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121-16-CA

412 OAKWOOD AVENUE

OAKWOOD
HISTORIC DISTRICT
(GENERAL)

0 25 50 100 Feet



Nature of Project: Construct 2nd level addition on existing 1st level addition; remove chimney.

APPLICANT:
MEG MCLAURIN



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



**DEVELOPMENT
SERVICES
DEPARTMENT**

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



<input type="checkbox"/> Minor Work (staff review) – 1 copy <input type="checkbox"/> Major Work (COA Committee review) – 13 copies <ul style="list-style-type: none"> <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input checked="" type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center; margin: 0;">For Office Use Only</p> Transaction # <u>479427</u> File # <u>121-16-CA</u> Fee <u>147</u> Amount Paid <u>147-</u> Received Date <u>2/11/16</u> Received By <u>[Signature]</u>
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Property Street Address 412 Oakwood Avenue		
Historic District Oakwood		
Historic Property/Landmark name (if applicable)		
Owner's Name Richard and Cindy Urquhart		
Lot size .92 Acres	(width in feet) 39'	(depth in feet) 103'

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:

Property Address	Property Address
SEE ATTACHMENT	

1704900682
URQUHART, RICHARD A III URQUHART,
CYNTHIA W
ALBERT C. URQUHART
1605 SUNRISE RD
CARY NC 27513-2708

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

1704900464
BRAGG, LAUREN C
413-415 E LANE ST
RALEIGH NC 27601-1119

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

1704901683
JONES, JESSE TILLERY, SUSAN
PO BOX 104
LILLINGTON NC 27546-0104

1704902707
STUART, MOLLY M STUART, MICHAEL D
501 OAKWOOD AVE
RALEIGH NC 27601-1157

1704809499
UNKNOWN
PO BOX 2331
RALEIGH NC 27602-2331

1704809788
HALLAM, ELEANOR J HALLAM, DEBORAH J
404 N BLOODWORTH ST
RALEIGH NC 27604-1224

1704900562
BRANTLEY, ANDREW TENNANT
BRANTLEY, JANE ANDREWS
309 N EAST ST
RALEIGH NC 27601-1115

1704900789
YOUNGBLOOD, CURTIS E YOUNGBLOOD,
PATRICIA A
411 OAKWOOD AVE
RALEIGH NC 27601-1155

1704902510
BECOM, WILLIAM D BECOM, TERESA
308 N EAST ST
RALEIGH NC 27601-1116

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

1704900413
PHILLIPS, ROBERT D PHILLIPS, KATHY S
2415 FAIRVIEW RD
RALEIGH NC 27608-1325

1704900566
URQUHART, RICHARD A III URQUHART,
CYNTHIA W
412 OAKWOOD AVE
RALEIGH NC 27601-1156

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

1704902515
CAMERON WADE VENTURES LLC
7334 CHAPEL HILL RD STE 200
RALEIGH NC 27607-5000

15

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 Meg McLaurin

Mailing Address 511 Hillsborough Street

City Raleigh

State NC

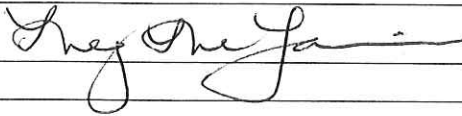
Zip Code 27603

Date 7.9.2016

Daytime Phone 919.749.3008

Email Address meg@megmclaurin-aia.com

Applicant Signature



Office Use Only

Will you be applying for state or federal rehabilitation tax credits for this project?

Yes No

Type of Work

2, 23

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

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
3.0	Changes to the Building Exterior	<p>The owners of the home on the corner of Oakwood Avenue and North East Street would like to add a second bathroom and more closet space to their second floor which currently has a single bath for three bedrooms. Part of the proposed plan also incorporates a laundry area which will be able to move that function out of the existing garage/basement. The addition proposed would sit over the existing family room, a 14' +/- wide area that spans the width of the existing structure. The building form and roofline of the current second floor would continue in the same plane over the 14' span. Existing historic materials would be matched and/or extended, and the paint color would remain the same. All exterior detailing (i.e., siding, cornerboards, window trim, soffit detailing, etc.) shall match existing. Stained glass windows on original back wall will be relocated in new bathroom. New windows will match the 2/2 vertical style of several of the windows, but will be shorter due to the remaining single story roof.</p> <p>Currently there is a chimney on the roof that appears to have been abandoned as an early furnace flue, and also seems to be unsupported on the main level. As it is one of several chimneys on the structure, the owner is requesting its removal as part of this renovation.</p>
3.1	Wood	
3.4	Paint / paint color	
3.5	Roof	
3.6	Exterior Walls	
3.7	Windows	
4.2	Additions	
3.2	Masonry	

