



124-17-CA

0 25 50 100 Feet



APPLICANT:  
PRESERVATION NORTH  
CAROLINA

# 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 # 521679

File # 124-17-CA

Fee 294

Amount Paid 294

Received Date 7-13-17

Received By [Signature]

Property Street Address 814 Oberlin Road (Relocation of Willis Graves House from 802 Oberlin Rd to 814 Oberlin Rd)

Historic District Oberlin Village (pending HOD-G)

Historic Property/Landmark name (if applicable) Rev. Plummer T. Hall House + Willis Graves House

Owner's Name Preservation North Carolina

Lot size .37 acres

(width in feet) 105'-0"

(depth in feet) 175'-0" (180'-0")

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
222 W Hargett St	806 Oberlin Rd
802 Oberlin Rd	817 Oberlin Rd
910 Oberlin Rd	815 Oberlin Rd
801 Oberlin Rd	818 Oberlin Rd



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 Preservation North Carolina

Myrick Howard

Mailing Address P.O. Box 27644

City Raleigh

State NC

Zip Code 27611-7644

Date 7/10/2017

Daytime Phone 919-832-3652

Email Address mhoward@presnc.org

Applicant Signature *John Howard*

Office Use Only

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

Type of Work

6, 2, 83, 54, 26

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](http://www.rhdc.org)).

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
4.1/80-81	Relocation	<p>The Willis Graves House and the Rev. Plummer T. Hall House are both being threatened and Preservation NC is requesting that they both be relocated. The Willis Graves House will be relocated to 814 Oberlin Rd from its current location at 802 Oberlin Rd. The house is under threat of demolition from a developer. The Rev. Plummer T. Hall House is located in the right of way on Oberlin Rd, Preservation NC is requesting that the house be moved further back on the lot past the new Utility Easement Line to protect the house from further damage. Both houses will have new foundations that will help in protecting both houses from further damage. The new location is still within the Oberlin Village district and will help keep the more residential character of this section of the street intact.</p> <p>Locations of new walkways and off-street parking have been carefully placed towards the rear of the property and access will be off of the side street.</p> <p>Preservation NC requests the removal of the current non-historic additions to both houses and new additions to be added to the rear of both buildings. The new design proposes to be compatible with both houses as well as each other.</p> <p>Preservation NC is proposing a deck to be built between the two houses to provide a single entry point to both houses by one accessible ramp to help keep the site open and less visually busy on the rear elevation. The additions and site plan were designed to maximize the aesthetic of the historic houses by being clean and simple.</p>
1.5/26-27	Walkways + Off-Street Parking	
3.2/66-67	Additions to Historic Buildings	
2.11/60-61	Accessibility	



### 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.  <u>Minor Work (staff review) – 1 copy</u>  <u>Major Work (COA Committee review) – 10 copies</u>					
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 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 <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. <b>Fee</b> ( <u>See Development Fee Schedule</u> )	<input checked="" type="checkbox"/>				

## **814 Oberlin Rd Relocation + Addition**

Preservation NC would like to request the relocation of the Willis Graves House located at 802 Oberlin Rd to the recombined lot at 814 Oberlin Rd. The Willis Graves House is a two story home built in the Queen Anne style and was the only residence of its kind in the historically African American Oberlin community. The house was built between 1884 and 1889 for Willis M. Graves, one of Oberlin's early settlers. This historic landmark is in imminent danger of being demolished for the valuable property it currently sits on, and Preservation NC would like to relocate the house to 814 Oberlin Rd. The Willis Graves House paired with the Rev. Plummer T. Hall House will be restored and turned into Preservation NC's offices.

During the relocation of the Willis Graves House, Preservation NC would like to request moving the Plummer T. Hall House further back on the property of 814 Oberlin Rd in order to protect the house from the proposed right of way changes that will occur on Oberlin Rd as well as provide a buffer between the house and the future utility easement that will be added to the property. The Plummer T. Hall House is both architecturally and historically significant as well. The Queen Anne cottage was built for Reverend Plummer T. Hall as a wedding gift for this bride in circa 1940. Reverend Hall was the first pastor of the Oberlin Baptist Church. This house is the only one story Queen Anne cottage in the Oberlin community and has several distinct architectural details such as the turreted section of the front porch, a bay window, and both circular and quatrefoil gable vents.

Both houses will be placed on new foundations with brick veneer similar to the existing foundations. The finish floors of both houses will be set higher than they are currently to protect the historic building materials from further damage. The finish floors will align and Preservation NC is proposing to build a deck between the new proposed additions to the houses (behind the historic portions of both houses, see site plan) to allow for one accessible entry point in the rear of the property. This will allow for only one ramp to be built and the deck will be kept below 30" above grade so that railings for the deck will not be necessary. This will cause less impact visually to the rear elevations of the houses and keep the site more open.

The proposed additions to each house are designed to be compatible with the historic details and massing of both houses as well as with each other. They are meant to be simple and clean lined in order to draw your eye to the ornate and often times quirky details of the Willis Graves and Plummer T. Hall Houses. Trim details will be similar in dimension but less detailed than those of the historic fabric.

All new windows will be wood and proportional in size to the existing windows. The new windows will be casements and awnings (one will be double hung) and will not have a grille



pattern in order to separate the additions visually from the historic houses. The additions have been inset in most instances and as mentioned before the trim details will be less ornate which will all help discern the additions from the historic portions of the houses. There will be two new exterior entry doors located off the deck on both interior sides of the additions (not visible from the street). They will be wood half lite doors with wood full lite storm doors. The Plummer T. Hall House as a side entry door off the front porch that has been significantly damaged, we are proposing that the door be replaced with a half lite wood door and a wood full lite storm door to be added for protection. Wood full lite storm doors are proposed to be added to all entry doors for protection.

The siding for the addition will have smooth faced Artisan Hardie siding with a 4.5"-5" exposure to be consistent with the historic portions of the houses. Preservation NC requests taking off the aluminum siding on the Graves House and restoring the siding and trim work hopefully found underneath. The front wall of the house underneath the front porch has wood siding with an app. 4.5"-5" exposure. All new trim will match the style and dimensions of the historic trim. Corner boards will be app 5" wide with an eased edge, 1.75" wood sills, 4.5" window/door trim with an eased edge but less detailed than that of the historic trim and will have 1" wood caps over the window and door trim. Windows will be wood, Sierra Pacific wood windows. The new windows will be compatible in dimension to the historic windows of the existing houses. Preservation NC is proposing to remove the central window of the three ganged windows under the front porch of the Plummer T. Hall House and adding in a double hung with 6/6 grille pattern to be more compatible with the historic house. The center window will be 32" wide which is compatible in size to the double hung to the right of the front door and will allow for thicker trim between each of the three windows.

The new roofing material for the additions will be architectural asphalt shingles, as well as reroofing the existing houses with new architectural asphalt shingles. Fascias and eaves will match existing but be less ornate. Overhangs are app. 12" for the existing main body of the Graves House and app. 8" on the Plummer T. Hall House.

1704045469  
RALEIGH CITY OF  
222 W HARGETT ST  
RALEIGH NC 27601-1316

1704041480  
801 ASSOCIATES  
PO BOX 10007  
RALEIGH NC 27605-0007

1704041480  
MARTIN, ANDREW S TRUSTEE FBO  
GABRIEL ECONOMIDIS  
1026 WASHINGTON ST  
RALEIGH NC 27605-1258

1704043542  
RARE OBERLIN INVESTMENTS LLC  
306 MINTON VALLEY LN  
CARY NC 27519-9105

1704043588  
RARE OBERLIN INVESTMENTS LLC  
306 MINTON VALLEY LN  
CARY NC 27519-9105

1704044667  
TROXLER, ROBERT E  
1609 CANTERBURY RD  
RALEIGH NC 27608-1107

1704044771  
EDWARDS, KELLY G  
903 OBERLIN RD  
RALEIGH NC 27605-1132

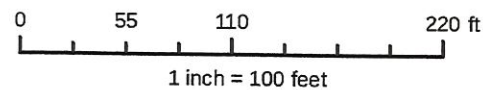
1704045385  
OBERLIN BAPTIST CHURCH  
806 OBERLIN RD  
RALEIGH NC 27605-1131

1704046793  
904 THE OBERLIN LLC  
CHAD STELMOK  
7100 SIX FORKS RD STE 100  
RALEIGH NC 27615-6260

1704047529  
904 THE OBERLIN LLC  
CHAD STELMOK  
7100 SIX FORKS RD STE 100  
RALEIGH NC 27615-6260



814 Oberlin Rd



**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.





814 Oberlin Rd

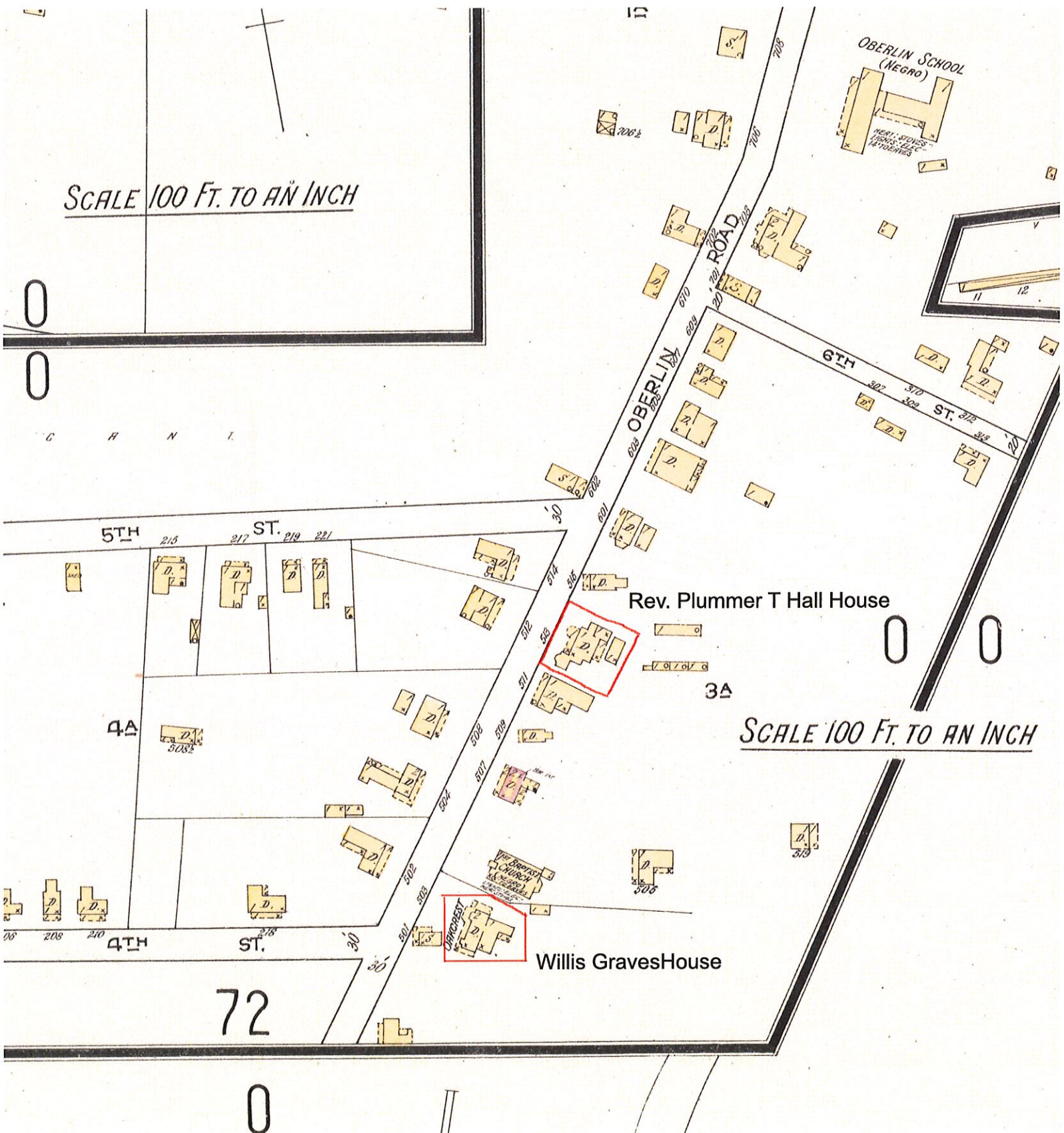


0 55 110 220 ft  
1 inch = 100 feet

**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.



Sanborn Map 1914









814 Oberlin Rd

Existing Site Photos













814 Oberlin Rd

Existing Site Photos





814 Oberlin Rd

Existing Site Photos





814 Oberlin Rd

Existing Site Photos





814 Oberlin Rd

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Existing Photos

Rev. Plummer T. Hall House





814 Oberlin Rd

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Existing Photos

Rev. Plummer T. Hall House





814 Oberlin RD

Panoramic existing photos  
Hall House + property





814 Oberlin Rd

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Existing Photos

Rev. Plummer T. Hall House





814 Oberlin Rd

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Existing Photos

Rev. Plummer T. Hall House





814 Oberlin Rd

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Existing Photos

Rev. Plummer T. Hall House





814 Oberlin Rd

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Existing Photos

Rev. Plummer T. Hall House





814 Oberlin Rd

Existing Photos

Rev. Plummer T. Hall House





814 Oberlin Rd

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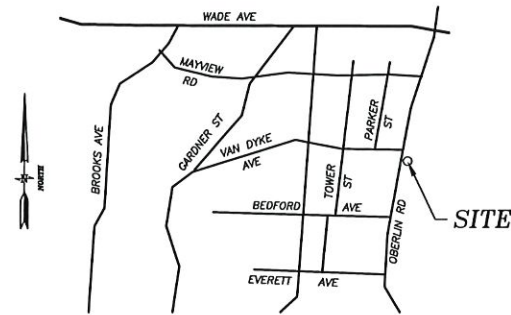
Existing Photos  
Rev. Plummer T. Hall House  
From 1994



The proposed side addition to the Plummer T. Hall house reflects back to these photos, the proposed plan shows the new side addition pushed back for cleaner roof lines and separate new from historic







VICINITY MAP  
(N.T.S.)

### LEGEND

- Property Line
- Property Line (not surveyed)
- Old R/W line
- Right-of-Way Line
- Easement Line
- Creek Centerline
- Water Line
- Sanitary Sewer
- Overhead Utility
- Overhead Service
- Chain Link Fence
- Wood Fence
- Welded Wire
- Existing Iron Pipe
- Iron Pipe Set (Unless Otherwise Designated)
- Existing Concrete Monument
- Concrete Monument Set
- Property Corner
- PK Nail
- Hardwood Tree
- Fire Hydrant
- Drop Inlet
- Utility Pole
- Telephone Box
- Light Pole
- Sewer Clean Out
- Water Valve
- Water Meter
- Power Box
- Gas Meter
- Handicapped Parking
- Sewer Manhole
- EIP - Existing Iron Pipe
- NIP - Iron Pipe Set
- PP - Power Pole
- DB - Deed Book
- PG - Page
- R/W - Right of Way
- TM - Tax Map
- N/F - Now or Formerly
- XXX - DENOTES ADDRESS

### NOTES:

TOWNSHIP: RALEIGH

PIN: 1704.13-04-5469

ZONING: OX3-HOD-G (OBERLIN VILLAGE PENDING)

INSIDE CITY LIMITS: YES

TOTAL ACRES: 0.37 ACRES

TOTAL # OF LOTS: 2

THIS PROPERTY DOES NOT LIE WITHIN  
2000' OF A N.C.G.S. MONUMENT.

SITE IS NOT LOCATED IN A FLOOD-HAZARD  
AREA ACCORDING TO FLOOD INSURANCE  
RATE MAP 3720170400J, EFFECTIVE  
MAY 2, 2006

METHOD OF COMPUTATION IS  
COORDINATE COMPUTATION

REFERENCE:  
BOM 2016, PG 313  
DB 15420, PG 2241  
DB 15951, PG 597

I, Jeffrey H. Davis, PLS, certify this map was drawn under  
my supervision from an actual survey made under my supervision;  
and that the error of closure as calculated by latitudes and  
departures is  $1/10,000+$ ; that the boundaries not surveyed  
are shown as broken lines plotted from information found in  
Book —; Page —; that this map was prepared in  
accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this  
day of —, 2017

Signed *JHD*  
Seal



### FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT  
PROPERTY ( ) IS or ( X ) IS NOT

located in a SPECIAL FLOOD HAZARD AREA as  
determined by the Department of Housing and  
Urban Development, or as shown on the  
FLOOD INSURANCE RATE MAP.

370243 1704 E  
COMMUNITY # PANEL SUFFIX

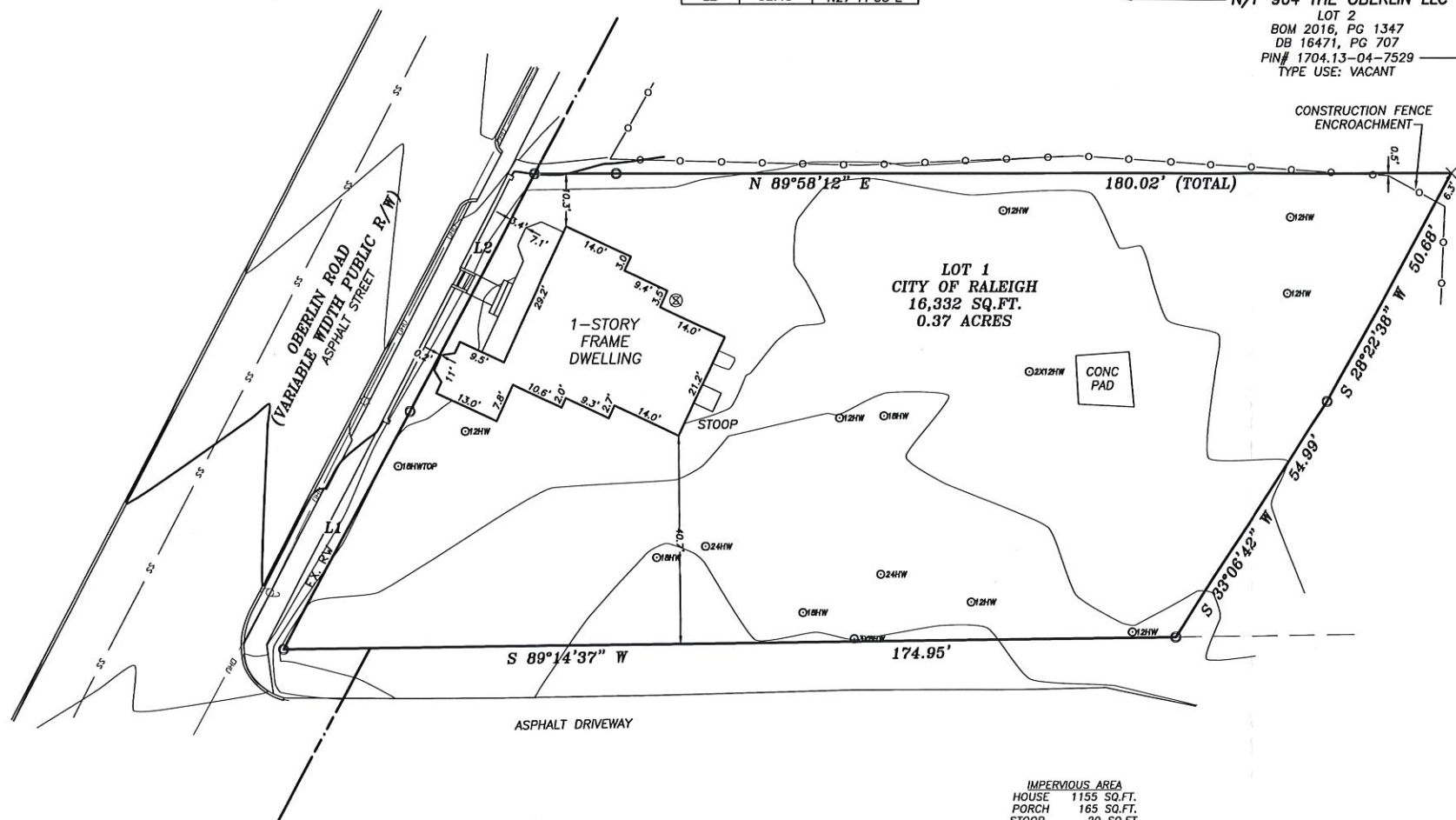
*JHD PLS*  
PROFESSIONAL LAND SURVEYOR



NOTE:  
THIS PROPERTY DOES NOT LIE WITHIN  
2000' OF A N.C.G.S. MONUMENT.  
THIS SURVEY IS OF AN EXISTING PARCEL  
OR PARCELS OF LAND.  
ALL CREEKS, EASEMENTS, BUFFERS,  
FLOOD LIMITS & SETBACKS TAKEN  
FROM BOM 2016, PG 314

THIS MAP NOT FOR RECORDATION  
BOUNDARY INFORMATION TAKEN  
FROM BOM 2016, PG 314

LINE TABLE		
LINE	LENGTH	BEARING
L1	52.60	N27°58'53"E
L2	52.43	N27°41'55"E



IMPERVIOUS AREA  
HOUSE 1155 SQ.FT.  
PORCH 165 SQ.FT.  
STOOP 20 SQ.FT.  
WALK 20 SQ.FT.  
TOTAL 1360 SQ.FT.  
8.3% IMPERVIOUS

N/F OBERLIN BAPTIST CHURCH  
LOT 2  
BOM 2006, PG 2010  
DB 2387, PG 86  
PIN# 1704.13-04-5385  
TYPE USE: EXEMPT

### GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

TURNING POINT  
SURVEYING PLLC  
4113 JOHN S. RABOTEAU WYND  
RALEIGH, NORTH CAROLINA 27612  
FAX 800-948-0213 PH 919-781-0234  
License No: P-0121

CITY OF RALEIGH  
LOT 1  
CITY OF RALEIGH  
814 OBERLIN ROAD  
WAKE COUNTY  
NORTH CAROLINA  
RALEIGH

DATE: 06-26-2017

DRAWN BY: DC

CHK'D BY: JHD

JOB NO. C-847

SCALE: 1" = 20'

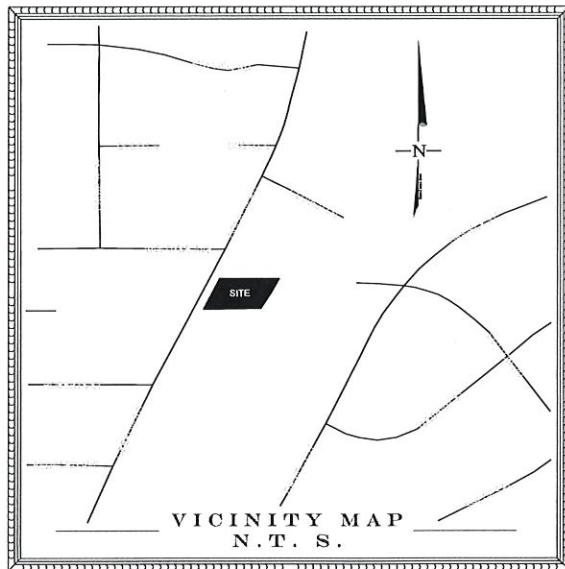
C.N. = 25288

DWG. NO.

