APPLICANT: IMOGEN HOYLE AND LLOYD MILLER

Nature of Project: Demolish accessory building; construct rear addition
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

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<th>Description of Work</th>
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<td>1.3</td>
<td>Site Features and Plantings</td>
<td>Demolish accessory building; construct rear addition</td>
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<td>3.2</td>
<td>Additions to Historic Buildings</td>
<td>Construct rear addition</td>
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<tr>
<td>4.2</td>
<td>Demolition</td>
<td>Demolish accessory building</td>
</tr>
</tbody>
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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 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.
☐ 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

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).
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

Design Guidelines - Please cite the applicable sections of the design guidelines (www.rhdc.org).

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.2</td>
<td>Additions</td>
<td>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.</td>
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<tr>
<td>4.2</td>
<td>Demolition of non-significant structure</td>
<td></td>
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<tr>
<td>2.7.9</td>
<td>Windows and doors</td>
<td>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.</td>
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</table>
**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 ______________

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<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
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<tbody>
<tr>
<td><strong>Minor Work</strong> (staff review) – 1 copy</td>
<td>YES</td>
</tr>
<tr>
<td><strong>Major Work</strong> (COA Committee review) – 10 copies</td>
<td></td>
</tr>
<tr>
<td>1. <strong>Written description</strong>. 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.)</td>
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<td>2. <strong>Description of materials</strong> (Provide samples, if appropriate)</td>
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<td>3. <strong>Photographs</strong> of existing conditions are required. Minimum image size 4&quot; x 6&quot; as printed. Maximum 2 images per page.</td>
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<td>4. <strong>Paint Schedule</strong> (if applicable)</td>
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<tr>
<td>5. <strong>Plot plan</strong> (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.</td>
<td>☑</td>
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</tbody>
</table>
| 6. **Drawings** showing existing and proposed work  
  - [ ] Plan drawings  
  - [ ] Elevation drawings showing the façade(s)  
  - [ ] Dimensions shown on drawings and/or graphic scale (required) | ☑ | ☐ | | |
|  - [ ] 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. | ☑ | ☐ | | |
| 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. | ☑ | ☐ | | |
| 8. **Fee** (See Development Fee Schedule) | ☑ | | | |
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 it’s 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 is 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% current y 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.
CURRENT FOOTPRINT
Disclaimer

Maps make 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
404 Oakwood Ave addition

Left Side of house looking towards current shed

Front of house looking down right side
Rear of house looking at current shed
404 Oakwood Ave addition
Shed as it looked previously before we painted and did some work on it
404 Oakwood Ave addition

Current shed roof

Left side of building looking from rear
404 Oakwood Ave addition

Rear of building with kitchen steps

Where addition will attach
WAKE COUNTY, NORTH CAROLINA

CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOK 12516 PAGE 1224;
AND DEED BOOK --- PAGE ---
BOOK OF MAPS ------- PAGE ---

THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES WAS GREATER THAN 1:20,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

SEAL
L-3345

HAROLD A. SMITH
RALEIGH, NORTH CAROLINA

LLOYD MILLER
& IMOGEN HOYLE
RALEIGH, NORTH CAROLINA

HAROLD "TODD" SMITH
LAND SURVEYING
L-3345
RALEIGH, N.C. (919) 605-6953

VICINITY MAP

DATE: 05-22-13
SCALE: 1" = 30'
R.R. 108/22
DIV. NO. 213-108L
PROJ. NO. 213-109L
Existing Front Elevation

404 Oakwood Ave - Existing Front Elevation (Oakwood Ave)

Scale -1/18" = 1'-0"
Existing Side Elevation (Bloodworth Street)
New Side Elevation (Bloodworth Street)
Existing Side Elevation
New Side Elevation
Existing rear elevation

404 Oakwood Ave - Existing Rear Elevation with Garage

Scale: 1/18' = 1'-0"
Tree Protection Plan:
1. Tree protection fence to be installed as shown and maintained throughout the duration of the project.
2. Addition being built in the Critical Root Zone should be built utilizing piers instead of a continuous footing.
3. No roots over 2" shall be cut within six feet of trees.
4. Protected areas under CRZ should be mulched utilizing arborist wood chips and watered during summer droughts.
5. Pecan and willow oak to be treated for wood boring beetles during the growing season of construction and for the following year after completion.

