

093-18-CA

OAKWOOD HISTORIC  
DISTRICT (HOD-G)



APPLICANT:  
IMOGEN HOYLE  
AND LLOYD MILLER

## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

093-18-CA      404 OAKWOOD AVENUE  
Applicant:      IMOGEN HOYLE AND LLOYD MILLER  
Received:      6/13/2018      Meeting Date(s):  
Submission date + 90 days: 9/11/2018      1) 7/26/2018      2)      3)

### INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: GENERAL HOD

Nature of Project: Demolish accessory building; construct rear addition

DRAC: An application was reviewed by the Design Review Advisory Committee at its June 4, 2018, meeting. Members in attendance were David Maurer and Mary Ruffin Hanbury; also present were Imogen Hoyle, applicant; Melissa Robb and Collette Kinane, staff.

Staff Notes:

- Unified Development Code section 10.2.15.E.1 provides that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District...may not be denied.... However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance.... **If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.**”
- COAs mentioned are available for review

### APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.3	Site Features and Plantings	Demolish accessory building; construct rear addition
3.2	Additions to Historic Buildings	Construct rear addition
4.2	Demolition	Demolish accessory building

### STAFF REPORT

Based on the information contained in the application and staff's evaluation:

- A. Demolishing an accessory building is not incongruous in concept according to *Guidelines* sections 1.3.1, 1.3.2, 1.3.6, 1.3.7, 1.3.8, 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, and the following suggested facts:

- 1\* The application includes pages from the "Inventory of Structures in The Oakwood National Register Historic Districts" Raleigh, North Carolina By Matthew Brown, Historian, Society for the Preservation of Historic Oakwood Researched and written from 2004 to 2015. That document describes the house as a Victorian gable-front-and-wing frame cottage, and places the construction of the garage c.1930. It has been altered over time to a shed with a carport and porch.
- 2\* The subject property is within the original boundaries of Oakwood Historic Districts listed in the National Register in 1974. That nomination form does not contain an inventory list nor a clearly defined period of significance. The Commission has generally used the mid-1930s as the end date. A draft update of the nomination, including an inventory list is under review by the State Historic Preservation Office. That draft document includes an estimated construction date of 1950, and classifies the building as noncontributing.
  - a. The description of the building: "There is a garage near the southeast corner of the lot, facing North Bloodworth Street, built ca. 1930. It has been converted to a shed. A shed-roofed carport was added to its north side ca. 1955, and a shed-roofed lattice porch was added to its south side ca. 1955."
- 3\* A Sanborn map was included in the application showing the house without any outbuildings. It is labeled 1904, but is in fact from 1914.
- 4\* The application states that no trees are proposed to be removed. A site plan was provided showing tree sizes, species and critical root zones. A tree protection plan was also provided.
- 5\* No change is proposed to the existing gravel driveway.
- 6\* Photographs of the property and its buildings were provided, including the west side of the accessory building. However, photographs of the south, east and north sides of the accessory building were not provided.
- 7\* Drawings of the property and its buildings were provided, including the west, east and south sides of the accessory building. However, a drawing of the north side of the accessory building was not provided.
- 8\* The application does not state whether any materials will be salvaged after demolition.

- B. Constructing a rear addition is not incongruous in concept according to *Guidelines* sections 1.3.1, 1.3.2, 1.3.6, 1.3.7, 1.3.8, 3.2.1, 3.2.2, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, 3.2.12, and the following suggested facts:
- 1\* Over time, the house has had several additions to the rear of the structure which were added prior to designation of the historic district, all of which appear to be prior to district designation. In 2003 a COA (079-03-MW) was approved to alter the rear (southwest) porch.
  - 2\* The application states that no trees are proposed to be removed. A site plan was provided showing tree sizes, species and critical root zones. A tree protection plan was also provided.
  - 3\* The proposed addition is at the rear of the house, and will not be visible from the Oakwood Avenue elevation.
  - 4\* As shown in the application, Bloodworth Street slopes significantly from Oakwood Avenue down to Lane Street.
  - 5\* The majority of the proposed addition is at the same level as the historic house. Due to the 8'-3" grade change from the front of the house to the rear of the addition, the addition includes a lower level with a single-stall garage. The addition is offset from the existing house with a hyphen at the level of the historic house, and a covered walkway at the lower level.
  - 6\* As shown in the Bloodworth Street side elevation, the historic house measures 18'-3" at the roof ridge from the front ground plane. The addition's rear roof ridge measures 21'-9" from the rear ground plane. Given the substantial grade change, the rear roof ridge is 3'-8" below the front roof ridge.
  - 7\* The existing accessory building is located in the corner of the lot, very near both the south and east property lines (exact distances were not provided). The proposed addition lines up more directly behind the historic house, leaving approximately 15' between the addition and the rear property line and approximately 12' between the addition and the east property line.
  - 8\* The application states "the new addition is a simplified version of the original building."
  - 9\* The addition is proposed to be clad in wood siding with a 4.5" reveal to match the existing house, while the roofing is to be architectural shingles that match the existing roof.
  - 10\* Paint is proposed to match the existing house.



- 11\* Two French doors on the southwest porch are being replaced with Wood double-hung windows.
- 12\* Two styles of windows are proposed. Wood double-hung four-over-four windows that are slightly shorter than those on the historic house will be installed as either single or paired units. Several smaller wood casement windows are proposed as well, appearing to be the same dimensions as the top portion of the double-hung windows. Specifications were provided.
- 13\* Three new doors are proposed; one wood full-lite door leading to the porch on the east elevation, and two wood half-lite doors with three raised panels on the ground floor on the east and west sides. Specifications were provided.
- 14\* The western elevation shows a garage vehicular door with four glass lites. Specifications for the door were not provided.
- 15\* **Built area to open space analysis:** According to the applicant, the lot is 8,276 SF. The footprint of the house and shed total 2,217 SF. The proportion of built area to open space is currently 27%. The footprint of all the proposed built area, including the new garage is 2,598 SF. The proportion of built area to open space is proposed to be 31%.
- 16\* The application includes analysis of the existing built area of properties in the immediate neighborhood showing a range of 22% to 59% (built area to open space).
- 17\* The proposed addition includes a 258 SF porch on the east side on the second level, a portion of which is covered. The application shows a wide range of examples of side porches and decks in Oakwood.
- 18\* The side porch is proposed to be constructed with either cypress, redwood, pressure-treated lumber or Trex decking.
- 19\* According to the application, the porch railings “that reflect the materials and the proportions of the building and the district will be used.” Detailed drawings of the porch railings were not provided.
- 20\* Exterior lighting was not shown on the drawings, nor were specifications provided.
- 21\* Gutters and downspouts were not shown on the drawings, nor were specifications provided.

Staff suggests that the committee approve the application, with the following conditions:

1. That there be no demolition delay for the removal of the accessory building.
2. That tree protection plans be implemented and remain in place for the duration of construction.
3. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
  - a. full documentation of the accessory building with photographs of the south, east and north sides, and a measured, scaled drawing of the north side;
4. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
  - a. manufacturer's specifications for garage vehicular door, showing both section and elevation views, and material descriptions;
  - b. elevation and section drawings of the porch railings;
  - c. manufacturer's specifications for exterior lighting, and location on the building;
  - d. specifications for the gutters and downspouts, and location on the building.

# 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



- ☐ Minor Work (staff review) – **1 copy**
- ☒ Major Work (COA Committee review) – **10 copies**
- ☐ Additions Greater than 25% of Building Square Footage
- ☐ New Buildings
- ☐ Demo of Contributing Historic Resource
- ☒ All Other
- ☐ Post Approval Re-review of Conditions of Approval

**For Office Use Only**

Transaction # 558597

File # 093-18-CA

Fee \_\_\_\_\_

Amount Paid \$147.00

Received Date 6/13/18

Received By N. Knowlin

Property Street Address: 404 Oakwood Ave

Historic District: Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name: Imogen Hoyle & Jon Lloyd Miller

Lot size 0.194 AC

(width in feet) 70

(depth in feet) 121

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

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: Imogen Hoyle & Lloyd Miller

Mailing Address 404 Oakwood Ave

City Raleigh

State nc

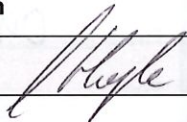
Zip Code 27601

Date 5/22/2018

Daytime Phone

Email Address: brbrit@gmail.com

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 \_\_\_\_\_

16, 2

**Design Guidelines** - Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
3.2	Additions	<p>The addition will be constructed at the rear of the house, the least character defining elevation. The addition has been designed to be as tight a footprint as possible, by using the footprint of the existing non-significant shed structure, which will be demolished.</p> <p>We have selected exterior surface materials and architectural details that are compatible with the existing building in terms of composition, module, texture, pattern, and detail, but simpler in nature to identify the addition. The roofing material will be architectural shingles that will blend in color and tie in with the existing shingle roof. The paint colors will match existing paint. All new windows (Sierra pacific) will be wood and doors will be wood, full lite no grilles, and details are attached. The siding for the addition will have smooth faced wood siding with a 4.5" exposure to be consistent with the historic portion of the house. All new trim will match the style and dimensions of the historic trim. Site plan has been included along with site development after demolition – trees will be protected with the Tree protection plan. Sanborn maps have been included highlighting the plot without the structure.</p>
4.2	Demolition of non-significant structure	
2.7.9	Windows and doors	



### 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 \_\_\_\_\_. 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) \_\_\_\_\_ Date \_\_\_\_\_

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.  <a href="#">Minor Work</a> (staff review) – 1 copy  <a href="#">Major Work</a> (COA Committee review) – 10 copies					
1. <b>Written description.</b> 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. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>				
4. <b>Paint Schedule</b> (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. <b>Plot plan</b> (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. <b>Drawings</b> 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 <a href="#">Label Creator</a> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	<input type="checkbox"/>				

1704809621  
MILLER, JON LLOYD JR HOYLE, IMOGEN C  
404 OAKWOOD AVE  
RALEIGH NC 27601-1156

1704807561  
PHILLIPS, ROBERT D PHILLIPS, KATHY S  
2415 FAIRVIEW RD  
RALEIGH NC 27608-1325

1704807585  
WHITE, KATHERINE RUSSELL  
309 N BLOODWORTH ST  
RALEIGH NC 27601-1107

1704807692  
BADER, MATHEW BADER, MARTHA  
326 OAKWOOD AVE  
RALEIGH NC 27601-1063

1704808708  
FRICKEY, MICHAEL ALEXANDER WARD,  
TIFFANY GRACE  
327 OAKWOOD AVE  
RALEIGH NC 27601-1062

1704809447  
PHELAN, JEFFREY  
304 N BLOODWORTH ST  
RALEIGH NC 27601-1108

1704809499  
UNKNOWN  
PO BOX 2331  
RALEIGH NC 27602-2331

1704809542  
GOLDBERG, ERIC M GOLDBERG, DEBRA D  
10033 OLD WARDEN RD  
RALEIGH NC 27615-1128

1704809691  
HILLIN, JOSHUA P  
408 OAKWOOD AVE  
RALEIGH NC 27601-1156

1704809738  
KEHOE, BRADLEY D BUZZATTO, ALINE P  
404 N BLOODWORTH ST  
RALEIGH NC 27604-1224

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HAILE, SALLY  
407 OAKWOOD AVE  
RALEIGH NC 27601-1155

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PHILLIPS, ROBERT D PHILLIPS, KATHY S  
2415 FAIRVIEW RD  
RALEIGH NC 27608-1325

1704900562  
BERRIER, MICHAEL M  
309 N EAST ST  
RALEIGH NC 27601-1115

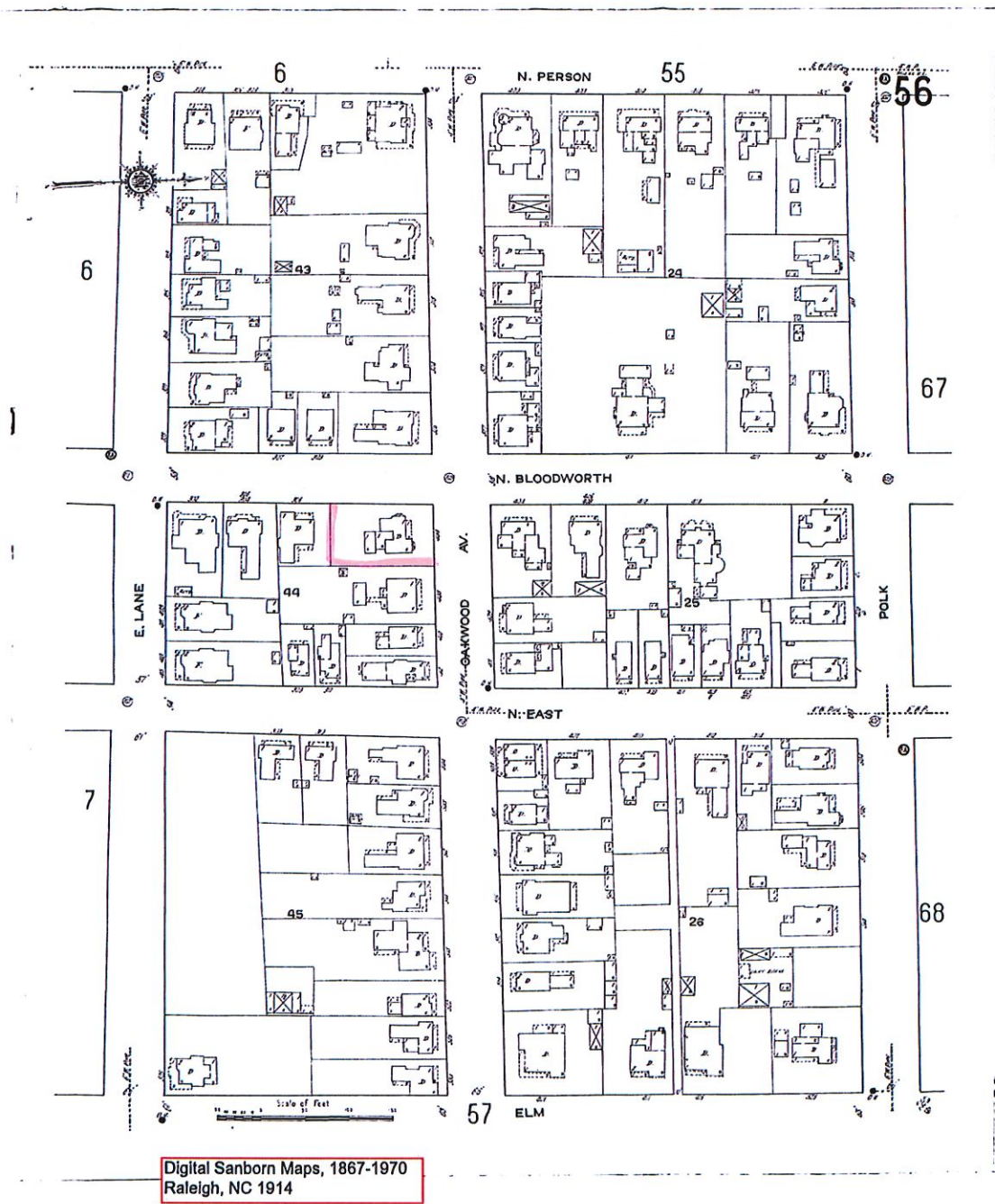
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URQUHART, RICHARD A III URQUHART,  
CYNTHIA W  
412 OAKWOOD AVE  
RALEIGH NC 27601-1156

1704900653  
MCILWEE, JOHN C MCILWEE, NANCY M  
410 OAKWOOD AVE  
RALEIGH NC 27601-1156

1704900830  
NEWFOUNDLAND LLC  
9650 STRICKLAND RD STE 103-369  
RALEIGH NC 27615-1902



# 1904 Sanborn Map



# Description of work

## Summary:

- No trees are being removed. Tree protection plan in place for 7 protected trees. Pg 28
- No change to existing gravel driveway
- No change to existing COA approved wooden picket fence surrounding property
- New addition roofline not visible from character defining front of property. Pg. 17-18
- Built area only increasing by 17% from current built area (2217 sq ft to 2598 sq ft). Pg. 35
- Area use only increasing from 27% to 31% - well in line with neighboring corner lots. Pg. 33-34
- Addition set back far from public right of way (20+ ft), also set back from original primary structure as well as neighboring property. Pg. 33
- Entire rear addition is at least 14ft 11.5 inches away from the rear yard property line. Pg. 26
- Paint colors, trim, materials and roofing will match primary structure. Pg 36
- Garage not deemed as a significant structure. Pg. 54
- Incorporated recommended changes from meeting with RHDC staff and then from DRAC meeting

## Detailed Description

3.2 Additions – This addition has been designed specifically to not destroy historic features, materials, or spatial relationships that are significant to the original building and site and remains deferential and subordinate to the original building. In terms of architectural style, the new addition is a simplified version of the original building and strikes a balance in terms of compatibility with and differentiation from the historic character and the identity of the original building. Further, the new addition with its hyphen connection to the original structure, will be constructed so that it could be removed in the future without damage to the original building.

The impact of the addition on the original building has been significantly diminished by locating it on the least-character-defining facade and by keeping it deferential in volume. It will not overpower the original building through height or size. The form, design, relationship of openings, scale, architectural style, and selection of materials, details, colors, and features of proposed new addition has been reviewed in terms of compatibility with the original building. We will be using wood siding and wood windows, with paint matching the original building.

The impact of an addition on the building site has been considered as well. The addition is designed and located so that significant site features, including mature trees, are not lost. Please see the attached Tree Protection Plan. The size of the addition should does not overpower the site or dramatically alter its historic character. Please see the attached IMAPS showing % area use of current site, and with planned addition in relation to surrounding plots



3.2.1 – Addition is structurally self-supporting to reduce any damage to the historic building. By using a “hyphen” bridge it will be sensitively attached to the historic building so that the loss of historic materials and details is minimized.

3.2.2 The addition was designed so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.

3.2.3 Disturbance to the site’s terrain during construction will be limited to minimize the possibility of destroying unknown archaeological resources.

3.2.4 – Large trees will be protected with attached tree protection plan

3.2.5 We will implement a tree protection plan prior to the commencement of construction activities. – Plan attached

3.2.6 New addition is located on an inconspicuous face of the historic building, the rear one.

3.2.7 The size and the scale of the addition was limited in relationship to the historic building so that it does not diminish or visually overpower the building.

3.2.8 The addition was designed to be compatible with the historic building in mass, architectural style, materials, color, and relationship of solids to voids in the exterior walls, yet the addition is still discernible from the original.

3.2.9 The addition was designed so that the placement, configuration, materials, and overall proportion of windows and doors are compatible with those of the historic building. We have selected exterior surface materials and architectural details that are compatible with the existing building in terms of composition, module, texture, pattern, and detail, but simpler in nature to identify the addition. The roofing material will be architectural shingles that will blend in color and tie in with the existing shingle roof. The paint colors will match existing paint. All new windows (Sierra Pacific) will be wood and doors will be wood, full lite no grilles, and details are attached. The siding for the addition will have smooth faced wood siding with a 4.5” exposure to be consistent with the historic portion of the house. All new trim will match the style and dimensions of the historic trim. Corner boards will be 5” wide with an eased edge 1.75” wood sills, 4.5” window/door trim with an eased edge and 1” wood cap over the window and door trim.

3.2.10 It does not detract from the overall historic character of the principal building and the site, or require the removal of a significant building element or site feature.

3.2.11 Proportion of built mass to open space on the individual site is not significantly changed – please see attached IMAPS documents. Lot size 8276 sq ft (0.19 acres) - 4% built area on lot size change. From using 27% currently to 31% usage of lot after addition (inc deck). Addition of 381 sq ft to current built site

3.2.12 The overall proportion of built mass to open space on its site will not significantly vary from the surrounding buildings and sites that contribute to the special character of the historic district. – Please see IMAPS attached

3.1 Side Porch/Deck - Decay-resistant wood, such as cypress or redwood, pressure-treated lumber or Trex will be used. Galvanized nails and fasteners will be used in the deck construction to avoid rust

stains. As the deck is elevated more than 30 inches above grade, the State Building Code requires a railing or a balustrade for safety. Simple balustrades and other elements that reflect the materials and the proportions of the building and the district will be used. Deck is located so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Deck is attached to the new addition, not to the historic structure.

The visibility of the new residential deck from the street is minimized by its inconspicuous location. Design and detail decks and associated railings to reflect the materials, scale, and proportions of the building. Aligned with the height of the building's first-floor level. Deck is located so it does not require removal of a significant building element or site feature such as a porch or a mature tree. The new deck is sited and designed so it does not detract from the overall historic character of the building or the site. The deck is designed 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.

