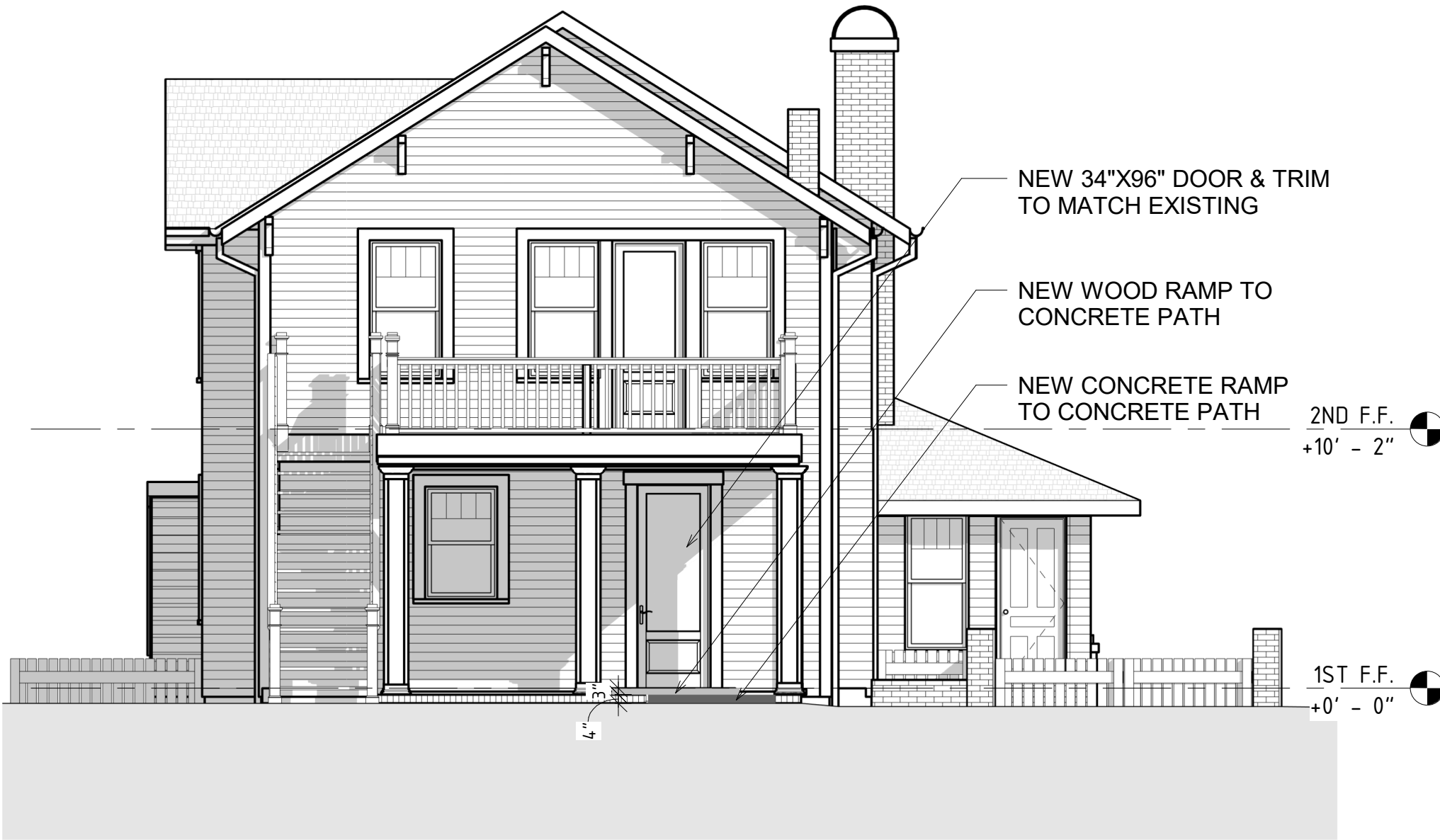
05/25/21



2

## REAR ELEVATION- DEMO (COA) Copy 1

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



1

## REAR ELEVATION- PROPOSED (COA)

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

213 E. CABARRUS  
A-COA-3

05/25/21