Leaf & Limb
Tree Protection Plan Created by
Katie Rose Levin
Certified Arborist SO-6744A
Current Footprint

[Map Image]
Addition Footprint
Addition shown brought in-line with neighboring Oakwood Ave properties to give a sense of scale
Proposed Addition and its setbacks

This section of the original building is set back exactly 20ft from public right of way.

The addition is set back over 20ft from the public right of way.

The addition is set further back than neighboring house.
Oakwood Ave % area use of neighboring properties
404 Oakwood Ave addition

N Bloodworth St % area use of neighboring properties
# 404 Oakwood Avenue
## Paint Colors

<table>
<thead>
<tr>
<th>Room</th>
<th>Color Description</th>
<th>Color Formulas (as not standard color)</th>
<th>Brand</th>
<th>Finish</th>
<th>Type</th>
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</thead>
<tbody>
<tr>
<td><strong>Interior</strong></td>
<td></td>
<td></td>
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<tr>
<td>Trim (whole house)</td>
<td>Misty Air (OC-44)</td>
<td></td>
<td>Benjamin Moore</td>
<td>Semi-Gloss</td>
<td>Rega Interior</td>
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<td>Living Room</td>
<td>Wetham Grey (HC-171)</td>
<td></td>
<td>Benjamin Moore</td>
<td>Eggshell</td>
<td>Natum</td>
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<td>Dining Room/Foyer</td>
<td>Coastal Fog (796)</td>
<td></td>
<td>Benjamin Moore</td>
<td>Eggshell</td>
<td>Natum</td>
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<td>Kitchen</td>
<td>Nantucket Breeze (521)</td>
<td></td>
<td>Benjamin Moore</td>
<td>Eggshell</td>
<td>Natum</td>
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<td>Hall</td>
<td>Custom Color</td>
<td>Yellow (Sugar Cookie) 5/13 - EY (12/12)</td>
<td>Benjamin Moore</td>
<td>Eggshell</td>
<td>Natum</td>
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<td><strong>Bathrooms</strong></td>
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<tr>
<td></td>
<td>Faraway Blue (7125)</td>
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<td>Sherwin Williams</td>
<td>Low Lustre (Eggshell)</td>
<td>Cadizero Interior</td>
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<td><strong>Guest Room</strong></td>
<td>Custom Color</td>
<td>Farrow and Ball #252 (Pavilion Blue) match in BM 5/13 - EY (12/12)</td>
<td>Benjamin Moore</td>
<td>Eggshell</td>
<td>Natum</td>
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<td>Master Bedroom/Office Room</td>
<td>Custom Color</td>
<td>5/13 - EY (12/12)</td>
<td>Benjamin Moore</td>
<td>Eggshell</td>
<td>Natum</td>
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<td>House Body</td>
<td>Custom Color</td>
<td>0416-034 (Camouflage) N105 - 2B (12/12)</td>
<td>Benjamin Moore</td>
<td>Low Lustre</td>
<td>Premium Exterior Medium Base</td>
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<tr>
<td>Trim</td>
<td>Snowfall White</td>
<td></td>
<td>Benjamin Moore</td>
<td>Soft Glass</td>
<td>BM Premium Exterior Paint Base</td>
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<td>Shutters/Door/Window/Steps</td>
<td>Black Forest Green N096 46 (Pre-mixed color)</td>
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<td>Benjamin Moore</td>
<td>Soft Glass</td>
<td>BM Premium Exterior</td>
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<td>Foundation</td>
<td>Custom Color</td>
<td>242 - EY (12/12)</td>
<td>Benjamin Moore</td>
<td>Low Lustre</td>
<td>Iron Exterior Paint</td>
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</table>

