

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

314 E CABARRUS STREET

Address

PRINCE HALL

Historic District

Historic Property

206-16-MW

Certificate Number

12-29-2016

Date of Issue

06-29-2017

Expiration Date

Project Description:

- Install HVAC units and wood screening fence

This card must be kept pasted 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, 
Raleigh Historic Development Commission

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

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
eFax 919-996-1831



<input checked="" type="checkbox"/> Minor Work (staff review) – 1 copy <input type="checkbox"/> Major Work (COA Committee review) – 10 copies <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;">For Office Use Only</p> Transaction # <u>486357</u> File # <u>206-16-MW</u> Fee <u>\$29.00</u> Amount Paid <u>\$29.00</u> Received Date <u>9-2-16</u> Received By <u>K. Priddy</u>
Property Street Address 314 East Cabarrus Street	
Historic District Prince Hall	
Historic Property/Landmark name (if applicable) N/A	
Owner's Name Vansana and Vanvisa Nolintha	
Lot size 0.12 acres	(width in feet) 42.5'
(depth in feet) 126.13'	
For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys (Label Creator).	
Property Address	Property Address

Complete/amended 9/19/16
Final rept 12/29/16

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

Applicant Zach Hoffman

Mailing Address 704 N. Person Street

City Raleigh

State NC

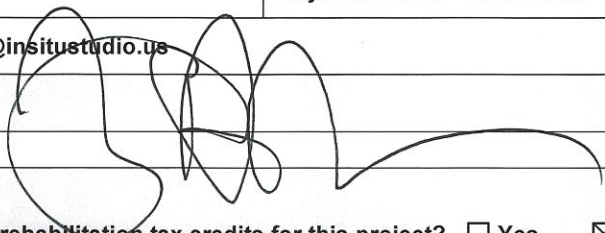
Zip Code 27604

Date 09 01 16

Daytime Phone 7043014750

Email Address zach@insitustudio.us

Applicant Signature



Will you be applying for rehabilitation tax credits for this project? Yes No

Did you consult with staff prior to filing the application? Yes No

Office Use Only

Type of Work _____
 35, 50

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)
2.3.9	Site Features and Plantings	<p><i>Amended</i></p> <p>HVAC units on west elevation. Fence to tie into existing.</p>
3.10	Utilities and Energy Retrofit	
2.4	Fences and Walls: Guidelines	

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 6/29/17. 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) *Larry Lilly* Date 12/29/16

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete. Minor Work (staff review) – 1 copy Major Work (COA Committee review) – 10 copies			✓		
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>		✓		
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		✓		
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Drawings showing existing and proposed work <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the Label Creator to determine the addresses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>		✓		

Tully, Tania

From: Zach Hoffman <zach@insitustudio.us>
Sent: Monday, September 19, 2016 11:32 AM
To: Tully, Tania
Subject: Re: COA for HVAC at 314 E Cabarrus Street
Attachments: 1509 Nolintha_3.1 Elevations.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Tania-

See attached drawings of elevations and see responses below.

Happy to chat. Just let me know what you need from me.

Zach Hoffman, Assoc. AIA

in situ studio
www.insitustudio.us
704 301 4750

On Sep 9, 2016, at 4:05 PM, Tully, Tania <Tania.Tully@raleighnc.gov> wrote:

Zach –

I've reviewed the application and have the following comments and questions:

- How tall will the fence be? Note that staff only has authority to approve fences 42" and lower. **40"**.
- Please provide an image/drawing of the proposed fence design reflecting a 42" height (presuming that is your proposed height). **See attached - ~~Horizontal~~ stained and sealed slats to match deck skirt.**
- Assuming there will be a gate, will it be the same design as the fence panels? **Gate will be same as fencing, with vertical seam at hinge.**
- How will the fence be installed on the concrete walk? **Bolted in corners to concrete slab. Hidden behind fencing. No visible anchors.**
- Confirm that the fence will not be attached to the house. **Confirmed. Ground-mounted posts.**
- Please provide a photo of the house from the street that shows the side of the house where the units and fence are proposed. **See attached.**
- What are the dimensions of the units? **Working on a cut sheet from builder for you.**