C-847

SHEET 1 OF 1





NORTH CAROLINA  
WAKE COUNTY

I CERTIFY THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE  
ME THIS DAY, EACH ACKNOWLEDGING THAT (S)HE VOLUNTARILY SIGNED  
THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN  
THE CAPACITY INDICATED: \_\_\_\_\_

DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_, NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**PRELIMINARY**  
NOT FOR RECORDATION  
CONVEYANCES OR SALES

NORTH CAROLINA, WAKE COUNTY;  
I, A. F. FELTON, II, PLS, CERTIFY THAT THIS PLAT WAS  
PREPARED UNDER MY DIRECT SUPERVISION; THAT THE  
EXISTING BOUNDARY, RIGHT-OF-WAY AND EASEMENT DATA  
SHOWN HEREON WAS COMPILED USING FIELD DATA, DEEDS  
AND PLATS REFERENCED HEREON; THAT THE NEW  
(RIGHT-OF-WAY AND EASEMENT) INFORMATION SHOWN  
HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION;  
THAT THE NEW RIGHT-OF-WAY LINES SHOWN HEREON WERE  
FIELD SURVEYED AND MONUMENTED UNDER MY DIRECT  
SUPERVISION AS INDICATED; THAT THE UNADJUSTED RATIO OF  
PRECISION AS CALCULATED IS 1:10000 + ; THAT THIS PLAT  
WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS  
AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION  
NUMBER AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE  
RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED  
SURVEY, OR OTHER EXEMPTION TO THE DEFINITION OF  
SUBDIVISION:

A. F. FELTON II PLS L-3968

NOTES:

- 1) BASIS OF BEARINGS: NCGS " NAD 1983 (1986)
- 2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCE.
- 3) AREA IS BY COORDINATE METHOD.
- 4) THIS PROPERTY IS SUBJECT TO UNRECORDED EASEMENTS AND AGREEMENTS.
- 5) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL MATTERS THAT IT MAY DISCLOSE
- 6) ZONING IS: LOT 1 R-6 / LOT 2 O&I
- 7) PARCEL(S) ARE IN ZONE "X" PER FIRM PANEL 1704 MAP 3720170400J EFFECTIVE 05-02-2006
- 8) 812 OBERLIN RD WILL NO LONGER BE USED AFTER RECOMBINATION. NEW LOT 1 ADDRESS WILL BE 814 OBERLIN RD.

DATUM DESCRIPTION:

THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS SITE  
IS BASED ON THE NAD 1983/ NSRS 2001 STATE PLANE COORDINATES  
ESTABLISHED BY GPS/IRS OBSERVATIONS FOR POINT X WITH A  
NORTHING OF 744540.66  
AND EASTING OF 2100496.59. THE AVERAGE  
COMBINED FACTOR USED WAS (GROUND TO GRID) 0.00000000000000.

THIS PLAT OR MAP DOES NOT REQUIRE PRELIMINARY APPROVAL  
AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

PLANNING DIRECTOR/WAKE COUNTY REVIEW OFFICER

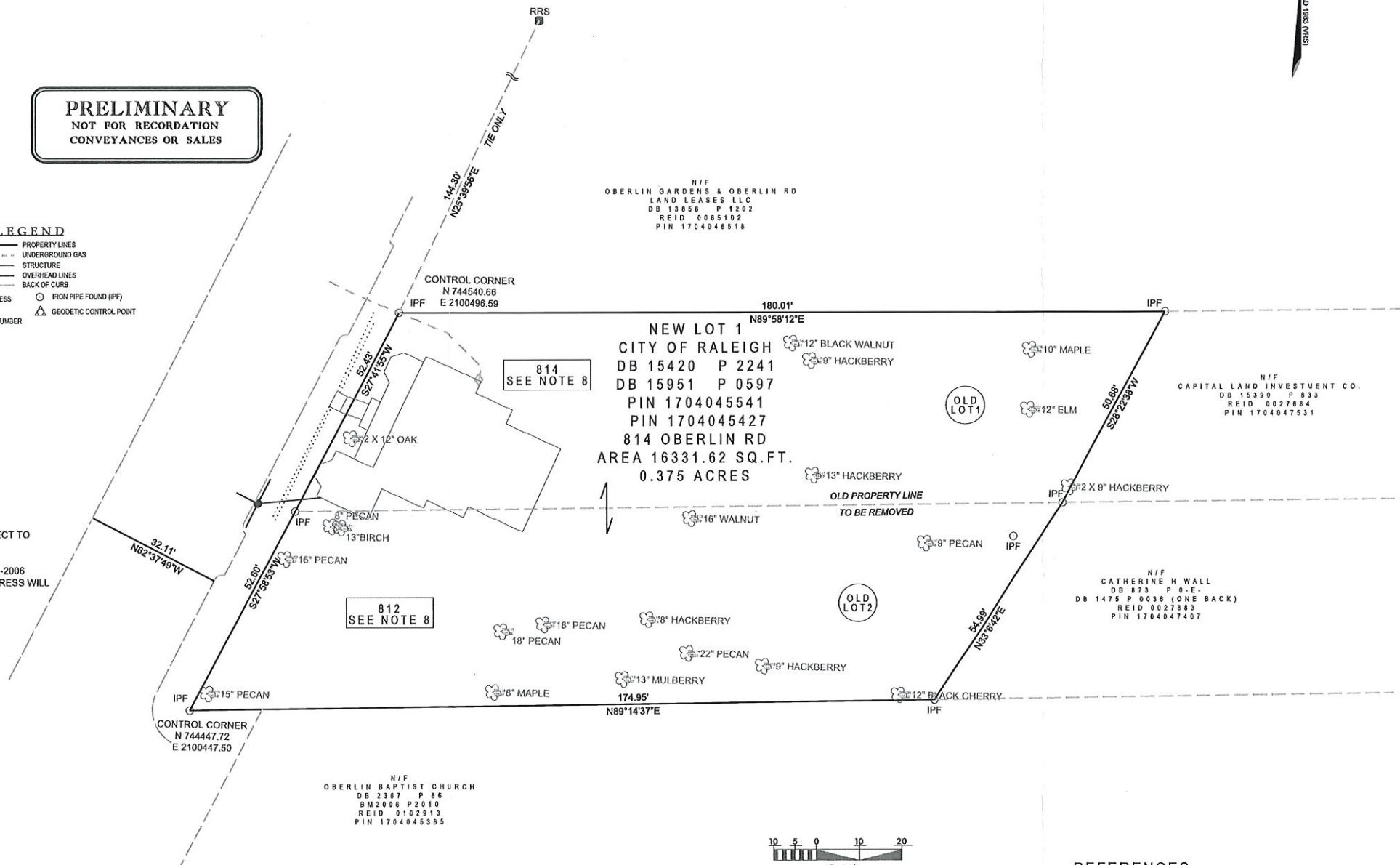
THIS PLAT IS NOT TO BE RECORDED AFTER \_\_\_\_ DAY OF \_\_\_\_  
ONE COPY TO BE RETAINED FOR THE CITY.  
THIS PLAT IS \_\_\_\_ IN \_\_\_\_ OUT OF THE CITY LIMITS.

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER (S) OF THE PROPERTY SHOWN ON  
THIS MAP OR PLAT AND BY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORD, HAVING ACQUIRED THE  
PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, WAKE COUNTY, NORTH  
CAROLINA, OR OTHERWISE AS SHOWN BELOW AND AS SUCH, HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY  
IN FEE SIMPLE BY, AND THAT THE DEDICATOR (S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS  
OF ALL WHOMSOEVER UNLESS EXPECTED HEREIN AND THAT BY SUBMISSION OF THIS PLAT FOR APPROVAL I (WE) DO  
DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS OF WAY, PARKS AND GREENWAYS  
(AS THESE INTERESTS ARE DEFINED IN THE CODE), AND THE SAME MAY BE SHOWN THEREON FOR ALL LAWFUL PURPOSES  
TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF IN ACCORDANCE  
WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH FOR THE BENEFIT OF THE  
PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE; PROVIDED, ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE  
ARE NOT MADE TO THE CITY BUT ARE MADE IRREVOCABLY TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES  
SHOWN HEREON FOR THEIR USE AND BENEFIT SUBJECT TO CONDITIONS (b), (c), (d), AND (f) OF SECTION 1 AND 4 OF THE  
"CITY STORM DRAINAGE POLICY" (RESOLUTION 1970-742 AS THE SAME MAY FROM TIME TO TIME BE AMENDED).

NANCY L. McFARLANE, MAYOR FOR THE CITY OF RALEIGH

DATE

LEGEND	
---	PROPERTY LINES
---	UNDERGROUND GAS
---	STRUCTURE
---	OVERHEAD LINES
---	BACK OF CURB
8888	ADDRESS
1	LOT NUMBER
○	IRON PIPE FOUND (IPF)
△	GEODETIC CONTROL POINT



REFERENCES  
WAKE COUNTY REGISTRY

CITY OF RALEIGH PUBLIC WORKS DEPARTMENT  
SURVEY SECTION

222 W HARGETT ST  
RALEIGH, NC  
RALEIGH TOWNSHIP  
WAKE COUNTY



(919)-996-3030

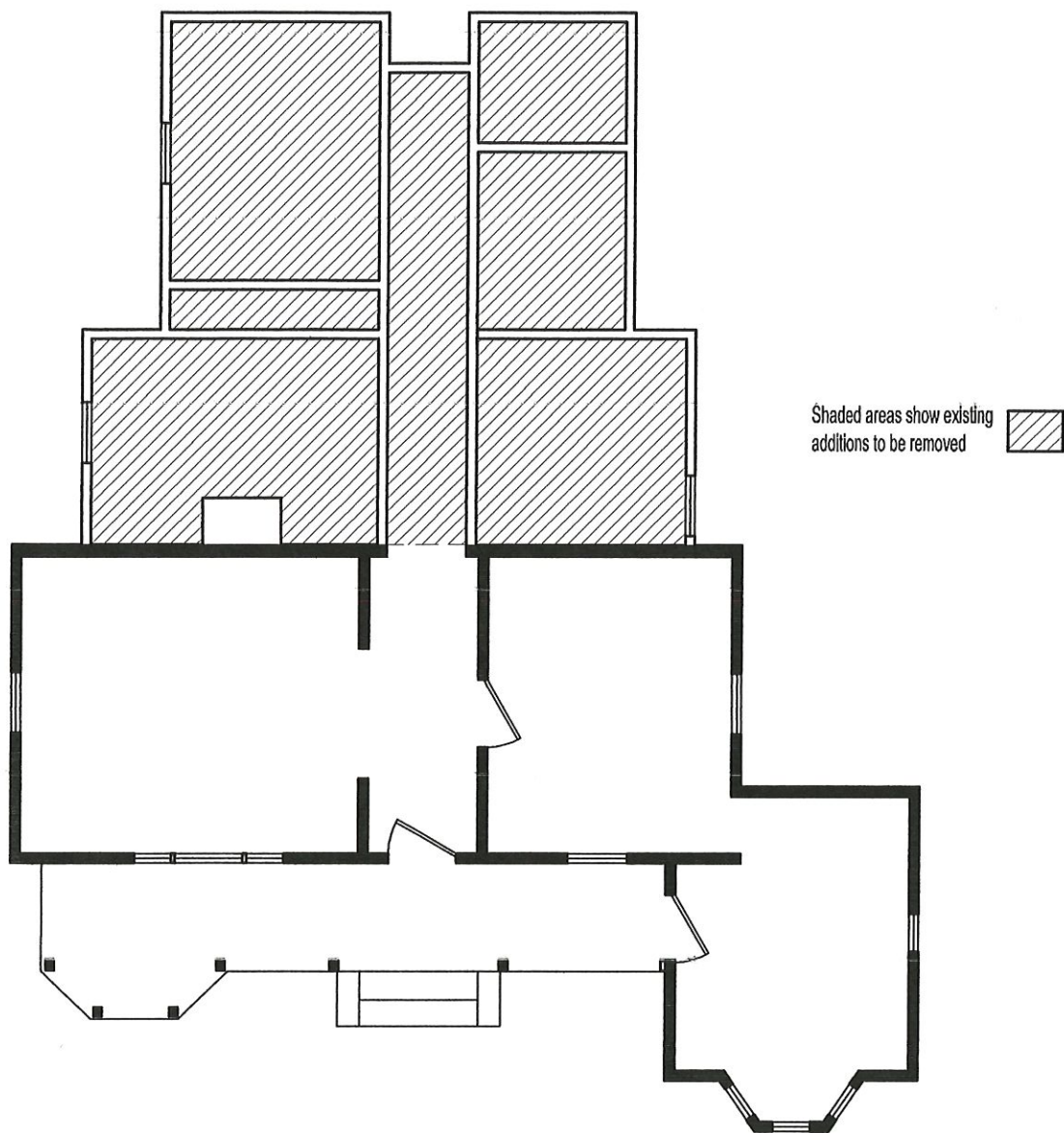
TECH:  
PC: JL

PLAT OF:  
RECOMBINATION OF PROPERTY AT 812 AND 814 OBERLIN RD  
FOR THE CITY OF RALEIGH  
DATE OF SURVEY: APRIL 2015









# Hall House 814 Oberlin Rd - Existing Ground Floor Plan

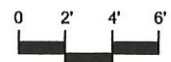
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By Others

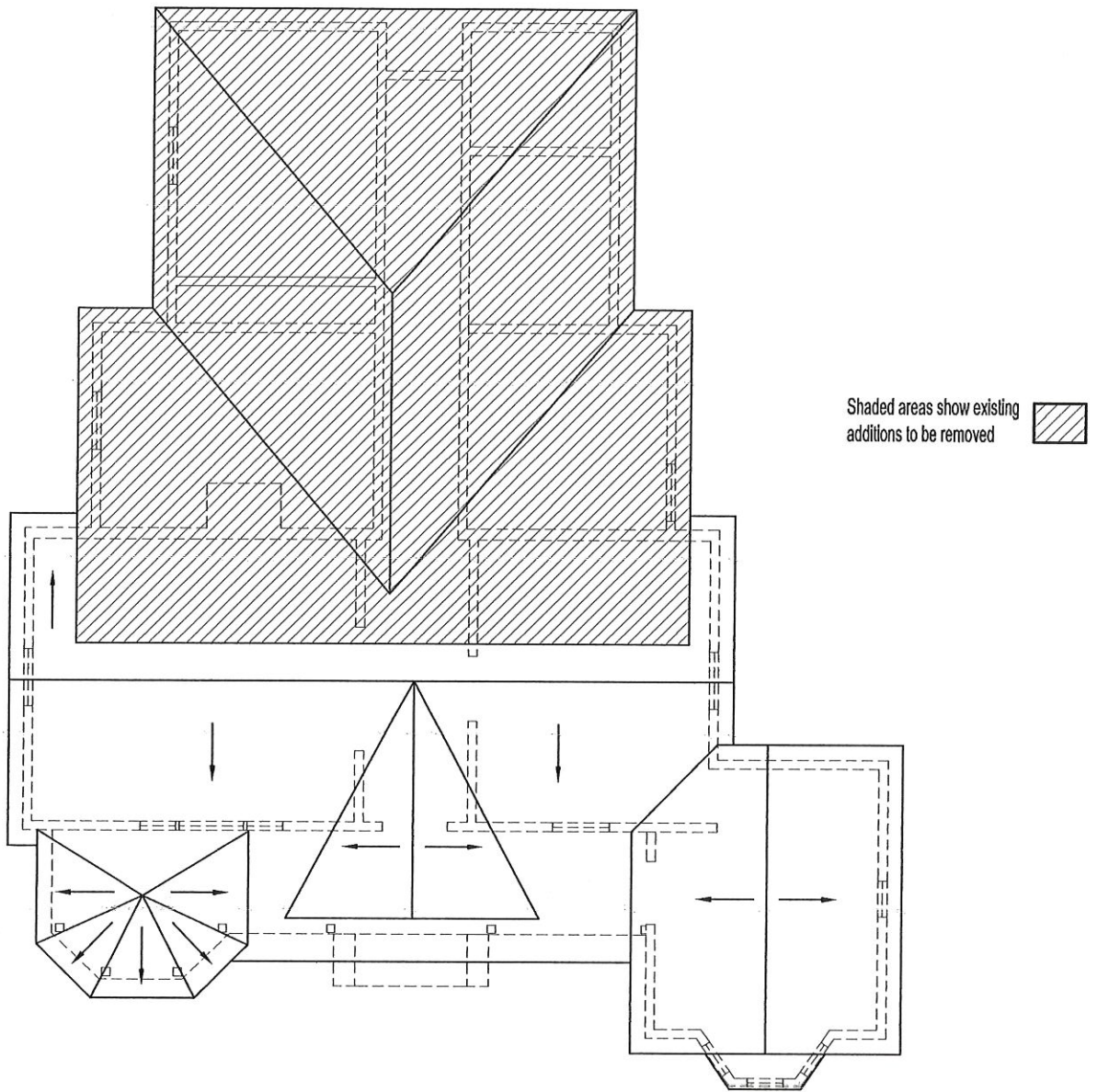


PELL ST studio

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







# Hall House 814 Oberlin Rd - Existing Roof Plan

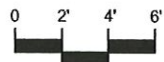
Scale - 1/8" = 1'-0"

By Others



**PELL ST studio**

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







Hall House 814 Oberlin Rd - Existing Front Elevation

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

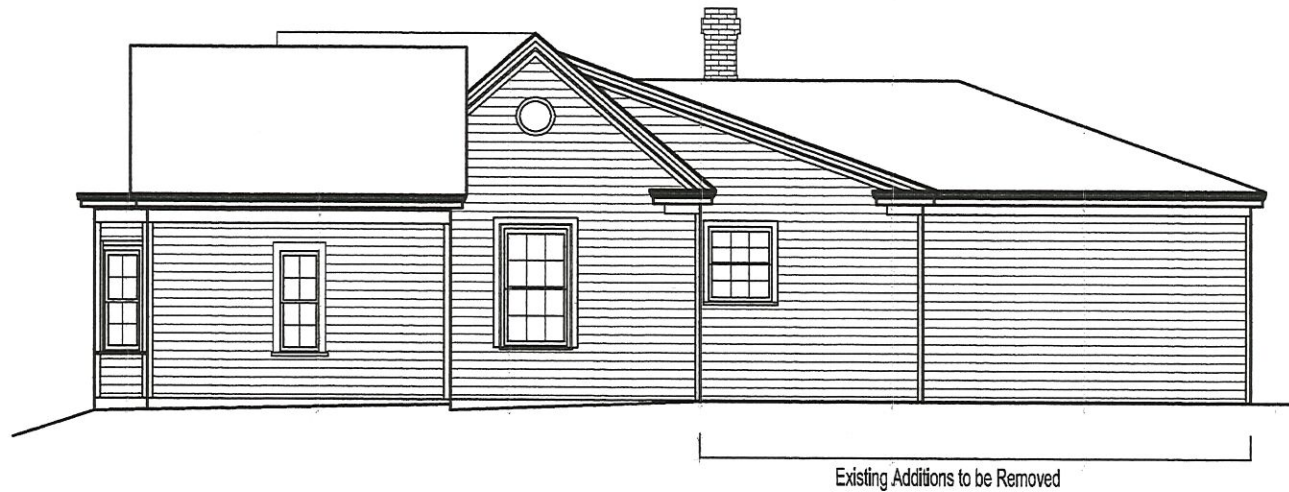
By Others

PELL ST studio

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







Hall House 814 Oberlin Rd - Existing Side Elevation

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

By Others

PELL ST studio

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







# Hall House 814 Oberlin Rd - Existing Rear Elevation

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

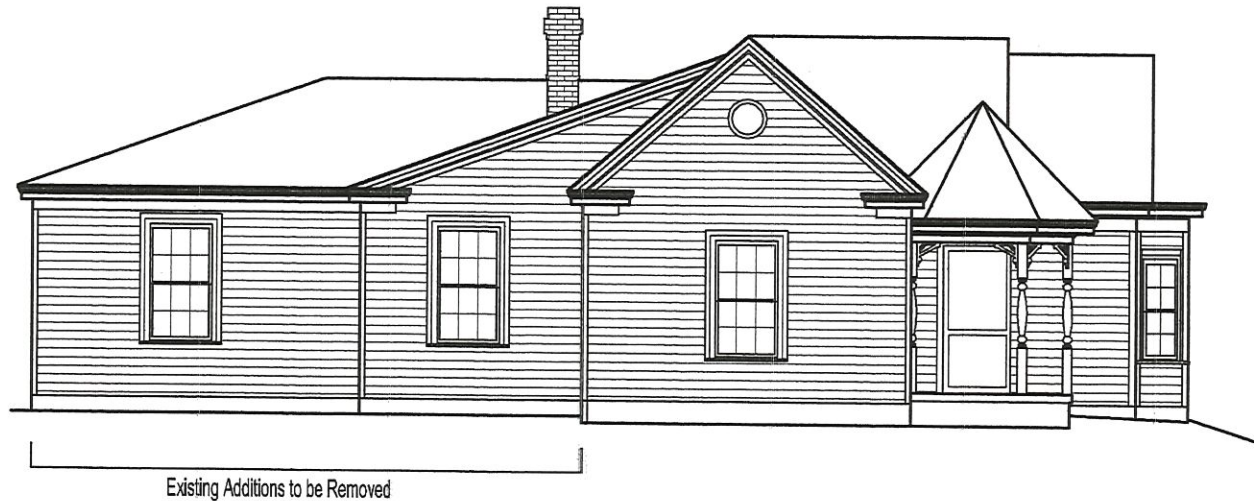
By Others

PELL ST studio

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







Hall House 814 Oberlin Rd - Existing Side Elevation

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

By Others

PELL ST studio

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





## **Relocation info for Plummer T. Hall House + Willis Graves House**

- Is the structure threatened with demolition?

Yes, please refer to the email submitted as additional information to the COA application. The current owner has stated if the house is not moved he will demolish it.

- Is the existing surrounding environment incompatible with the preservation of the structure?

Yes, we are requesting to move the Plummer T. Hall back a little further away from the original relocation application that was approved (File # 076-16-CA) in order to protect it from the new right of way and a future utility easement planned by the City. The Willis Graves house will be relocated beside the Plummer T. Hall house which sits on the property adjacent to the north side of the Oberlin Baptist Church. The Graves House is currently located on the adjacent property to the south of the Oberlin Baptist Church. Both houses have a direct historical connection to this church. The Graves House when moved will be closer to the more residential side of Oberlin Rd. See photos is in the COA application.

- Is relocation the only alternative to demolition?

Yes, the property is to be developed and the house is of no use to the developer.

- Is the structure significant enough architecturally or historically to warrant moving it?

Yes, both houses are historically and architecturally significant to the Oberlin Rd community; see written description for more information.

- Is the property sound enough structurally to survive a move and be adapted to its new site?

Yes, several contractors (who are experienced in historical house moves) have toured both houses and feel comfortable about the move of each house

- If the structure is currently sited in a historic district, what is proposed for the site once the structure is removed?

Both houses are located in the Oberlin Historic District which is a federal designated district versus a local historic district so the site will most likely be developed similar to other new projects that have occurred along that section of Oberlin Rd.

- Will the move adversely affect the overall character of the historic district or of remaining historic structures?

No, we feel that this will be a great new location for both houses. The Plummer T. Hall site is located in the Historic Oberlin Rd District and allows for the Graves house to be moved closer to the more residential side of Oberlin. The siting of both houses will protect them from future City improvements planned for Oberlin Rd and Preservation NC will restore both houses and keep them well maintained.



- Will the move damage significant district site features, such as a tree canopy, en route or on the site?

We will have an arborist take a look at the Graves house moving path when it has been finalized so that we will better understand which trees will be affected by the move. We have submitted a preliminary tree removal and protection plan. The Plummer T Hall house's site is over grown and has not been taken care of for some years.