*The Ace Hardware at Seaboard Station sells Benjamin Moore paint. They can make Farrow and Ball paint formulas in Benjamin Moore paint*
404 Oakwood Ave addition

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 (tctal 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

Brick Patio

Gravel Driveway

11'-11 1/2"
7'-4 1/2"
26'-2"
20'-10 1/2"

Pull back this brick planter and create a bigger grade change. Included area + rear steps up to brick path beyond.

Side Yard Property Line

Side (Street) Property Line

Stair 8'-4"
Stair/Storage 10'-2" X 11'-11"
500 WOOD DOOR CROSS SECTIONS

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

Scale: 3" = 1'-0"
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

STANDARD FEATURES
- Any Wood Species
- Virtually Any Size
- Glass Options
- Privacy Rating: 1

DETAILS

1 7/16" Innerboard Panel
Glazing Bead
Sticking
(Rail)

1 3/4" Insulated Glazing

3/4" Flat Panel
Glazing Bead
Sticking
(Rail)

(Standard)

(Optional)
GLAZING OPTIONS
Single & Dual Insulated Glass available in operating and fixed units. Grille in Airspace

HDL, Surround and KD Grille Bar Chart

PLEASE NOTE: STANDARD INTERNAL SPACER COLOR IS MILL FINISH
Wood Standard Casement

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

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

www.sierrapacificwindows.com
800-824-7744

Note: Sierra Pacific Windows reserves the right to change specifications without notice.
Wood Carmel Double Hung

<table>
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<td>31 1/8</td>
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<tr>
<td>48 3/4</td>
<td>48</td>
</tr>
</tbody>
</table>

*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 PACIFIC WINDOWS

All-Wood Casement Window

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

PAGE 2 of 4

HEAD DETAIL
ALL-WOOD CASEMENT, OPERATING

2 1/2" Flat Casing

3-1/2" Flat Casing

Shown With
3-1/2" Brick Mould

5" Flat Casing

Basic Unit to Brick Mould or Flat Casing Formulas

2 1/2" Flat Casing
Height = Basic Unit Height + 3.405'
Width = Basic Unit Width + 4.00"

3 1/2" Flat Casing & 3 1/2" Brick Mould Width
Height = Basic Unit Height + 4.005'
Width = Basic Unit Width + 6.00"

5" Flat Casing
Height = Basic Unit Height + 5.005'
Width = Basic Unit Width + 9.00"

SILL DETAIL
ALL-WOOD CASEMENT, OPERATING

3-1/2" Flat Casing

GLAZING OPTIONS

0.375" Exterior Wood Bar Height
0.375" Interior Wood Bar Height

PLEASE NOTE: STANDARD SPACER COLOR IS MILL FINISH

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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.”
624 N East Street (using the gradient) - From historian Matthew Brown's 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."
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

=W6903 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
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 Freelove 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, keeper, 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

624 n east - screened porch 18 x 12, deck 7 x12 = 300 sq ft
404 Oakwood Ave addition

**Side Porches**

404 bloodworth, covered 9 x 30 = 270 sq ft

311 n boundary open porch  above screened in below 10x32 = 320 sq ft
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=LANE+STREET&pin=1704900258
304 N Person, covered, 8 x 24 = 192
- http://services.wakegov.com/realestate/Building.asp?id=0022629&cd=01&loc=304+N+PERSON+ST&desc=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&desc=213+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&desc=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&desc=327+E+JONES+STREET&pin=1703897975
404 Oakwood Ave addition

411 oakwood ave, covered, 15 x 16 = 240
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=LO
  113+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
  LO1A+OAKDALE&pin=170492189

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=00b9032&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
217 n east, deck 10x16 = 160

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

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=17C4910681

409 bloodworth deck 14x23 = 322

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