Best,
Tania

Vertical

Tully, Tania

From: Zach Hoffman <zach@insitustudio.us>
Sent: Thursday, September 29, 2016 4:54 PM
To: Tully, Tania
Cc: Lauer, Martha
Subject: Re: COA for HVAC at 314 E Cabarrus Street

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: COA Processing

Tania-

Sorry it took me so long to get back to you - crazy week. I have added comments to all of your thoughts below.

Thanks!

Zach Hoffman, Assoc. AIA

in situ studio
www.insitustudio.us
704 301 4750

On Sep 23, 2016, at 4:52 PM, Tully, Tania <Tania.Tully@raleighnc.gov> wrote:

Zach –

Your application just arrived at the top of my stance and I have the following comments:

- The height of the proposed wood screening around the HVAC units is appropriate. **Great!**
- The proposed mounting method is also. **Great!**
- The stained horizontal slat fencing, however, is not something I can approve as staff. It is an atypical fencing configuration that does not clearly meet the guidelines. Additionally, the commission has specifically horizontal slat fencing in a rear yard on Oakwood.

The idea is to match the deck skirt side of steps that has been approved. If vertical is the only permissible option I will revise.

- I am still waiting on the dimensions of the units. **Units are 22.25D"x22.25W"x33.25T"**

Also, I do not know what you are referring to with "Horizontal stained and sealed slats to match deck skirt."

The deck skirt approved for side of deck steps at RHDC are horizontal wood slats. See 01 A3.2 at the far right side.

Best,
Tania

Tania Georgiou Tully, Planner II
Historic Preservation
Urban Design Center
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

COA process information is available [here](#).

From: Zach Hoffman [<mailto:zach@insitustudio.us>]
Sent: Friday, September 23, 2016 9:40 AM
To: Tully, Tania
Subject: Re: COA for HVAC at 314 E Cabarrus Street

Tania-

Just following up - have you had a chance to review any of this? Happy to talk or answer questions - in a meeting from 11-2pm today. Free otherwise.

Zach Hoffman, Assoc. AIA

in situ studio
www.insitustudio.us
704 301 4750

On Sep 19, 2016, at 11:31 AM, Zach Hoffman <zach@insitustudio.us> wrote:

Tania-

See attached drawings of elevations and see responses below.

Happy to chat. Just let me know what you need from me.

Zach Hoffman, Assoc. AIA

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On Sep 9, 2016, at 4:05 PM, Tully, Tania
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Zach –

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- How tall will the fence be? Note that staff only has authority to approve fences 42" and lower. **40"**.
- Please provide an image/drawing of the proposed fence design reflecting a 42" height (presuming that is your proposed

height). See attached - Horizontal stained and sealed slats to match deck skirt.

- Assuming there will be a gate, will it be the same design as the fence panels? Gate will be same as fencing, with vertical seam at hinge.
- How will the fence be installed on the concrete walk? Bolted in corners to concrete slab. Hidden behind fencing. No visible anchors.
- Confirm that the fence will not be attached to the house. Confirmed. Ground-mounted posts.
- Please provide a photo of the house from the street that shows the side of the house where the units and fence are proposed. See attached.
- What are the dimensions of the units? Working on a cut sheet from builder for you.

Best,
Tania

<1509 Nolintha_3.1 Elevations.pdf>
<nolintha street view - fence location.png>

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“E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized City or Law Enforcement official.”

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Tully, Tania

From: Zach Hoffman <zach@insitustudio.us>
Sent: Wednesday, October 19, 2016 3:23 PM
To: Tully, Tania
Cc: Lauer, Martha
Subject: Re: COA for HVAC at 314 E Cabarrus Street
Attachments: 1509 Nolintha_3.1 Elevations.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Tania-

Understood - would like to avoid that...see revised.