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
<p>Attach 8-1/2" x 11" 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.</p> <p>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</p>					
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. Photographs of existing conditions are required.	<input checked="" type="checkbox"/>				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing proposed work <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Plan drawings <input checked="" type="checkbox"/> Elevation drawings showing the new façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale <input checked="" type="checkbox"/> 8-1/2" x 11" or 11" x 17" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" or 11" x 17" snap shots of individual drawings on the big sheet. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the Label Creator to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule) \$ 147.⁰⁰	<input type="checkbox"/>				

PROPERTY LINE

EAST STREET

OAKWOOD AVENUE

EXISTING SINGLE
STORY SECTION

PROPOSED 2ND
STORY ADDITION

EXISTING 2ND
STORY SECTION

PORCH



SITE PLAN

1/10" = 1'-0"

GRAPHIC SCALE
(IN FEET)





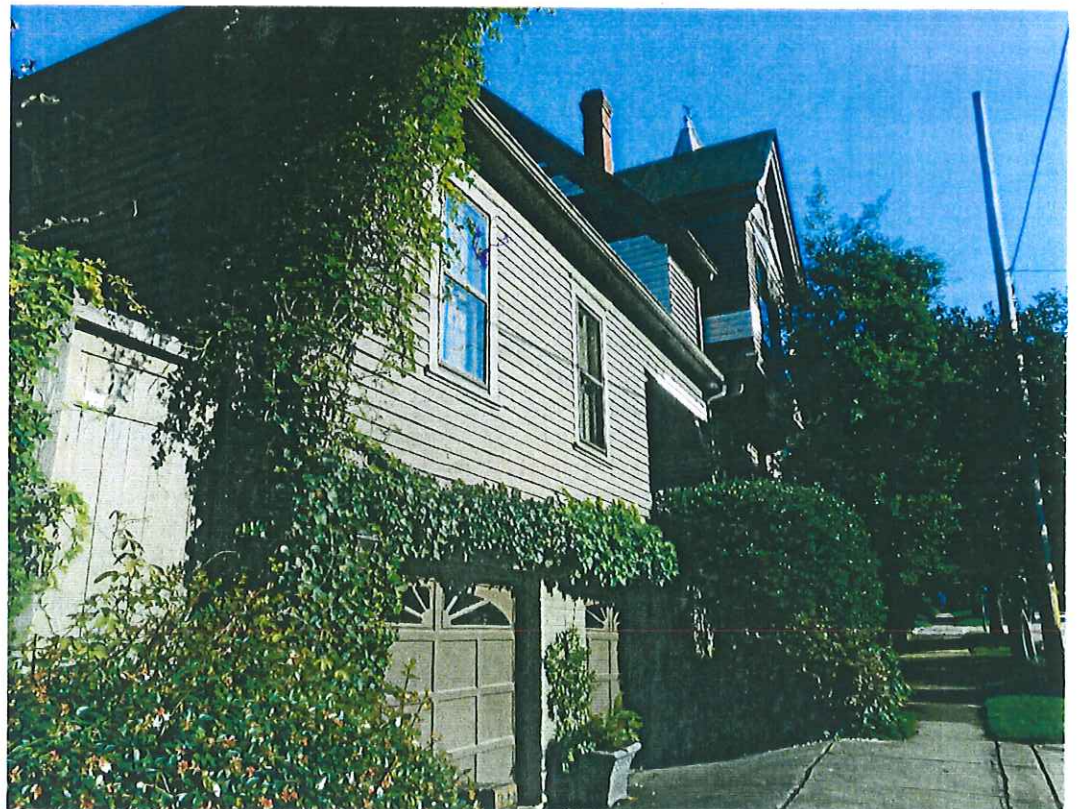
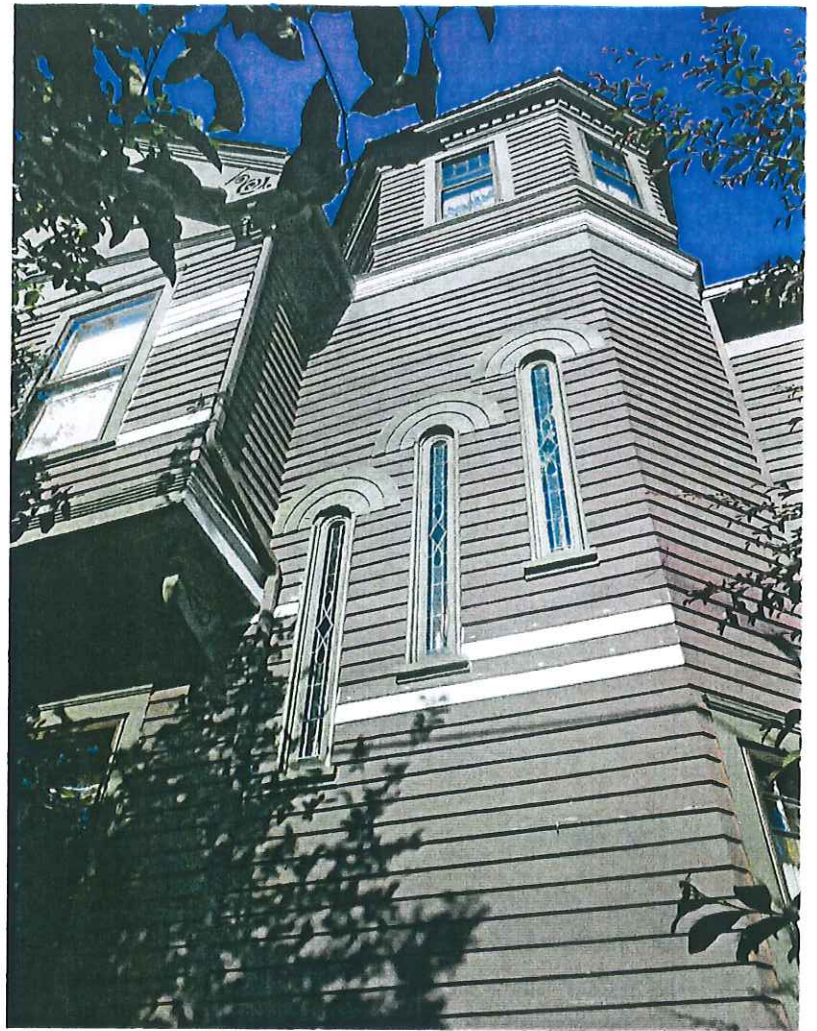
FRONT ELEVATION (OAKWOOD AVE)