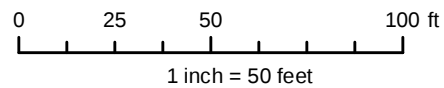
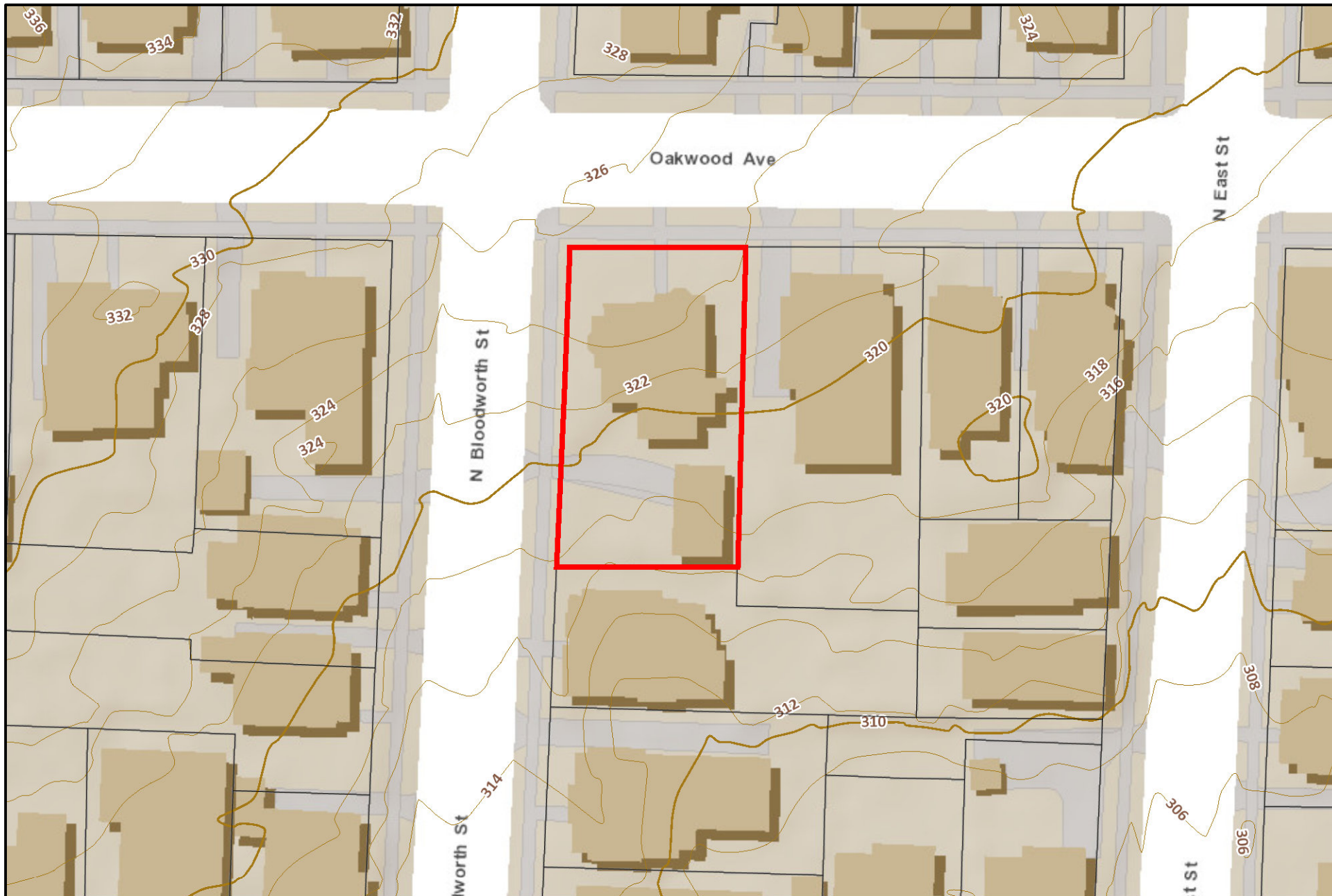
#### 4.2 Demolition of non-significant structure

Site plan has been included along with site development after demolition – trees will be protected with the Tree protection plan. Sanborn maps have been included highlighting the plot without the structure. According to a preliminary report from an architectural historian who is updating the previous reports on the district this shed is not classed as a contributing structure. According to the research, it was built as a garage in 1930, with a shed-roofed carport added to the north side and a shed-roofed lattice porch added to the south side in 1955. Please see appendix 2, pg. 54 for Oakwood Historian Matthew Browns comments on garage structure.

2.7.9 Additional windows are necessary for the placement of the addition, and will be installed on a rear and non-character-defining facade of the building. They do not compromise the architectural integrity of the building. The units are designed to be compatible with the overall design of the building, but not to duplicate the original. Please see window plans for details.







**Disclaimer**  
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



## Current Pictures of 404 Oakwood Ave

Front of house



Looking from front down left side of house







Left Side of house looking towards current shed

Front of house looking down right side





Rear of house looking at current shed











Shed as it looked previously before we painted and did some work on it





Current shed roof



Left side of building looking from rear





Rear of building with kitchen steps



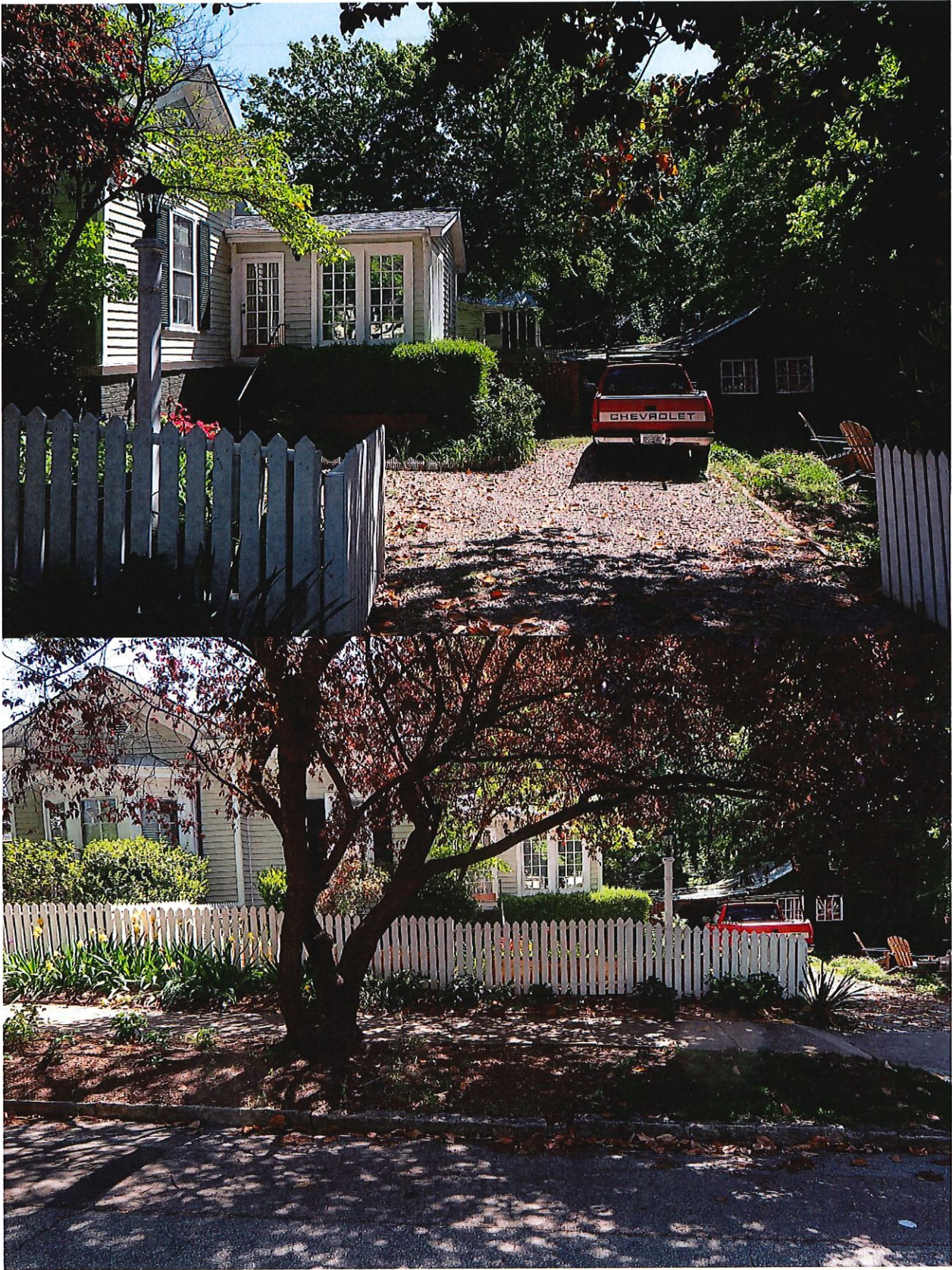
Where addition will attach



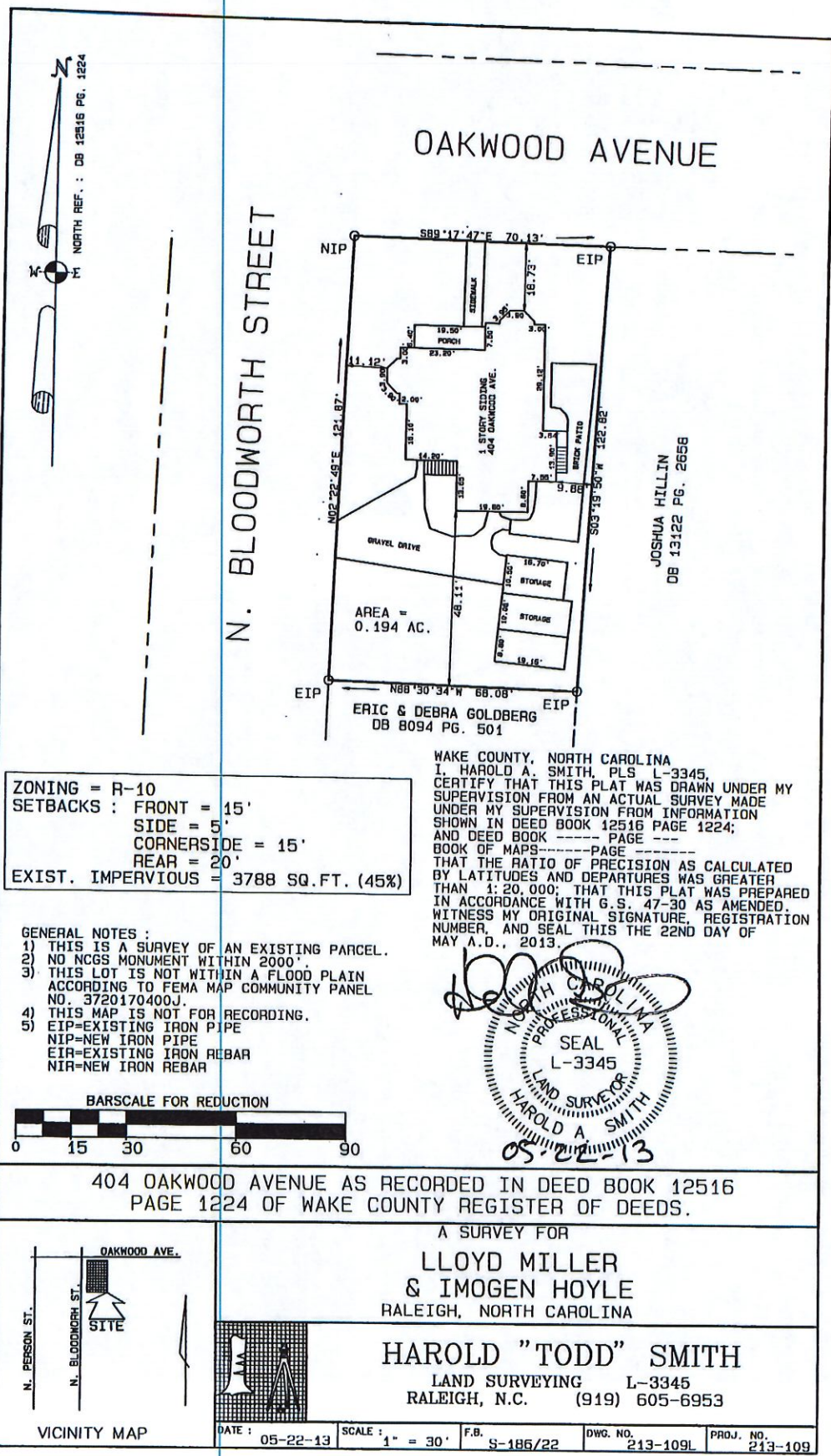




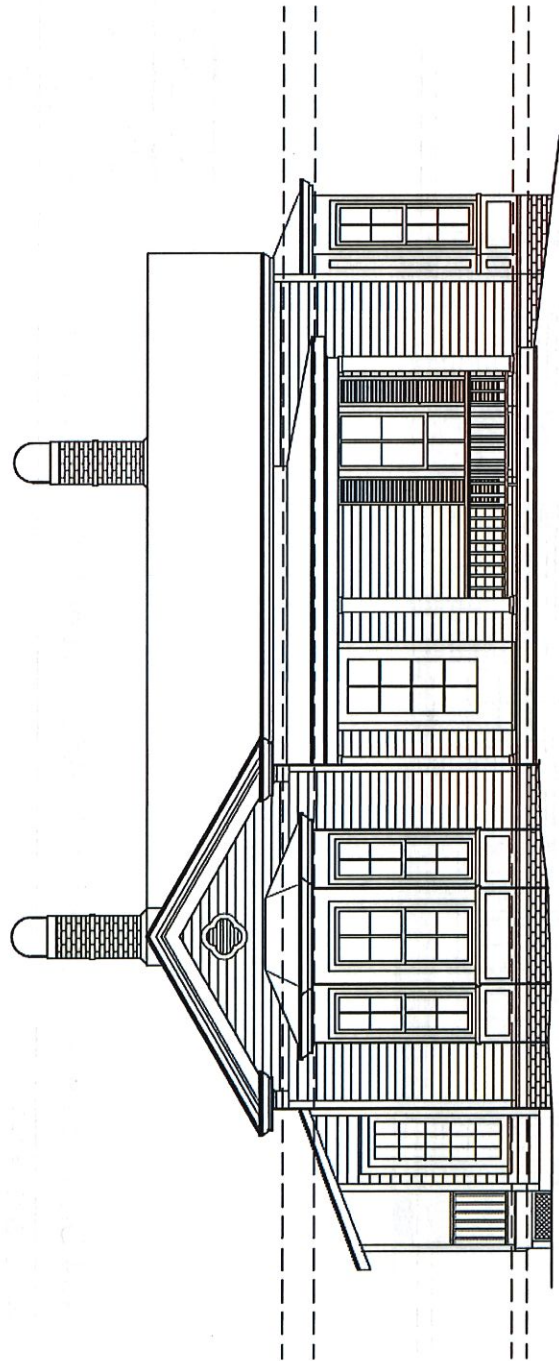








# Existing Front Elevation



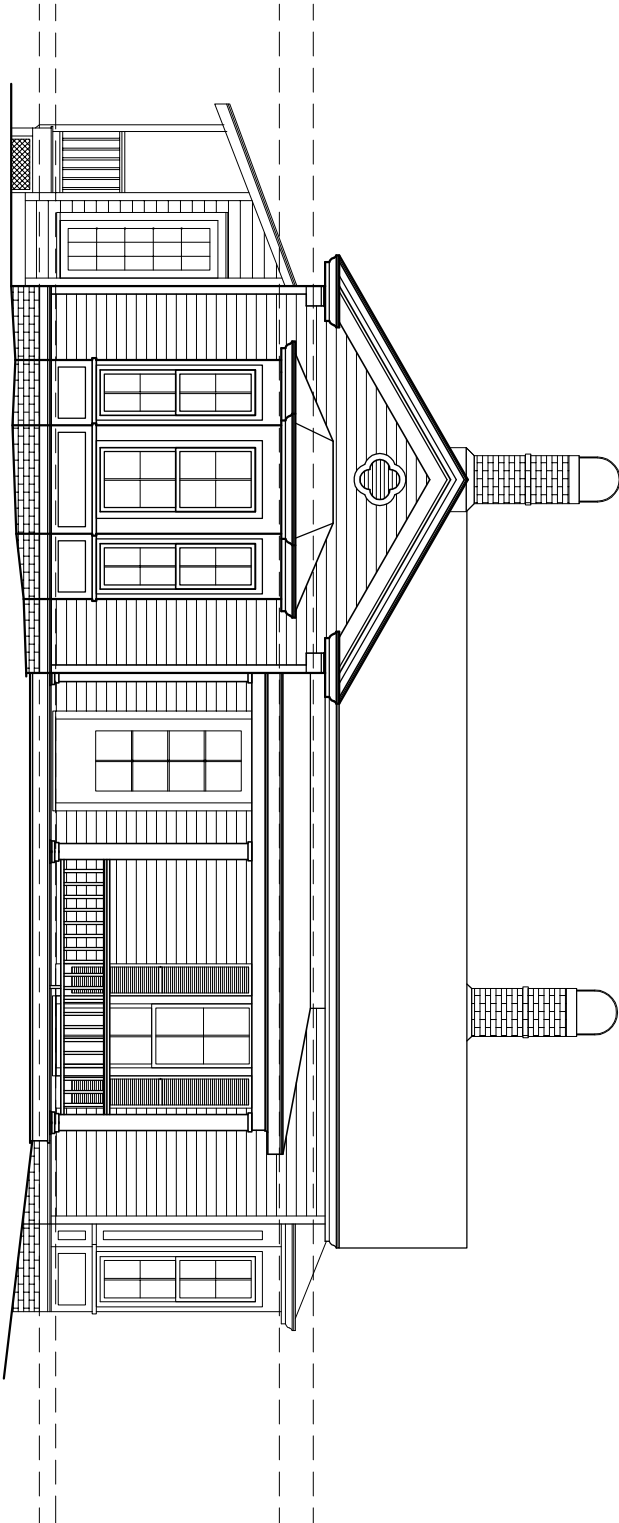
PELL ST studio

Architect  
Ashley Henkel Morris  
306 Pell Street  
Raleigh, NC 27604  
919.696.0970

404 Oakwood Ave - Existing Front Elevation (Oakwood Ave)

Scale -1/18" = 1'-0"



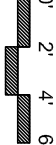


PELL ST studio

Architect  
Ashley Henkel Morris  
306 Pell Street  
Raleigh, NC 27604  
919.696.0970

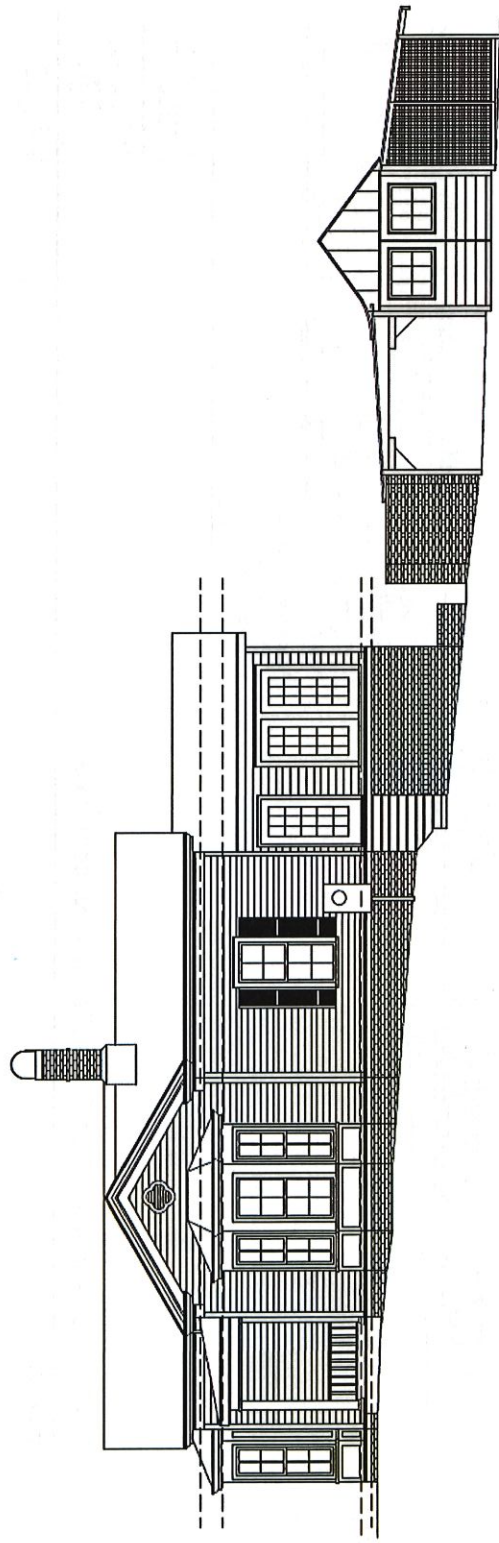
404 Oakwood Ave - New Front Elevation (Oakwood Ave) - no change

Scale - 1/8" = 1'-0"





Existing Side Elevation (Bloodworth Street)



PELL ST studio

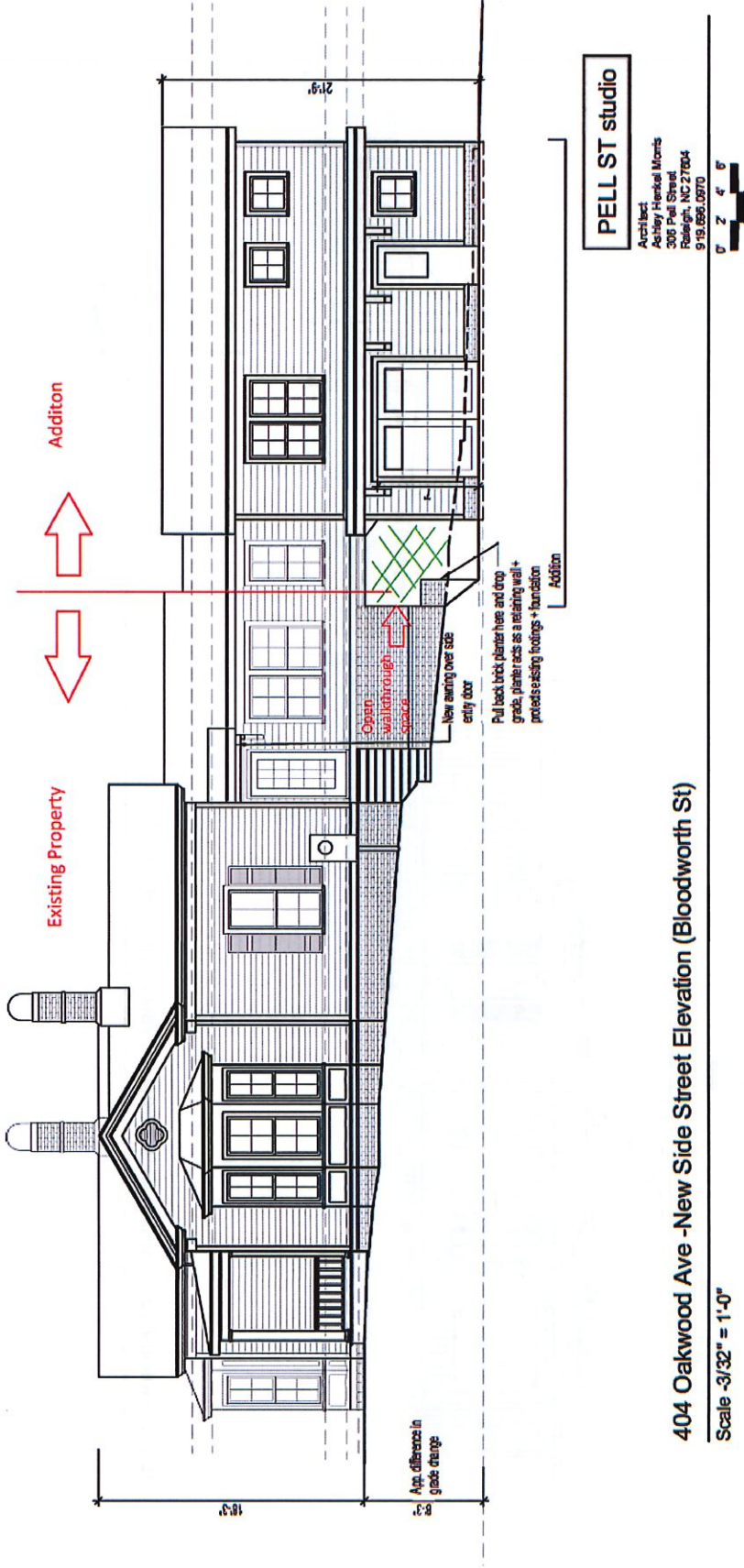
Architect  
Ashley Hankel Morris  
304 Pell Street  
Raleigh, NC 27604  
919.555.0970