Zach Hoffman, Assoc. AIA

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www.insitustudio.us
704 301 4750

On Oct 19, 2016, at 2:40 PM, Tully, Tania <Tania.Tully@raleighnc.gov> wrote:

Zach –

Staff can only approve a vertical screening fence with a traditional appearance. Please revise or convert the COA to a Major Work.

Best,
Tania

Tania Georgiou Tully, Planner II
Historic Preservation
Urban Design Center
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

COA process information is available [here](#).

From: Zach Hoffman [<mailto:zach@insitustudio.us>]
Sent: Thursday, September 29, 2016 4:54 PM
To: Tully, Tania
Cc: Lauer, Martha
Subject: Re: COA for HVAC at 314 E Cabarrus Street

Tania-

Tully, Tania

From: Tully, Tania
Sent: Wednesday, October 19, 2016 4:46 PM
To: 'Zach Hoffman'
Subject: RE: COA for HVAC at 314 E Cabarrus Street

Thanks. Please provide details on the fence – an enlargement of the proposed fence with the material dimensions should suffice. What's the width of the pickets, corner posts, top rail, space between pickets, etc.

Tania Georgiou Tully, Planner II
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919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

COA process information is available [here](#).

From: Zach Hoffman [mailto:zach@insitustudio.us]
Sent: Wednesday, October 19, 2016 3:23 PM
To: Tully, Tania
Cc: Lauer, Martha
Subject: Re: COA for HVAC at 314 E Cabarrus Street

Tania-

Understood - would like to avoid that...see revised.

Zach Hoffman, Assoc. AIA

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Tania

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Historic Preservation
Urban Design Center

Tully, Tania

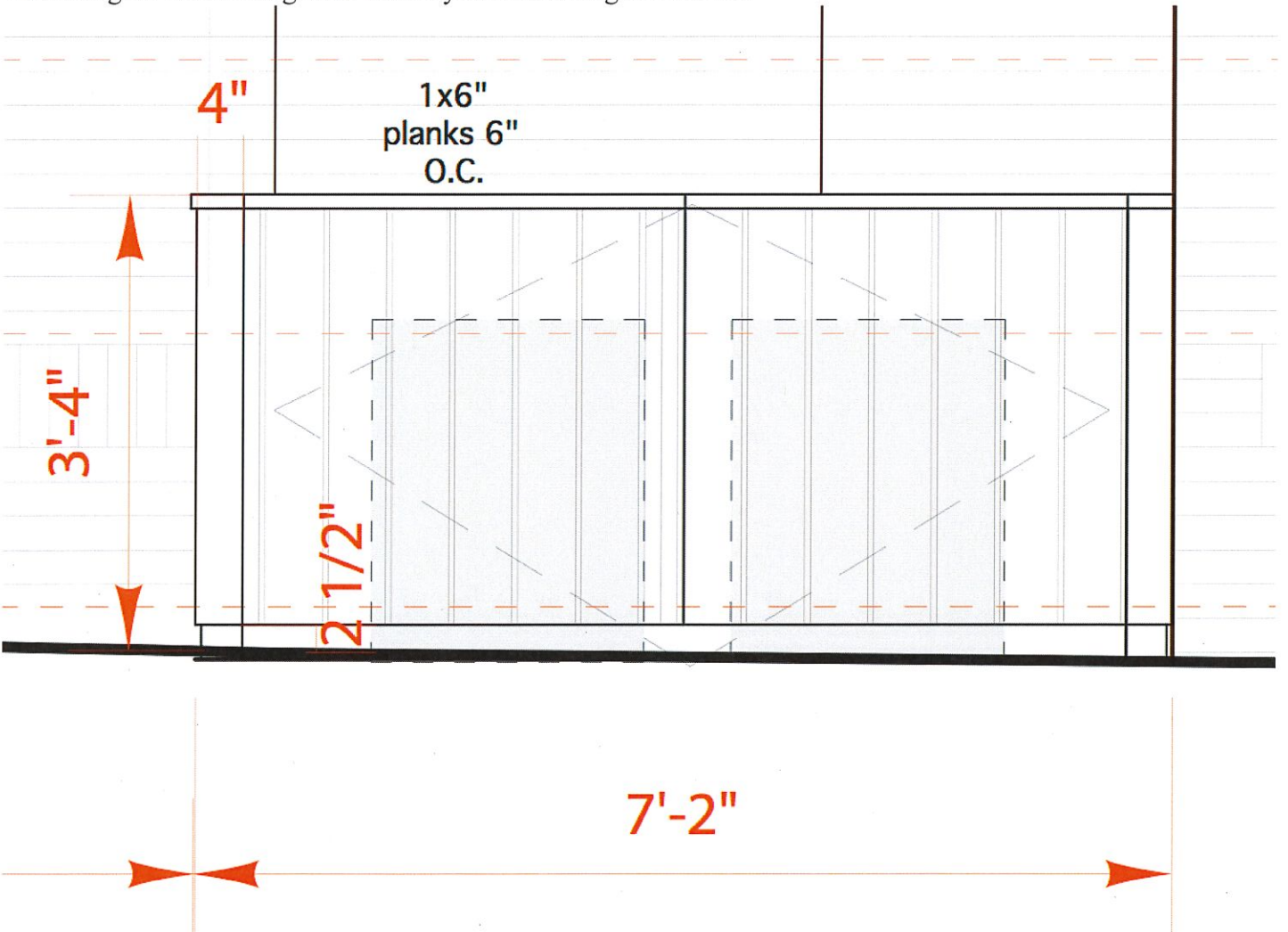
From: Zach Hoffman <zach@insitustudio.us>
Sent: Thursday, December 29, 2016 3:53 PM
To: Tully, Tania
Subject: HVAC Fence - 314 Cabarrus Street