EAST ELEVATION
(EAST STREET)

412 OAKWOOD AVENUE / URQUHART

TOWER PORTION
OF EAST ST
FACADE



VIEW UP EAST ST, SIDEWALK



VIEW OF REAR FACADE FROM
NEIGHBOR'S PORCH



SIDING DETAILS; WINDOWS TO BE
RELOCATED; EXTERIOR DETAILS TO BE
COPIED ON ADDITION

412 OAKWOOD AVENUE



EAST STREET FACADE WITH CHIMNEYS

412 OAKWOOD AVENUE



EXISTING EAST ELEVATION (PARTIAL)

1/8" = 1'-0"

GRAPHIC SCALE
(IN FEET)



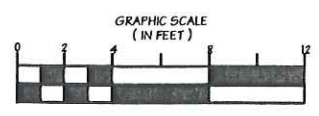
NOTE:

RECONSTRUCTED FROM PHOTOS
AND DRAWING PREVIOUSLY
SUBMITTED TO RHDC BY OTHERS 2014



PROPOSED EAST ELEVATION (PARTIAL)

1/8" = 1'-0"





EXISTING REAR ELEVATION

1/8" = 1'-0"

GRAPHIC SCALE
(IN FEET)



CHIMNEY PROPOSED TO BE REMOVED



PROPOSED REAR ELEVATION

1/8" = 1'-0"

GRAPHIC SCALE
(IN FEET)





EXISTING WEST ELEVATION (PARTIAL)