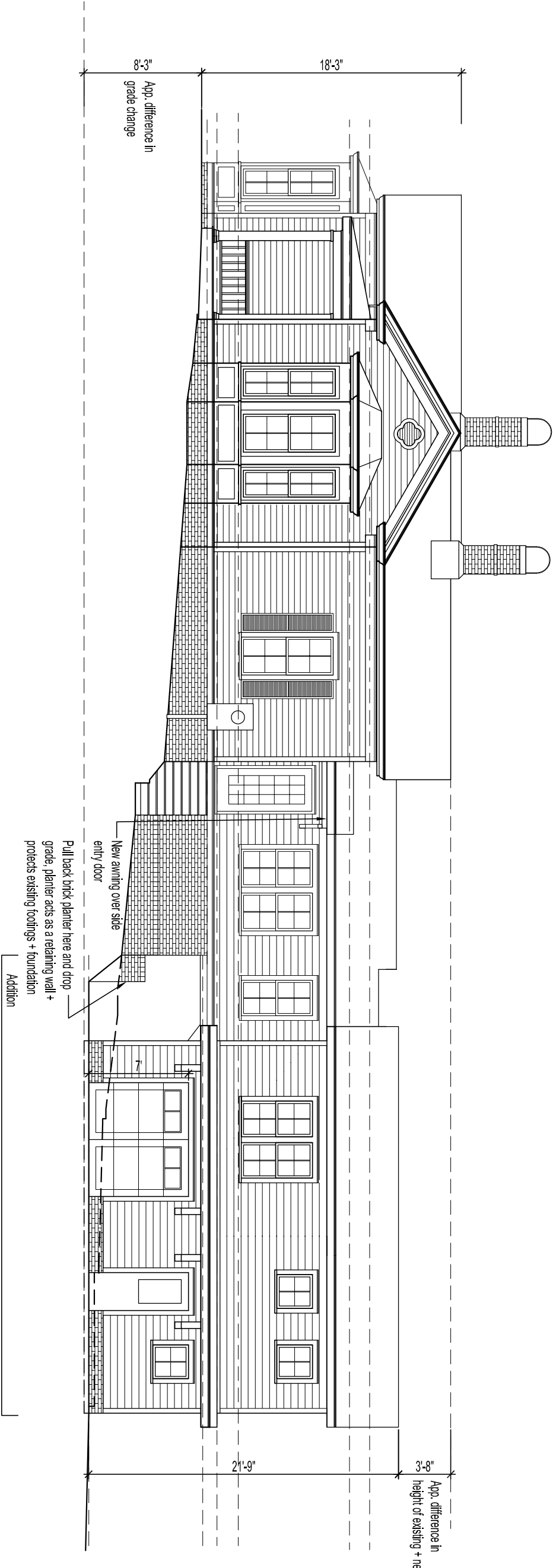


404 Oakwood Ave - Existing Side Street Elevation (Bloodworth St)

Scale -1/18" = 1'-0"

# New Side Elevation (Bloodworth Street)



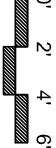


PELL ST studio

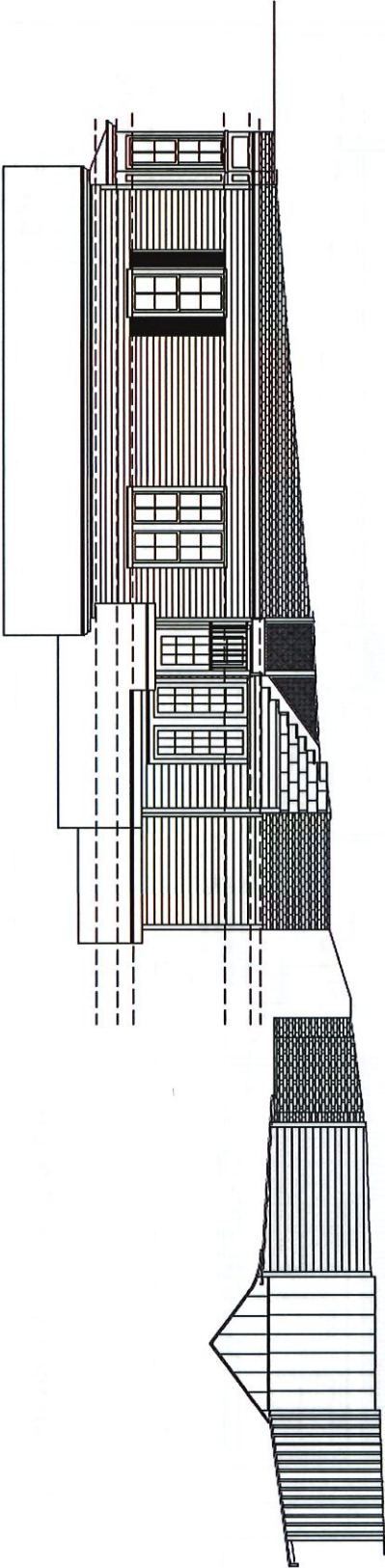
Architect  
Ashley Henkel Morris  
306 Pell Street  
Raleigh, NC 27604  
919.696.0970

404 Oakwood Ave -New Side Street Elevation (Bloodworth St)

Scale -1/8" = 1'-0"



Existing Side Elevation



PELL ST studio

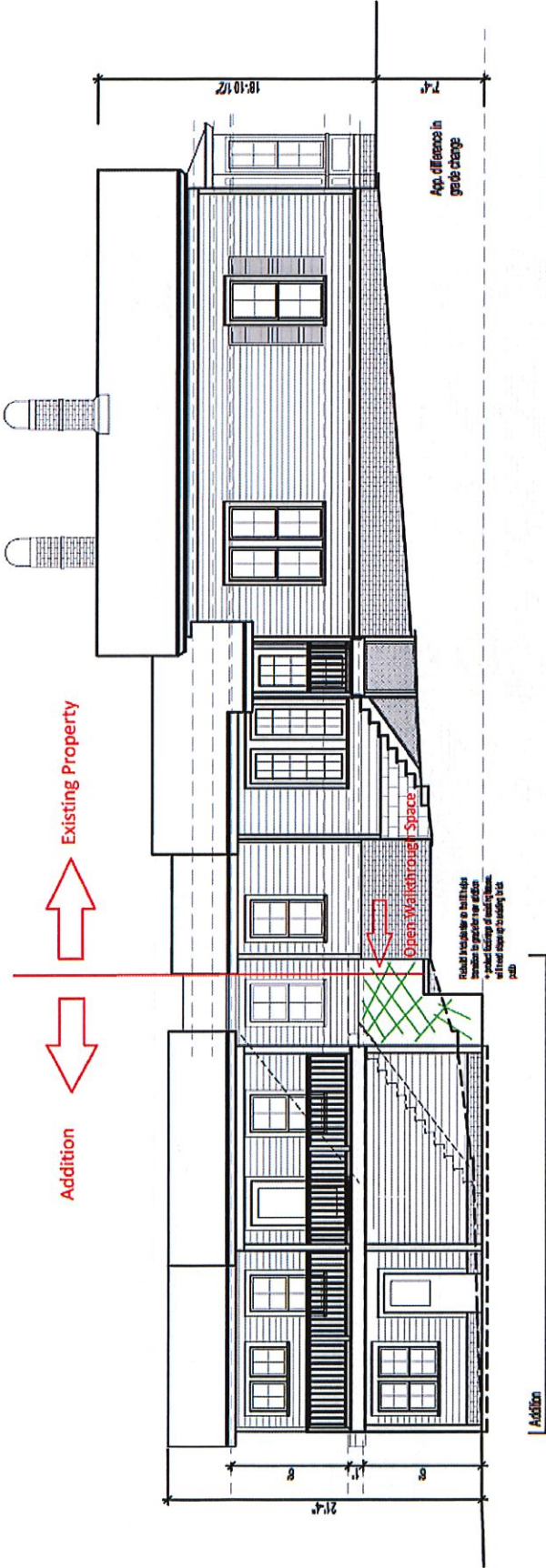
Architect  
Ashley Honick Morris  
306 Pell Street  
Raleigh, NC 27604  
919.696.0970

Scale - 1/18" = 1'-0"



404 Oakwood Ave - Existing Side Elevation with Garage

# New Side Elevation



PELL ST studio

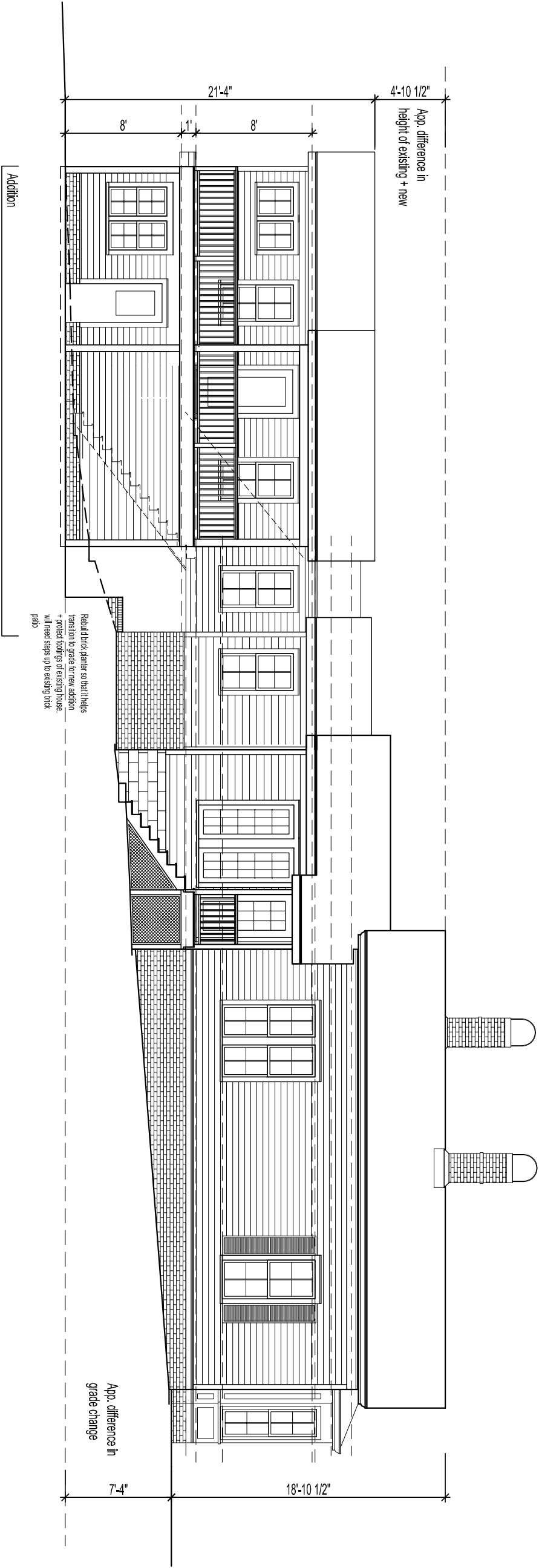
Architect  
Ashley Hickel Morris  
308 Pell Street  
Raleigh, NC 27604  
919.656.0970



404 Oakwood Ave - New Side Elevation

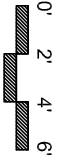
Scale - 3/32" = 1'-0"





404 Oakwood Ave - New Side Elevation

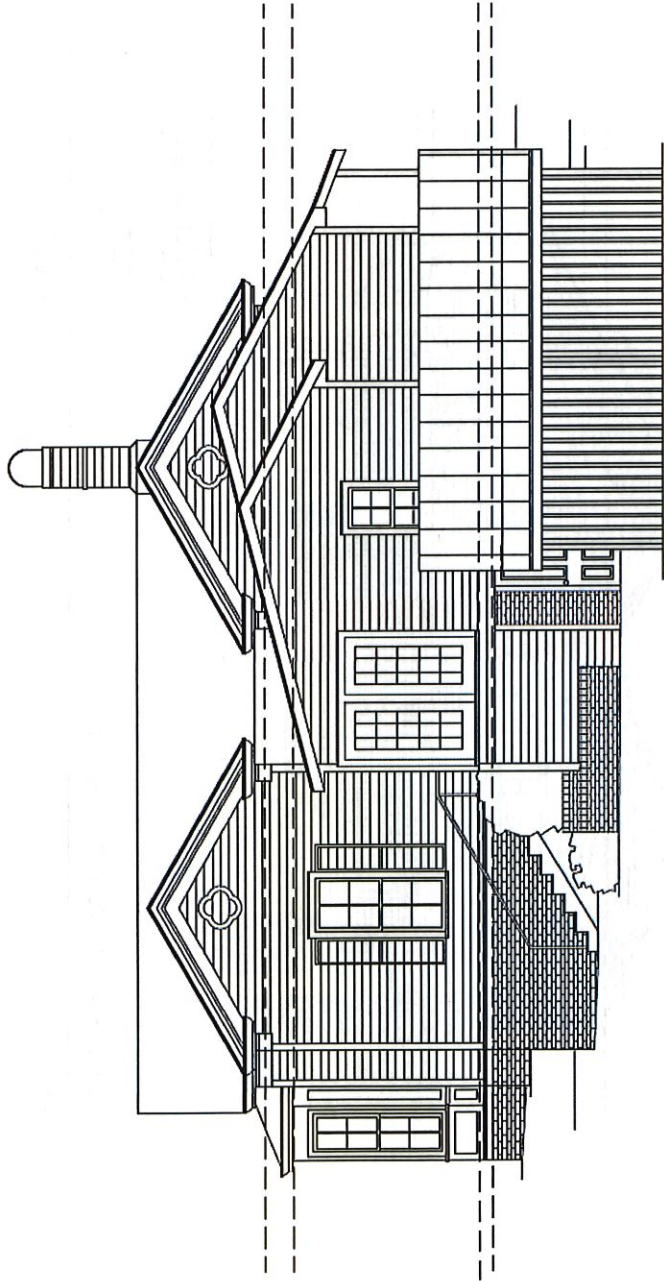
Scale -1/8" = 1'-0"



PELL ST studio

Architect  
Ashley Henkel Morris  
306 Pell Street  
Raleigh, NC 27604  
919.696.0970

Existing rear elevation



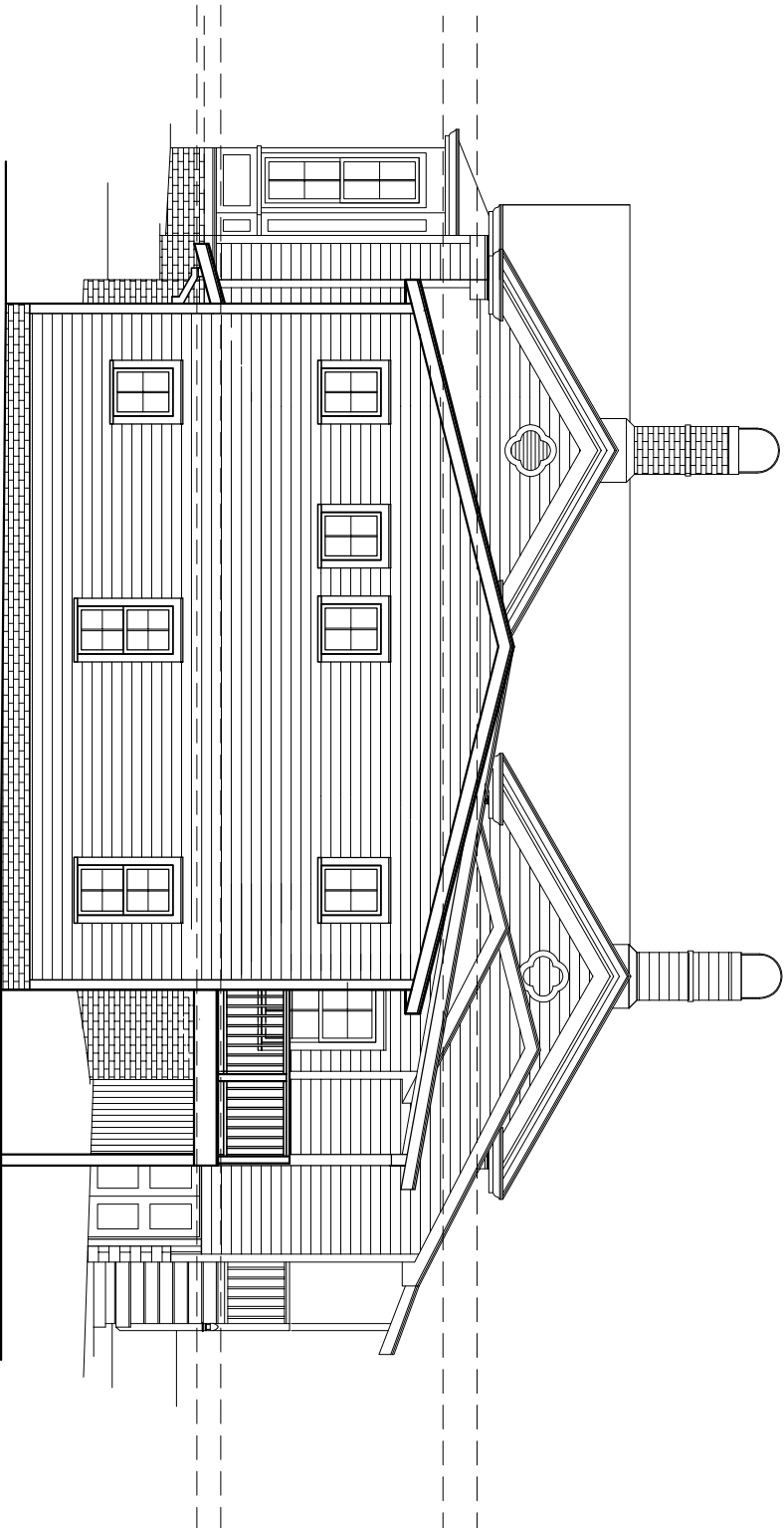
PELL ST studio

Architect  
Ashley Henkel Morris  
306 Pell Street  
Raleigh, NC 27604  
919.696.0970

404 Oakwood Ave - Existing Rear Elevation with Garage

Scale -1/18" = 1'-0"



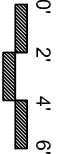


PELL ST studio

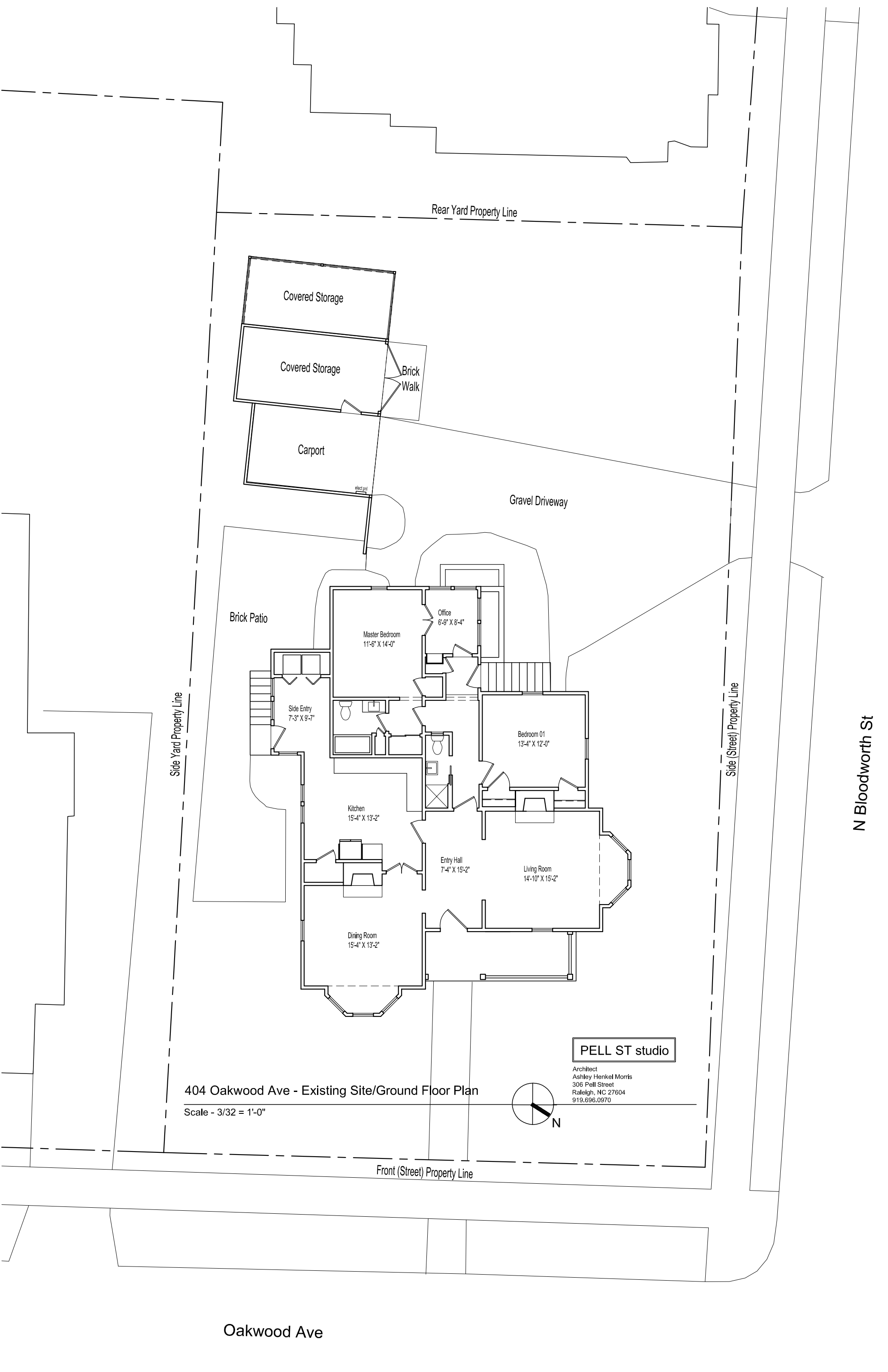
Architect  
Ashley Henkel Morris  
306 Pell Street  
Raleigh, NC 27604  
919.696.0970