Follow Up Flag: Follow up
Flag Status: Flagged

Tania-

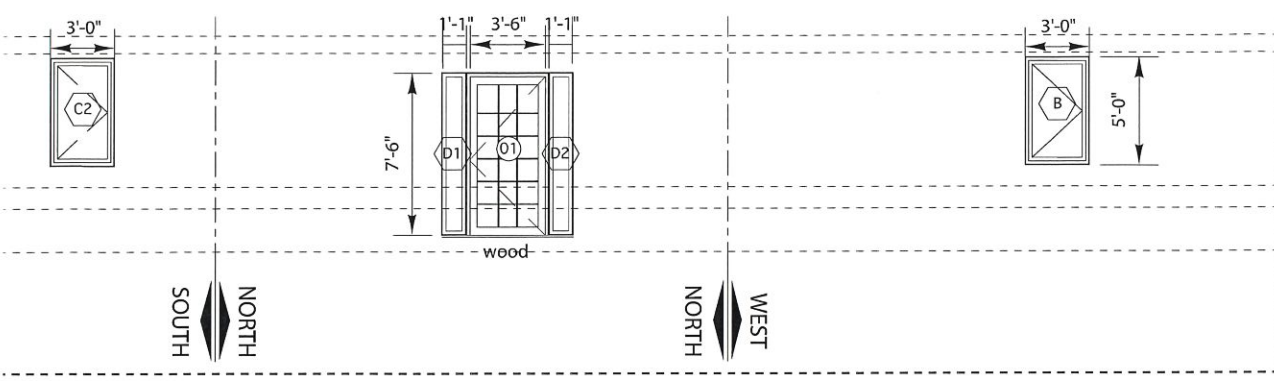
Attached is the blow up requested. Let me know if I need to add anything to it.

Thanks again for meeting with us today and knocking out the list!