1/8" = 1'-0"

GRAPHIC SCALE
(IN FEET)





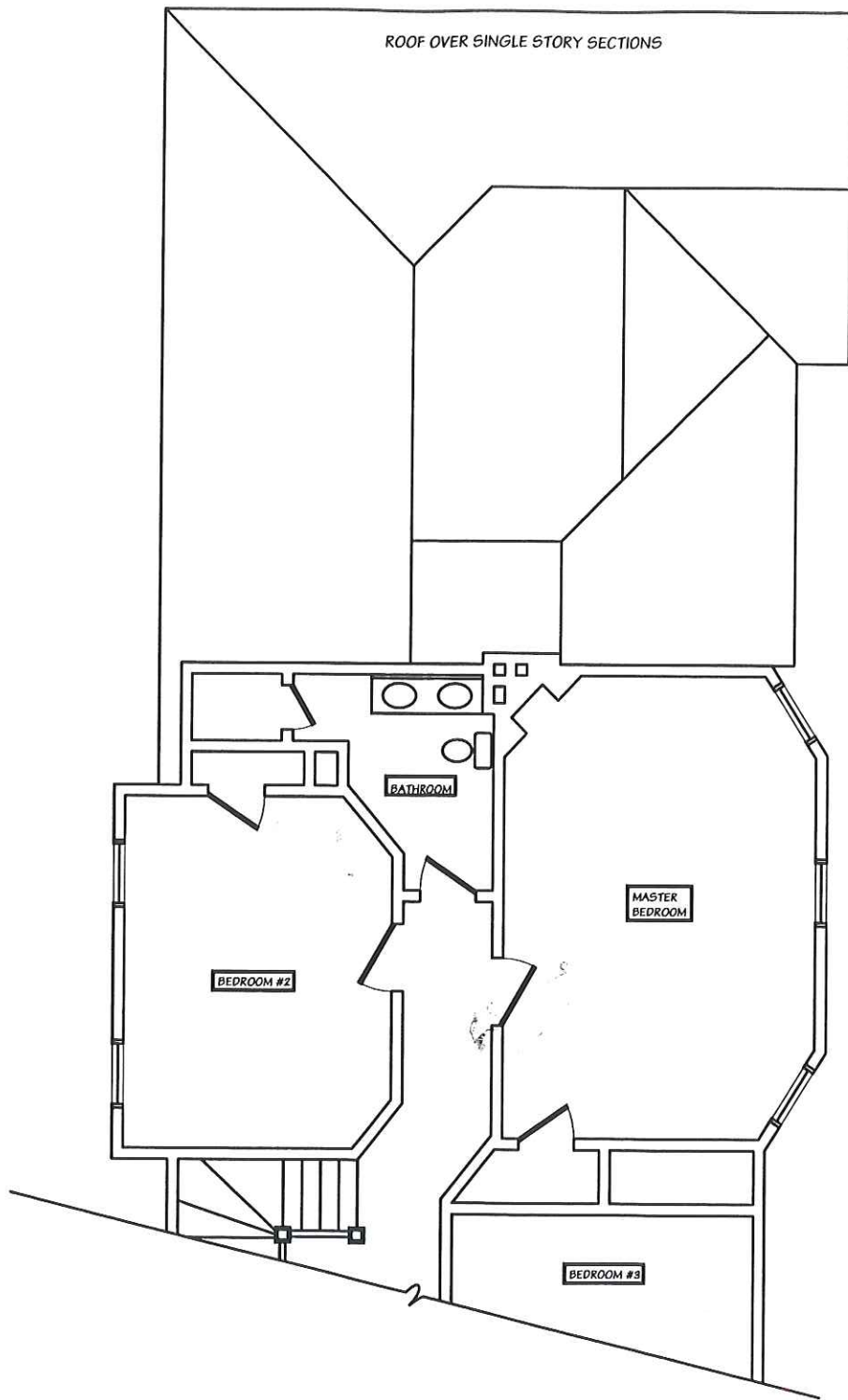
+/- 14'-0"
SECOND FLOOR AND ATTIC
EXPANSION OVER FIRST
FLOOR FAMILY ROOM

PROPOSED WEST ELEVATION (PARTIAL)