404 Oakwood Ave - New Rear Elevation

Scale - 1/8" = 1'-0"





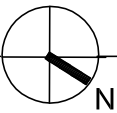


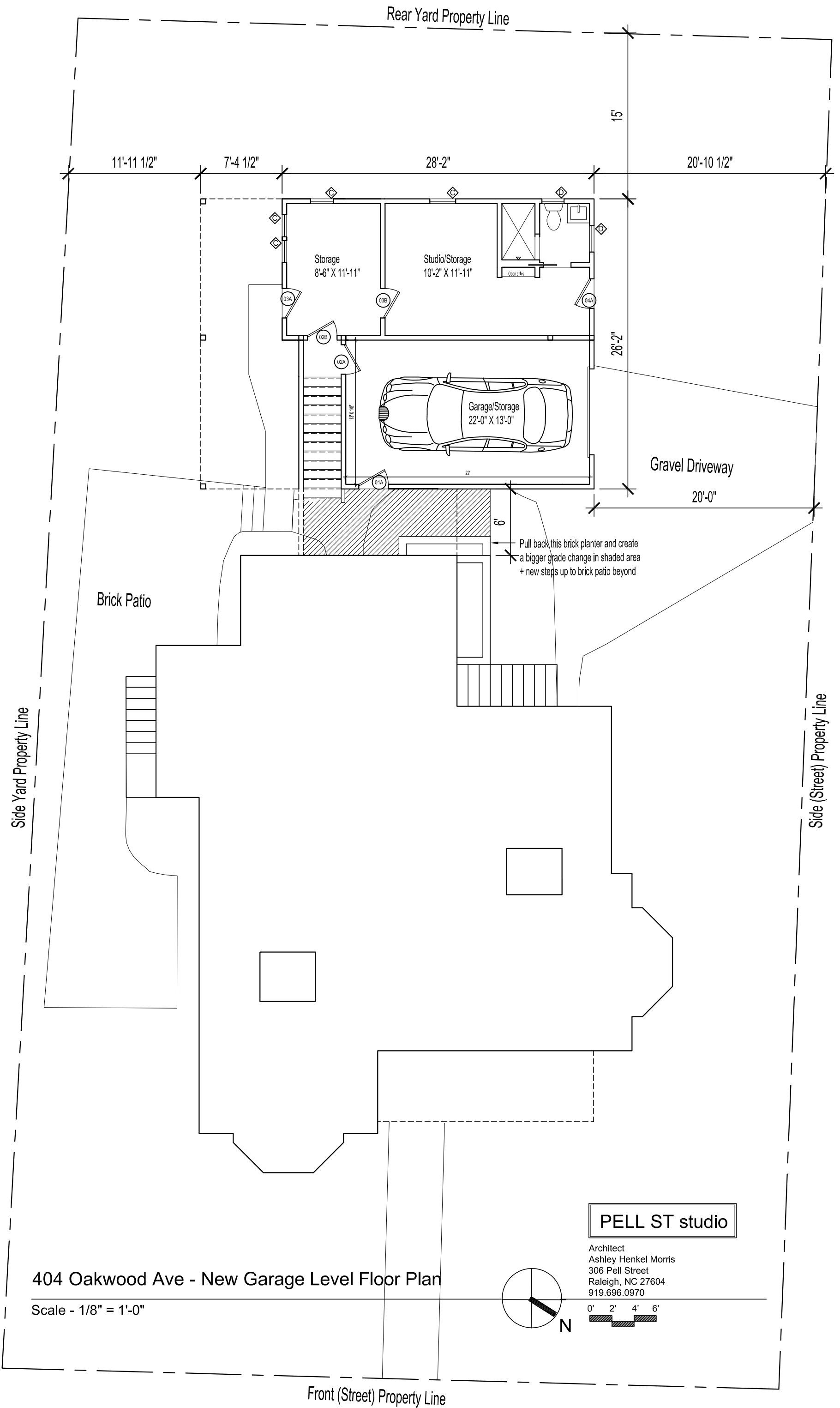
404 Oakwood Ave - Existing Site/Ground Floor Plan

Scale - 3/32 = 1'-0"

PELL ST studio

Architect  
Ashley Henkel Morris  
306 Pell Street  
Raleigh, NC 27604  
919.696.0970





Side Yard Property Line

Rear Yard Property Line

Side (Street) Property Line

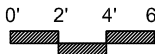
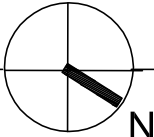
Front (Street) Property Line

404 Oakwood Ave - New Ground Floor Plan

Scale - 1/8" = 1'-0"

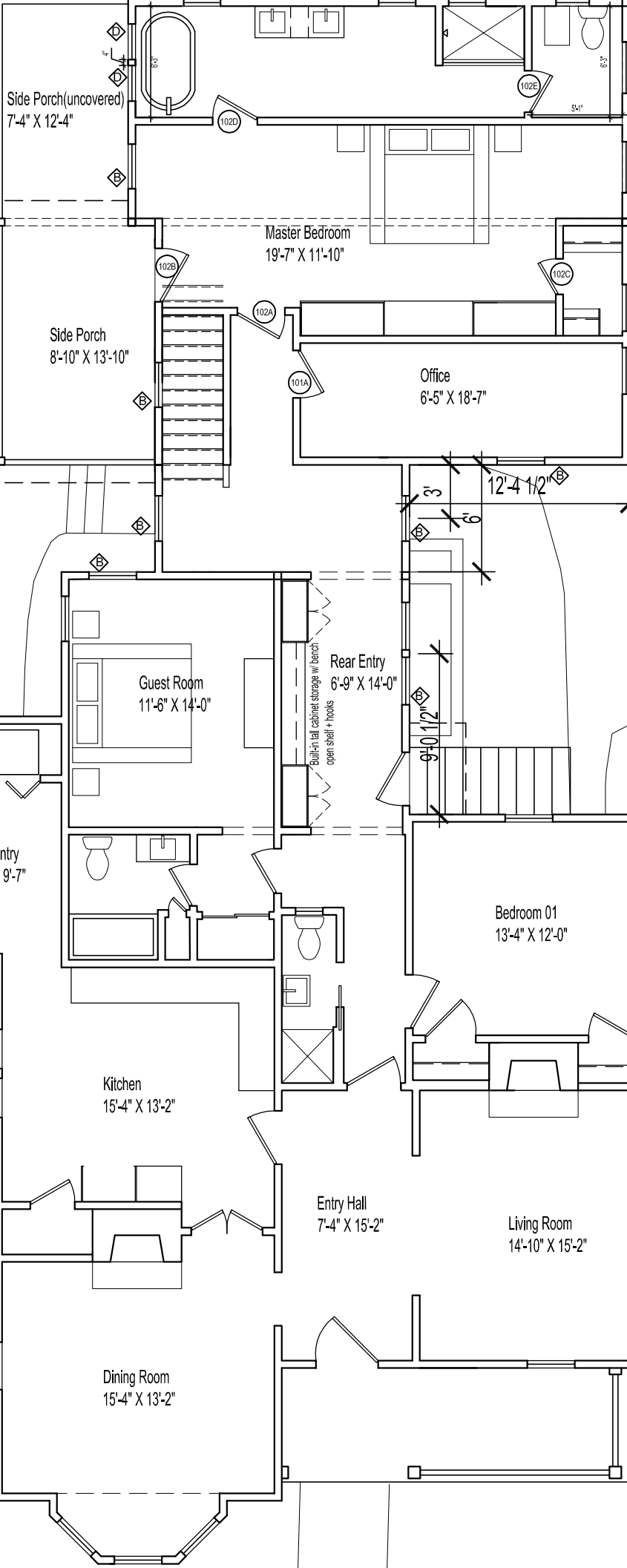
PELL ST studio

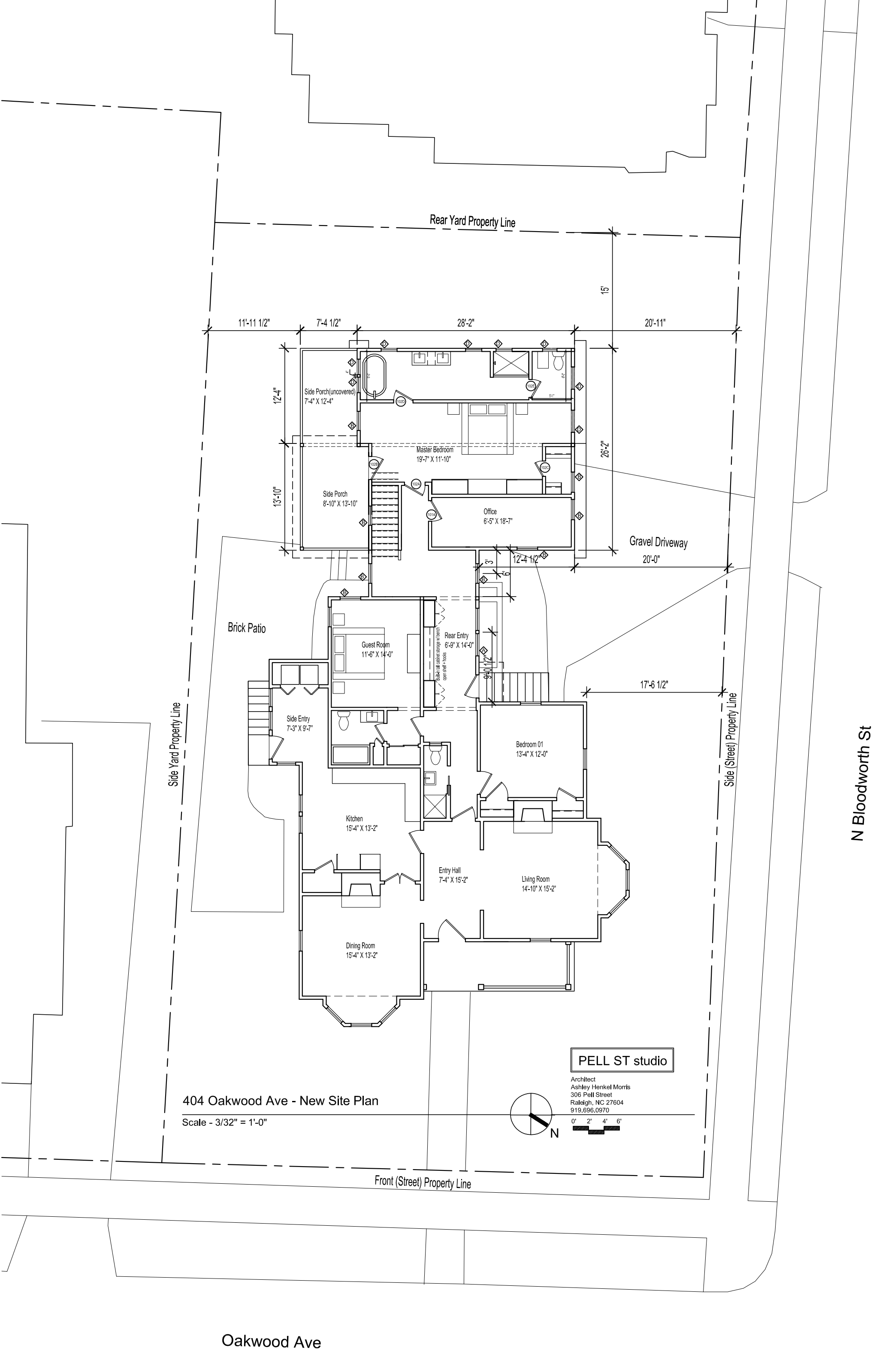
Architect  
Ashley Henkel Morris  
306 Pell Street  
Raleigh, NC 27604  
919.696.0970



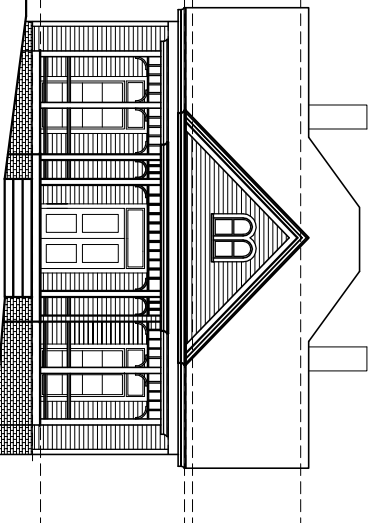
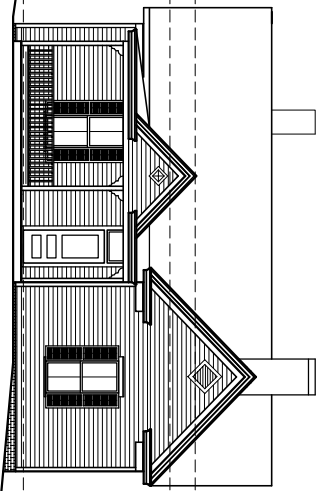
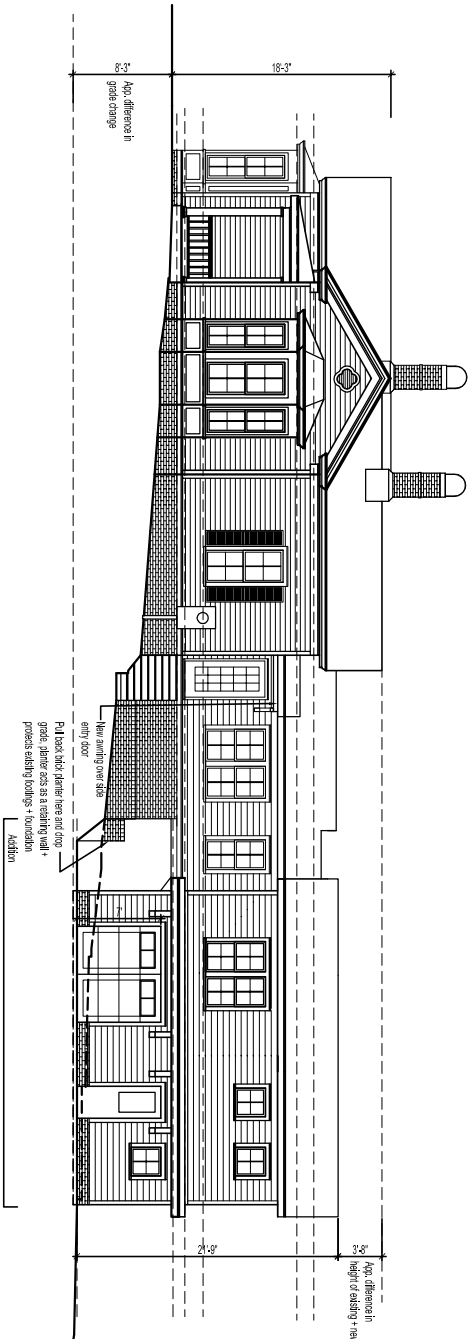
Brick Patio

Gravel Driveway  
20'-0"









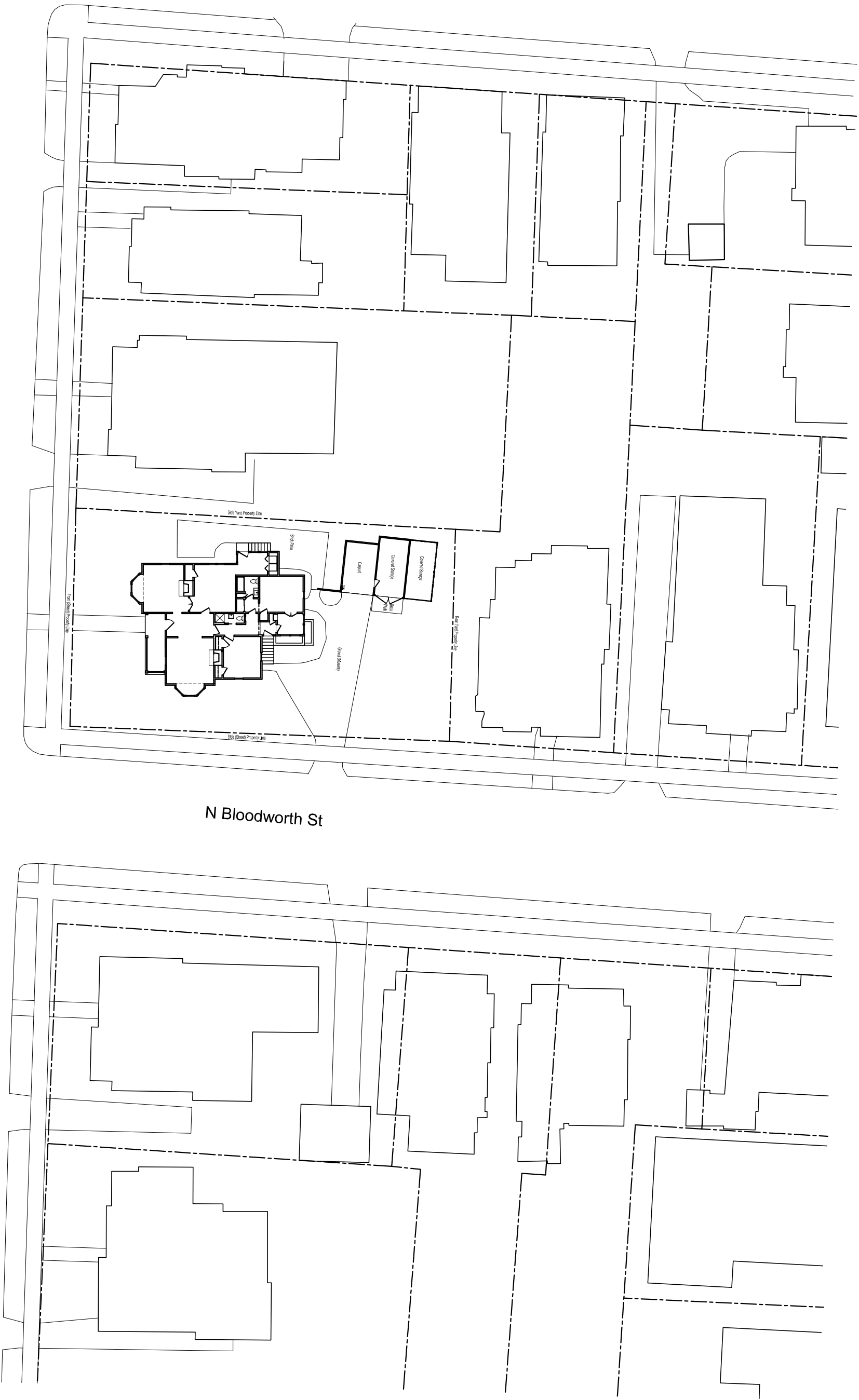
404 Oakwood Ave -New Bloodworth St Elevation

Scale -1/16" = 1'-0"

PELL ST studio

Architect  
2000 Woodland Woods  
300 Pell Street  
Raleigh, NC 27604  
919.856.0970





Oakwood Ave

N Bloodworth St

PELL ST studio

Architect

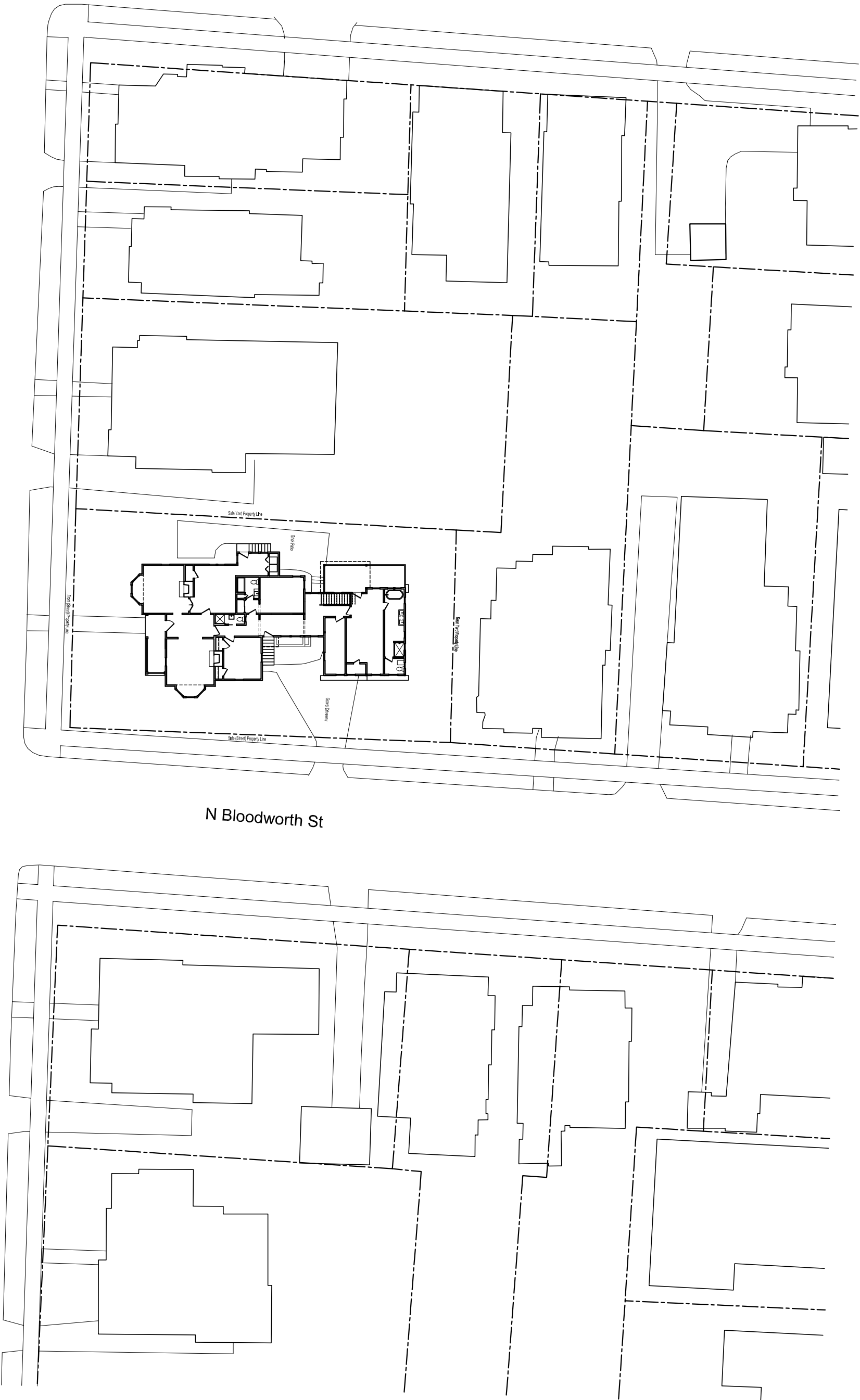
Ashley Henkel Morris  
306 Pell Street  
Raleigh, NC 27604  
919.586.0970