Zach Hoffman, Assoc. AIA

in situ studio
www.insitustudio.us



- △ 61 ROUGH CARPENTRY
- △ 62 EXTERIOR FINISH CARPENTRY
- △ 64 INTERIOR FINISH CARPENTRY
- △ 71 THERMAL INSULATION
- △ 80 HISTORIC TREATMENT OF WOOD WINDOWS
- △ 81 WOOD DOOR
- △ 83 FLUSH WOOD DOORS
- △ 84 ALUMINUM-CLAD WOOD WINDOWS + DOORS
- △ 93 CERAMIC TILE
- △ 96 WOOD FLOORING
- △ 99 CEMENTITIOUS COATING
- △ 121 SIMULATED STONE COUNTERTOP

Amended 10/19/16

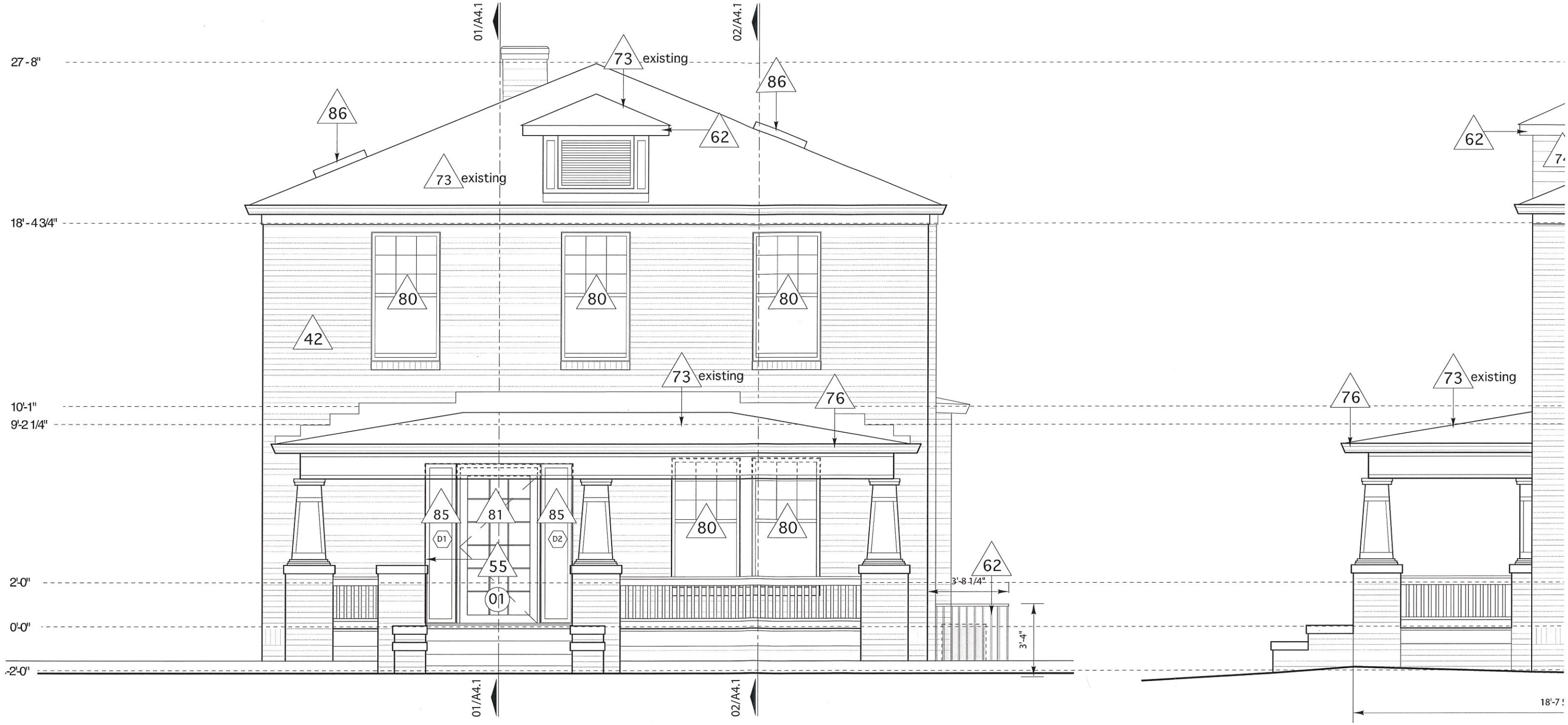
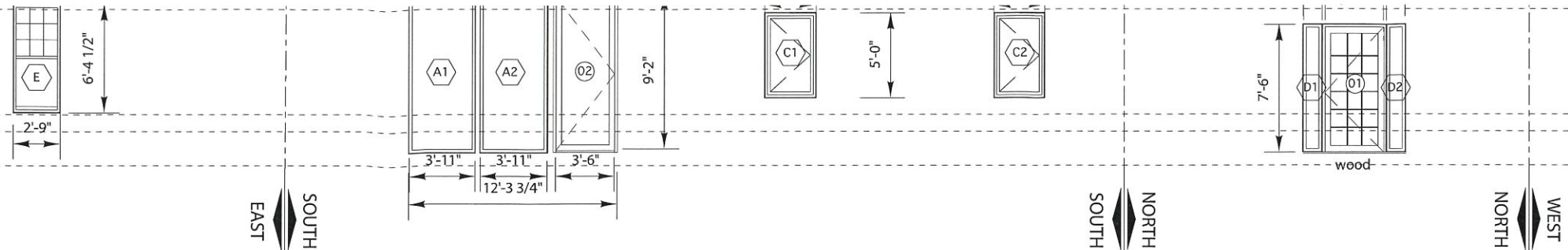