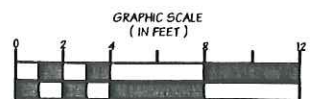
1/8" = 1'-0"

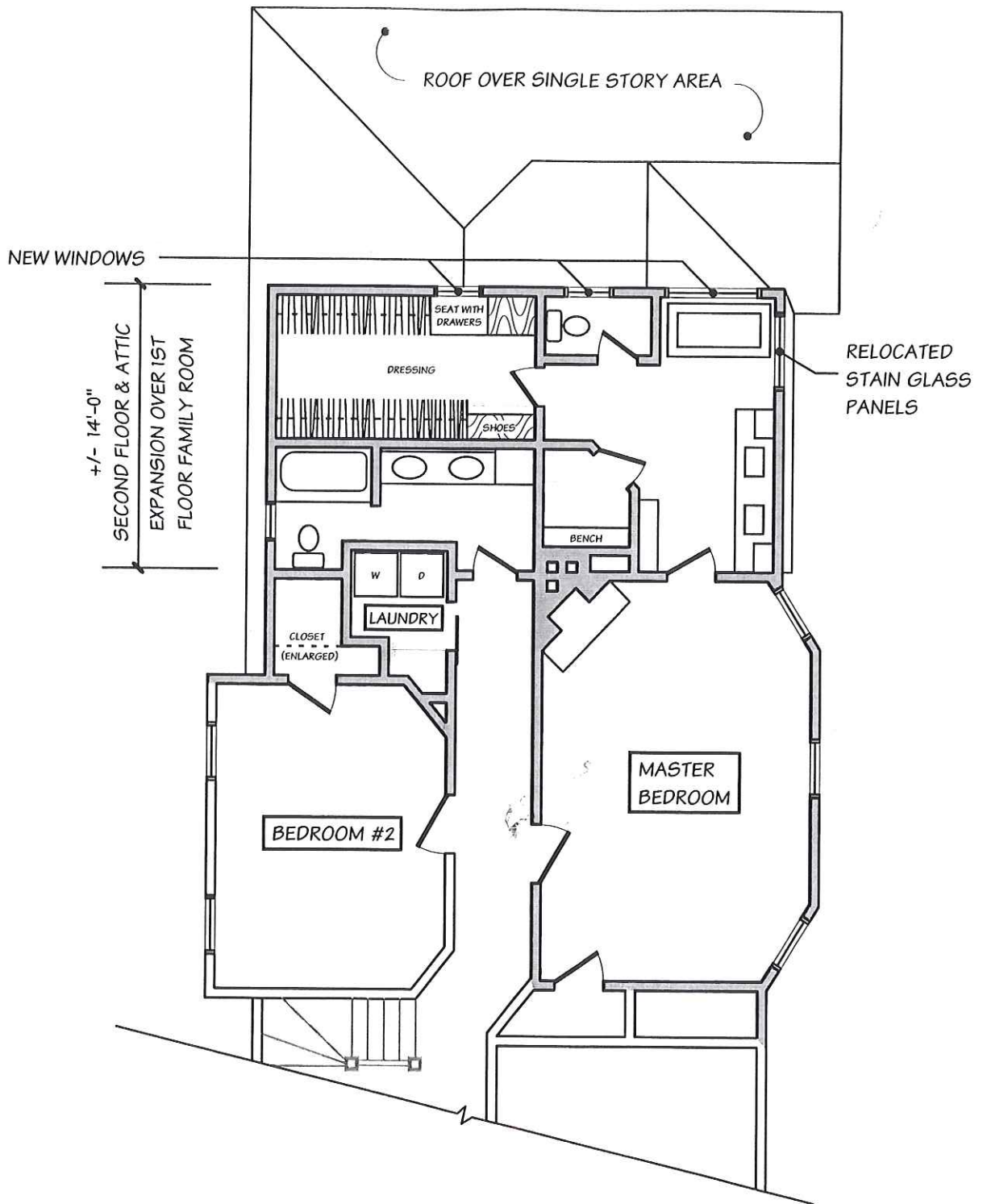
GRAPHIC SCALE
(IN FEET)





EXISTING SECOND FLOOR PLAN (PARTIAL)
1/8" = 1'-0"





PROPOSED SECOND FLOOR PLAN (PARTIAL)

1/8" = 1'-0"