0' 6' 12' 18'

404 Oakwood Ave - New Site Plan with neighbors footprints + property lines shown

Scale - 1/32" = 1'-0"



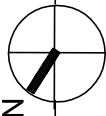
Oakwood Ave

N Bloodworth St

PELL ST studio

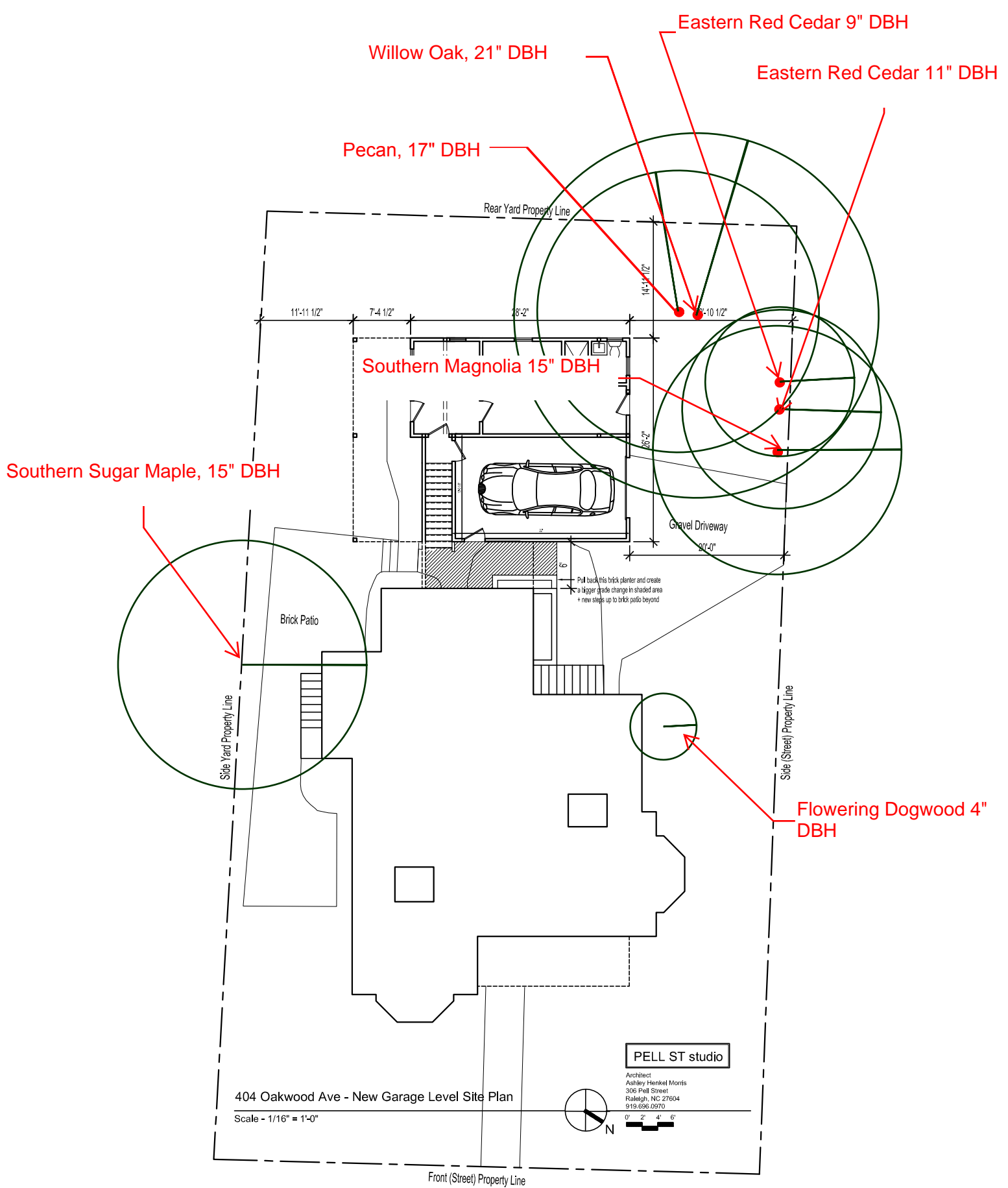
404 Oakwood Ave - New Site Plan with neighbors footprints + property lines shown

Scale - 1/32" = 1'-0"

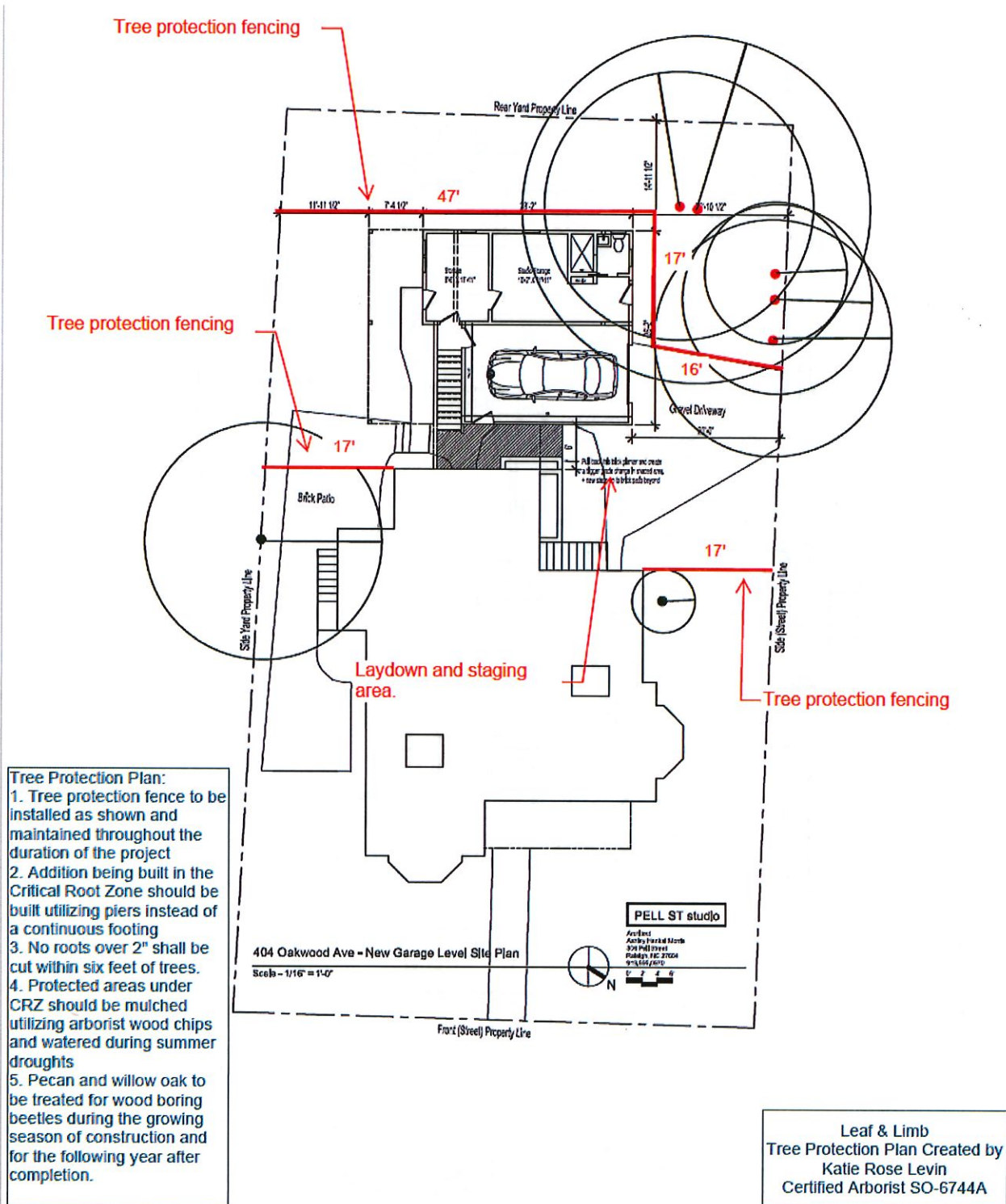


0' 6' 12' 18'

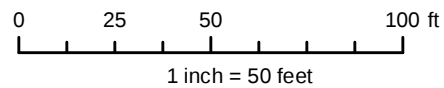
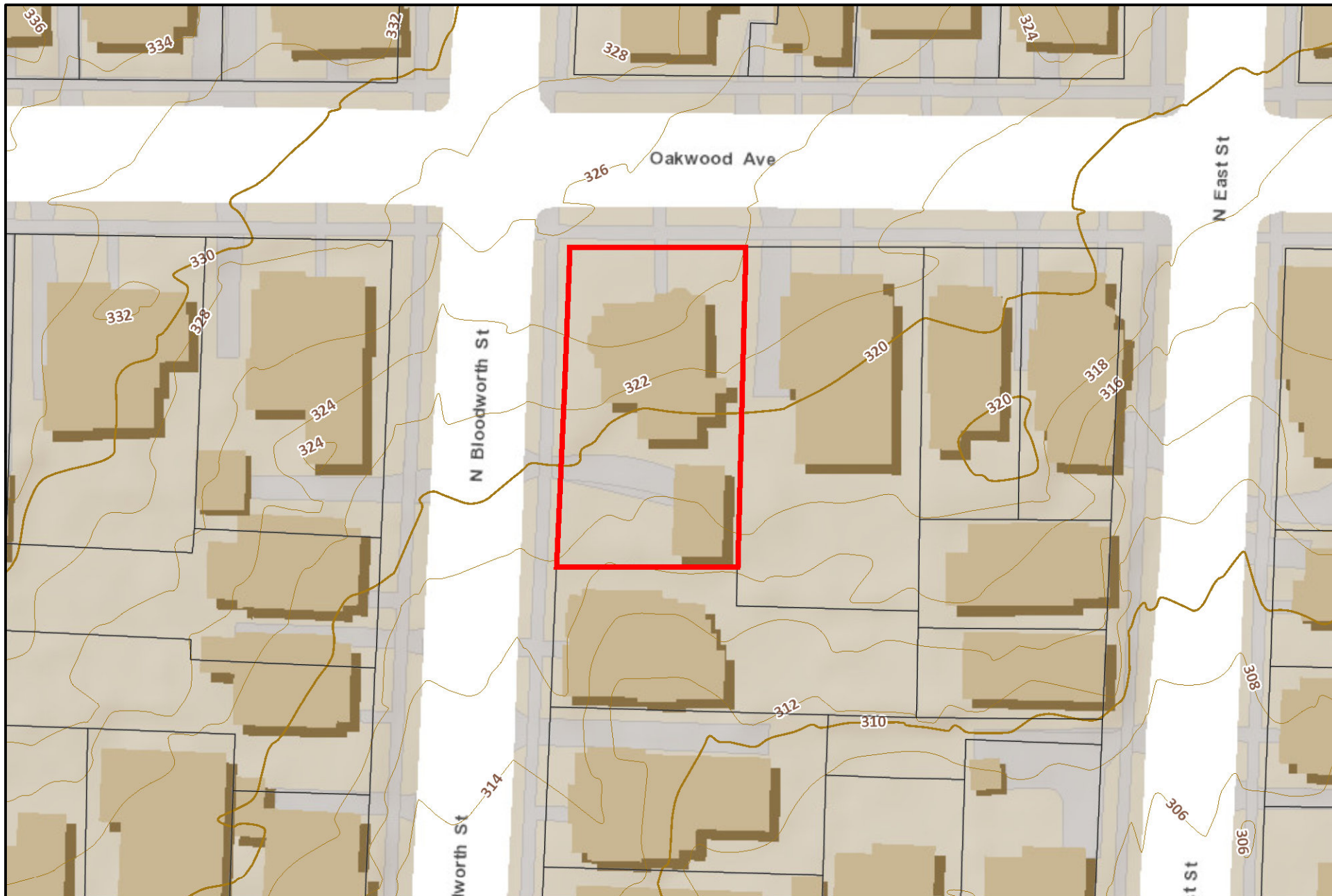
Architect  
Ashley Henkel Morris  
306 Pell Street  
Raleigh, NC 27604  
919.686.0970



# Tree Protection Plan







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# Addition Footprint





Addition shown brought in-line with neighboring Oakwood Ave properties to give a sense of scale

The screenshot displays the iMAPS web application interface. At the top left, there are navigation links: "Disclaimer", "About", "Feedback", "Links", "Data Download", and "Help". A search bar is located at the top center, with a dropdown menu set to "For Property". Below the search bar, a table lists property details:

Field	Value
PIN	170408621
PIN Ext	000
Real Estate ID	0059974
Map Name	1704_20
Owner	MILLER, JON LLOYD JR HOYLE, IMOGEN C
Main Address 1	404 OAKWOOD AVE
Main Address 2	RALEIGH NC 27601-
Main Address 3	1155
Deed Book	015299
Deed Page	00029
Deed Date	05/31/2013
Deed Acres	0.19
Building Value	\$166,288
Land Value	\$210,000
Total Value	\$376,288
Billing Class	Individual
Description	LO1
Heat Area	1686
Site Address	404 OAKWOOD AVE
City	RALEIGH
Township	Raleigh

Below the table, a map view shows a street grid with "Oakwood Ave" and "N Bloodworth St" labeled. A red rectangle highlights a specific property parcel. On the right side of the map, there is a vertical toolbar with icons for zooming, panning, and other map functions. The bottom of the screen features a dark blue header with the "iMAPS" logo and a "Tools" section containing icons for various map interactions.

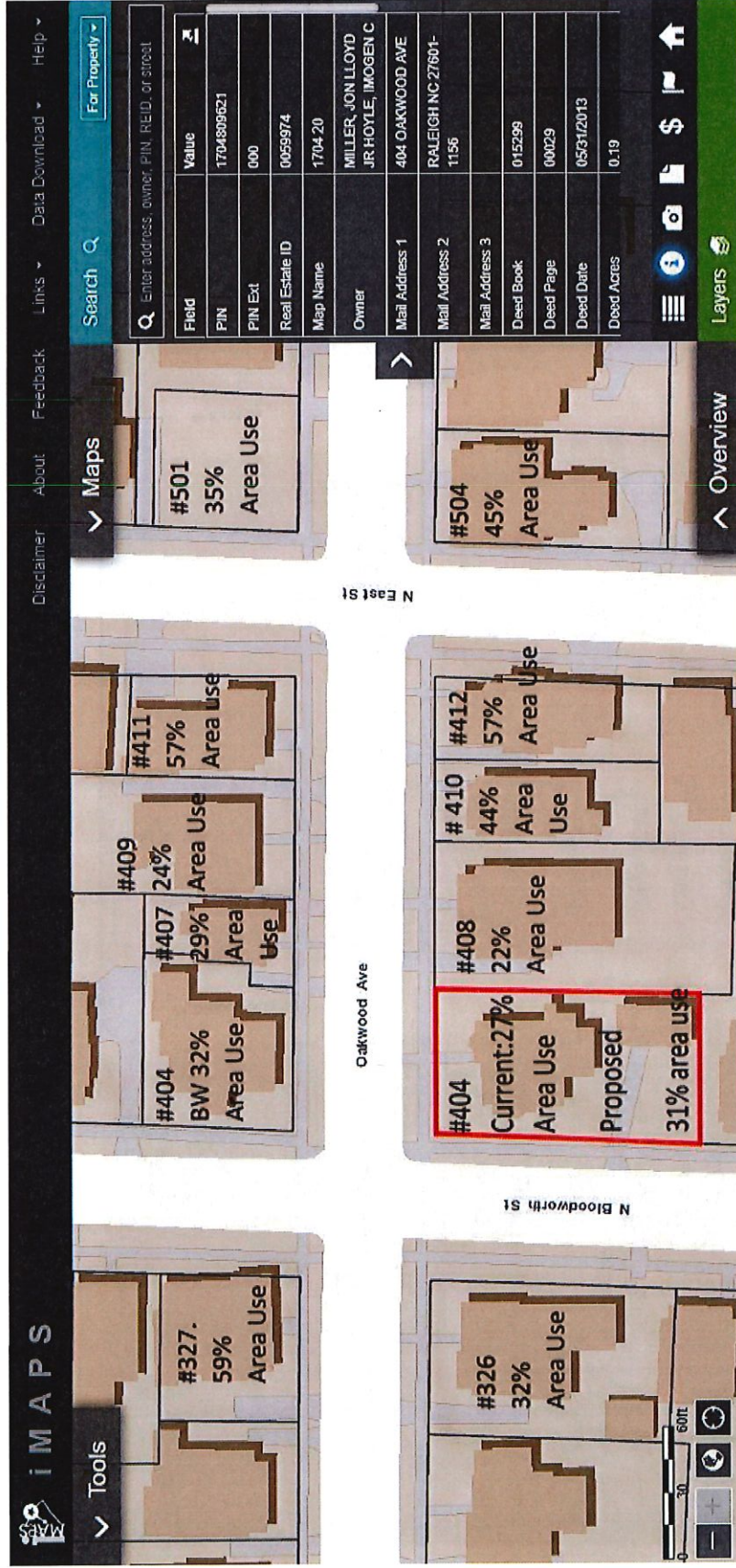


# Proposed Addition and its setbacks

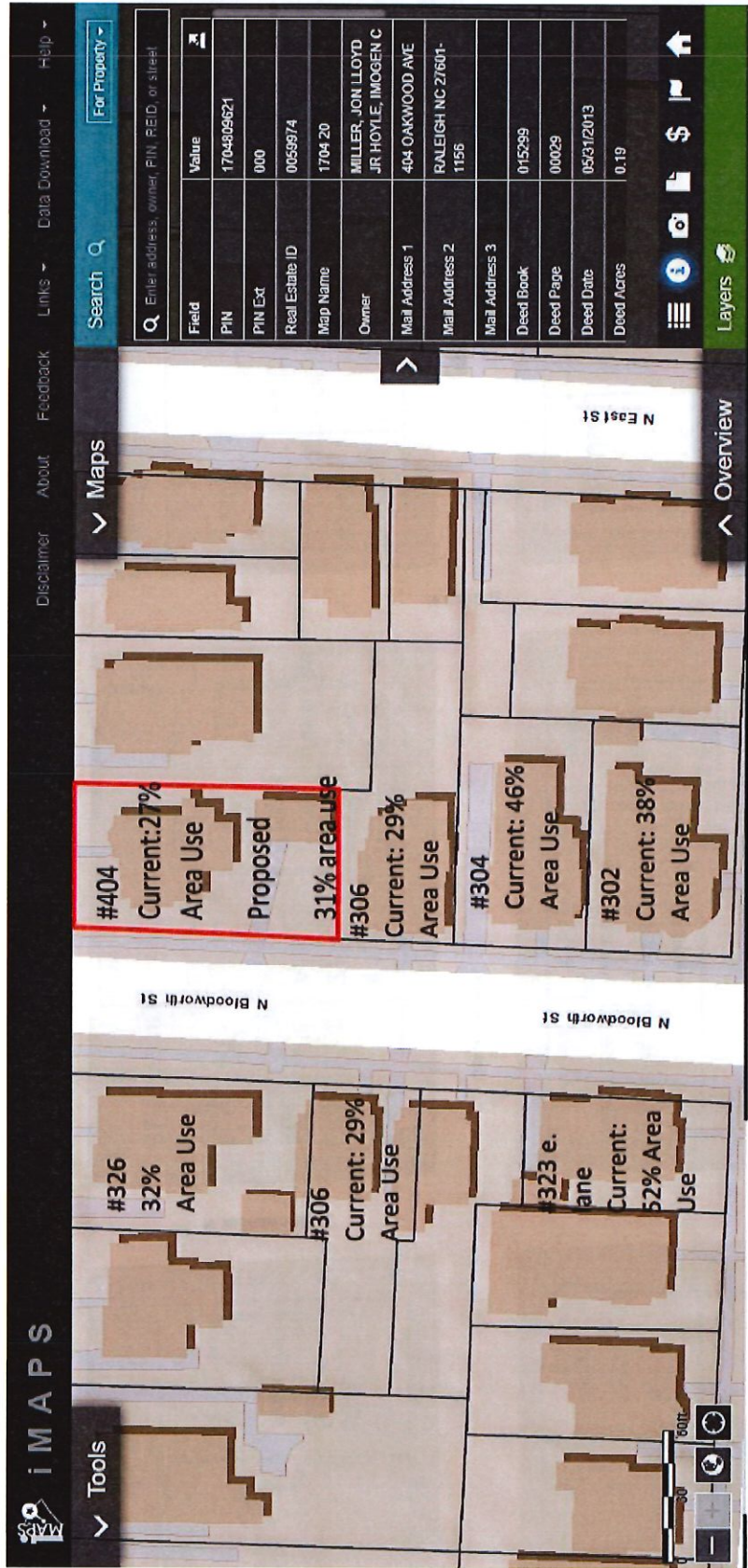




# Oakwood Ave % area use of neighboring properties



# N Bloodworth St % area use of neighboring properties





# House paint colors

## 404 Oakwood Avenue Paint Colors

Interior	Room	Color	Color Formula (if not standard color)	Brand	Finish	Type
Interior	Trim (whole house)	Misty Air (OC-44)		Benjamin Moore	Semi-Gloss	Regal Interior
	Living Room	Wickham Gray (HC-171)		Benjamin Moore	Eggshell	Natura
	Dining Room/Foyer	Coastal Fog (976)		Benjamin Moore	Eggshell	Natura
	Kitchen	Nantucket Breeze (521)		Benjamin Moore	Eggshell	Natura
	Hall	Custom Color	Yellow (Sugar Cookie) 513 - 1X (Gallon)	Benjamin Moore	Eggshell	Natura
			SI 0.0000			
			YW1 0.2500			
			Y2 19.0000			
			O1 3.2500			
	Bathrooms	Faraway Blue (7133)		Sherwin Williams	Low Lustre (Eggshell)	Cashmere Interior
	Guest Room	Custom Color	Farrow and Ball #252 (Pavilion Blue) match in BM 513 - 1X (Gallon)	Benjamin Moore	Eggshell	Natura
			Y3 5.5000			
			W1 12.2500			
			S2 12.2500			
			G1 2.2500			
	Master Bedroom/Sitting Room	Custom Color	513 - 1X (Gallon)	Benjamin Moore	Eggshell	Natura
			SI 20.5000			
			Y2 7.0000			
			S2 4.5000			
			G1 8.5000			
Exterior	House Body	Custom Color	0410-034 (Camoufem) N105 - 2B (Gallon)	Benjamin Moore	Low Lustre	Premium Exterior Medium Base
			YW 8.0000			
			OY 13.0000			
			BK 5.0000			
			GY 20.0000			
	Trim	Snowfall White		Benjamin Moore	Soft Gloss	BM Premium Exterior Pastel Base
	Shutters/Front doors/porch/steps	Black Forest Green N096 46 (Pre-mixed color)		Benjamin Moore	Soft Gloss	BM Premium Exterior
	Foundation	Custom Color	542 - 1X (Gallon)	Benjamin Moore	Low Lustre	ben Exterior Paint
			Y3 9.0000			
			S1 25.0000			
			W1 13.0000			
			M1 8.0000			
*** The Ace Hardware at Seaboard Station sells Benjamin Moore paints. They can make Farrow and Ball paint formulas in Benjamin Moore paint						