01 WEST ELEVATION
1/4" = 1'-0"



9'-2 1/4"
3'-0"
2'-0"
0'-0"

05 WINDOW SCHEDULE
1/8"=1'-0" *SAFETY GLAZING PER 2012 I.R.C.



02 NORTH ELEVATION
1/4"=1'-0"



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tania.tully@raleighnc.gov



40" fence



Tully, Tania

From: Tully, Tania
Sent: Friday, September 09, 2016 4:06 PM
To: Zach Hoffman (zach@insitustudio.us)
Subject: COA for HVAC at 314 E Cabarrus Street

Zach –

I've reviewed the application and have the following comments and questions:

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- Please provide an image/drawing of the proposed fence design reflecting a 42" height (presuming that is your proposed height).
- Assuming there will be a gate, will it be the same design as the fence panels?
- How will the fence be installed on the concrete walk?
- Confirm that the fence will not be attached to the house.
- Please provide a photo of the house from the street that shows the side of the house where the units and fence are proposed.
- What are the dimensions of the units?

Best,
Tania

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tania.tully@raleighnc.gov

COA process information is available [here](#).

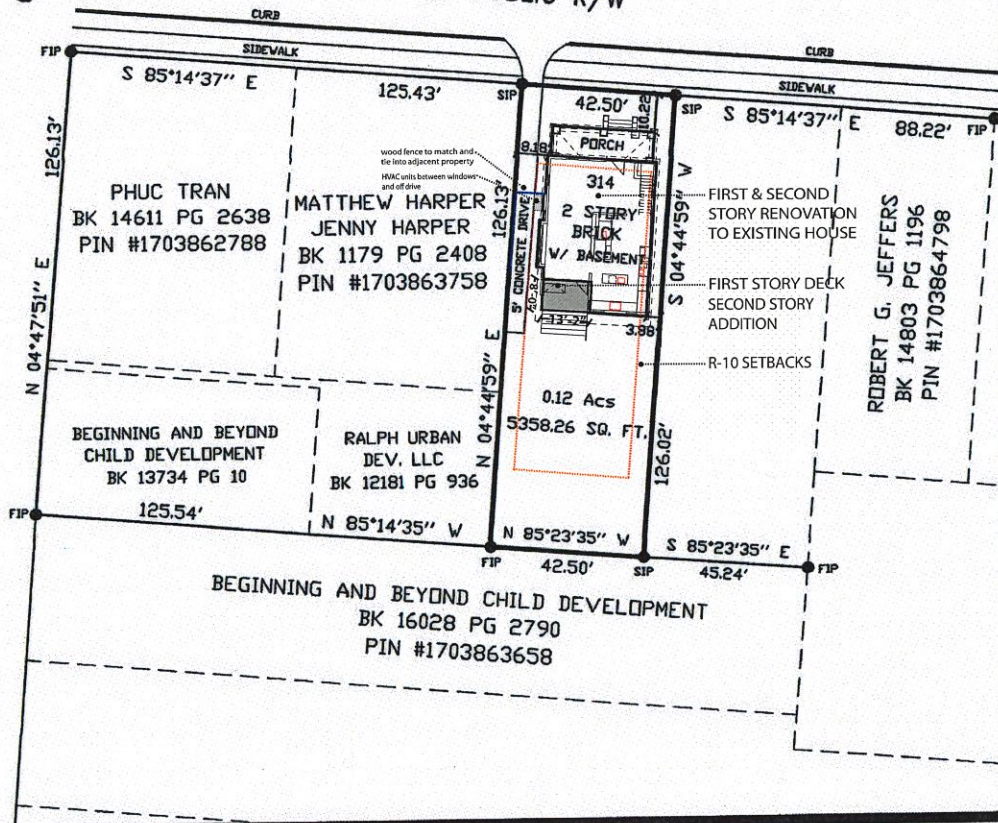
SURVEY ADDRESS:
314 EAST CABARRUS STREET
RALEIGH, NC 27609



BK 14611 PG 2638

SOUTH PERSON STREET
60' PUBLIC R/W

EAST CABARRUS STREET
65' PUBLIC R/W



<p>LEGEND: FIP FOUND IRON PIPE SIP SET IRON PIPE R/W RIGHT OF WAY X ELEVATIONS PP POWER POLE</p>	<p>100 YR FLOOD DESIGNATION I FURTHER CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FIRM FLOOD INSURANCE</p>	<p>NOTES:</p>	<p>PIN # 1703864706 DB 0350 PG 865 LAND CLASS: REB 10 AC TYPE USE: SF</p>
<p>SURVEY FOR: VANSANA NOLINTHA VANVISA NOLINTHA</p>		<p>DATE: JUNE 28, 2015</p>	<p>SCALE: 1" = 40'</p>
		<p>TOWNSHIP: RALEIGH</p>	<p>COUNTY / CITY: WAKE CO. / RALEIGH</p>
<p>I, LARRY K. ALLEN CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL FIELD LAND SURVEY, THAT THE ERROR OF CLOSURE WAS CALCULATED BY LATITUDE AND DEPARTURE IS 1:10,000. <i>Larry K. Allen</i> PROFESSIONAL LAND SURVEYOR L#2454</p>		<p>LARRY K. ALLEN LAND SURVEYING P. O. BOX 487 SANFORD NC 27330 OFFICE: 919-842-0334 EMAIL: Allenlandsurveying10@gmail.com</p>	