- If the proposed site for a relocated structure is in a historic district, does the structure fit into the era of the district; is its style, architectural quality, size, and scale compatible with the district?

Yes, this is the original site for the Plummer T. Hall House and the Grave House is moving north to the other side of the Oberlin Baptist church which it currently neighbors. The move is within the same historic district.

- If the proposed site for a relocated structure is not in a historic district, what covenants, if any, will be established to preserve the distinctive character of the relocated structure?

Both houses and the site will have a landmark designation

- Is there an appropriate and practical new use for the structure on its new site?

Both houses will become the new home for Preservation NC





Ashley Morris &lt;pellststudio@gmail.com&gt;

---

**Graves House demolition**

---

**Myrick Howard** <mhoward@presnc.org>  
To: Ashley Morris <pellststudio@gmail.com>

Tue, Aug 1, 2017 at 8:38 AM

Sent from my iPhone

Begin forwarded message:

**From:** "James I. Anthony, Jr" <jim.anthony@colliers.com>  
**Date:** July 31, 2017 at 11:06:11 PM EDT  
**To:** Myrick Howard <mhoward@presnc.org>  
**Cc:** Noreen Tompkins <Noreen.Tompkins@Colliers.com>  
**Subject:** Re: Graves House demolition

Myrick:

In the event preservation nc does not relocate the Graves house from 802 Oberlin, then it is our intent to demolish the house. I hope your project works out and appreciate the updates from your end.

All the best,

Jim Anthony

Sent from my iPhone

On Jul 31, 2017, at 9:22 PM, Myrick Howard <mhoward@presnc.org<mailto:mhoward@presnc.org>> wrote:

Jim,

Could you send me a short email or letter that confirms that if we don't relocate the Graves House, you plan to demolish the house? We need it for our city approval. Thanks so much.

Myrick

[<https://ipmcdn.avast.com/images/icons/icon-envelope-tick-round-orange-animated-no-repeat-v1.gif>]  
<[https://www.avast.com/sig-email?utm\\_medium=email&utm\\_source=link&utm\\_campaign=sig-email&utm\\_content=webmail&utm\\_term=icon](https://www.avast.com/sig-email?utm_medium=email&utm_source=link&utm_campaign=sig-email&utm_content=webmail&utm_term=icon)> Virus-free. [www.avast.com](http://www.avast.com)<[https://www.avast.com/sig-email?utm\\_medium=email&utm\\_source=link&utm\\_campaign=sig-email&utm\\_content=webmail&utm\\_term=link](https://www.avast.com/sig-email?utm_medium=email&utm_source=link&utm_campaign=sig-email&utm_content=webmail&utm_term=link)>





802 Oberlin Rd

Existing Photos

Willis Graves House

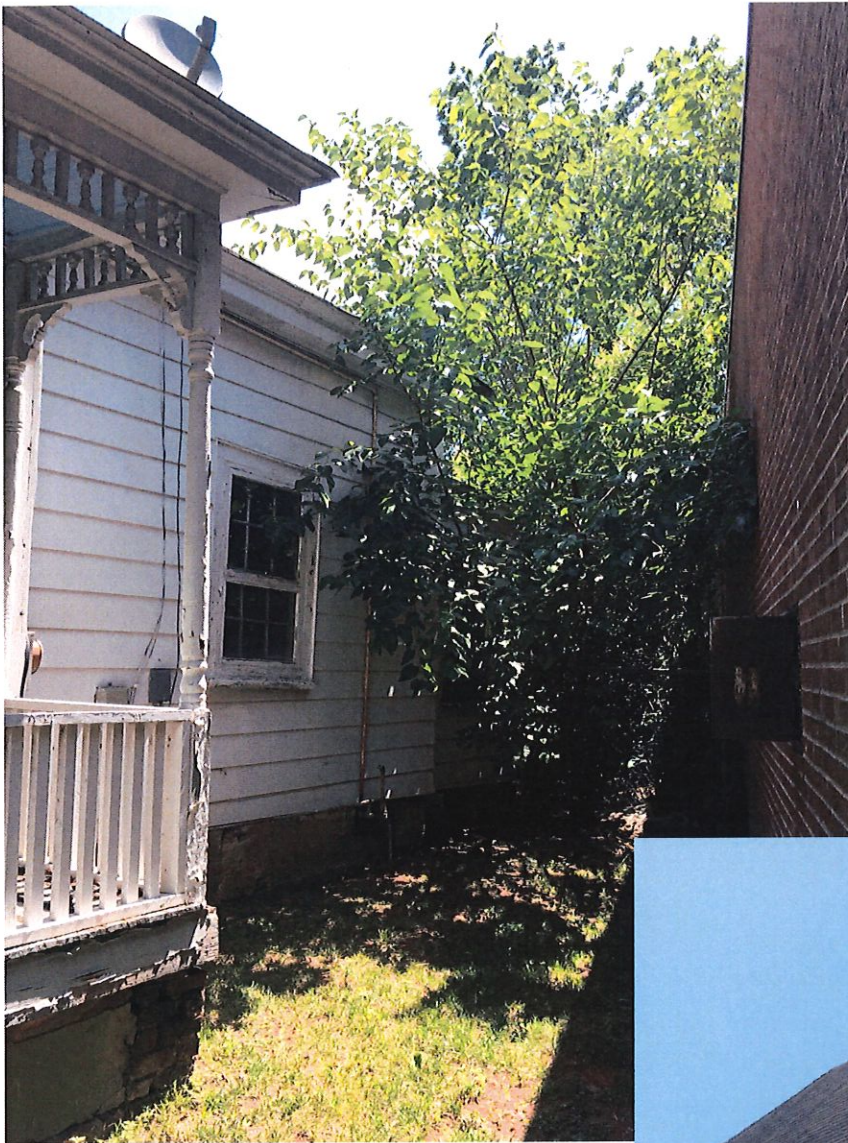




802 Oberlin Rd

Existing Photos

Willis Graves House







802 Oberlin Rd

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Existing Photos  
Willis Graves House







802 Oberlin Rd

Existing Photos

Willis Graves House

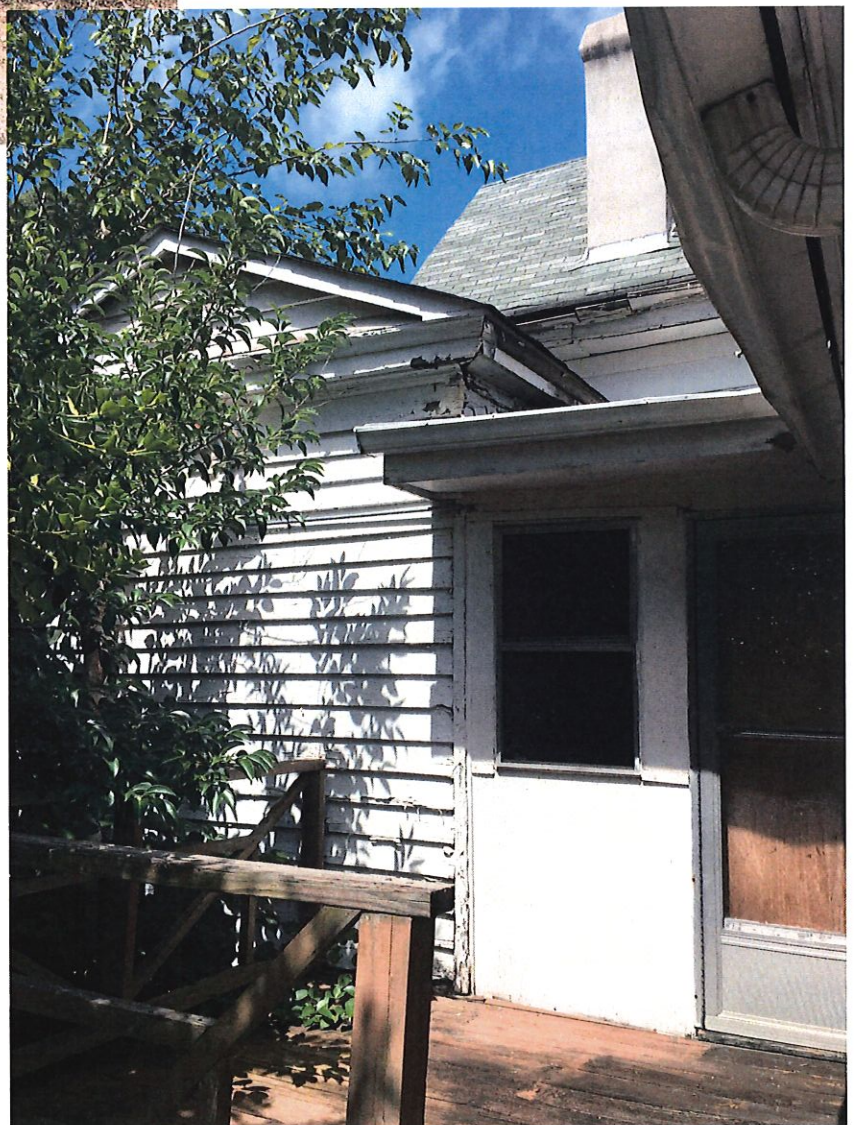




802 Oberlin Rd

Existing Photos

Willis Graves House





802 Oberlin Rd

Existing Photos

Willis Graves House





802 Oberlin Rd

Existing Photos

Willis Graves House





802 Oberlin Rd

Existing Photos

Willis Graves House





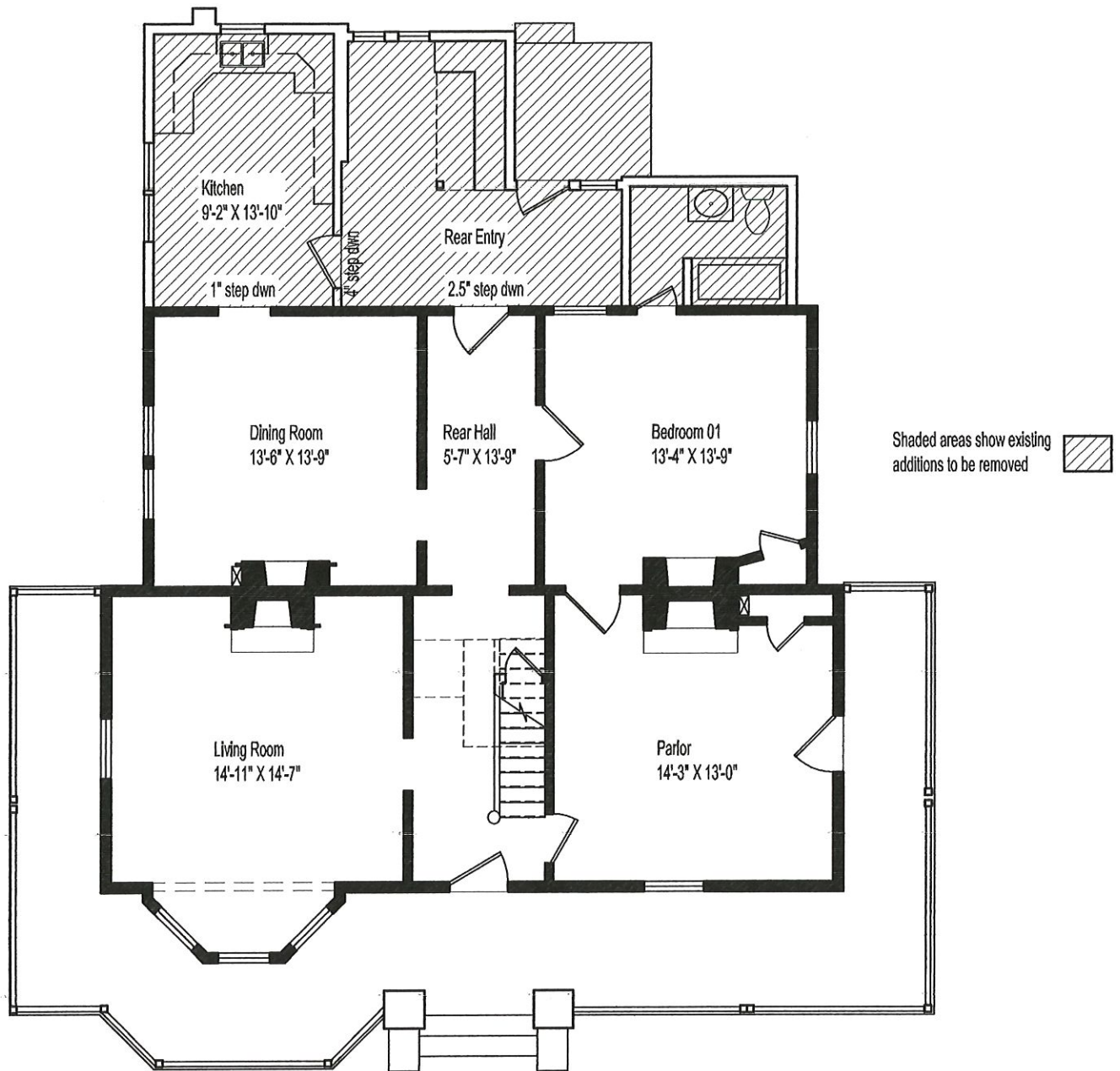
802 Oberlin Rd

Existing Photos

Willis Graves House







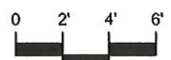
Willis Graves House 802 Oberlin Rd - Existing Ground Floor Plan

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

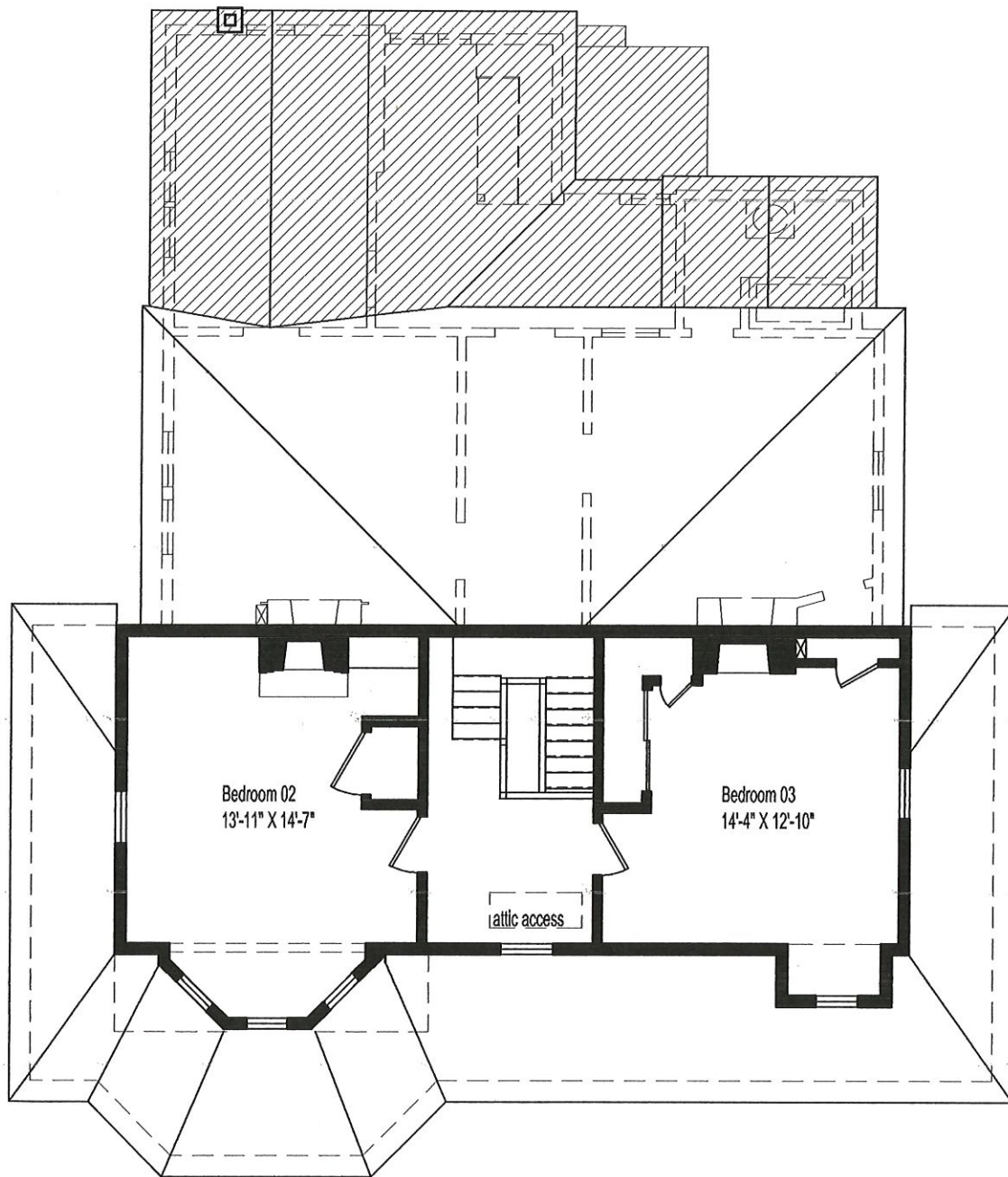


PELL ST studio

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







Shaded areas show existing  
additions to be removed



# Willis Graves House 802 Oberlin Rd - Existing Second Floor Plan

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

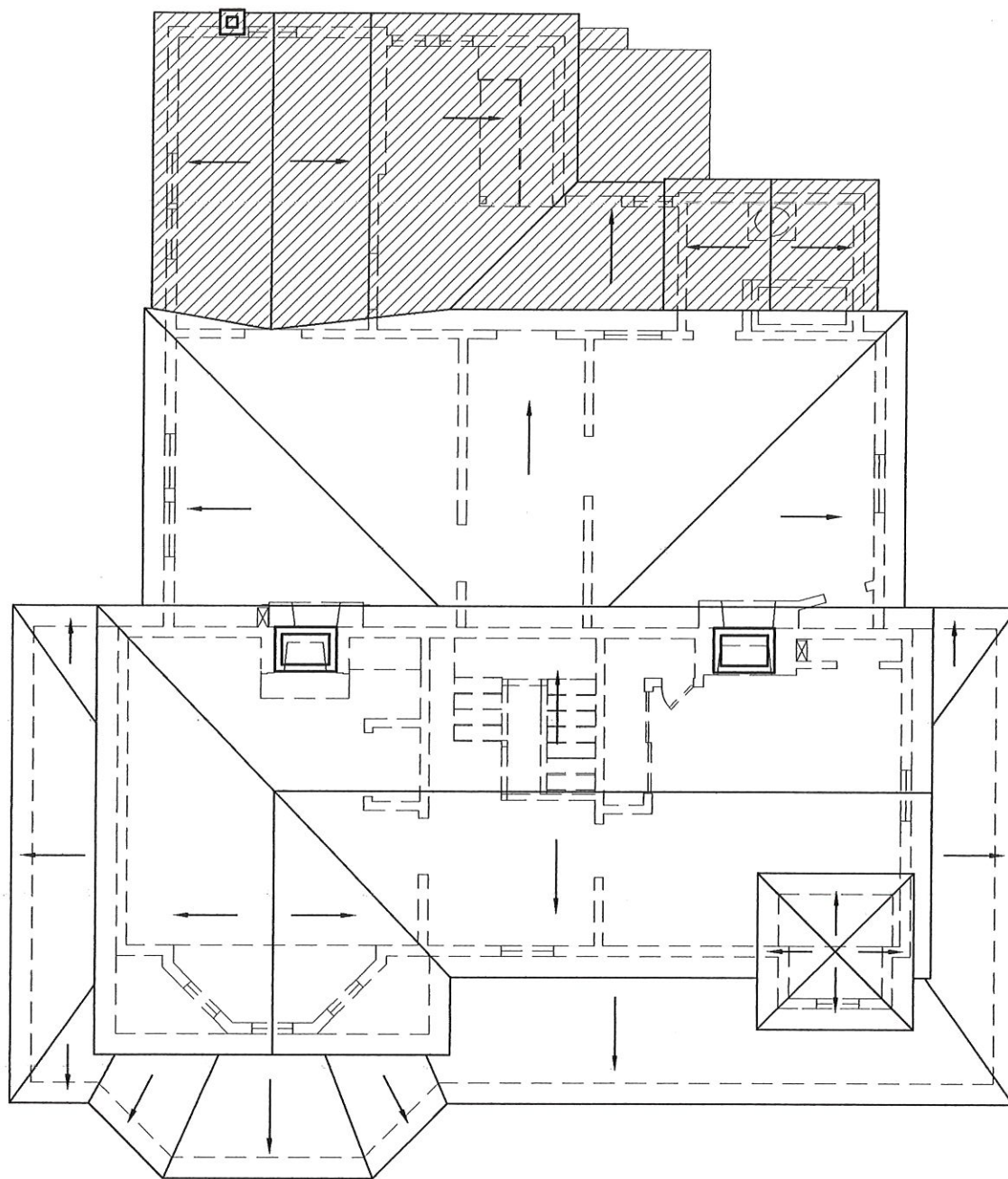


PELL ST studio

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







Shaded areas show existing  
additions to be removed



# Willis Graves House 802 Oberlin Rd - Existing Roof Plan

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



N



PELL ST studio

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



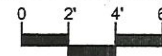


Willis Graves House 802 Oberlin Rd - Existing Front Elevation

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

PELL ST studio

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







Willis Graves House 802 Oberlin Rd - Existing Side Elevation

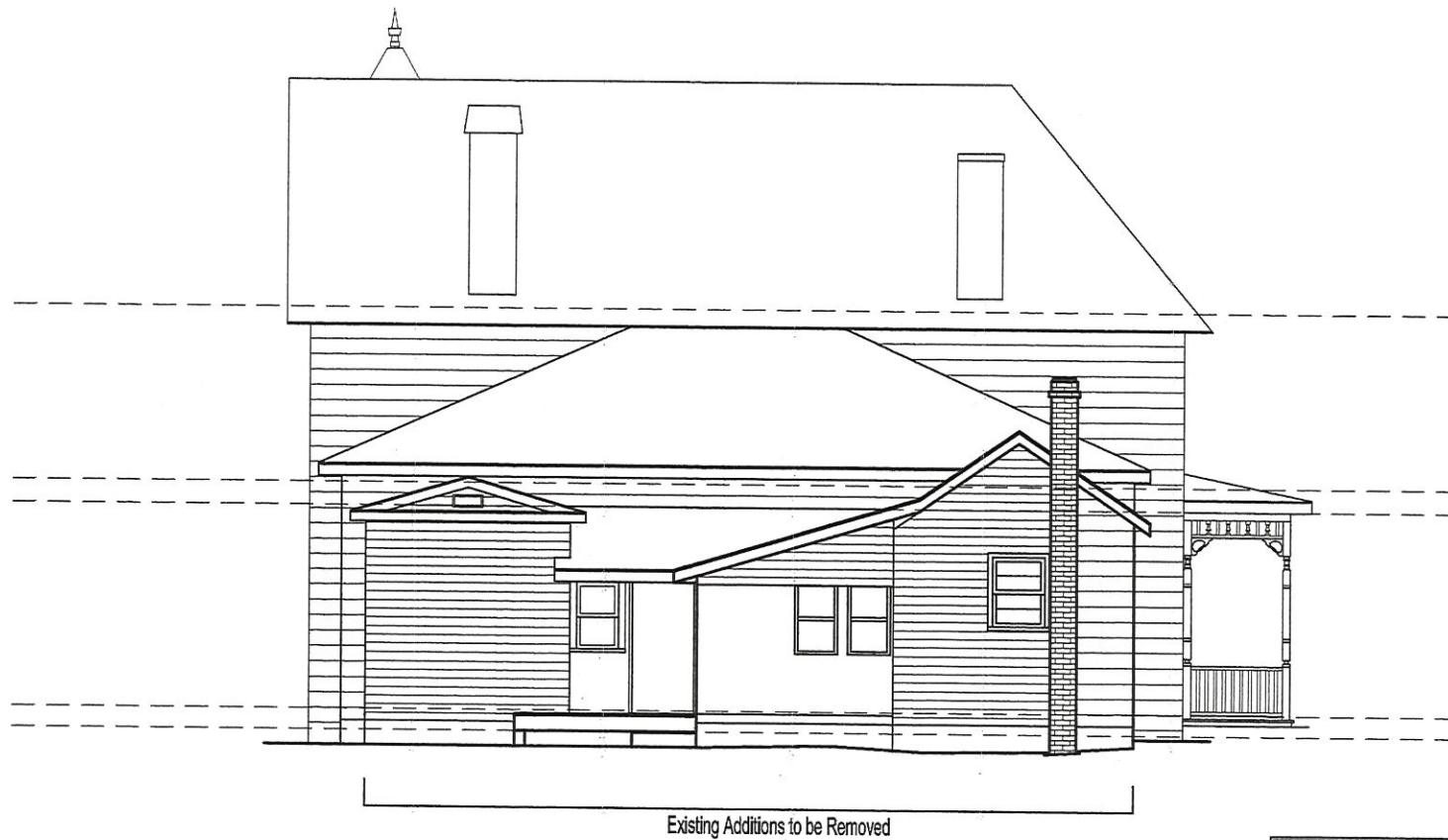
Scale - 1/8" = 1'-0"