## Built Area Calculations

Current house = 1666 sq ft

Current shed = 551 sq ft

Total house + shed = total built area 2217 sq ft

Proposed addition = 932.7 sq ft (inc deck)

Adding 381 sq ft total (total built area (2217) – addition (2598)

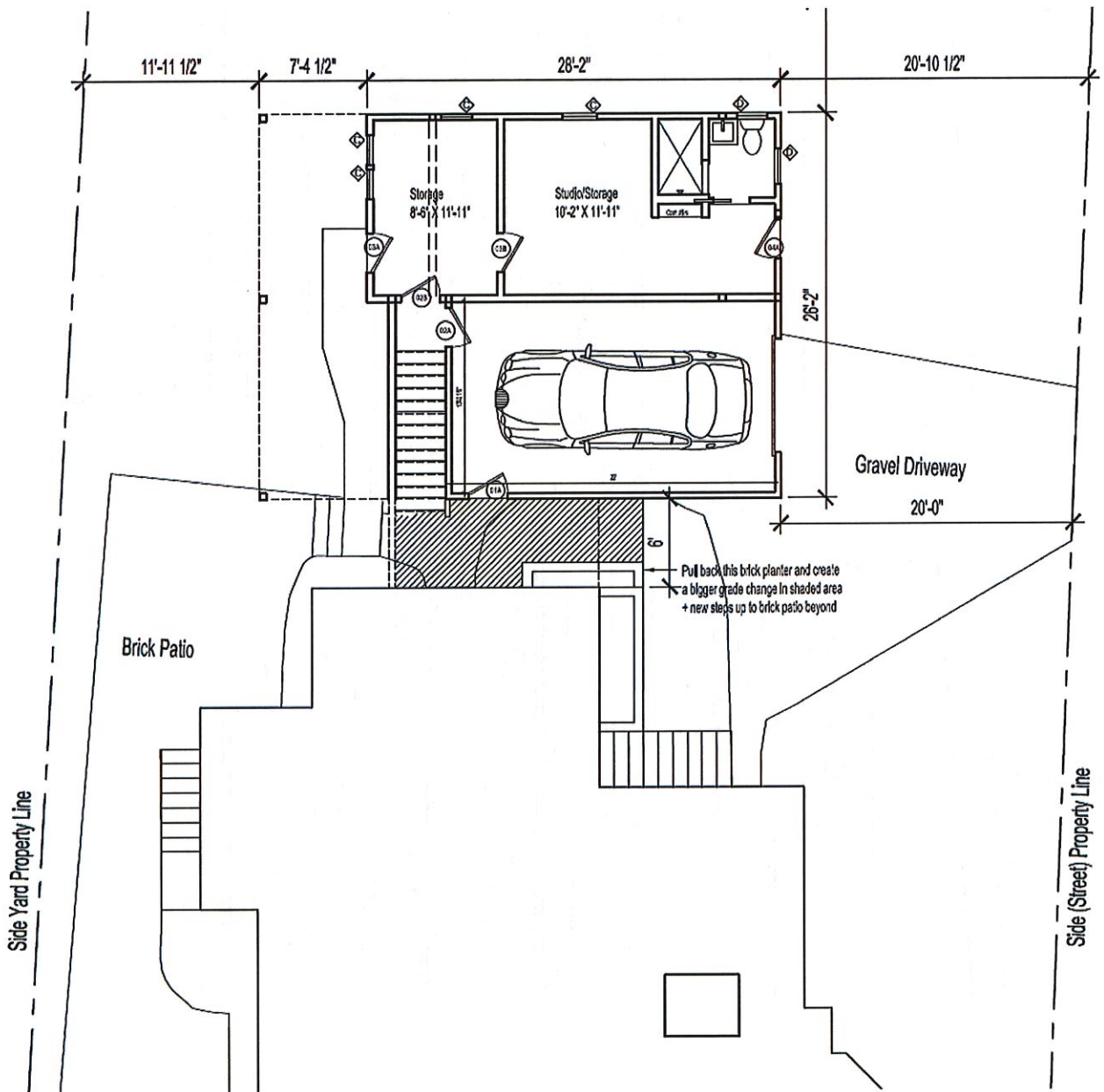
Or adding 17% to current built area (2217 sq ft to 2598 sq ft)

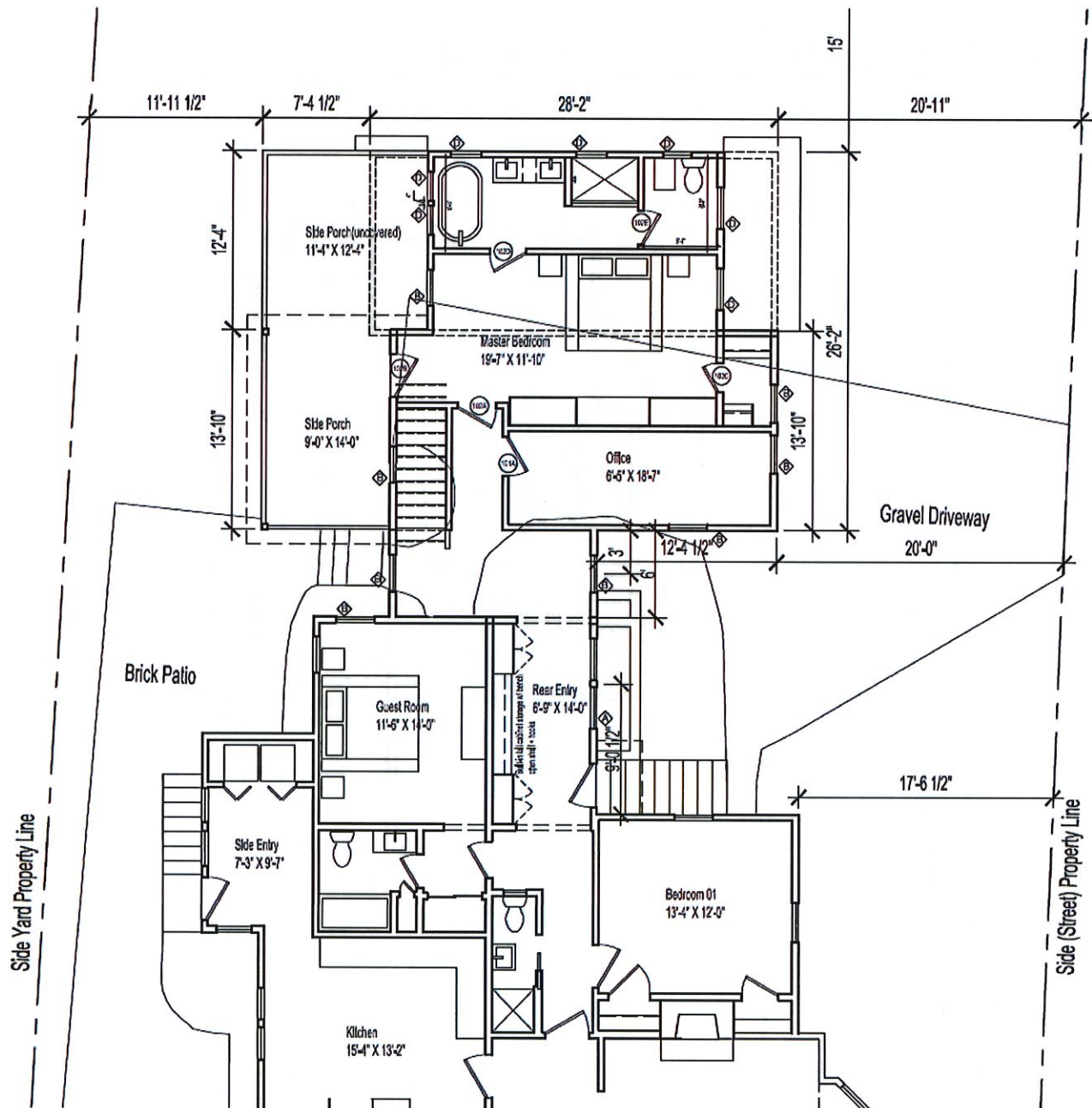
Lot size 8276 sq ft (0.19 acres)

4% built area on lot size change

From using 27% currently to 31% usage of lot after addition (inc deck)

# Window & Door Information



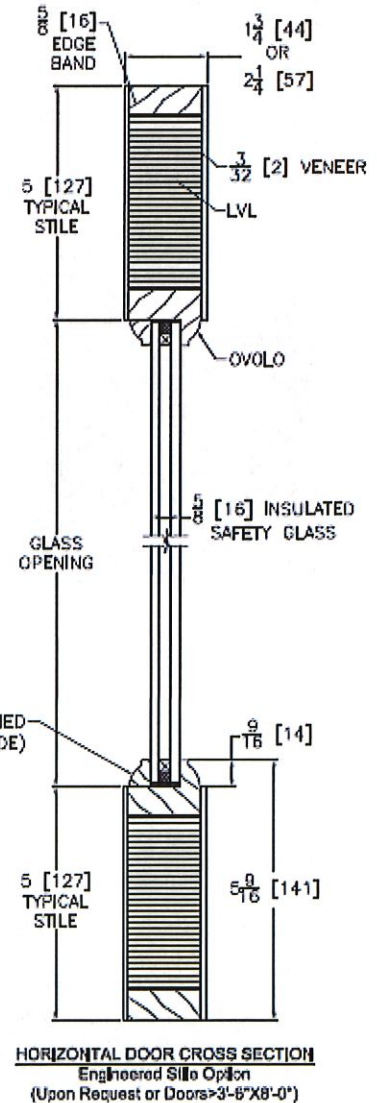
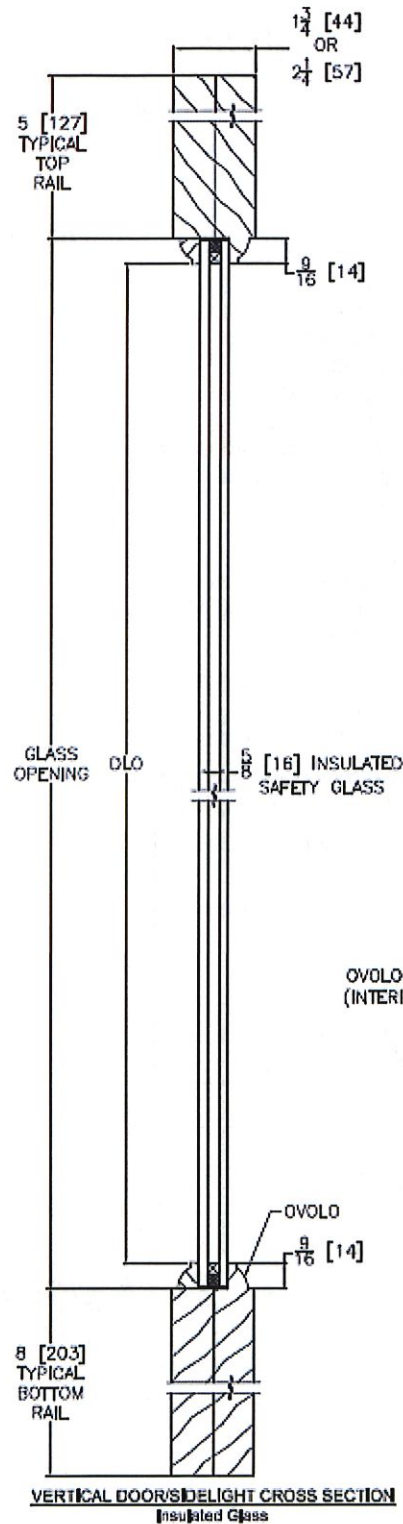
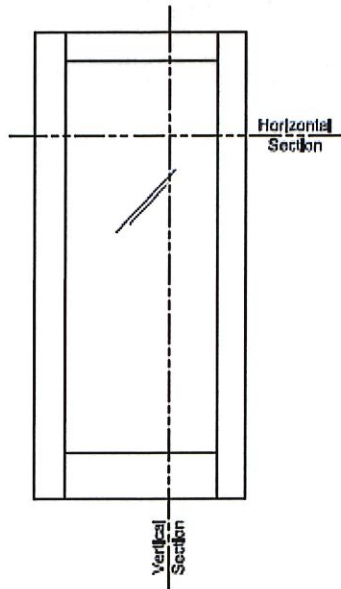






**JELD-WEN**  
WINDOWS & DOORS

**500**  
**WOOD DOOR CROSS SECTIONS**

Scale: 3" = 1'-0"



**Notes:**  
Stile, Rail, Panel & Glass  
vary by Size & Model of Door.  
Typical Sizes are Shown.



DOOR SPEC SHEET

7118 — THERMAL SASH




**SERIES:** Exterior French & Sash Doors  
**TYPE:** Exterior French & Sash  
**APPLICATIONS:** Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.


**Construction Type:**  
Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery


**Panels:** 3/4" VG Flat Panel  
**Profile:** Ovolo Sticking  
**Glass:** 3/4" Insulated Glazing


DETAILED DRAWING

STANDARD FEATURES

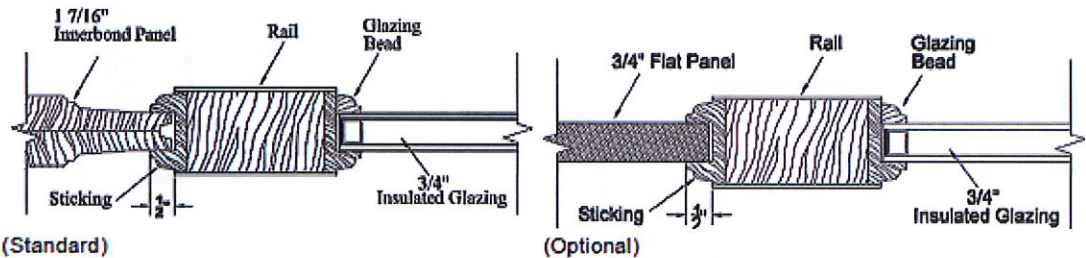
 Any Wood Species

 Virtually Any Size

 Glass Options

 Privacy Rating: 1

DETAILS

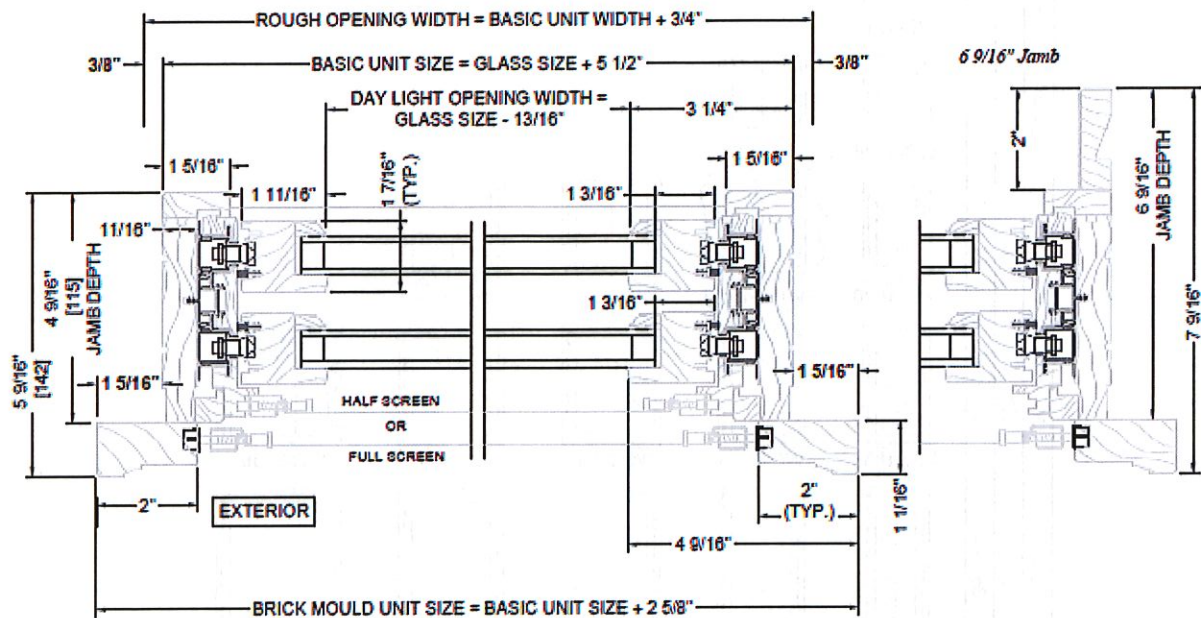






All-Wood  
Tilt Double Hung Windows

Jamb Details  
Page 2 of 8  
Drawn to Full Scale  
Printed Scale 4" = 1'

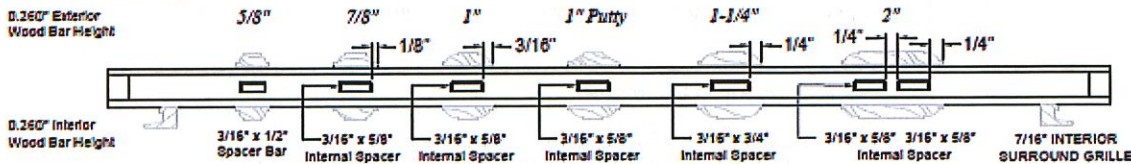


GLAZING OPTIONS

Single & Dual Insulated Glass available in operating and fixed units.  
Grille in Airspace






























HDL, Surrond and KD Grille Bar Chart



PLEASE NOTE: STANDARD INTERNAL SPACER COLOR IS MILL FINISH

## Wood Standard Casement

Scale: 1/4" = 1'-0"

ROUGH OPENING	18 3/4"	24 3/4"	28 3/4"	30 3/4"	36 3/4"
	18"	24"	28"	30"	36"
FRAME SIZE	12 13/16"	18 13/16"	22 13/16"	24 13/16"	30 13/16"
GLASS SIZE	12 13/16"	18 13/16"	22 13/16"	24 13/16"	30 13/16"
18 3/4"	 WC-1818				
24 3/4"	 WC-1824	 WC-2424			
30 3/4"	 WC-1830	 WC-2430	 WC-2830	 WC-3030	
36 3/4"	 WC-1836	 WC-2436	 WC-2836	 WC-3036	 WC-3636
42 3/4"	 WC-1842	 WC-2442	 WC-2842*	 WC-3042*	 WC-3642*
48 3/4"	 WC-1848	 WC-2448*	 WC-2848*	 WC-3048*	 WC-3648*
54 3/4"	 WC-1854	 WC-2454*	 WC-2854*	 WC-3054*	 WC-3654*

\* Review for Egress. Refer to the "Egress Information Chart" PDF file.

- Standard units shown. Custom sizes in 1/8" increments.
- Any unit shown can be operable or stationary - Left hand shown as viewed from exterior.
- To obtain masonry openings on units with brickmould, add 3 3/8" to horizontal and 2 5/8" to vertical frame dimensions.



www.sierrapacificwindows.com  
800-824-7744



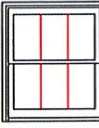
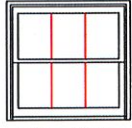
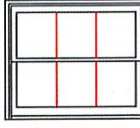
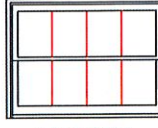
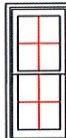
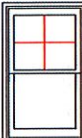
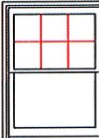
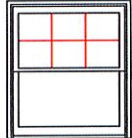
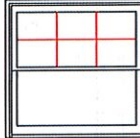
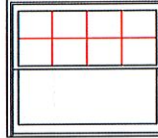
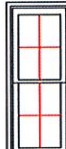

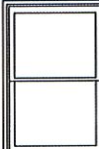
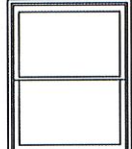
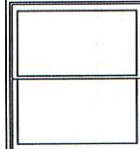

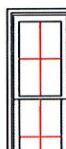

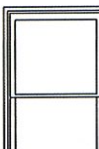
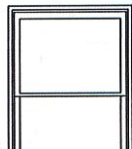

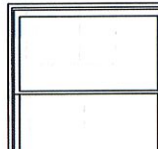
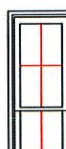


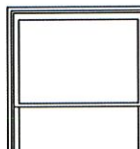
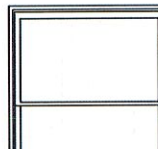
Updated: 5/10

Note: Sierra Pacific Windows reserves the  
right to change specifications without notice.