Amended

DESCRIPTION

2.3.9 Site Features and Plantings
 3.10 Utilities and Energy Retrofit

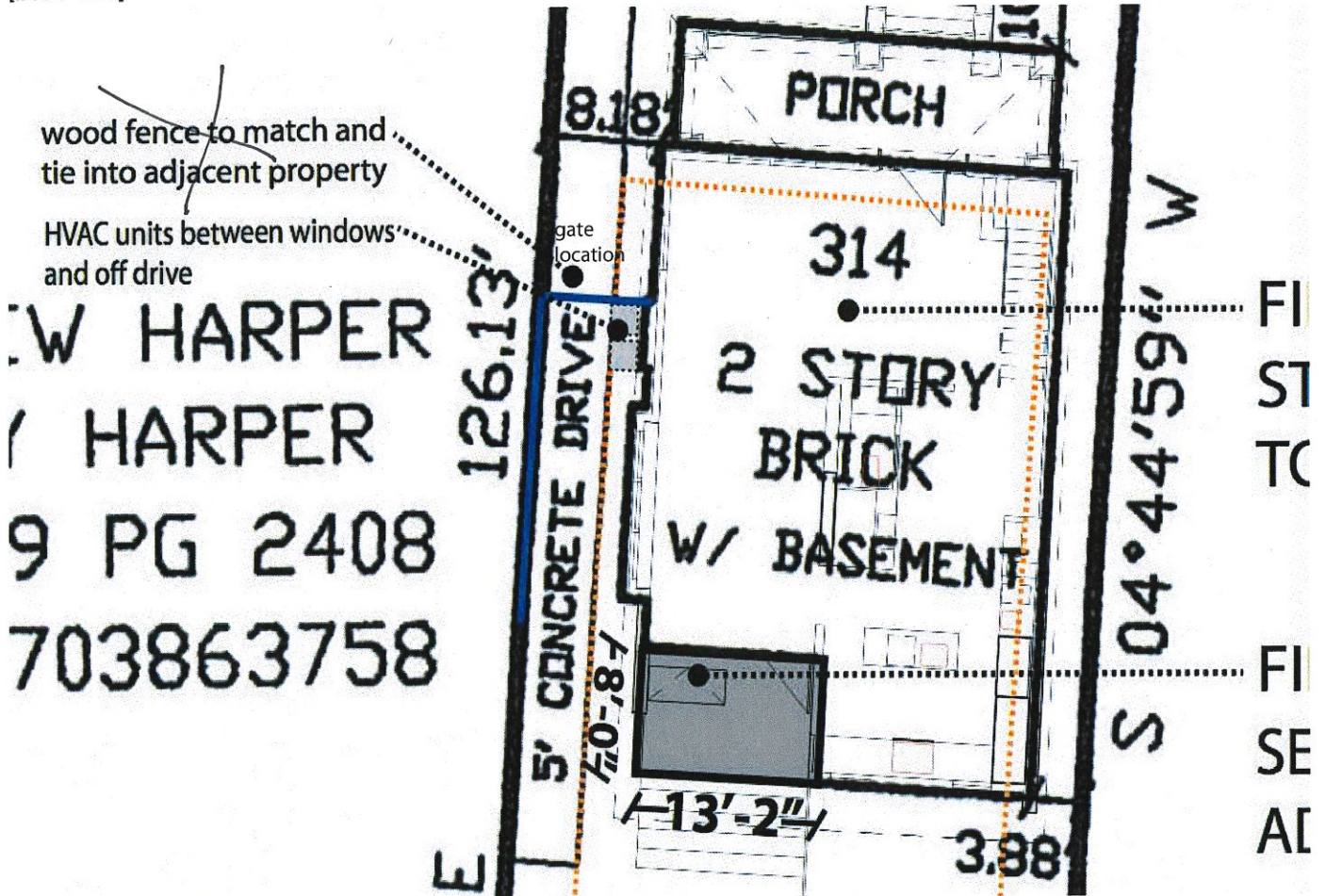
Locate two new HVAC units on west elevation of house between windows and adjacent to 5' access drive. [see attached plot plan, IMG 1, IMG 3]

2.4 Fences and Walls

Located fence to screen HVAC units - Fence will have approximately 8' of EW run and 24' NS run and tie into adjacent property fence [see attached plot plan and IMG 1, IMG 3]

Design of wood fence will match adjacent property fence. [see IMG 2]

[IMG 1 - NTS]



[IMG 2] proposed new fence to match existing



[IMG 3] existing conditions for utility access