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





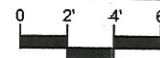


Willis Graves House 802 Oberlin Rd - Existing Rear Elevation

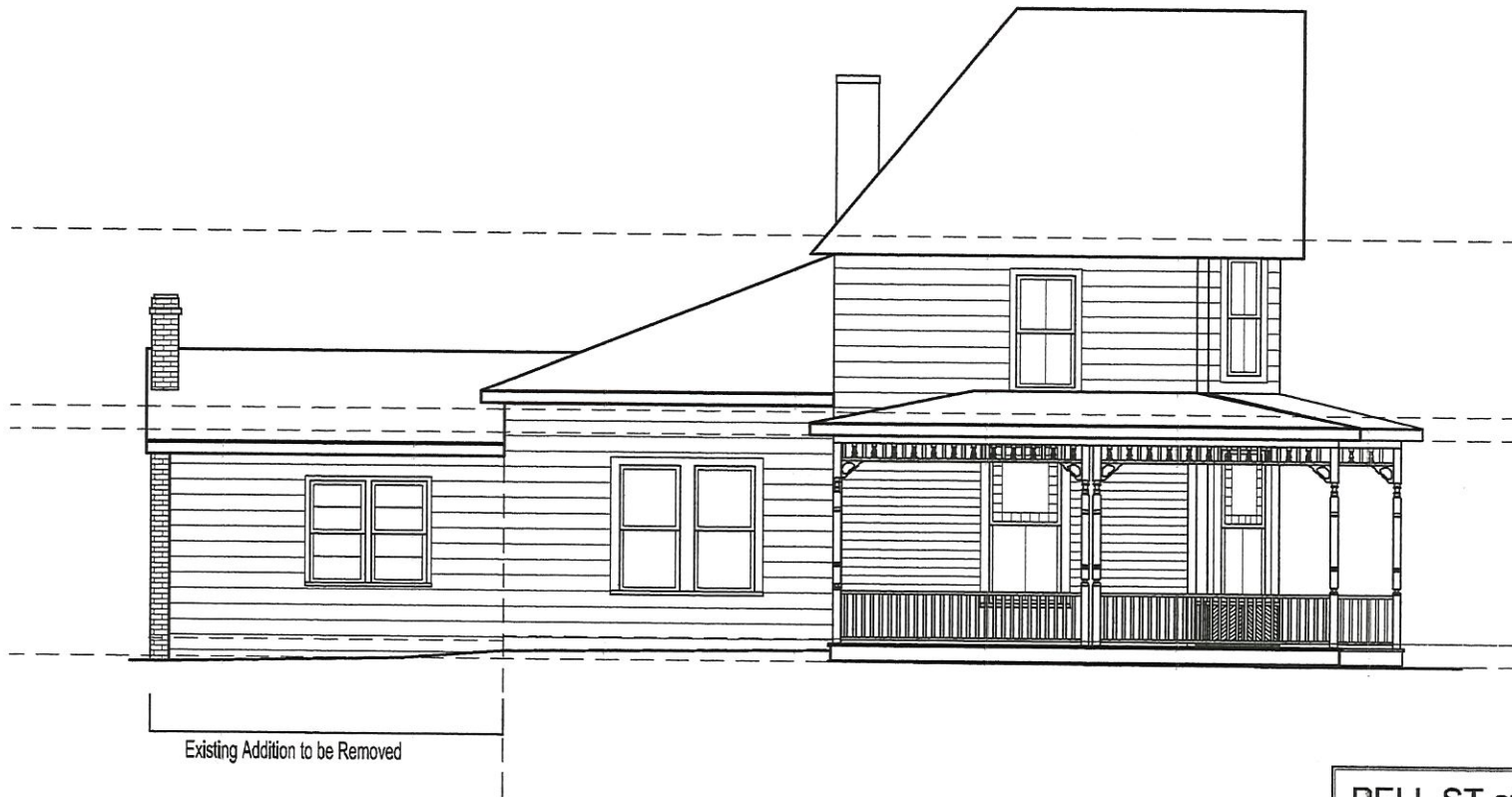
Scale - 1/8" = 1'-0"

PELL ST studio

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







Willis Graves House 802 Oberlin Rd - Existing Driveway Side Elevation

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

PELL ST studio

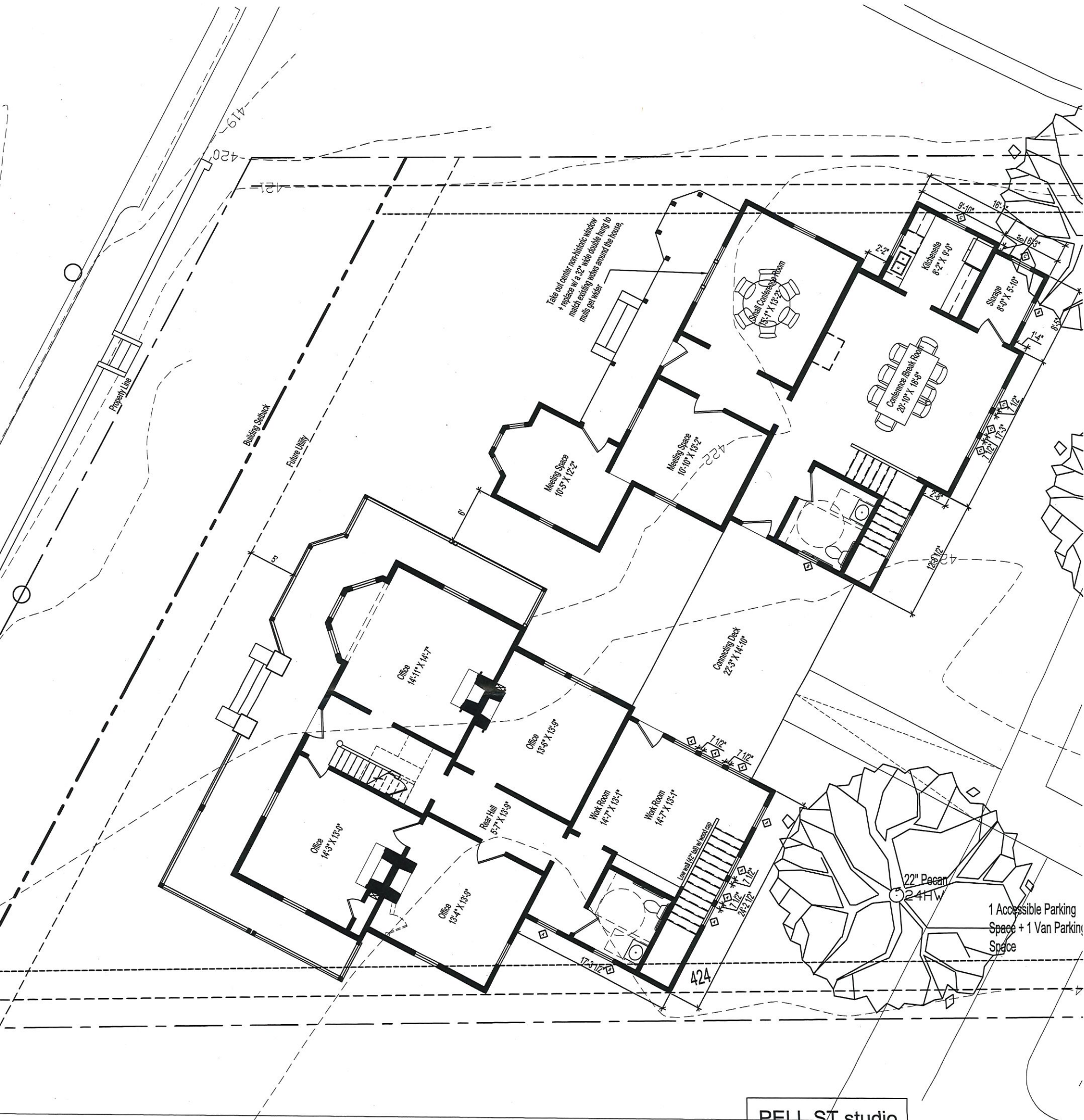
Architect  
Ashley Henkel Morris  
306 Pell Street  
Raleigh, NC 27604  
919.696.0970











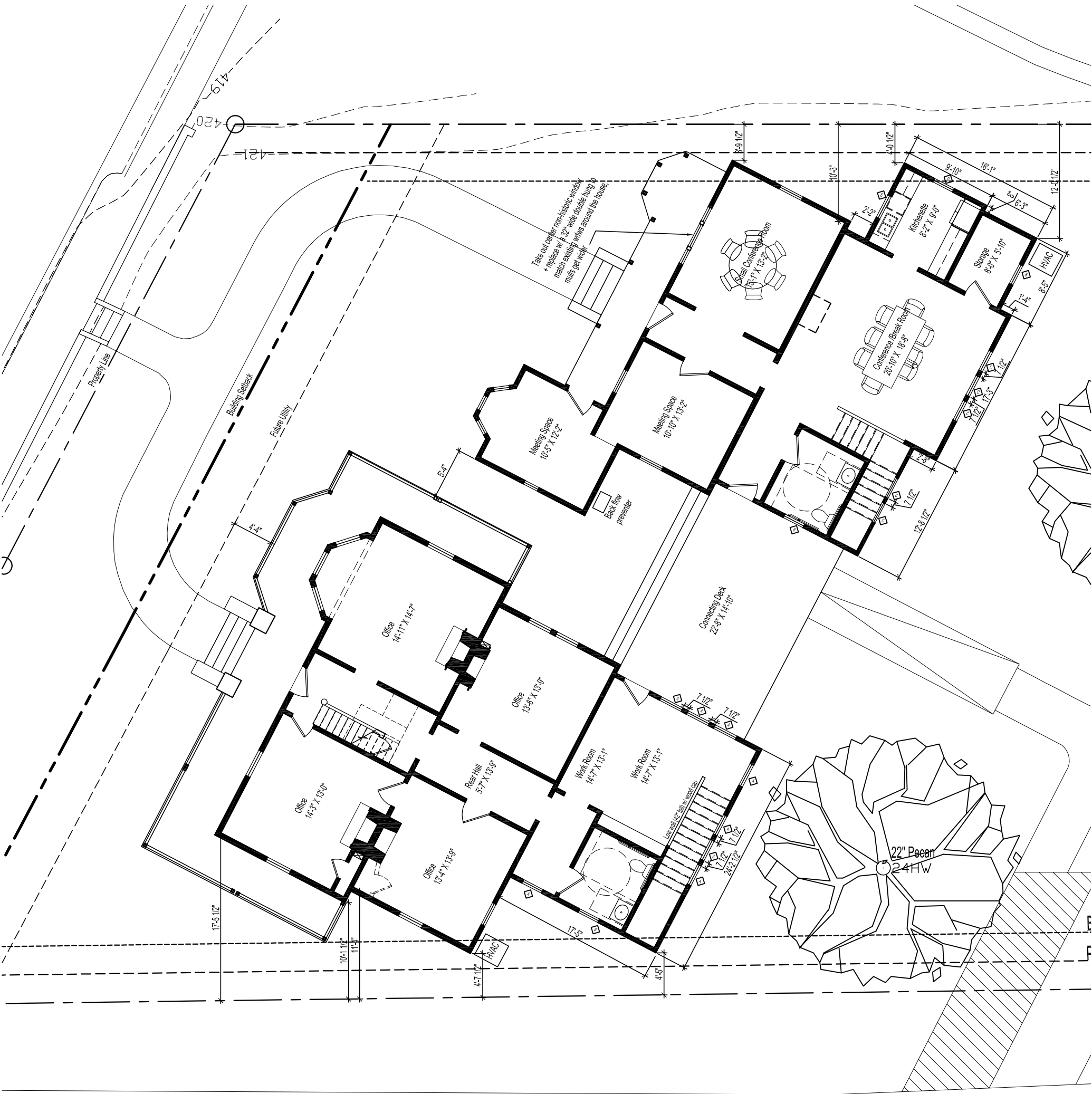
814 Oberlin Rd - New Ground Floor Plan

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



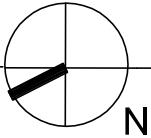






814 Oberlin Rd - New Plan

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

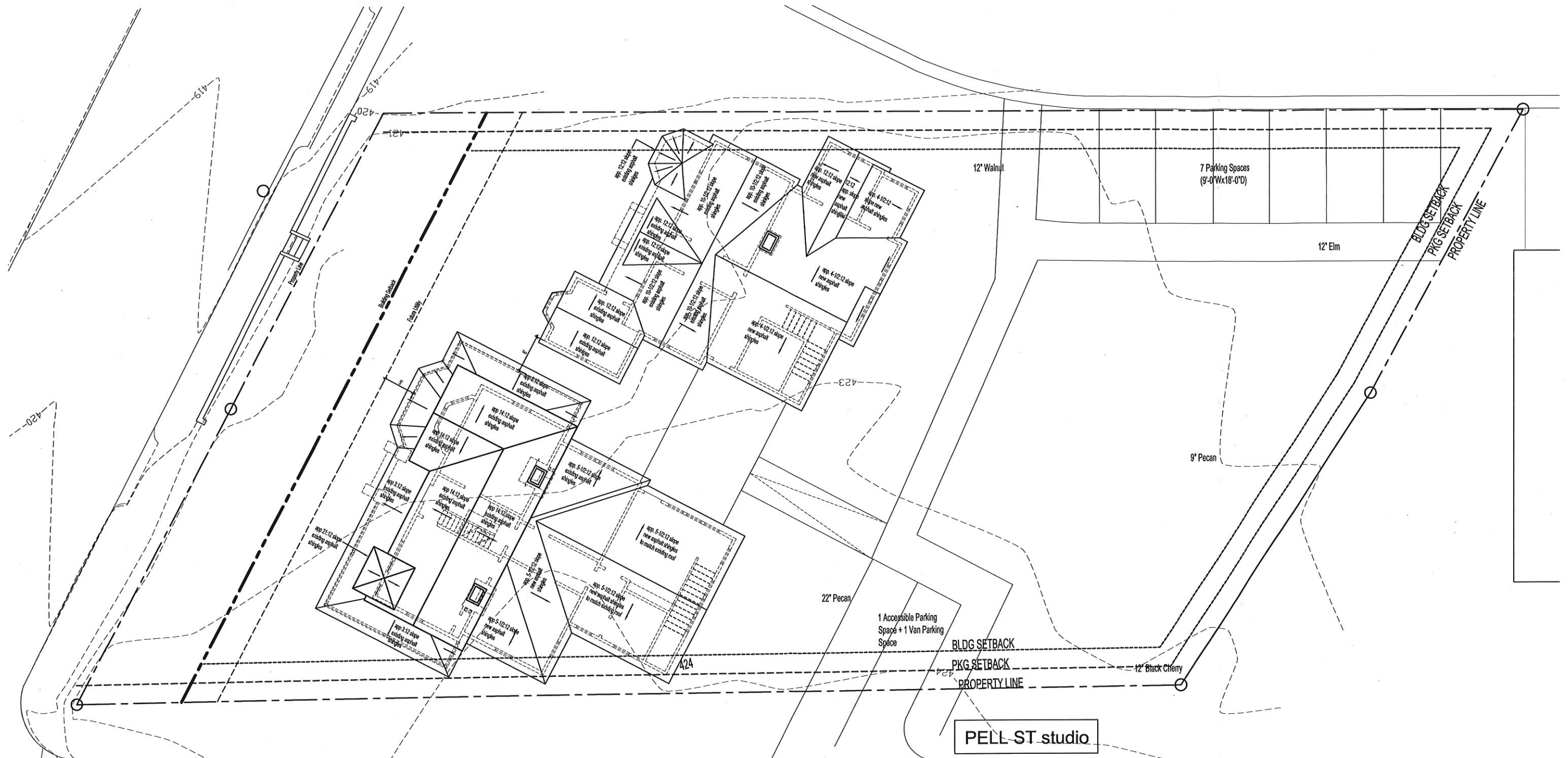


PELL ST studio

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

0' 2' 4' 6'





# 814 Oberlin Rd - New Roof Plan

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

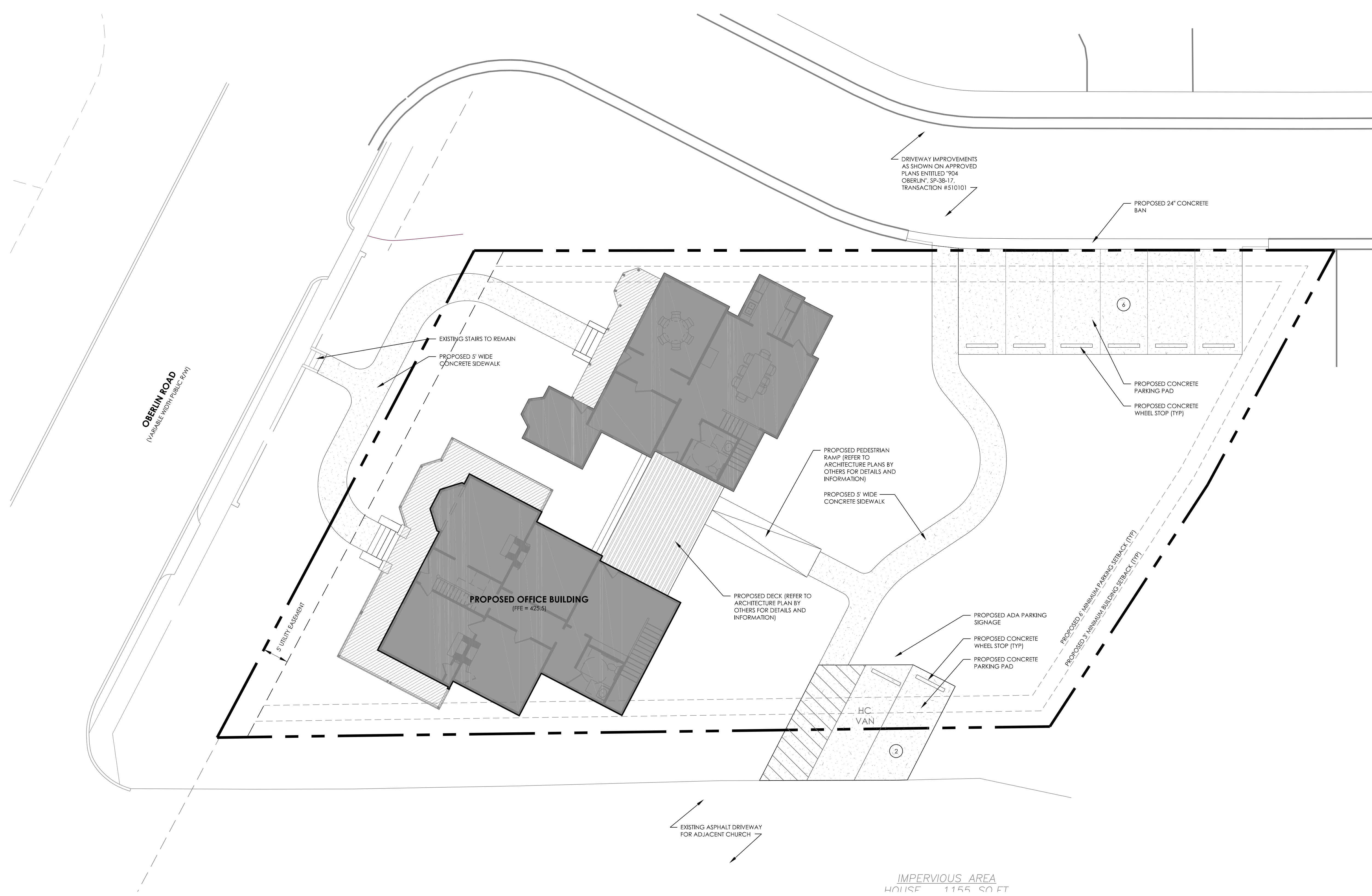


PELL ST studio

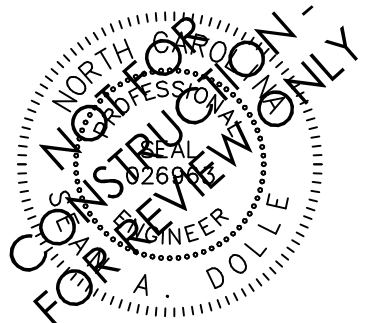
Architect  
Ashley Henkel Morris  
306 Pell Street  
Raleigh, NC 27604  
919.696.0970

0' 2' 4' 6'





ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.  
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.