# Wood Carmel Double Hung

Scale: 1/4" = 1'-0"

ROUGH OPENING	18 3/4"	24 3/4"	30 3/4"	36 3/4"	42 3/4"	48 3/4"
	18"	24"	30"	36"	42"	48"
	13 1/8"	19 1/8"	25 1/8"	31 1/8"	37 1/8"	43 1/8"
GLASS SIZE						
36 3/4"						
	DHC-1836	DHC-2436	DHC-3036	DHC-3636	DHC-4236	DHC-4836
42 3/4"						
	DHC-1842	DHC-2442	DHC-3042	DHC-3642	DHC-4242	DHC-4842
48 3/4"						
	DHC-1848	DHC-2448	DHC-3048	DHC-3648	DHC-4248	DHC-4848
54 3/4"						
	DHC-1854	DHC-2454	DHC-3054	DHC-3654	DHC-4254	DHC-4854
60 3/4"						
	DHC-1860	DHC-2460	DHC-3060	DHC-3660*	DHC-4260*	DHC-4860*

\* Review for Egress. Refer to the "Egress Information Chart" PDF file.

all requested windows to be changed in this application will be this size which is the closest to the historic window on the South Elevation of the Hall House



www.sierrapacificwindows.com  
800-824-7744

Updated: 7/14

Note: Sierra Pacific Windows reserves the right to change specifications without notice.



# SIERRA All-Wood PACIFIC Casement Window

For Product Built 06/25/2012 to Present

SECTION DETAILS  
Drawn to 1" = 1" Scale  
Printed Scale 3" = 1"  
4 9/16" & 6 9/16" JAMB

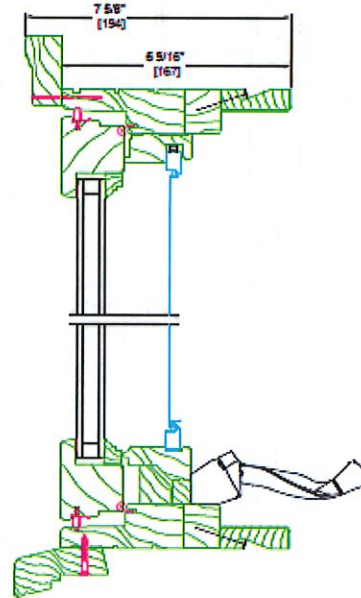
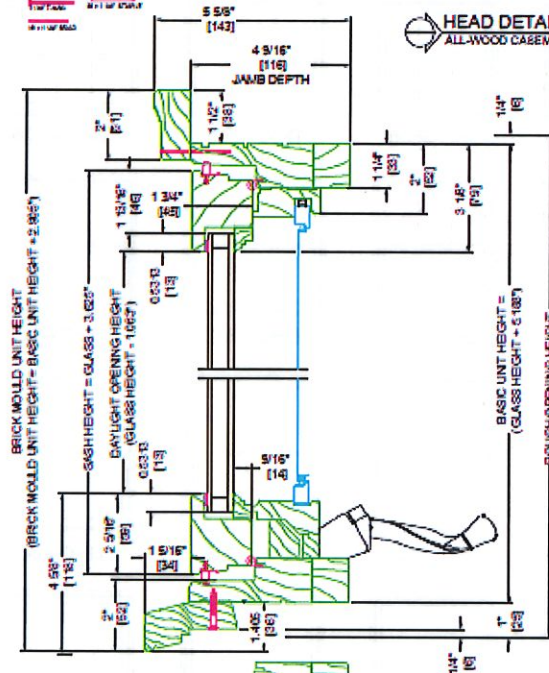
PAGE 1 of 4

\*JAMB EXTENSION MAY BE APPLIED WITH STAINLESS STEEL 18 (14) x 1-1/4" STAPLE.  
BRAD NAILS, 1" or 1 1/4" T-NAILS OR SCREWS (PRE-DRILL AND COUNTERSINKING REQUIRED WHEN USING SCREWS).

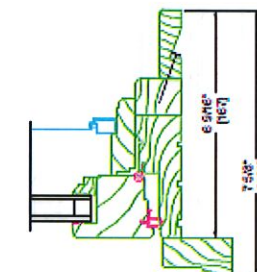
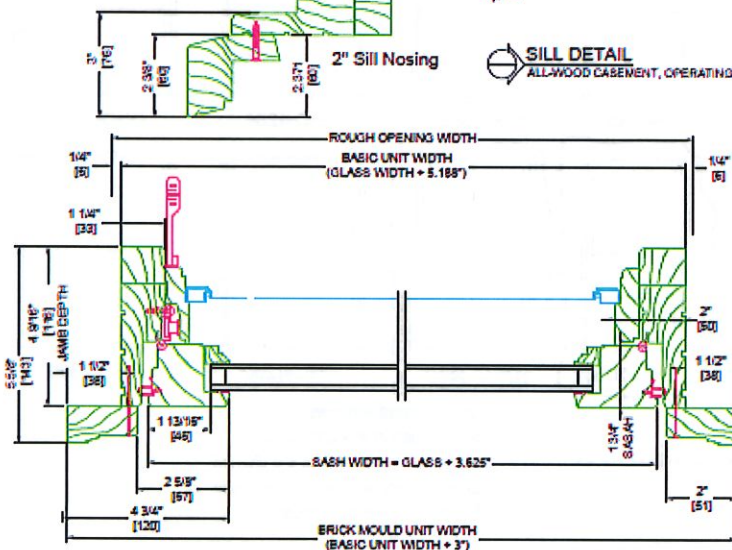


## HEAD DETAIL ALL-WOOD CASEMENT, OPERATING

Glass Height + 3.625" = Sash Height  
Glass Width + 3.625" = Sash Width



## SILL DETAIL ALL-WOOD CASEMENT, OPERATING



## JAMB DETAIL ALL-WOOD CASEMENT, OPERATING

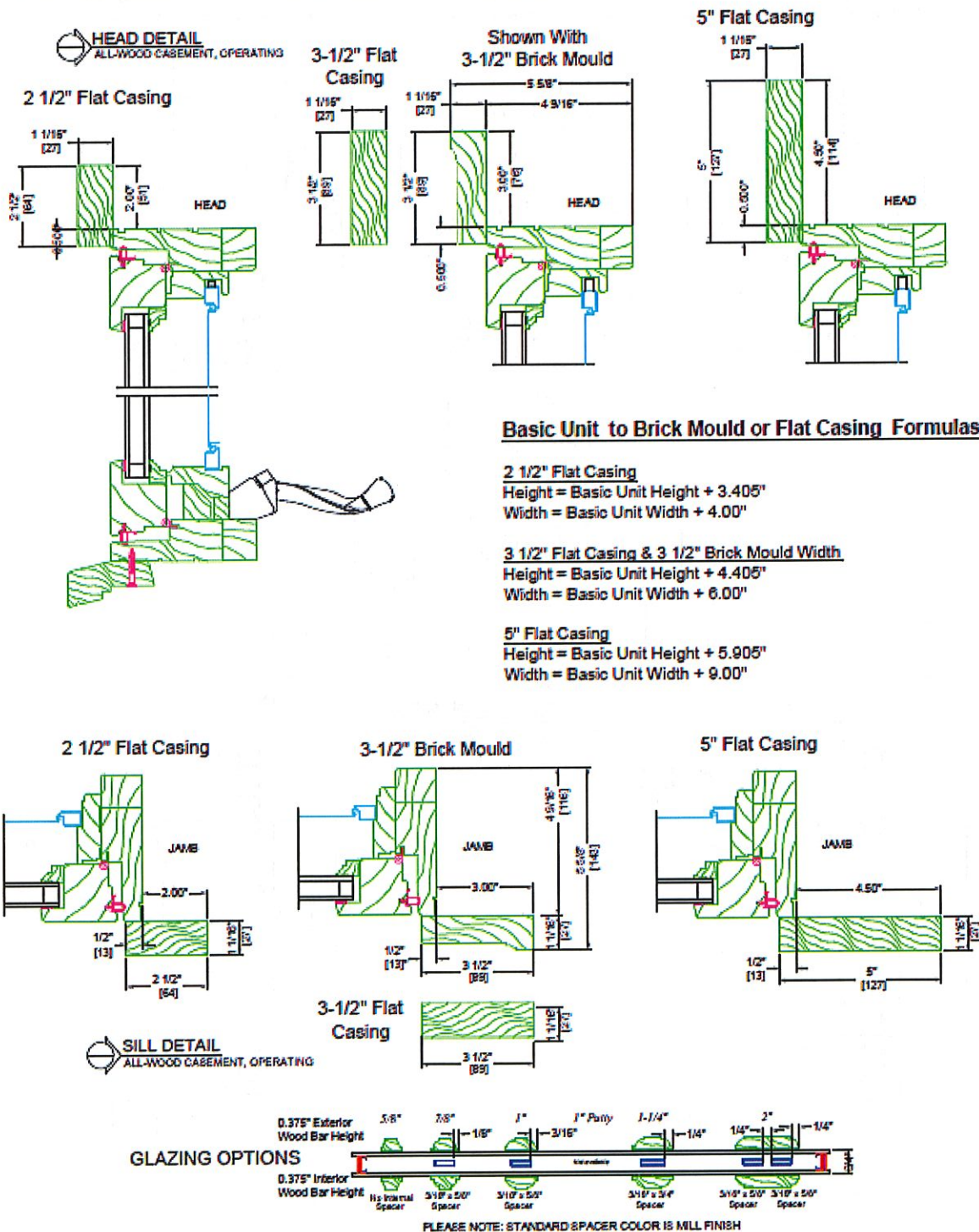


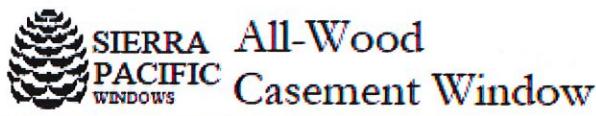


**SIERRA All-Wood**  
**PACIFIC Casement Window**  
WINDOWS

SECTION DETAILS  
DRAWN TO 1"=1" SCALE  
Printed Scale 3" = 1'

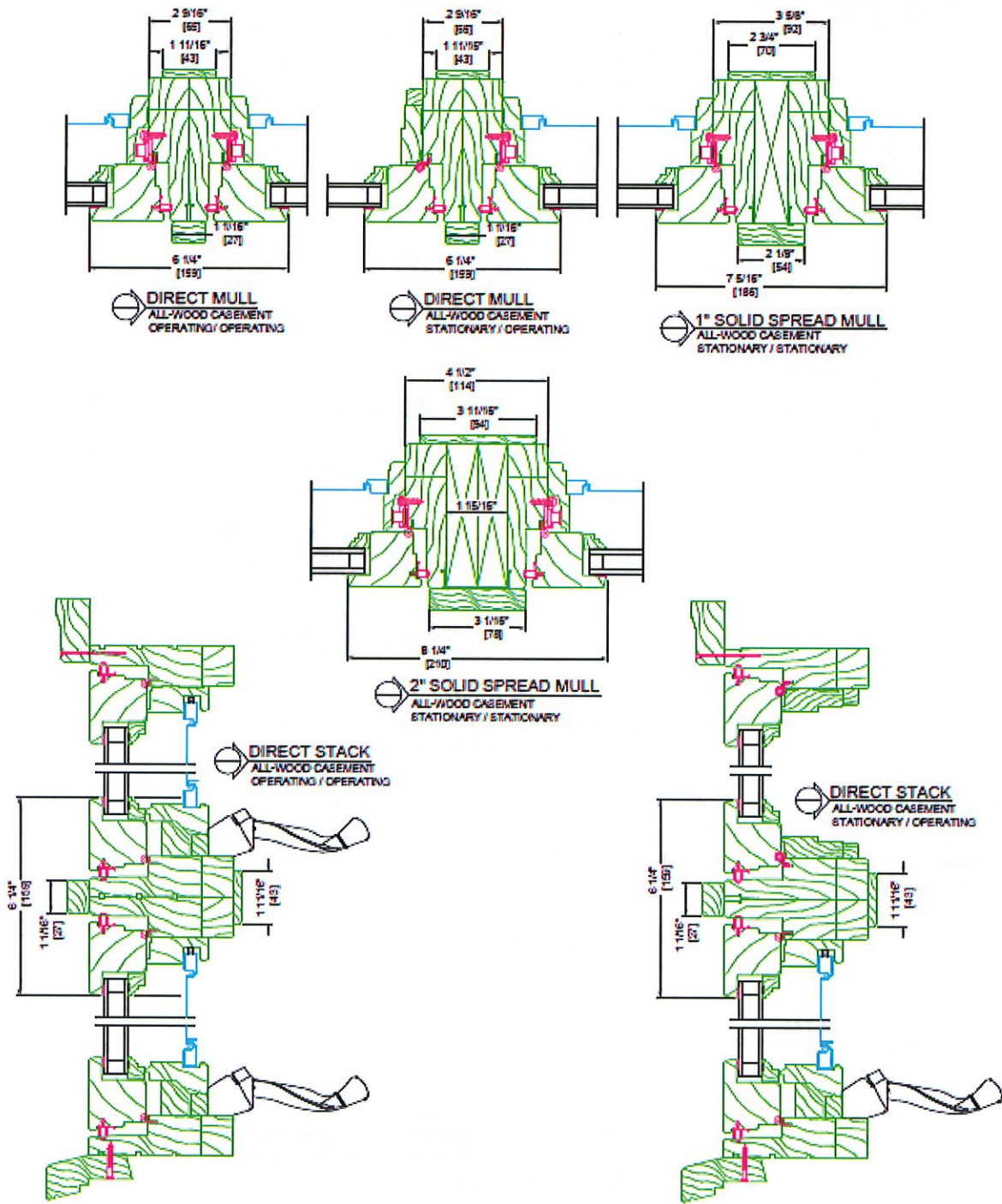
PAGE 2 of 4





MULL DETAILS  
DRAWN TO 1"=1" SCALE  
Printed Scale 3" = 1'  
TYPICAL FACTORY MULL DETAILS

PAGE 3 of 4







# SIERRA All-Wood PACIFIC Casement Window WINDOWS

## TYPICAL FACTORY MULL DETAILS

Printed Scale 3"=1'

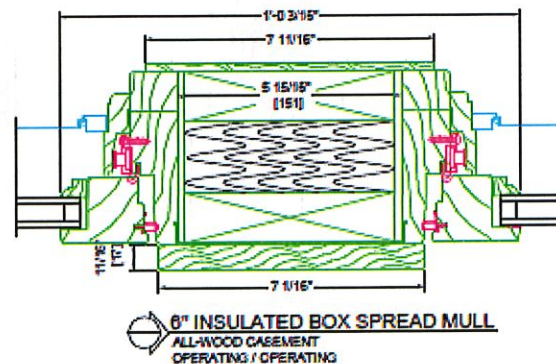
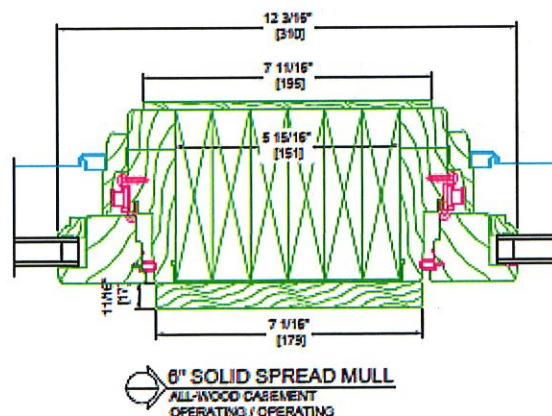
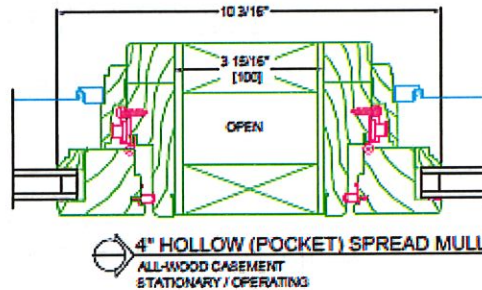
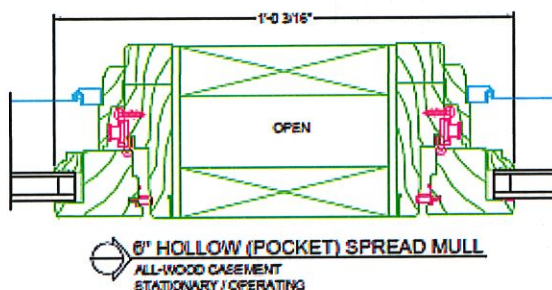
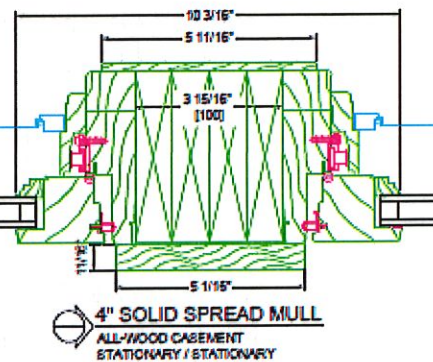
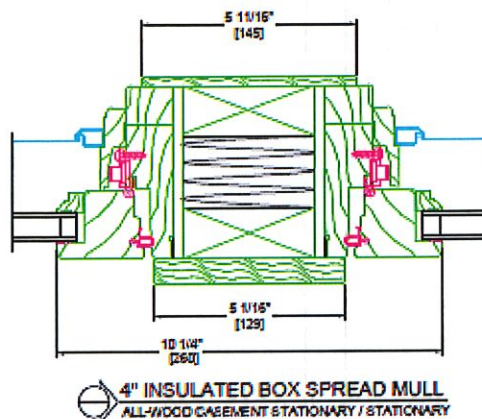
PAGE 4 of 4

### MULL DEFINITIONS

- **INSULATED BOX MULLS**  
AVAILABLE FOR 4" & 6" MULLS  
ONLY THESE RUN FULL UNIT  
HEIGHT & ARE PERMANENTLY  
ATTACHED

- **SOLID MULLS**  
CONSIST OF SINGLE OR MULTIPLE  
PIECES OF FINGER JOINT WOOD  
PERMANENTLY ATTACHED  
TOGETHER AT THE SIZES SHOWN  
- THESE RUN FULL UNIT HEIGHT &  
ARE PERMANENTLY ATTACHED

- **HOLLOW / POCKET MULLS**  
ARE CONSTRUCTED WITH 6" WOOD STRIPS, AS SHOWN, TEMPORARILY  
ATTACHED TO THE UNITS NEAR THE TOP & BOTTOM UP TO 60" UNIT HEIGHTS  
- UNITS THAT EXCEED A 60" HEIGHT MAY HAVE 4 OR MORE WOOD PIECES  
APPLIED  
- THESE TEMPORARY PIECES ARE FOR FIELD REMOVAL PRIOR TO UNIT  
INSTALLATION  
- INSTALLATION IS FROM THE EXTERIOR OF THE STRUCTURE  
- AFTER TEMPORARY WOOD BRACING ARE REMOVED, EXTERIOR CASING WILL  
BE IN PLACE





**SIERRA  
PACIFIC**  
WINDOWS

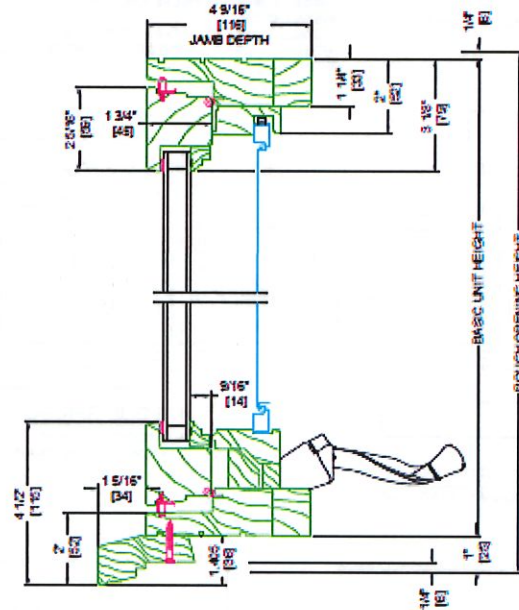
**All-Wood**

For Product Built 06/25/2012 to Present

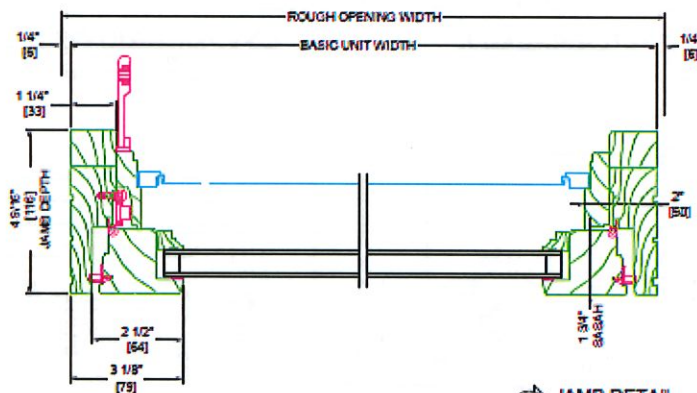
**Casement Window, No Brickmould w/ Sill Nosing**