grounded

ENGINEERING

4909 Lies Road  
Raleigh, NC 27606  
919.438.3694 (o)  
Firm License C-3898

PRESERVATION NC OFFICES

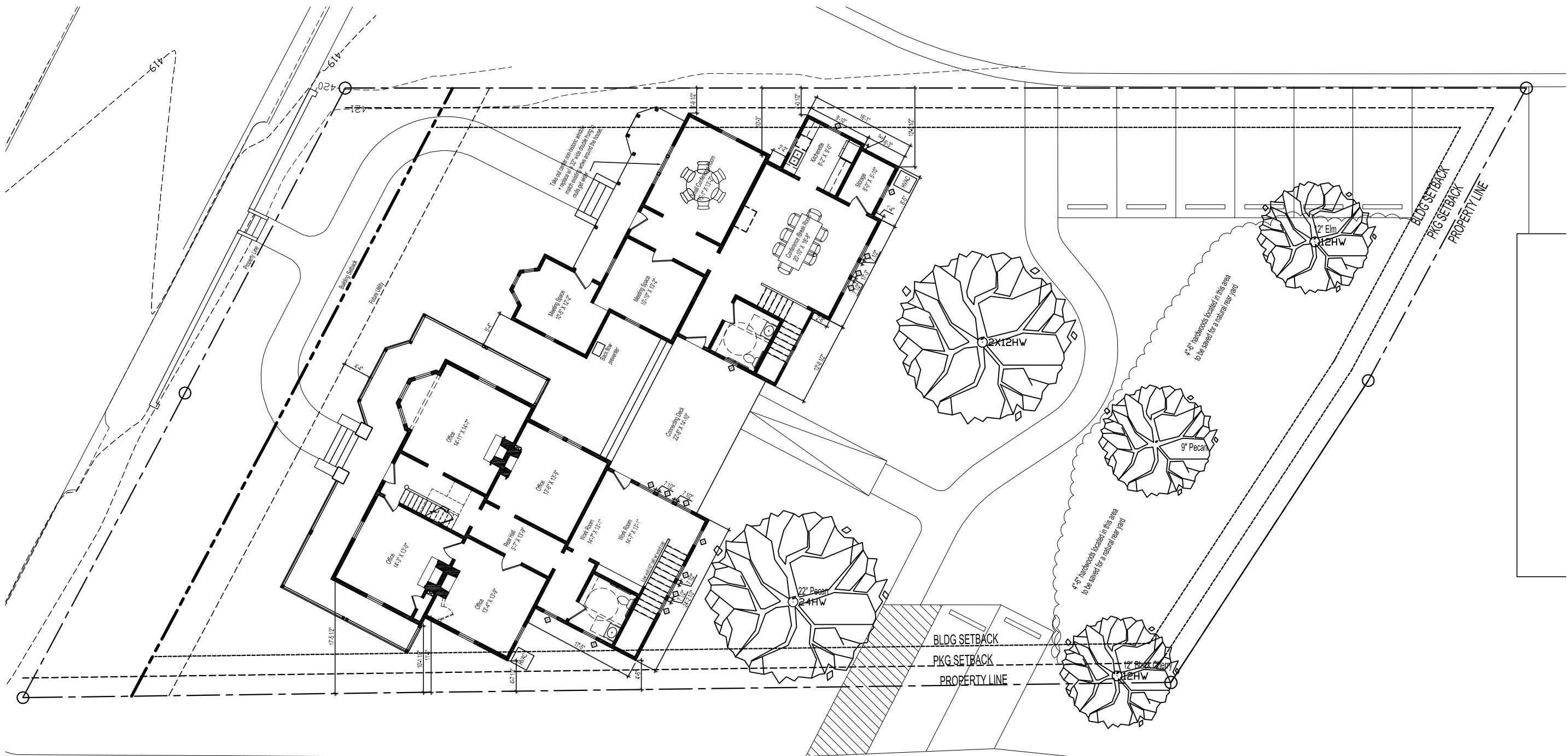
ADMINISTRATIVE SITE REVIEW

SITE LAYOUT PLAN

ISSUE DATE	SUBMITTAL DESCRIPTION	PROJECT #	SHEET #
08.04.2017	0 - INITIAL SUBMITTAL TO CITY OF RALEIGH	17020	C-300

GRAPHIC SCALE





814 Oberlin Rd - New Site Plan

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



PELL ST-studio

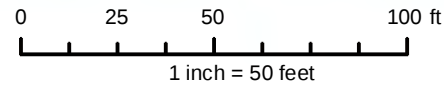
Architect  
Ashley Henkel Morris  
306 Pell Street  
Raleigh, NC 27604  
919.696.0970

0' 2' 4' 6'



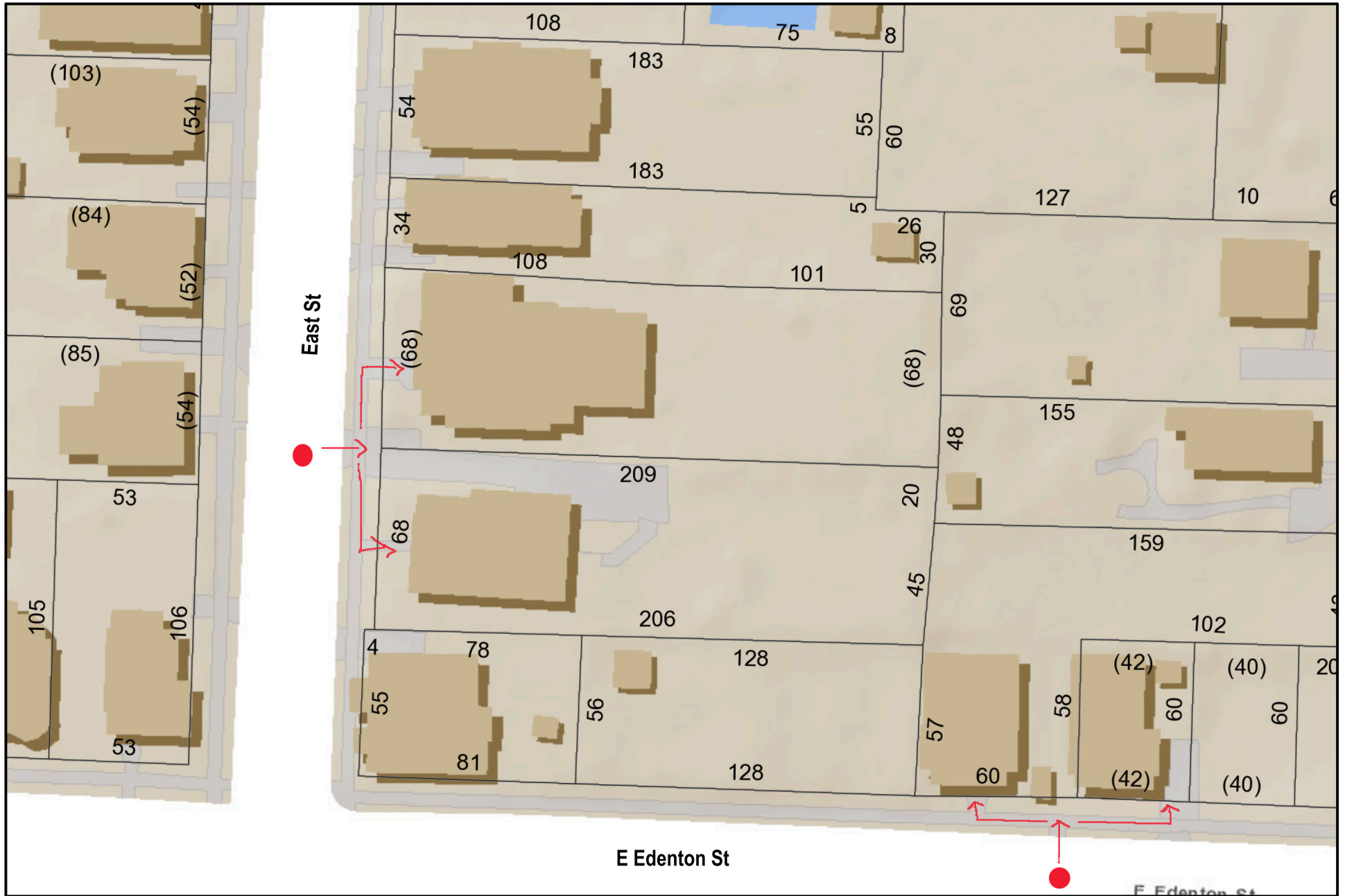


Shared Driveway is often seen in historic districts N

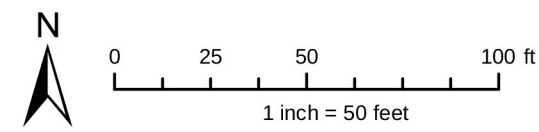


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Shared sidewalk entry from street



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Shared entry point to sidewalk that leads to the front of each house, common in HOD - street view photo of Bloodorth St near the intersection of Edenton St



### **Preliminary Tree Removal List**

An arborist will be enlisted after the moving path has been finalized to help create a finalized tree protection plan and tree report for the relocation of the houses and construction of the addition. This list is a preliminary list of what we anticipate will need to be removed. The current site is overgrown and has not been maintained, multiple trees appear to be wrapped in ivy and wisteria or have grown too close together or are volunteers to the site. We used two tree location plans one provided by the City of Raleigh and another by a landscape firm to create the preliminary tree removal list and protection plan (there were variations between the plans as to which trees exist and where, but most were fairly consistently placed). The owner plans to keep as many 4"-6" diameter hardwoods to the rear of the property in order to keep a more natural landscape behind the houses and the parking areas.

**The owner requests to work with staff on the further development of the landscape plan, there are multiple approval processes that the plan will need to go through (Zoning, DOT, etc). The owner has photos of the house from earlier periods of time and would like to use those as a set up to the landscape plan.**

Trees listed to be removed from Oberlin Rd to back of property (owner will try to save as many of these as they can, but would like to request their removal in case it becomes necessary to remove them) -

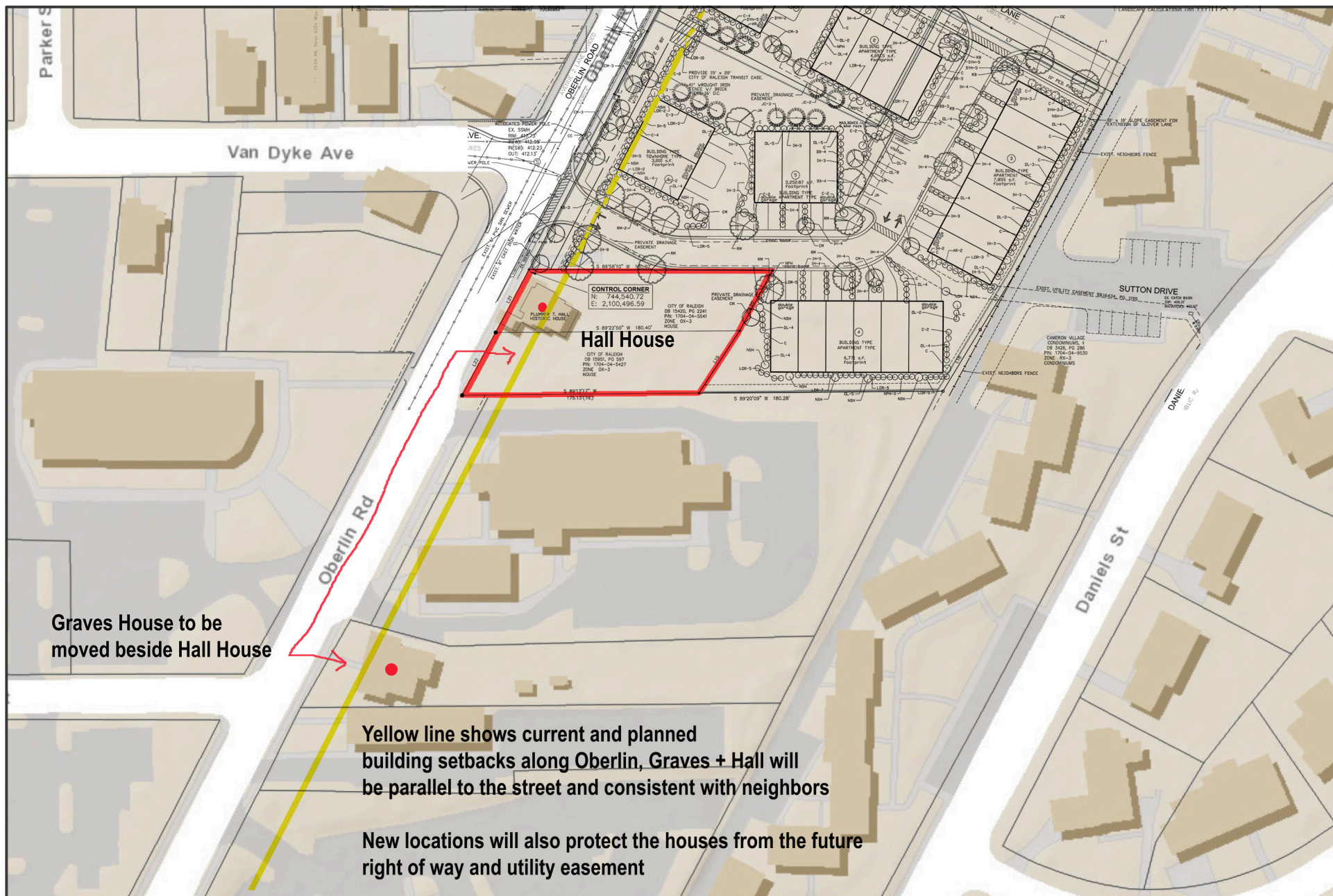
1. 18" Pecan, 15" pecan, and the 16" pecan to be removed due to its location in the future right of way and utility easement
2. 12"-13" Pecan + 8" Birch to be removed due to proximity to the new house locations, both trees are covered in ivy and have grown up very close together. These are also located in the future utility easement.
3. 12" oak at front porch of Plummer T Hall house will need to be removed for relocating the house and is located in the future right of way and utility easement
4. (2) 18" pecans, 8" maple, 13-18" mulberry, 8" hackberry to be removed – These are due to primarily moving the Graves house on to the site. The house will head up the church alley and slide into place from the alley.
5. 12" hackberry to be removed due to location of the handicap accessible parking spaces
6. 12" volunteer tree and 18" walnut to be removed due to proximity to the relocated houses and additions
7. 9" hackberry and the 12" black walnut to be removed (really hoping we can save this one, but wanted to go ahead and list it just in case) to allow for the new parking spaces for the office
8. 12" black cherry we have currently as remaining as is, but this one might have to be removed or limbed up quite a bit for the Graves house moving path.



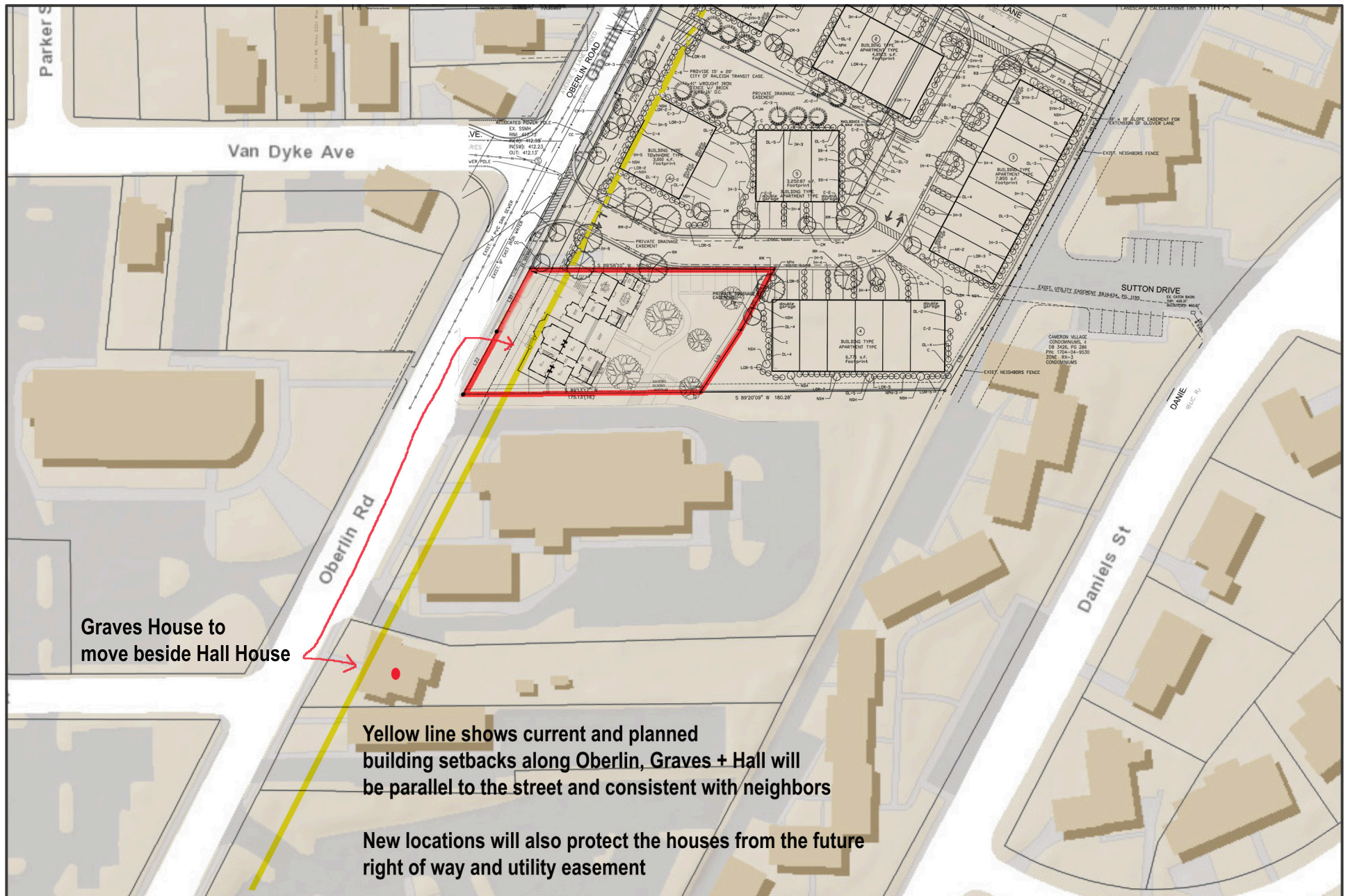
Photo of trees in rear yard  
overgrown and wrapped in vines. Owner  
to have arborist create a tree  
protection plan, final removal plan  
and a report for maintaining  
trees during construction













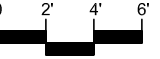


814 Oberlin Rd - New Front Elevation

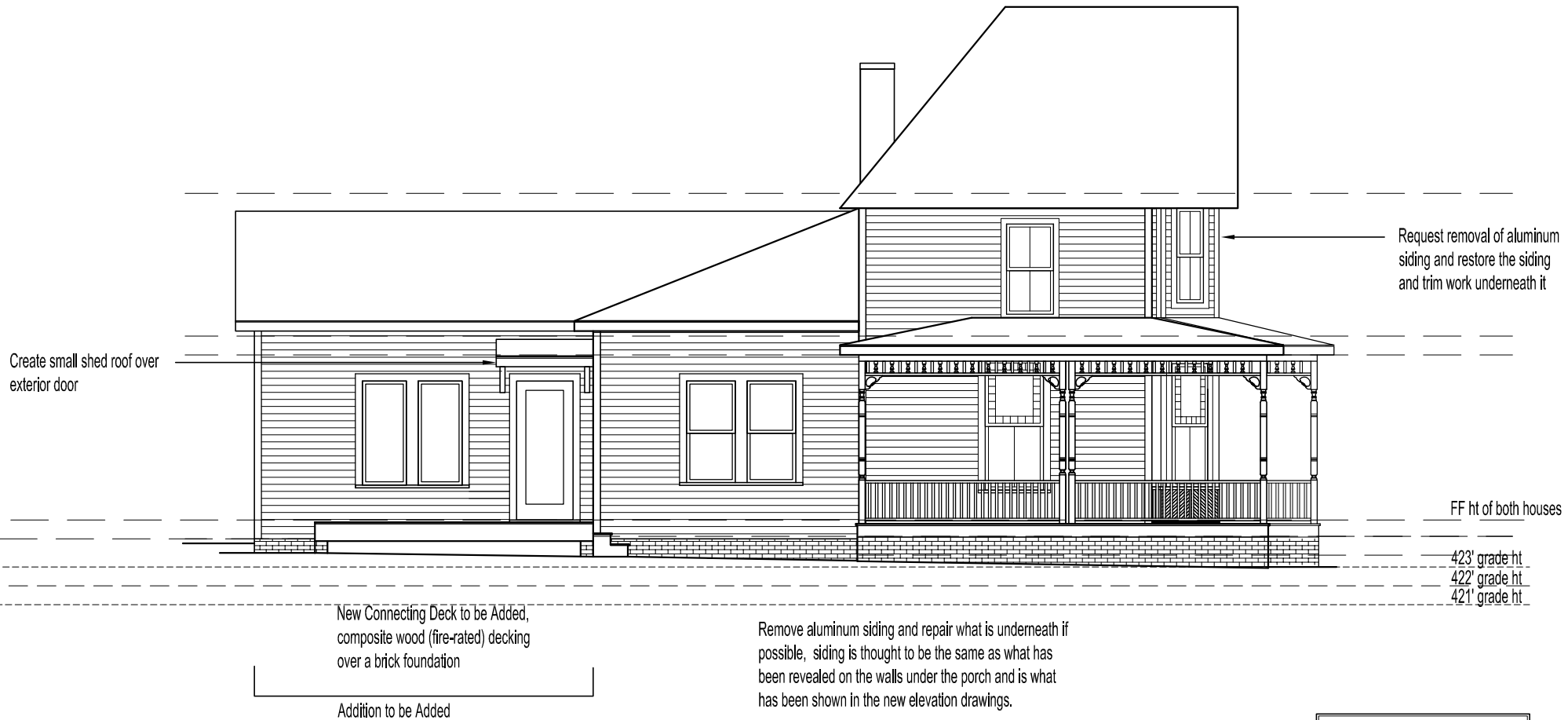
Scale - 1/8" = 1'-0"

PELL ST studio

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







## 814 Oberlin Rd - New Graves House Side Elevation (facing Hall House)

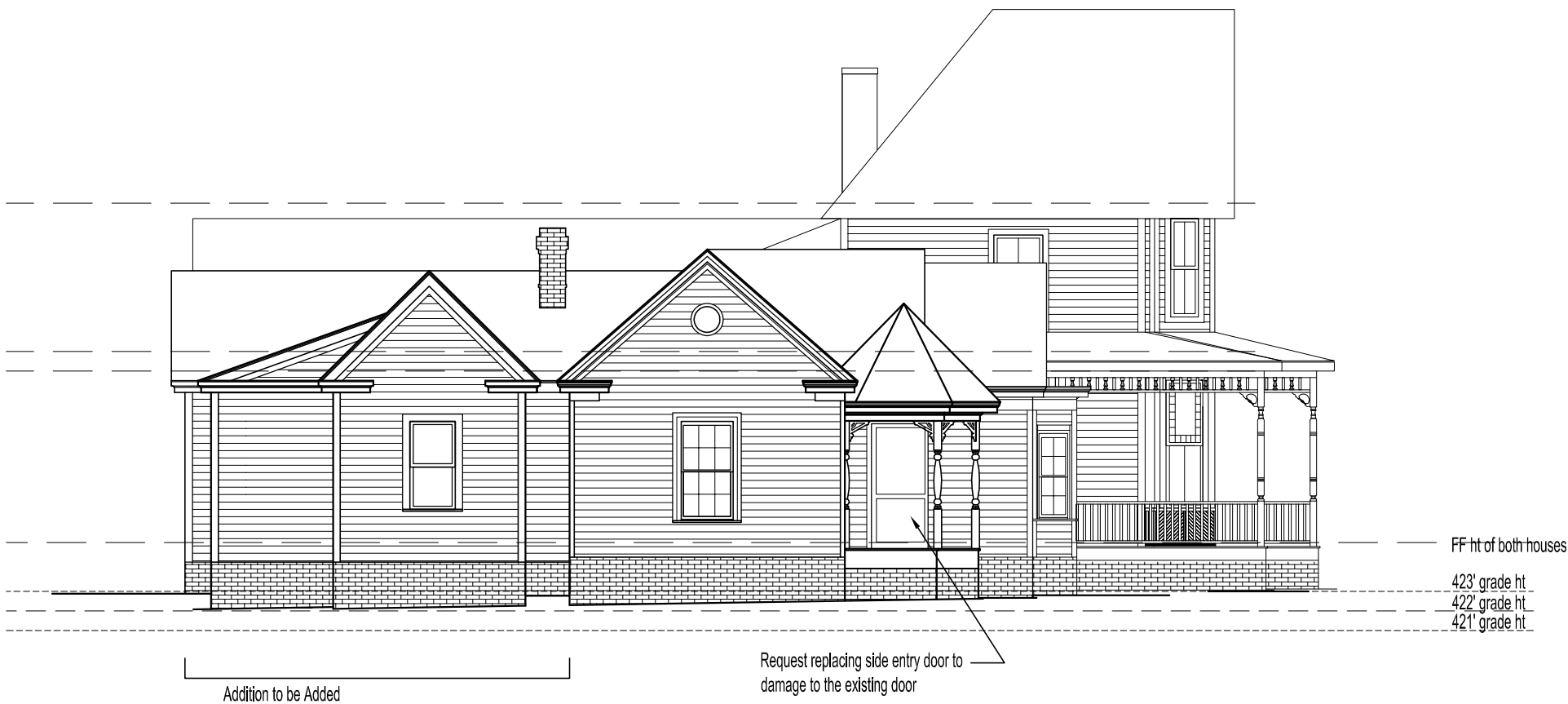
Scale - 1/8" = 1'-0"

**PELL ST studio**

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







# 814 Oberlin Rd - New Hall Side Elevation (facing New Apartment Development)

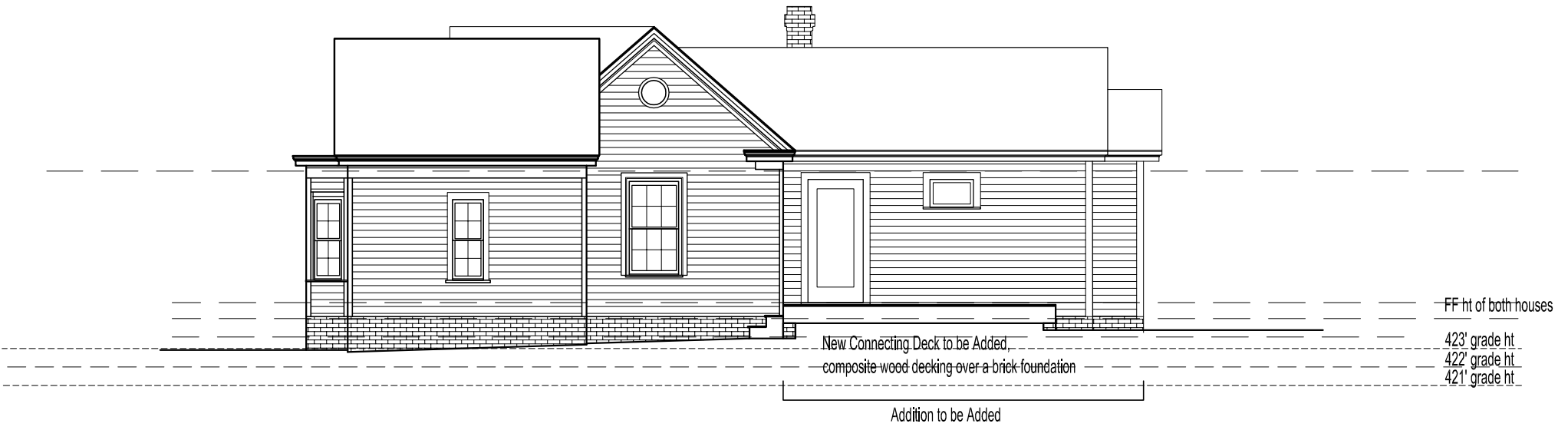
Scale - 1/8" = 1'-0"

PELL ST studio

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







## 814 Oberlin Rd - New Hall Side Elevation (Facing Graves House)

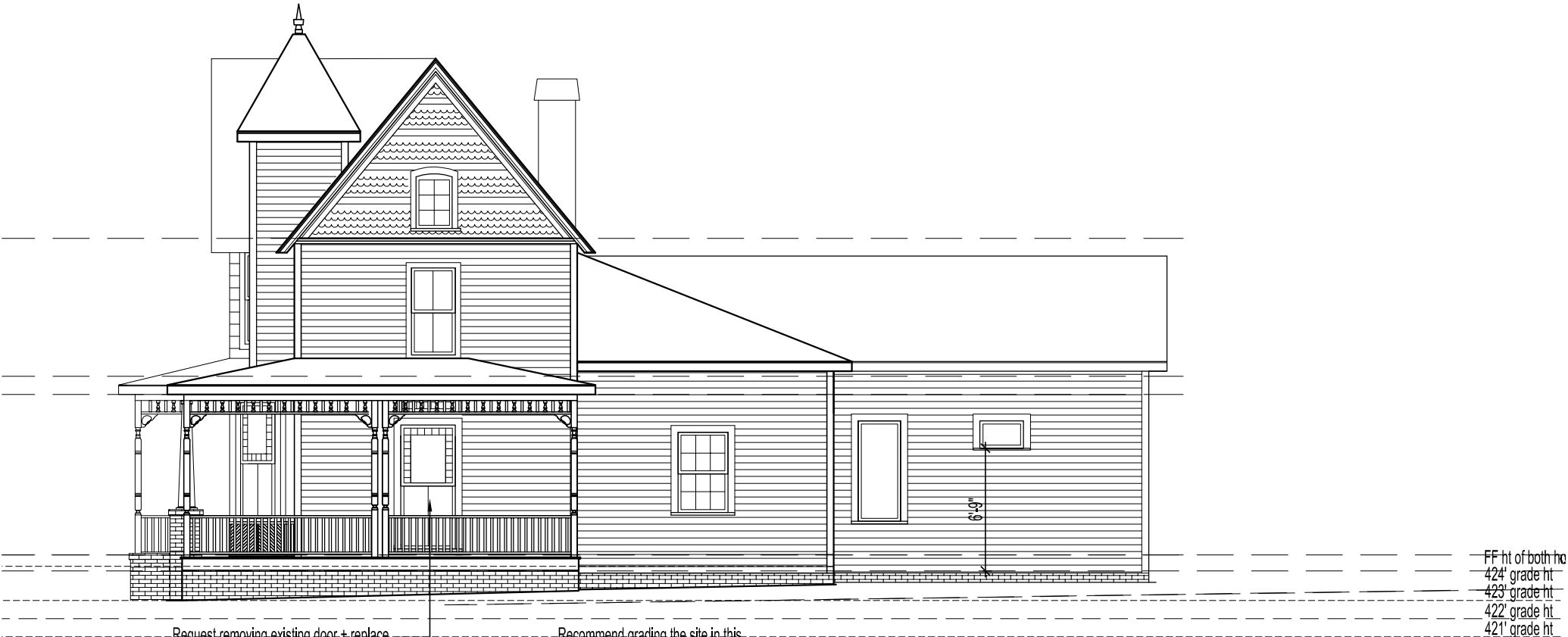
Scale - 1/8" = 1'-0"

PELL ST studio

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







Request removing existing door + replace with a double hung window that matches the other existing window in the room. Trim around the door on the interior is different than the trim on the front existing windows and the door has been replaced by a newer door over the years. See photos in application.

Recommend grading the site in this area to allow at least 9" of foundation exposed above grade and will help keep the Hall house foundation at an appropriate height.

Addition to be Added

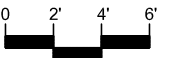
FF ht of both ho  
424' grade ht  
423' grade ht  
422' grade ht  
421' grade ht

## 814 Oberlin Rd - New Graves Side Elevation (Facing Oberlin Baptist Church)

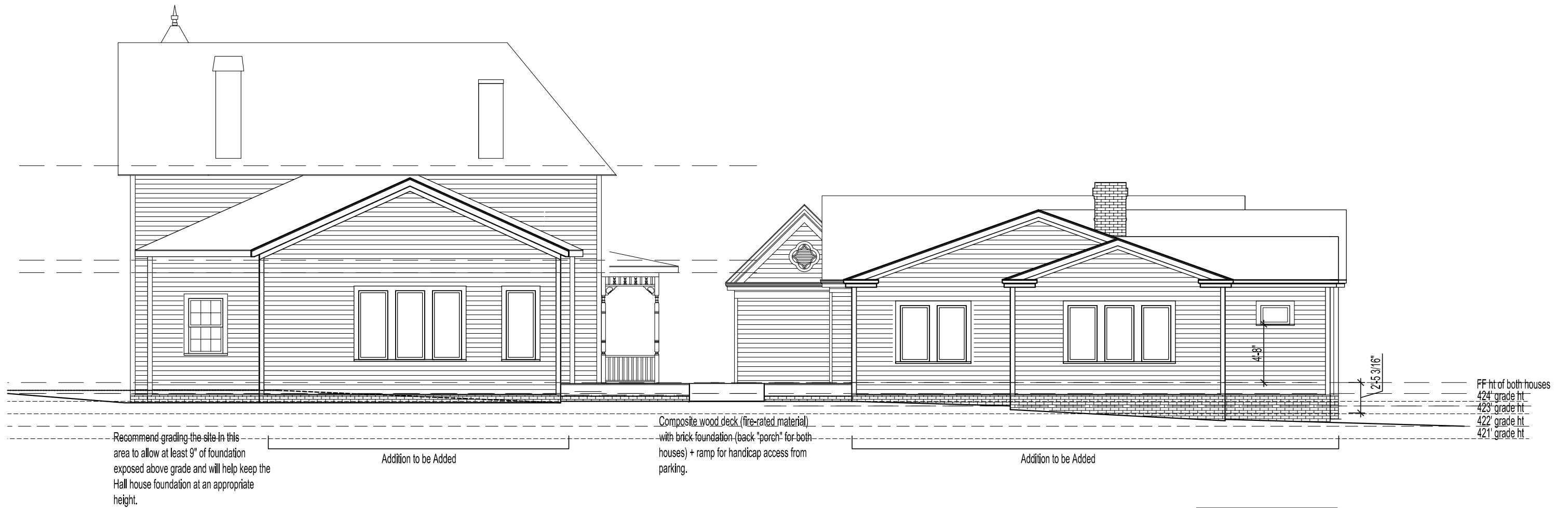
Scale - 1/8" = 1'-0"

PELL ST studi

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







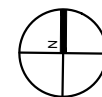
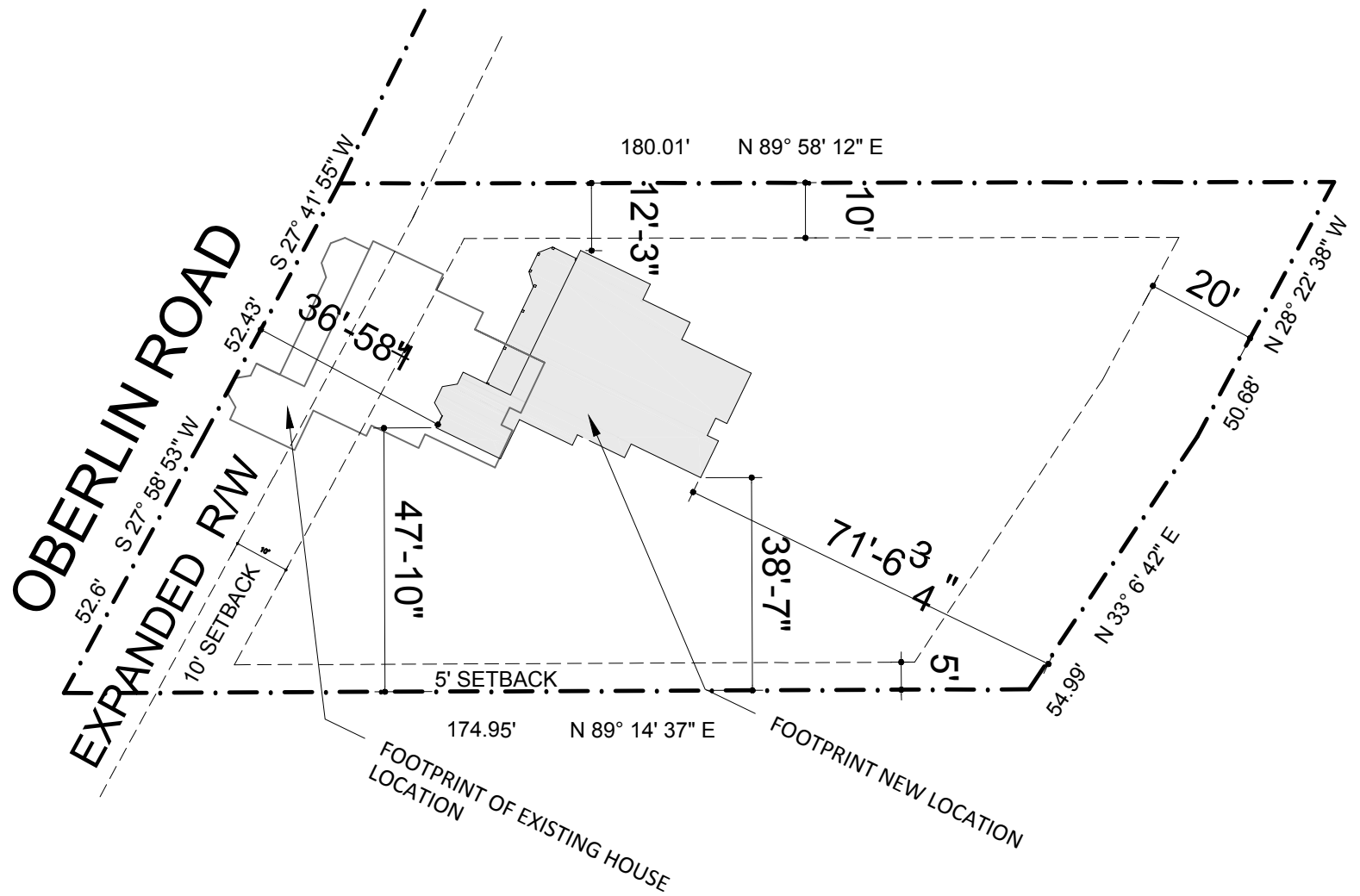
## 814 Oberlin Rd - New Rear Elevation

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

PELL ST studio

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



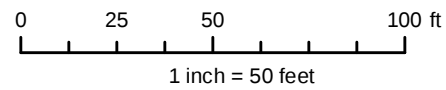


PLOT PLAN  
SCALE : 1" = 30'-0"



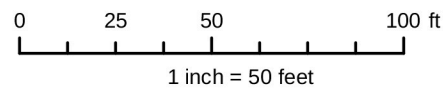
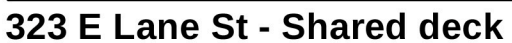


323 E Lane St - Shared deck



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**323E Lane St - Shared deck between neighboring houses**



**Preservation NC plans to plant shrubbery between the two houses so the deck will be hard to see from the road similar to this one. Low deck planned without rails so it will just disappear visually from the street view**





WAKE COUNTY

## Two historic houses will be preserved in Oberlin Village

BY PAUL A. SPECHT  
[aspecth@newsobserver.com](mailto:aspecth@newsobserver.com)

JULY 10, 2017 1:49 PM

RALEIGH — Two pieces of North Carolina's Reconstruction-era history will remain standing for years to come.

Preservation NC, a nonprofit that works to protect important pieces of the state's history, is taking over the Rev. Plummer T. Hall and Willis Graves houses in Oberlin Village, a neighborhood west of downtown Raleigh that was established by freed slaves after the Civil War.

The houses are among five buildings in Oberlin Village that are listed on the National Register of Historic Places. After they are renovated, they will serve as the headquarters of Preservation NC, which is currently based in the Briggs Hardware Building on Fayetteville Street downtown.

"Having PNC's headquarters office in two of the most important landmarks remaining in Oberlin will underscore our commitment to the mission of saving landmarks important to the diverse people of North Carolina," group president Myrick Howard said in a statement.

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### Latest news by email

This afternoon's latest local news

Enter Email Address

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The organization will buy the Hall House from the City of Raleigh for \$245,750. The house, at 814 Oberlin Road, sits in the city's right-of-way, so crews will move it further back on the lot. The entire project, including renovations, will cost an estimated \$1.25 million, Howard said.

The Graves House at 802 Oberlin Road sits on land that was recently purchased by developer Jim Anthony and three other investors. They are donating the house to Preservation NC and giving \$40,000 to help cover the costs of relocating and renovating it, Anthony said.

The Graves House will be moved next to the new Hall House location.



It's unclear when the houses will be relocated. The city and Preservation NC are in the process of coordinating the moves, which they hope to execute on the same day.

The announcement of the homes' preservation comes as advocates for Oberlin Village are pushing to add legal protections amid a surge of development in the area. Located between Hillsborough Street and Wade Avenue, the neighborhood has become coveted because of its proximity to N.C. State University and Cameron Village.

The Raleigh City Council recently asked the state for permission to move forward with efforts to designate Oberlin Village as a historic district. The label would protect structures in the corridor and enable the city to impose strict guidelines on growth and changes.

Councilman Russ Stephenson praised the effort to save the Graves and Hall houses.

"For any city that wants to say it's an authentic city, that authenticity depends on its ability to preserve and celebrate its heritage," Stephenson said. "Raleigh's history is in these structures."



The Rev. Plummer Hall House at 814 Oberlin Road, built between 1878 and 1893, was built for the pastor of Oberlin Baptist Church. Preservation NC plans to buy the house from the City of Raleigh and plans to restore it. It is seen here Monday, July 10, 2017.

**Paul A. Specht** - [aspecht@newsobserver.com](mailto:aspecht@newsobserver.com)

The 1,100-square-foot Hall house belonged to the Rev. Hall, a former slave who founded Oberlin Baptist Church, which still exists today. It was likely built between 1878 and 1890 before official property lines were drawn, said Tania Tully, a historic preservation planner for the city.

Raleigh plans to spend \$45,000 to move the house, which is in need of major repairs, she said.

“It’s sat vacant for at least 15 years,” Tully said. “When there’s no power or water, houses deteriorate.”

The 1,800-square-foot Graves House belonged first to Willis Graves, who is believed to have been born into slavery around 1856. Graves’ son, Willis Jr., went to law school at Howard University and worked on a landmark civil rights case with Thurgood Marshall, who later became the first African-American justice on the U.S. Supreme Court.

Graves’ other son, Lemuel, attended Cornell University and was the first to initiate in Alpha Phi Alpha, the nation’s largest African-American fraternity.

Anthony said the house is in poor shape, and it adds no value to the land underneath.

“It didn’t make sense to try to do something with that house,” he said. “You can take every single bit of that house and build it from scratch by hand and do it for less money than it’s going to cost to restore it.”

*Paul A. Specht: 919-829-4870, @AndySpecht*



The Rev. Plummer Hall House at 814 Oberlin Road sits next to a property where developers plan to build condos. Preservation NC is buying the house and plans to restore it.  
**Paul A. Specht** - [aspecth@newsobserver.com](mailto:aspecth@newsobserver.com)

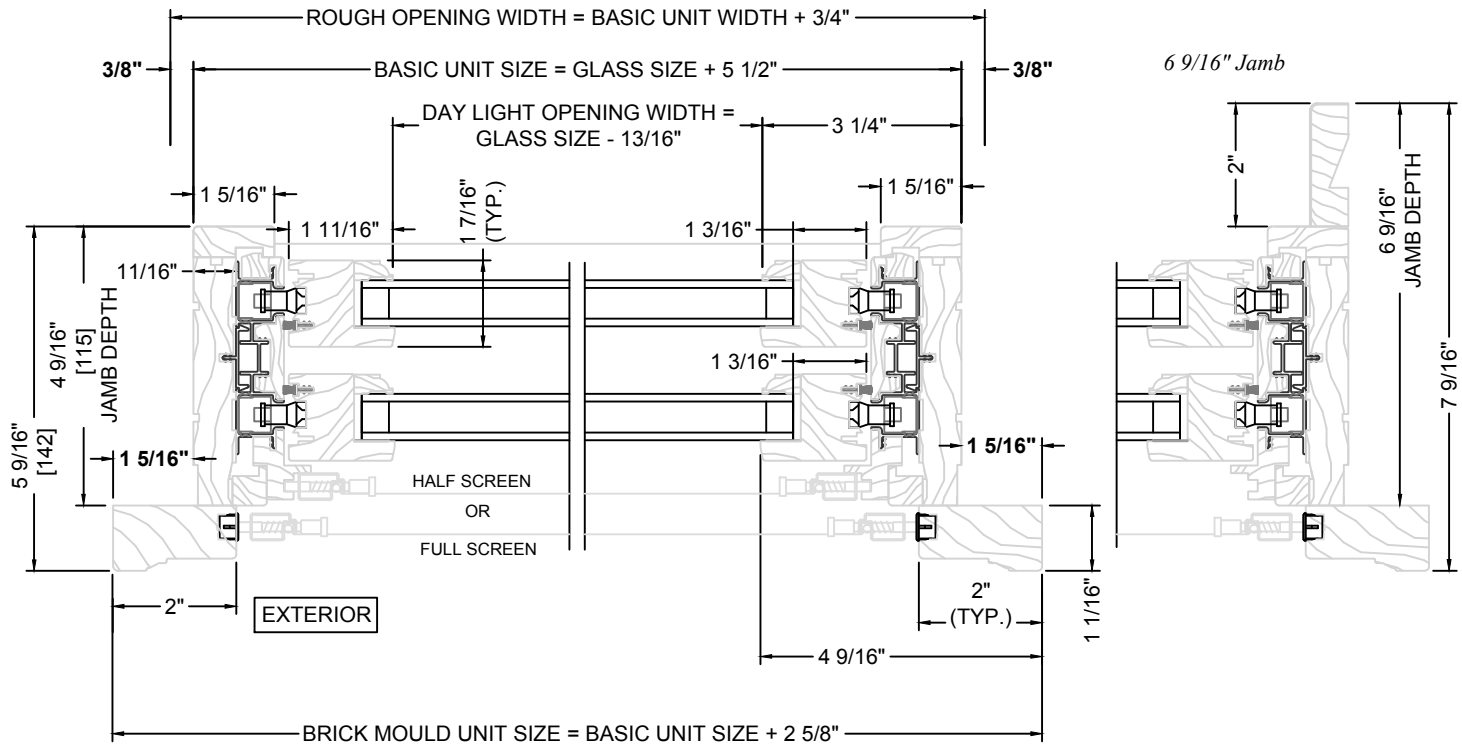
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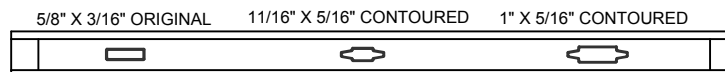
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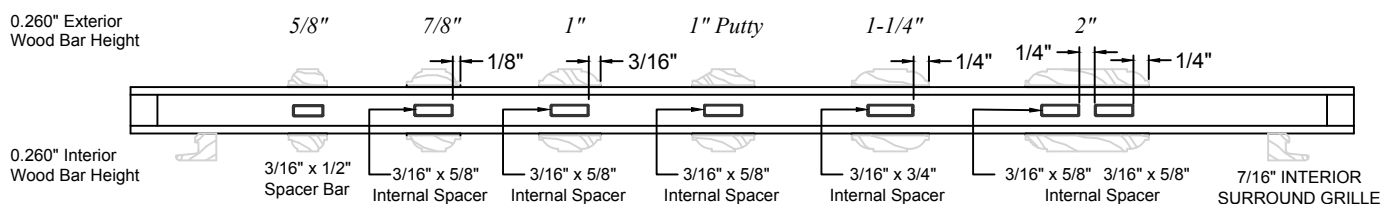