**SECTION DETAILS**  
Drawn to 1" = 1" Scale  
Printed Scale 3" = 1'  
4 9/16" JAMB

**HEAD DETAIL**  
ALL-WOOD CASEMENT, OPERATING



**SILL DETAIL**  
ALL-WOOD CASEMENT, OPERATING



**JAMB DETAIL**  
ALL-WOOD CASEMENT, OPERATING





**SIERRA  
PACIFIC  
WINDOWS**

## All-Wood

**For Product Built 06/25/2012 to Present**

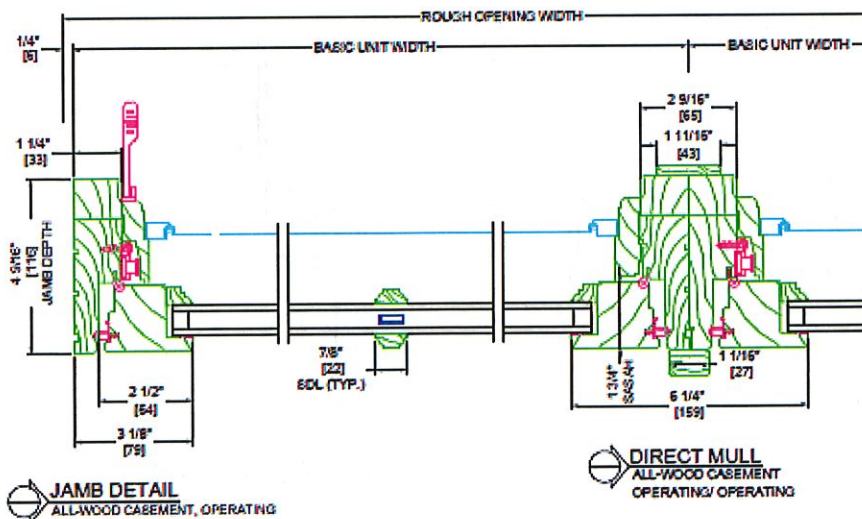
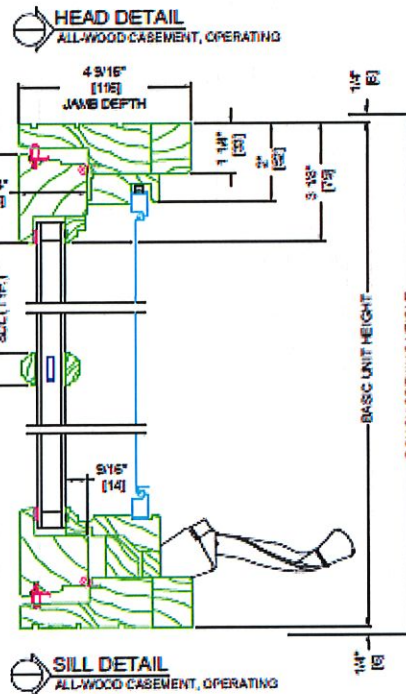
### Casement Window, No Brickmould

## SECTION DETAILS

Drawn to 1" = 1" Scale

Printed Scale 3" = 1'

4 9/16" JAMB



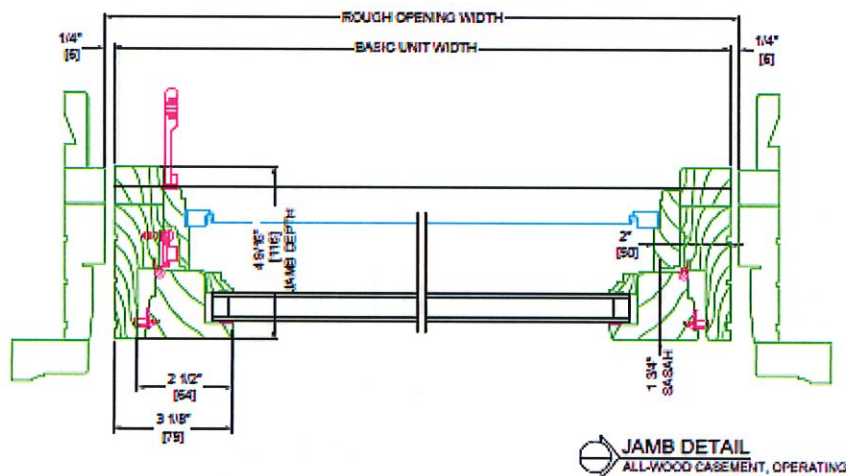
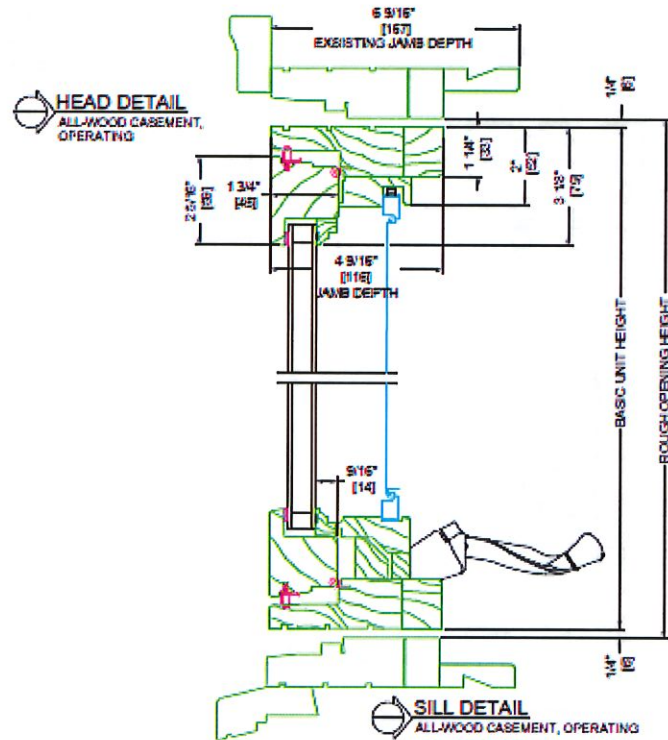


**SIERRA All-Wood  
PACIFIC WINDOWS**

For Product Built 06/25/2012 to Present

## Casement Window, No Brickmould, No Nosing

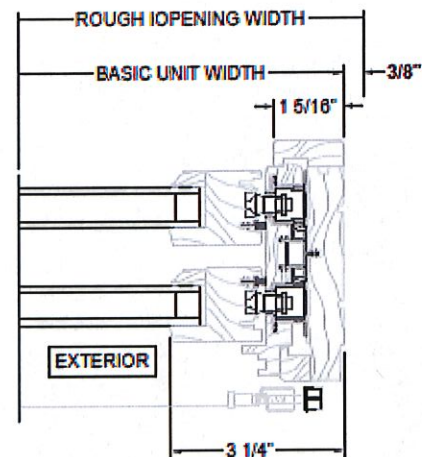
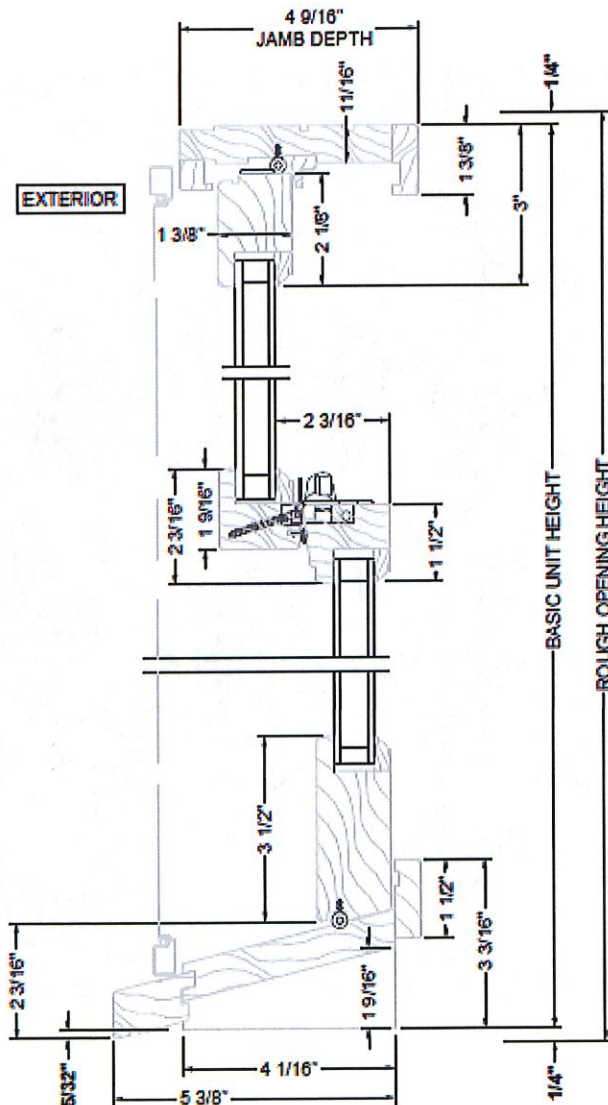
**SECTION DETAILS**  
Drawn to 1" = 1" Scale  
Printed Scale 3" = 1"  
6 9/16" JAMB





# All-Wood Tilt Double Hung Windows with Sill Nosing & No Brickmould

Head & Sill Details  
Page 1 of 8  
Drawn to Full Scale  
Printed Scale 4" = 1'





## Appendix 1- Examples of attached garages in Historic Oakwood

412 Oakwood Ave (using the gradient) – From historian Matthew Browns document: “The basement was converted into a garage in c.1981.”





## 404 Oakwood Ave addition

624 N East Street (using the gradient) - From historian Matthew Browns document: "The house has a full basement, the back part of which is a garage. Most windows are six-over-one. In c.1940, a second story was added to the rear section of the house. It has a shallowly-pitched shed roof, connecting to the original full-width rear dormer roof. In the 1950s, further additions were made and the house was divided into two apartments. The further additions were removed and the house was restored to a single unit as part of a restoration by Eugene & Lynne Whitley in 1975-76."





404 Oakwood Ave addition

600 N Boundary – COA Approved – 103-15-CA





## Appendix 2 – Garage not a contributing structure

Information from Matthew Brown, Oakwood Historian

Matthew Brown <askmisterbrown@yahoo.com>

8/18/17

Dear Imogen and Lloyd,

Yes, the separate building on that map is the kitchen. There is a more detailed Sanborn map done in 1914, that also shows no garage. The Sanborn map done in 1950 shows the garage, but without the attached carport and lattice shelter. In my inventory, I estimated that the garage was built in about 1930 and the carport and lattice porch were added to it in about 1955, but these are just estimates. It is very hard to find solid evidence on when outbuildings were built. It is much easier to figure out when the actual houses were built! Below is what I have for your house.

Matthew

=WA6903 **404 Oakwood Ave. Leach-Rideout House 1881** This North Carolina Victorian gable-front-and-wing frame cottage was built for Middleton T. Leach, a grocer and commission merchant. The house has a front-gabled section on the left, and a side-gabled wing on the right. The roof was originally sheathed in wooden shingles. There are quatrefoil attic vents in the gables. There are projecting tripartite bay windows under both gables. Most windows are four-over-four. There is a porch in front of the side-gabled wing. It has a hipped roof supported by two square-section posts which probably date to the 1950s. The original porch posts were probably slenderer chamfered square-section posts. There is an ell behind the side-gabled wing, which is either original or added prior to 1909. There was a separate kitchen behind the front-gabled section, connected to the main house by a porch. This porch was enclosed between 1909 and 1914. Palmer T. and Addie Lee Rideout bought the house in 1938. Addie Lee was one of the founders of the Oakwood Garden Club in 1950, and received the very first "Yard of the Month" award. The Rideouts sheathed the house in asbestos shingles in the 1950s. Addie Lee lived here until 2003. The house was restored by Benjamin Floyd & Phillip McNeill in 2004. A sunroom was added to the eastern side of the rear at this time. The asbestos shingle siding was removed, and the original siding was restored in c.2009 by Christopher & Emily Small.

There is a garage near the southeast corner of the lot, facing N. Bloodworth St, built in c.1930. It has been converted to a shed. A shed-roofed carport was added to its north side in c.1955, and a shed-roofed lattice porch was added to its south side in c.1955.

Plaque says "Stallings House c.1909" no app on file, date wrong

58:133 David M. Carter, A. B. Andrews et al, commissioners to sell state land to raise money for governor's mansion, to M. T. Leach Dec 24, 1879 \$1105 what is now 404 & 408 Oakwood & 306 N. Bloodworth

380:116 Dixie W. Lee Leach to P. W. Price Jul 20, 1921 this lot, and for \$1616 the Raleigh Bank & Tr releases from lien of judgments J.D. 15:141, J.D. 20:102

783:525 to E. V. Denton 1938

404 Oakwood Ave addition

788:46 E. V. Denton to Palmer T. & Addie Lee Rideout Sep 22, 1938  
10279:525 Palmer T. Rideout Jr. & Annie Lois Rideout to Benjamin Floyd & Phillip McNeill Jul 16, 2003 \$200K  
10892:2697 Floyd & McNeill to Robert Dorff Jun 28, 2004 \$332K  
12516:1224 Robert Dorff to Christopher & Emily Small Apr 26, 2007 \$377  
15299:29 Smalls to Lloyd Miller & Imogen Hoyle 2013 \$370  
1880-81 RCD: Middleton T. Leach, grocer and commission merchant, lives elsewhere  
1881 map: vacant lot owned by M. T. Leach  
1882 map: vacant lot (probably canvassed 1881)  
Sep 30, 1881 *Evening Visitor*: Cottage for rent corner of Cemetery and Bloodworth Streets, in Lovejoy's Grove; four rooms with closets and pantry; bay windows front; servants room and kitchen connected to the house in rear; a fine well of water, beautiful oak grove. Everything new and neat. Apply to M. T. Leach & Co.  
1883 RCD: William N. Snellings, salesman  
1886 RCD: Miss Freeloove Henry, Chester Whiting, clerk, Seymour Whiting  
1887 RCD: J. A. Stallings, timekeeper at water works  
1888 RCD: J. A. Stallings, clerk  
1891 RCD: W. H. Rogers, bkkper, w-Katie  
1891 Heck plat map: house owned by Leach  
1896-97 RCD: William H. Rogers, grocer and commission merchant, w-Kate, 2 kids  
1899-00 RCD: J. W. Weathers, married  
1901 RCD: Harry Hart, plumber  
1903 RCD: H. A. Hart  
1909 Sanborn: gable-front-and-wing with one-room ell behind wing, and separate kitchen behind gable front, connected to main house by a porch, wooden shingle roof  
1914 Sanborn: kitchen looks larger, but is probably the same, porch between main house and kitchen is enclosed  
1924 RCD: P. W. Price  
1932 RCD: Percy W. Price  
1948 RCD: Palmer T. Rideout  
1950 Sanborn: back porch added beside kitchen, composition roof, small garage on southeast corner of lot  
1957 RCD: Palmer T. Rideout  
1973 RCD: Palmer T. Rideout  
Oct 30, 2003 permit issued \$78K  
Jul 14, 2004 note on wakegov: renovations complete



## Appendix 3 – Examples of side porches and decks in Historic Oakwood

Our side porch proposed sq footage: 258 sq ft

### Porch & deck combination

215 n east st - porch 12x12, deck 9x13 = 261 sq feet

- <http://services.wakegov.com/realestate/Building.asp?id=0057335&cd=01&loc=215+N+EAST+ST&des=215+N+EAST+ST&pin=1704900032>



0057335 01/11/2016

624 n east - screened porch 18 x 12, deck 7 x 12 = 300 sq ft

<http://services.wakegov.com/realestate/Building.asp?id=0010390&cd=01&loc=624+N+EAST+ST&des=LOTS+2A+%26+3A+HARDING+PROP%2E+PT+OF+OAKDALE&pin=1704922285>





404 Oakwood Ave addition

## Side Porches

404 bloodworth, covered 9 x 30 = 270 sq ft

- <http://services.wakegov.com/realestate/Building.asp?id=0068505&cd=01&loc=404+N+BLOODWORTH+ST&des=LO1+OAKWOOD+AT+BLOODWORTH+STREET+BM2005-01792&pin=1704809738>



311 n boundary open porch above screened in below 10x32 = 320 sq ft

<http://services.wakegov.com/realestate/Building.asp?id=0046515&cd=01&loc=311+N+BOUNDARY+ST&des=LO4+ELLEN+MORDECAI+SUB+BM2016-00394&pin=1704826045>





404 Oakwood Ave addition

401 e jones open porch 16x11 = 176

<http://services.wakegov.com/realestate/Building.asp?id=0041475&cd=01&loc=401+E+JONES+ST&des=401+EAST+JONES+STREET&pin=1703898995>



408 e lane, covered, 9 x 16 = 144

- <http://services.wakegov.com/realestate/Building.asp?id=0002212&cd=01&loc=408+E+LANE+ST&des=L0110&pin=1704900258>





404 Oakwood Ave addition

304 n person, covered, 8 x 24 = 192

- <http://services.wakegov.com/realestate/Building.asp?id=0022629&cd=01&loc=304+N+PERSON+ST&des=LO1+FLEMING+PROPERTY+SUB+BM2016-01182&pin=1704804453>



218 elm screened in porch 14x19 = 266 sq ft

<http://services.wakegov.com/realestate/Building.asp?id=0040000&cd=01&loc=218++ELM+ST&des=218+ELM+STREET&pin=1704907100>

518 oakwood 8x20 open porch = 120 sq ft

<http://services.wakegov.com/realestate/Building.asp?id=0065386&cd=01&loc=518++OAKWOOD+AVE&des=518+OAKWOOD+AV&pin=1704904506>

327 e jones screened porch 9x22 = 198 sq ft

<http://services.wakegov.com/realestate/Building.asp?id=0007069&cd=01&loc=327+E+JONES+ST&des=327+E+JONES+STREET&pin=1703897975>



404 Oakwood Ave addition



411 oakwood ave, covered, 15 x 16 = 240

- <http://services.wakegov.com/realestate/Building.asp?id=0048583&cd=01&loc=501++OAKWOOD+AVE&des=501+OAKWOOD+AV&pin=1704902707>





404 Oakwood Ave addition

401 elm st, screened in porch, 12x18 = 216

- <http://services.wakegov.com/realestate/Building.asp?id=0002200&cd=01&loc=401++ELM+ST&des=LO113+WARD+PROP&pin=1704905747>

616 n east st, covered porch, 8x16 =128

- <http://services.wakegov.com/realestate/Building.asp?id=0022921&cd=01&loc=616+N+EAST+ST&des=616+N+EAST+STREET&pin=1704922078>



0022921 02/17/2013

620 n east st screened porch 12x16 = 192

- <http://services.wakegov.com/realestate/Building.asp?id=0010388&cd=01&loc=620+N+EAST+ST&des=LO1A+OAKDALE&pin=1704922189>

521 n east screened in porch 13x27 = 351 sq ft

- <http://services.wakegov.com/realestate/Building.asp?id=0074249&cd=01&loc=521+N+EAST+ST&des=521+N+EAST+STREET&pin=1704910586>



523 n east screened porch 9x15 = 135

- <http://services.wakegov.com/realestate/Building.asp?id=0023952&cd=01&loc=523+N+EAST+ST&des=523+N+EAST+ST&pin=1704910681>



404 Oakwood Ave addition

524 n bloodworth open porch 14x11 =

154 <http://services.wakegov.com/realestate/Building.asp?id=0055423&cd=01&loc=524+N+BLOODWORTH+ST&des=524+N+BLOODWORTH+STREET&pin=1704819692>

## Decks

523 e lane 12x18 = 216

- <http://services.wakegov.com/realestate/Building.asp?id=0059032&cd=01&loc=523+E+LANE+ST&des=523+E+LANE+STREET&pin=1704904482>



514 oakwood ave, deck, 13 x 24 = 312

- <http://services.wakegov.com/realestate/Building.asp?id=0030893&cd=01&loc=514++OAKWOOD+AVE&des=514+OAKWOOD+AV&pin=1704903546>



602 oakwood ave, deck, 20x15 = 300

- <http://services.wakegov.com/realestate/Building.asp?id=0066291&cd=01&loc=602++OAKWOOD+AVE&des=PROP+C+J+CLARK&pin=1704906682>



404 Oakwood Ave addition



217 n east, deck 10x16 = 160

- <http://services.wakegov.com/realestate/Building.asp?id=0045901&cd=01&loc=217+N+EAST+ST&des=217+N+EAST+STREET&pin=1704900027>

519 e jones, deck, 36x16 = 576

<http://services.wakegov.com/realestate/Building.asp?id=0051608&cd=01&loc=519+E+JONES+ST&des=NORWOOD+KNOLL+APTS&pin=1703994903>

416 elm st deck 8x30 = 240

<http://services.wakegov.com/realestate/Building.asp?id=0076852&cd=01&loc=416++ELM+ST&des=416+ELM+STREET&pin=1704907936>

107 n east st deck 17x27 = 459

<http://services.wakegov.com/realestate/Building.asp?id=0065675&cd=01&loc=107+N+EAST+ST&des=L012+MORSON+%26+DENSON+SCHOOL+PROPERTY+BM1885-00051&pin=1703990604>

532 n bloodworth deck 18 x 18 = 324

<http://services.wakegov.com/realestate/Building.asp?id=0076250&cd=01&loc=532+N+BLOODWORTH+ST&des=532+N+BLOODWORTH+ST&pin=1704819893>

409 polk 8x28 and 32x12 = 384

<http://services.wakegov.com/realestate/Building.asp?id=0077964&cd=01&loc=409++POLK+ST&des=409+POLK+ST&pin=1704911207>



404 Oakwood Ave addition

523 n east deck 11x22 and 11x18 = 198

<http://services.wakegov.com/realestate/Building.asp?id=0023952&cd=01&loc=523+N+EAST+ST&des=523+N+EAST+ST&pin=1704910681>

409 bloodworth deck 14x23 = 322

<http://services.wakegov.com/realestate/Building.asp?id=0040557&cd=01&loc=409+N+BLOODWORTH+ST&des=LO2+GR+PT+REC+PROP+M+E+FENTRESS+BM1988-01580&pin=1704807887>

304 n bloodworth deck 22x10 = 220

<http://services.wakegov.com/realestate/Building.asp?id=0029545&cd=01&loc=304+N+BLOODWORTH+ST&des=304+N+BLOODWORTH+ST&pin=1704809447>