## GLAZING OPTIONS

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



## HDL, Surround and KD Grille Bar Chart

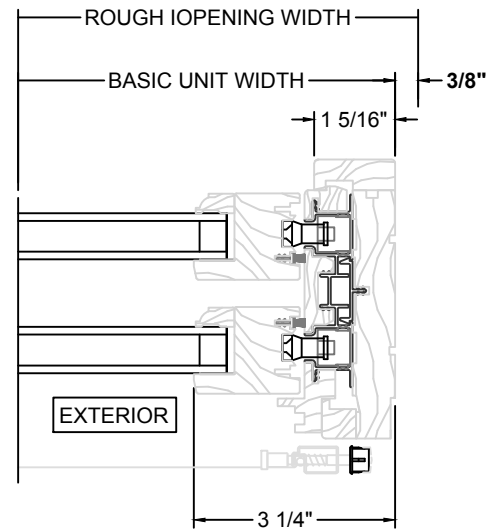
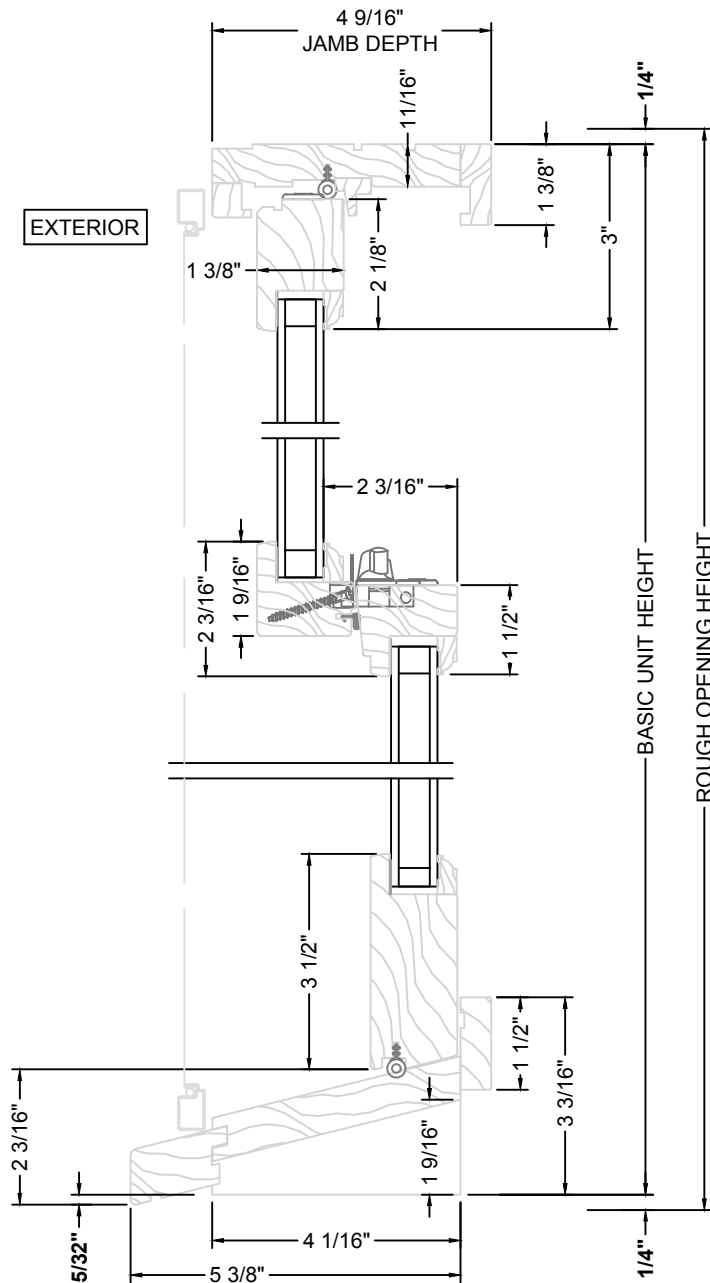


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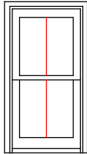
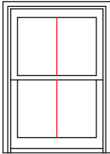
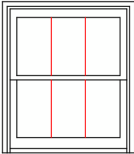
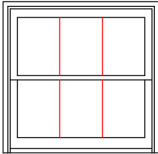
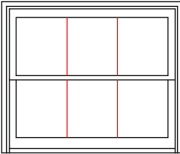
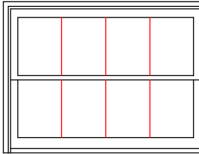
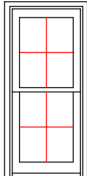
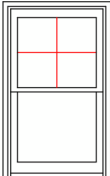
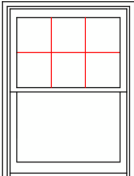
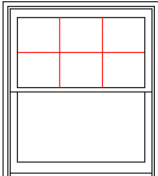
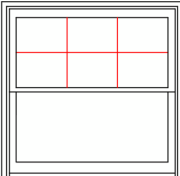
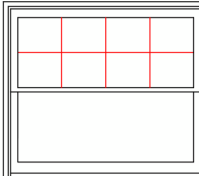
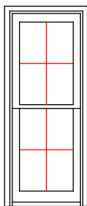
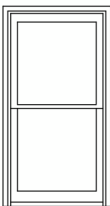
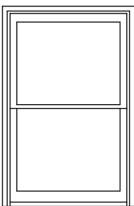
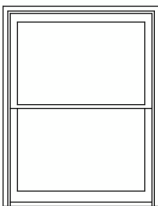
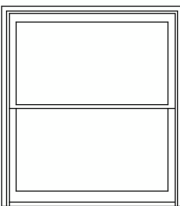
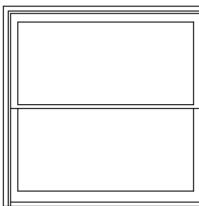
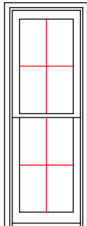
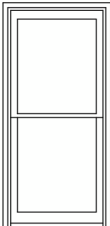
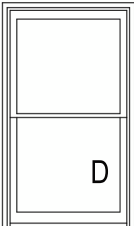
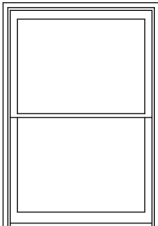
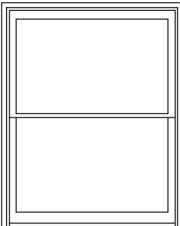
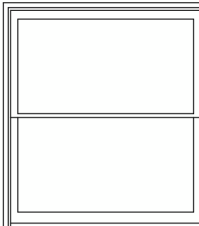
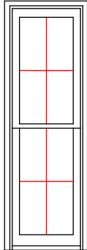
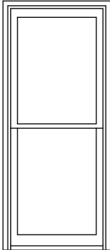
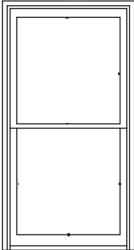
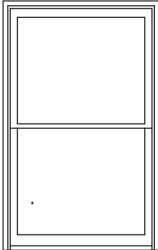
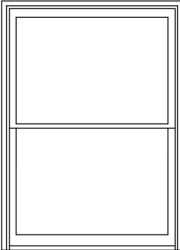
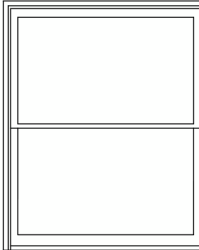


# All-Wood Tilt Double Hung Windows with Sill Nosing & No Brickmould

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





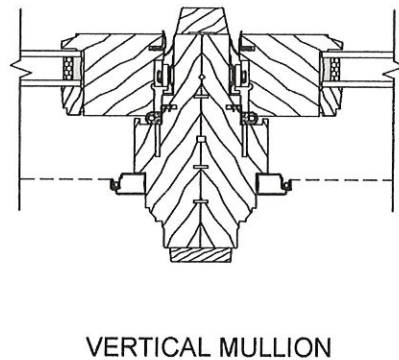
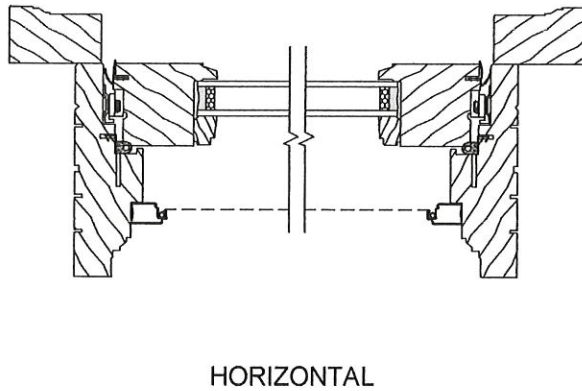
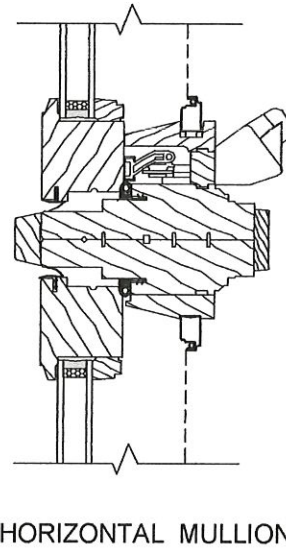
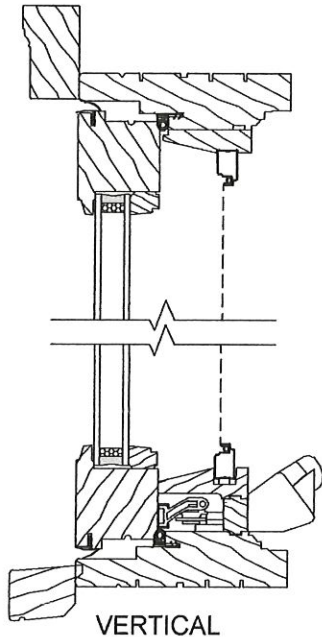
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	18"	24"	30"	36"	42"	48"
	13 1/8"	19 1/8"	25 1/8"	31 1/8"	37 1/8"	43 1/8"
FRAME SIZE	36 3/4"	36"	36"	36"	36"	36"
GLASS SIZE	14 1/8"	14 1/8"	14 1/8"	14 1/8"	14 1/8"	14 1/8"
36 3/4"	 DHC-1836	 DHC-2436	 DHC-3036	 DHC-3636	 DHC-4236	 DHC-4836
42 3/4"	 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.

## Standard Section Details

Operable Units

Standard 4  $\frac{9}{16}$ " Jamb - Wide Sash





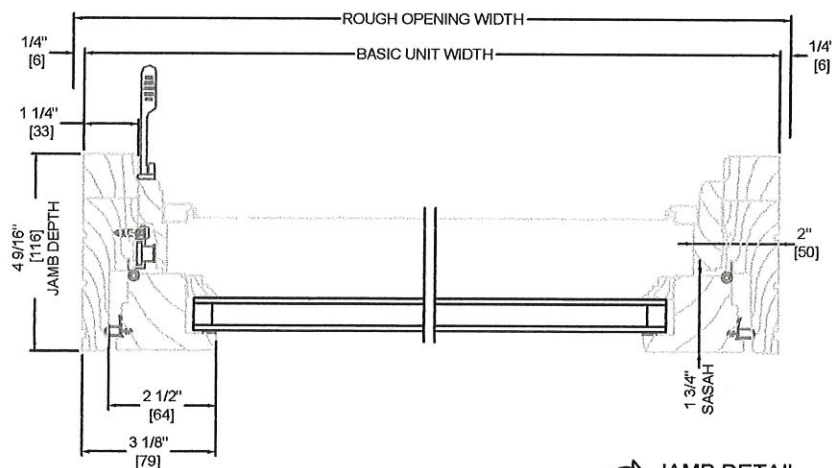
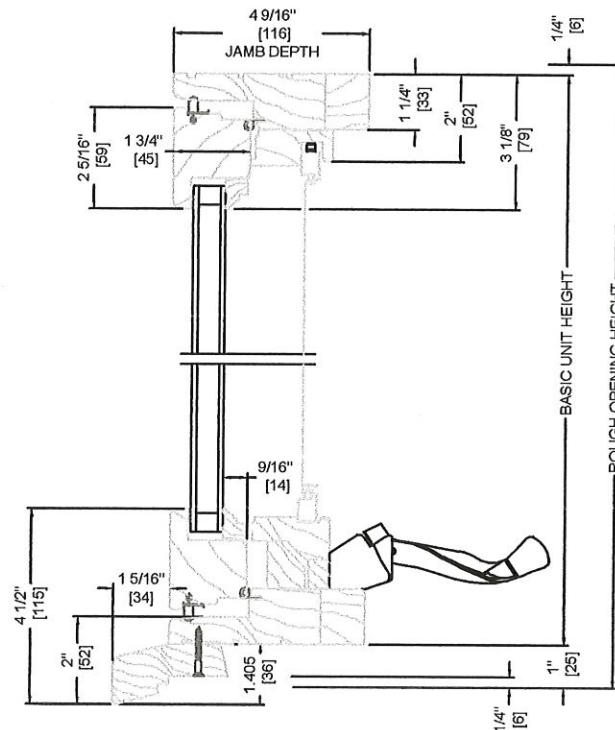
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GLASS SIZE	36 3/4"				
	42 3/4"				
	48 3/4"				
GLASS SIZE	12 13/16"				
	18 13/16"				
	24 13/16"				
GLASS SIZE	30 13/16"				
	36 13/16"				
	42 13/16"				
GLASS SIZE	48 13/16"				
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	60 13/16"				
GLASS SIZE	66 13/16"				
	72 13/16"				
	78 13/16"				
GLASS SIZE	84 13/16"				
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GLASS SIZE	102 13/16"				
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GLASS SIZE	120 13/16"				
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	132 13/16"				
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GLASS SIZE	174 13/16"				
	180 13/16"				
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	222 13/16"				
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GLASS SIZE	246 13/16"				
	252 13/16"				
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	276 13/16"				
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GLASS SIZE	318 13/16"				
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GLASS SIZE	336 13/16"				
	342 13/16"				
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GLASS SIZE	372 13/16"				
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GLASS SIZE	390 13/16"				
	396 13/16"				
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GLASS SIZE	804 13/16"				
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GLASS SIZE	912 13/16"				
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GLASS SIZE	930 13/16"				
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GLASS SIZE	966 13/16"				



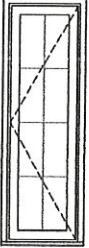
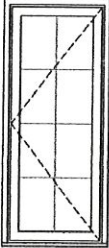
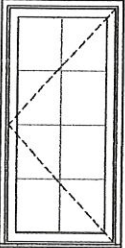
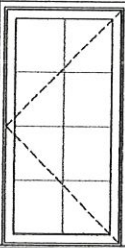
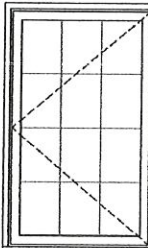

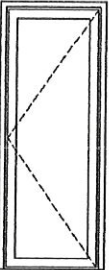
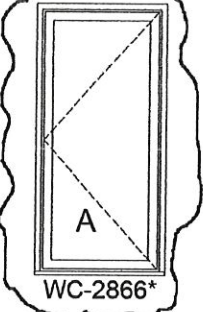
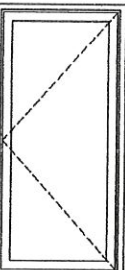
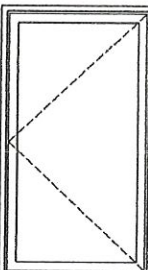
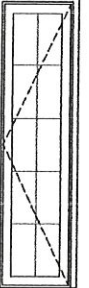
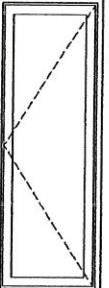
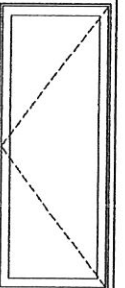
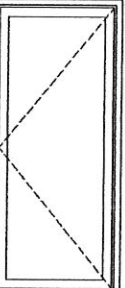
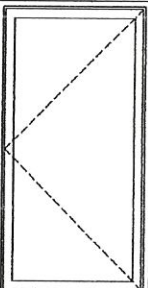
### Casement Window, No Brickmould w/ Sill Nosing

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

4 9/16" JAMB





ROUGH OPENING	18 3/4"	24 3/4"	28 3/4"	30 3/4"	36 3/4"
	18"	24"	28"	30"	36"
	12 13/16"	18 13/16"	22 13/16"	24 13/16"	30 13/16"
FRAME SIZE	60 3/4"	60"	60 13/16"	60 13/16"	60 13/16"
GLASS SIZE	 WC-1860	 WC-2460*	 WC-2860*	 WC-3060*	 WC-3660*
	 WC-1866	 WC-2466*	 WC-2866*	 WC-3066*	 WC-3666*
	 WC-1872	 WC-2472*	 WC-2872*	 WC-3072*	 WC-3672*

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



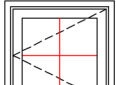

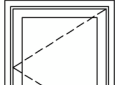
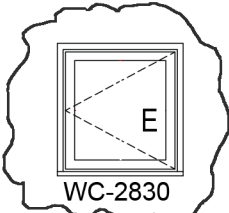


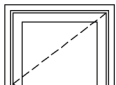
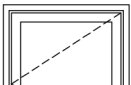
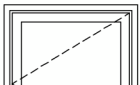
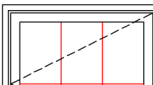

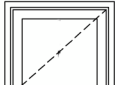
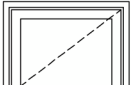
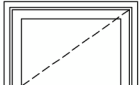
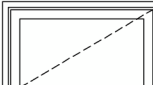

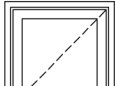
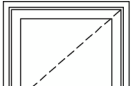
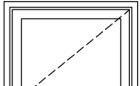
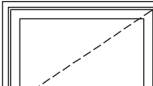

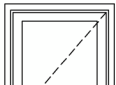
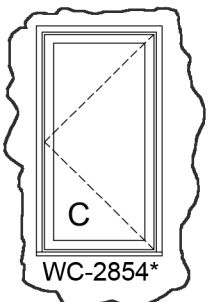
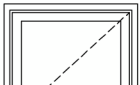
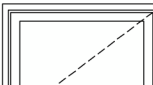
- Standard units shown. Custom sizes in 1/8" increments.
- Any unit shown can be operable or stationary - Left hand shown as viewed from exterior.
- To obtain masonry openings on units with brickmould, add 3 3/8" to horizontal and 2 5/8" to vertical frame dimensions.

ROUGH OPENING	18 3/4"				
	24 3/4"				
	28 3/4"				
FRAME SIZE	30 3/4"				
	36 3/4"				
	36 3/4"				
GLASS SIZE	12 13/16"				
	18 13/16"				
	22 13/16"				
ROUGH OPENING	24 3/4"				
	24 3/4"				
	24 3/4"				
FRAME SIZE	18 13/16"				
	18 13/16"				
	18 13/16"				
GLASS SIZE	12 13/16"				
	12 13/16"				
	12 13/16"				
ROUGH OPENING	30 3/4"				
	30 3/4"				
	30 3/4"				
FRAME SIZE	24 13/16"				
	24 13/16"				
	24 13/16"				
GLASS SIZE	24 13/16"				
	24 13/16"				
	24 13/16"				
ROUGH OPENING	36 3/4"				
	36 3/4"				
	36 3/4"				
FRAME SIZE	30 13/16"				
	30 13/16"				
	30 13/16"				
GLASS SIZE	30 13/16"				
	30 13/16"				
	30 13/16"				
ROUGH OPENING	42 3/4"				
	42 3/4"				
	42 3/4"				
FRAME SIZE	36 13/16"				
	36 13/16"				
	36 13/16"				
GLASS SIZE	36 13/16"				
	36 13/16"				
	36 13/16"				
ROUGH OPENING	48 3/4"				
	48 3/4"				
	48 3/4"				
FRAME SIZE	42 13/16"				
	42 13/16"				
	42 13/16"				
GLASS SIZE	42 13/16"				
	42 13/16"				
	42 13/16"				
ROUGH OPENING	54 3/4"				
	54 3/4"				
	54 3/4"				
FRAME SIZE	48 13/16"				
	48 13/16"				
	48 13/16"				
GLASS SIZE	48 13/16"				
	48 13/16"				
	48 13/16"				

\* 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.

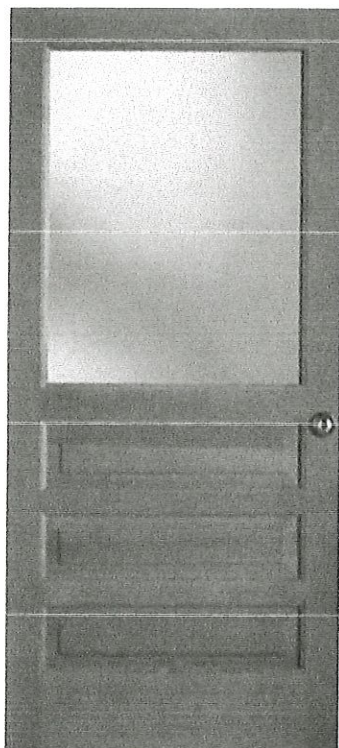


ROUGH OPENING	18 3/4"	24 3/4"	28 3/4"	30 3/4"	36 3/4"
	18"	24"	28"	30"	36"
	12 13/16"	18 13/16"	22 13/16"	24 13/16"	30 13/16"
18 3/4"	 WC-1818				
24 3/4"	 WC-1824	 WC-2424			
30 3/4"	 WC-1830	 WC-2430	 WC-2830	 WC-3030	
36 3/4"	 WC-1836	 WC-2436	 WC-2836	 WC-3036	 WC-3636
42 3/4"	 WC-1842	 WC-2442	 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.

## 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

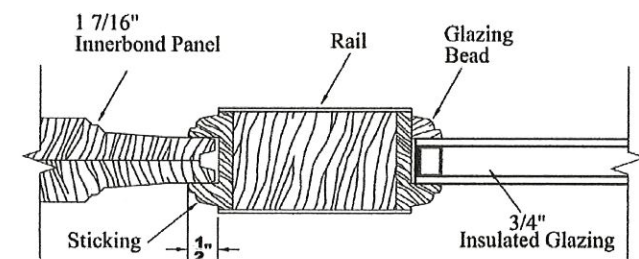
**Panels:** 3/4" VG Flat Panel  
**Profile:** Ovolo Sticking  
**Glass:** 3/4" Insulated Glazing

### DETAILED DRAWING

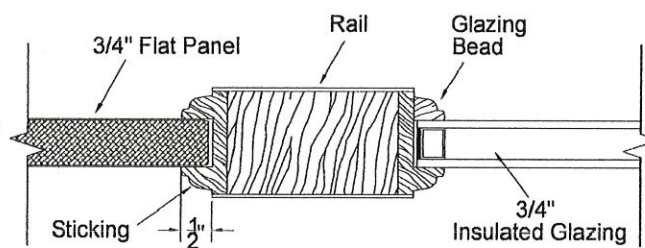
#### STANDARD FEATURES

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

### DETAILS



(Standard)



(Optional)

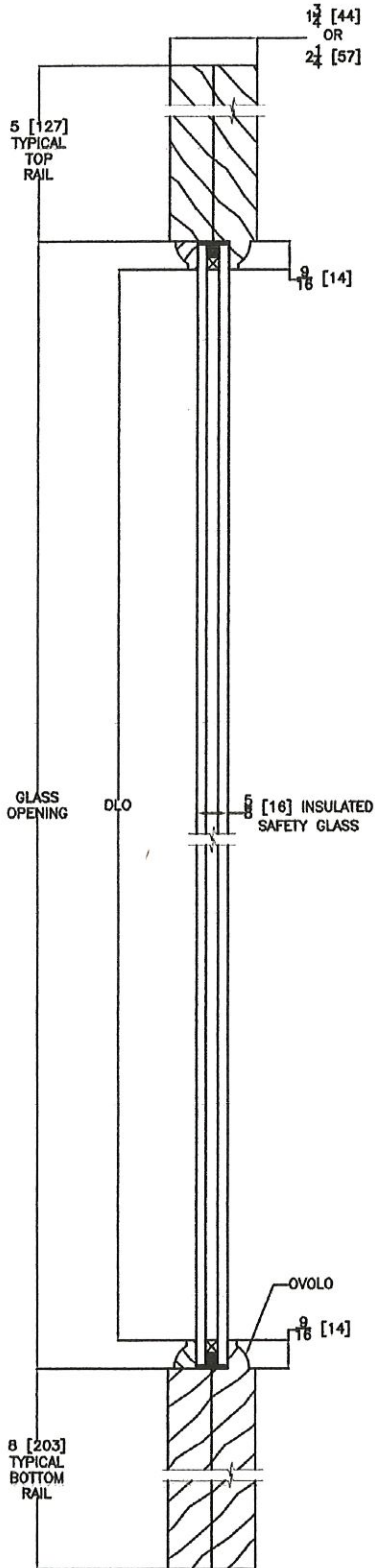


### ELEVATION NOTES

Door Size = Book Size Before Prefit  
Daylight Opening (DLO) = Visible Glass  
Values in brackets [ ] are millimeter conversions.

### DOOR CROSS-SECTION

Moulding Profile = Ovolo  
Panel Profile = n/a  
See 500 Cross Section sheet for more detail.



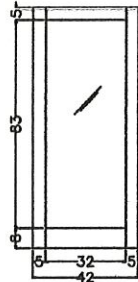
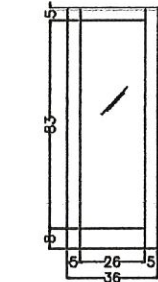
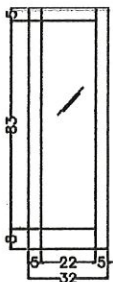
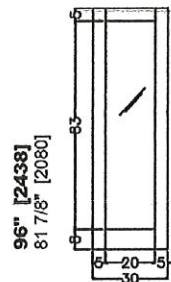
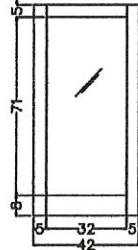
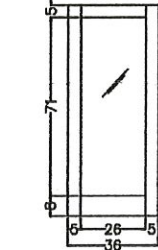
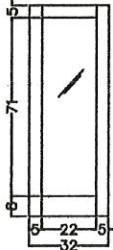
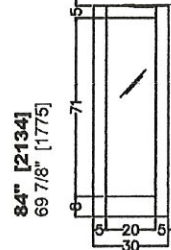
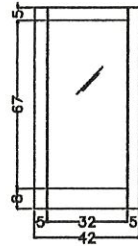
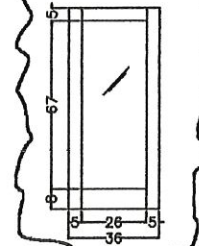
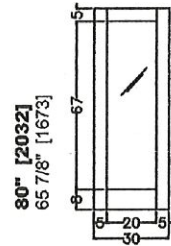
**Door Size**  
Daylight Opening

**30" [762]**  
18 7/8" [479]

**32" [813]**  
20 7/8" [530]

**36" [914]**  
24 7/8" [632]

**42" [1067]**  
30 7/8" [784]



**Sidelight Size**  
Daylight Opening

**12" [305]**  
7 7/8" [200]

**13" [330]**  
7 7/8" [200]

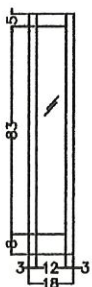
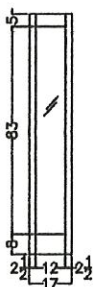
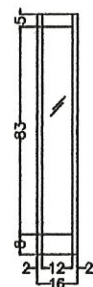
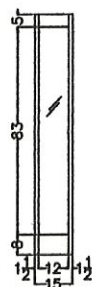
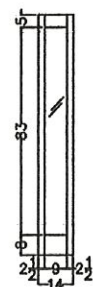
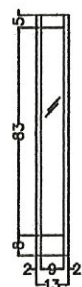
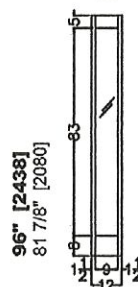
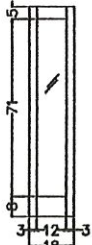
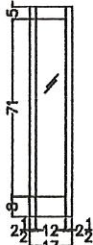
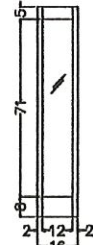
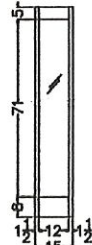
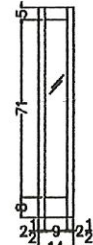
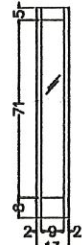
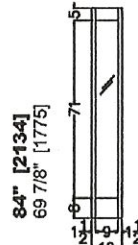
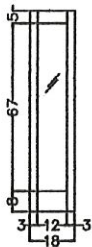
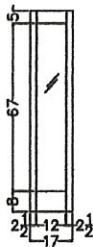
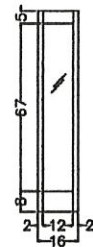
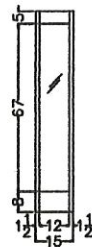
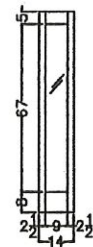
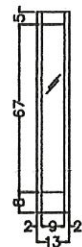
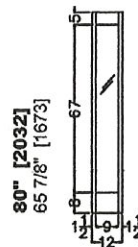
**14" [356]**  
7 7/8" [200]

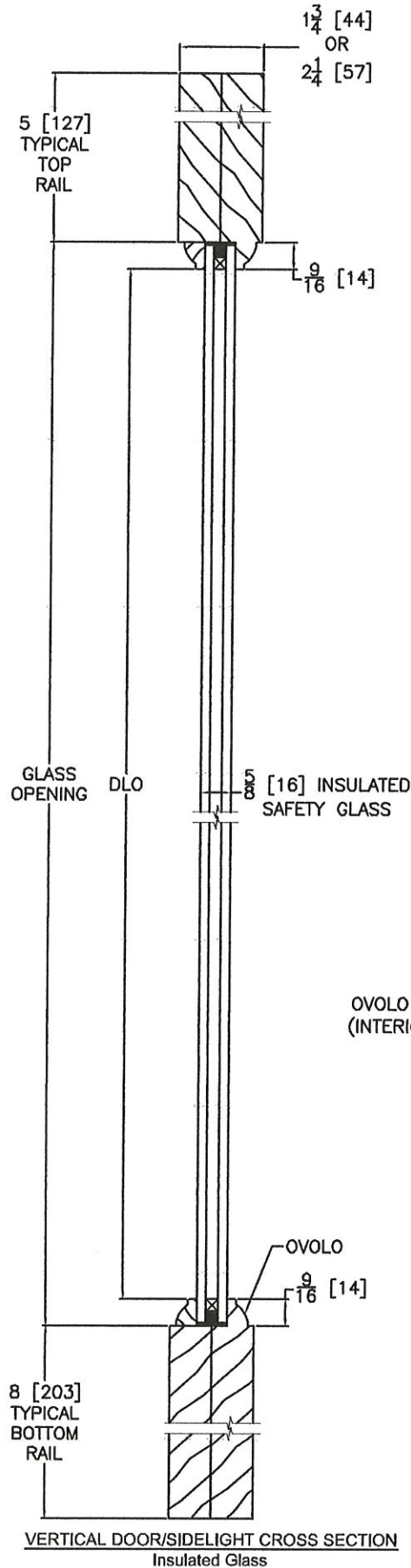
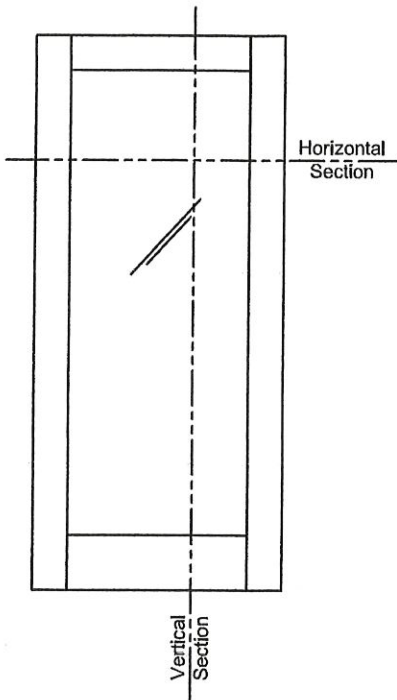
**15" [381]**  
10 7/8" [276]

**16" [406]**  
10 7/8" [276]

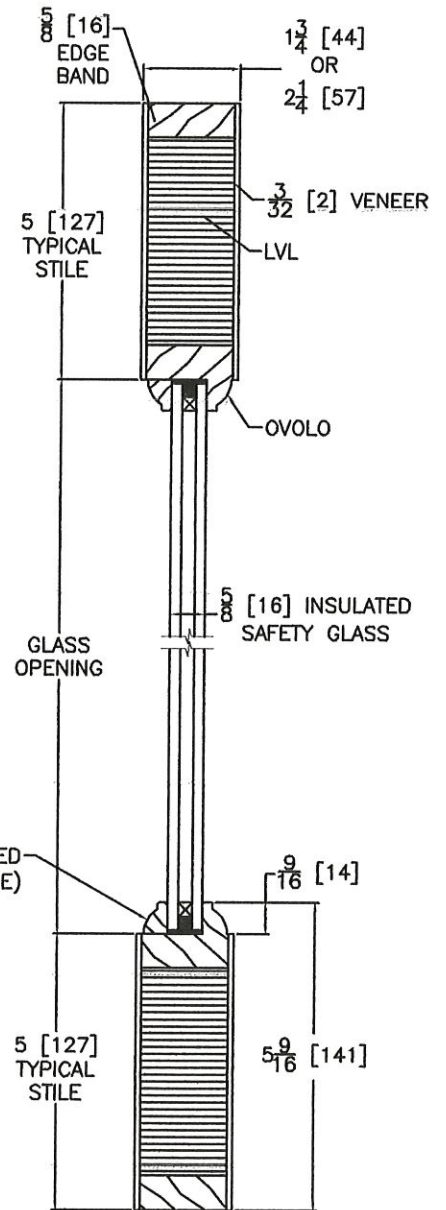
**17" [432]**  
10 7/8" [276]

**18" [457]**  
10 7/8" [276]





**VERTICAL DOOR/SIDELIGHT CROSS SECTION**  
Insulated Glass



**HORIZONTAL DOOR CROSS SECTION**  
Engineered Stile Option  
(Upon Request or Doors > 3'-6" X 8'-0")

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



## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

124-17-CA 814 OBERLIN ROAD

Applicant: PRESERVATION NORTH CAROLINA

Received: 7/13/2017

Meeting Date(s):

Submission date + 90 days: 10/11/2017

1) 8/24/2017 2) 3)

### INTRODUCTION TO THE APPLICATION

Raleigh Historic Landmark: Plummer T Hall House & Willis Graves House

Nature of Project: Relocation of Plummer T Hall house on same lot; relocation of Willis Graves house from 802 Oberlin Rd to 814 Oberlin Rd; installation of foundations, walkways, parking, deck and ADA ramp; removal of non-historic additions; removal of non-historic siding; construction of new additions; remove trees; alter windows and doors

DRAC: An application was reviewed by the Design Review Advisory Committee at its August 7, 2017 meeting. Members in attendance were Curtis Kasefang, David Maurer, Dan Becker, and Mary Ruffin Hanbury; also present were Myrick Howard, Ashley Morris, and Roberta Fox.

#### Staff Notes:

- COAs mentioned are available for review,
- Raleigh City Code Section 10.2.15.E.1. states that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District or Historic Landmark 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.”

### APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.2	Archaeological Sites and Resources	Construct foundations; install walkways and parking
1.3	Site Features and Plantings	Remove trees
1.5	Walkways, Driveways, and Off-street Parking	Install walkways and parking
2.6	Exterior Walls	Remove non-historic siding
2.7	Windows and Doors	Alter windows and doors
2.11	Accessibility, Health, and Safety	Construct ramp
	Considerations	
3.1	Decks	Construct deck
3.2	Additions	Construct additions
4.1	Relocation	Relocate houses; construct foundations

## STAFF REPORT

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

### Hall House

- A. Relocation of the Hall House; removal of non-historic additions; construction of new foundation is not incongruous in concept according to *Guidelines* 4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.1.6, 4.1.7, 4.1.8, and the following suggested facts:
- 1\* The Hall house was approved for relocation in 2016 under COA 076-16-CA. The approved site plan is included in the application, but not labeled. This proposal changes the location of the house on its current lot in order to also accommodate the relocation of the Graves house on the lot.
  - 2\* A tentative tree protection plan is provided; it was not prepared by a certified arborist or registered landscape architect. A preliminary tree removal plan has been provided; the exact move route has not been determined. See item H for tree removals.
  - 3\* The 1996 addition is proposed to be removed prior to the move.
  - 4\* The house sits in the right-of-way. The proposed location reduces the impact to the dwelling from the existing roadway and from any future widening.
  - 5\* The proposed location will create a larger front lawn to buffer the house from the traffic.
  - 6\* The house will maintain its current and historic orientation to the street.
  - 7\* According to COA 076-16-CA, the original height of the foundation was very low which contributed to termite-damage discovered in the floor framing system. The height of the new foundation seeks to balance proximity of the house's original relationship to the ground with code-mandated clearance to floor framing.
  - 8\* The application proposes a continuous brick veneer foundation wall on the entire house. COA 076-16-CA approved a brick veneer detailed to convey the appearance of the original pier locations under the historic sections of the house. Material samples were not provided.
  - 9\* The front porch floor is currently a non-original concrete slab supported by concrete block. This will be demolished and replaced at the new location.
  - 10\* The property will be re-landmarked after relocation.



11\* An archaeological investigation completed in May 2015 found that no significant archaeological remains would be disturbed by the relocation of the house.

B. Reconstruction of porch floor; construction of addition on the Hall House is not incongruous in concept according to *Guidelines* 2.8.5, 3.2.1, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11 however the proportions of the windows in the addition are incongruous according to *Guidelines* 3.2.9, and the following suggested facts:

- 1\* The new porch floor is proposed to have wood decking. Detailed drawings were not provided.
- 2\* The new addition is one story, rectangular in form, and lower than the historic house.
- 3\* The application includes evidence that the house once had a side ell as seen in a 1994 photograph and the 1914 Sanborn Fire Insurance map.
- 4\* The depth of the new addition is less than the addition being removed.
- 5\* The proportions of the windows on the addition are narrower than those on the historic house.
- 6\* New windows are proposed to be wood casement windows with no divided lights. Details and specifications were provided.
- 7\* Siding on the addition is proposed to be smooth faced fiber cement siding with a thick profile and reveal to match the historic wood siding. The commission has approved the use of fiber cement on additions when not abutting wood siding in the same plane.
- 8\* All new trim will match the style and dimensions of the historic trim. Fascia and eaves will match existing but be less ornate. Detailed drawings were not provided.

C. Alterations to the Hall house including replacement of one front window; installation of porch railings; replacement of 2<sup>nd</sup> front door is not incongruous in concept according to *Guidelines* 2.7.1, 2.7.2, 2.7.6, 2.7.7, 2.8.6, and the following suggested facts:

- 1\* The central of the ganged windows on the front porch is proposed to be removed and replaced with a wood 6/6 double hung window. Specifications were not provided.
- 2\* The window being removed is a single pane of glass and unlikely contemporary with other historic windows.

- 3\* The secondary door on the front porch is damaged and is proposed to be replaced. Details were not provided.
- 4\*
- 5\* Details of the proposed new railing were not provided.

#### Graves House

- D. Relocation of the Graves house; removal of non-historic additions; construction of new foundation is not incongruous in concept according to *Guidelines* 4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.1.5, 4.1.6, 4.1.7, 4.1.8,, and the following suggested facts:
  - 1\* The Willis Graves house is significant as a rare, intact, surviving example of a two-story Queen Anne residence built in one of Raleigh's freedman villages around the turn of the century and is the only two-story Queen Anne residence in Oberlin Village.
  - 2\* A tentative tree protection plan is provided; it was not prepared by a certified arborist or registered landscape architect. A preliminary tree removal plan has been provided; the exact move route has not been determined. See item H for tree removals.
  - 3\* The Graves house is threatened with demolition.
  - 4\* The new location of the house is the same lot as the Hall House and is to the north side of Oberlin Church; it currently sits on a lot to the south of the church.
  - 5\* Altered rear additions are proposed to be removed prior to the move.
  - 6\* In its newly proposed location the house maintains its historic orientation to the street.
  - 7\* The 1914 Sanborn Fire Insurance map shows that a house used to sit in approximately the same location.
  - 8\* The original height of the foundation is low. The height of the new foundation seeks to balance proximity of the house's original relationship to the ground with having the same finished floor height as the Hall House.
  - 9\* The application proposes a continuous brick veneer foundation wall on the entire house. Details were not provided.
  - 10\* The Graves House will, at its closest, be 5 feet from the Hall House.
  - 11\* Grading is proposed to allow for at least a 9" exposed foundation and to keep the finished floor the same height as the Hall House.



12\* An archaeological investigation completed in May 2015 found that no significant archaeological remains would be disturbed by the relocation of the house to the Hall House lot.

13\* The property will be re-landmarked after relocation.

E. Construction of an addition on the Graves House is not incongruous in concept according to *Guidelines* 3.2.1, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11; however the proportions of the windows in the addition are incongruous according to *Guidelines* 3.2.9, and the following suggested facts:

1\* The new one story addition is a gable extrusion in approximately the same location as the removed additions.

2\* The proportions of the windows on the addition are narrower than those on the historic house.

3\* New windows are proposed to be wood casement windows with no divided lights. Details and specifications were provided.

4\* Siding on the addition is proposed to be smooth faced fiber cement siding with a thick profile and reveal to match the historic wood siding. The commission has approved the use of fiber cement on additions when not abutting wood siding in the same plane.

5\* All new trim will match the style and dimensions of the historic trim. Fascia and eaves will match existing but be less ornate. Detailed drawings were not provided.

F. Alterations to the Graves house including removal of non-historic siding; awning removal; replacing a door with a window are not incongruous in concept according to *Guidelines* 2.6.2, 2.6.10, 2.7.2, 2.7.7, 2.7.10, and the following suggested facts:

1\* The house is partially sided in either aluminum or asbestos siding; the application calls out both. Neither is a historic material.

2\* The status of the window trim under the siding is unknown.

3\* A non-historic door on the south wall on the porch is proposed to be replaced with a wood double hung window matching the others on the porch. Details and specifications were not provided.

- 4\* The aluminum awning proposed for removal does not date to the period of significance of the house.

#### Site and Joint Features

G. Installation of parking; installation of front walks; construction of deck and access ramp is not incongruous in concept according to *Guidelines* 1.5.5, 1.5.6, 1.5.7, 2.11.1, 2.11.2, 2.11.3, 2.11.5, 3.1.1, 3.1.2, 3.1.4, 3.1.5, 3.1.6, 3.1.7, and the following suggested facts:

- 1\* A tentative tree protection plan is provided; it was not prepared by a certified arborist or registered landscape architect. A preliminary tree removal plan has been provided; see item H for tree removals.
- 2\* A front walk that splits to access both houses is proposed. It utilizes an existing set of steps leading from the sidewalk into the lot.
- 3\* The application provides examples of shared exterior features for adjacent properties in Raleigh historic districts.
- 4\* Minimal parking is proposed for the lot and appears to utilize access agreements with adjacent properties. A driveway curb cut will not be required on Oberlin Road.
- 5\* The proposed parking areas will be screened from the street by the houses.
- 6\* The materials of the parking areas and walkways were not provided, nor was information on lighting.
- 7\* A low deck with no railing is proposed to run between the additions on the two houses. As such, the deck is set back from the front and is partially screened by the historic houses.
- 8\* The deck will be screened with vegetation also. Details are not provided.
- 9\* The proposed joint deck will allow for a single accessible access point.
- 10\* Detailed drawings of the new deck and ramp are not provided.

H. Removal of trees is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.5, 1.3.7, 1.3.8, 1.3.13, and the following suggested facts:

- 1\* A preliminary list of trees to remove was provided. Only trees affected by the relocation of the houses, located within utility easements, or located in the proposed parking area are



proposed for removal. This includes 6 Pecans, 1 Birch, 1 Oak, 1 Maple, 1 Mulberry, 3 Hackberrys, 2 Walnuts, 1 black cherry, and, 1 unidentified tree.

2\* Five mature trees and several smaller trees will remain.

3\* A tree replacement plan was not provided.

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

1. That the 365-day demolition delay not be applied for removal of the trees.
2. That an application for landmark re-designation be filed within 90 days of the move.

#### Hall House

3. That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard for the move:
  - a. Grading plan;
  - b. Final foundation height;
  - c. Revised foundation design under the historic house that is detailed to convey the appearance of the original pier locations.
  - d. Move route;
  - e. Tree removal;
  - f. Tree protection plan prepared by a registered landscape architect or ISA-certified arborist.
4. That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard for the addition:
  - a. Revised elevation drawings showing windows on the addition using the proportions of one of the existing windows;
  - b. New front window;
  - c. Front porch flooring;
  - d. Eave construction;
  - e. Window and door trim.

5. That details and specifications for the following be provided to and approved by staff prior to construction/installation:
  - a. Front porch railing;
  - b.
  - c. New front door;
  - d. New storm doors;
  - e. Foundation brick face finish and color;
  - f. Paint color selections if different than the existing;
  - g. Front steps;
  - h. Roofing material;
  - i. HVAC size and location and screening, if needed;
  - j. Any other exterior changes required for the project not specifically addressed.

#### Graves House

6. That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard for the move:
  - a. Grading plan;
  - b. Final foundation height;
  - c. Revised foundation design under the historic house that is detailed to convey the appearance of the original pier locations.
  - d. Move route;
  - e. Tree removal;
  - f. Tree protection plan prepared by a registered landscape architect or ISA-certified arborist.
7. That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard for the addition:
  - a. Revised elevation drawings showing windows on the addition using the proportions of one of the windows on the first floor;
  - b. New window on south façade;
  - c. Eave construction;



- d. Window and door trim.
- 8. That details and specifications for the following be provided to and approved by staff prior to construction/installation:
  - a. Foundation brick face finish and color;
  - b. Front steps;
  - c. Paint color selections if different than the existing;
  - d.
  - e. Any modifications to trim underneath the non-historic siding;
  - f. New storm doors;
  - g. Roofing material;
  - h. HVAC size and location and screening, if needed;
  - i. Any other exterior changes required for the project not specifically addressed.

#### Site Alterations

- 9. That the approved tree protection plan (per conditions 3.f. and 6.f.) be implemented prior to any work on the site and that it remain in place for the duration of construction.
- 10. That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard for the moves:
  - a. Tree replacement plan.
- 11. That replacement trees be planted during the next tree planting season after receipt of the certificate of occupancy.
- 12. That details and specifications for the following be provided to and approved by staff prior to construction or installation:
  - a. Deck;
  - b. Ramp;
  - c. Parking area materials;
  - d. Walkway materials;
  - e. Site lighting.
  - f. Any other site changes required for the project not specifically addressed.