

City of Raleigh



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COA-0007-2020

605 E LANE ST

OAKWOOD (R-10)

0 35 70 140
Feet



Nature of Project:
Construct screened porch;
remove deck

APPLICANT:
BEN CLAY & SIRIMA YAEMSIRI
605 E LANE ST



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – SUMMARY PROCEEDING

COA-0007-2020 605 E LANE STREET

Applicant: BEN CLAY AND SIRIMA YAEMSIRI

Received: 1/14/20

Meeting Date(s):

Submission date + 90 days: 04/13/20

1) 2/27/20 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: General HOD

Nature of Project: Construct screened porch; remove deck

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.3	Site Features and Plantings	Construct screened porch; remove deck
3.2	Additions	Construct screened porch

STAFF REPORT

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

- A. Constructing a screened porch and removing a deck are not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.6, 1.3.7, 1.3.8, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.10, 3.2.11, 3.2.12; and the following suggested facts:
- 1* From the "Inventory of Structures in The Oakwood National Register Historic Districts" Raleigh, North Carolina by Matthew Brown, Historian, Society for the Preservation of Historic Oakwood Researched and written from 2004 to 2015, the house is a Craftsman frame two-story, ca. 1923: "The house has a side-gabled saddle roof with deep eaves, and with triangular knee braces under the gable eaves and exposed rafter tails under the horizontal eaves. There is a shed-roofed dormer on the front, which probably originally had triangular knee braces. It has three windows, each with six panes. The front porch has hipped roof supported by four heavy square-section posts with a square section balustrade...There is a small two-story gabled projection on the rear."
- 2* The application proposes construction of a screened porch at the rear of the existing house. An existing deck is proposed to be removed.

- 3* The existing deck is approximately 15'x11'. It is located to the west and north of the rear addition. The proposed screen porch is located in the footprint of the existing deck. It is proposed to be the same size and dimension as the existing deck.
- 4* **Built area to open space analysis:** According to the application, the lot totals 5,512 SF with an existing built area of 1,662 SF. The existing built area to open space is 30.1%. The proposed addition adds 281 SF for a total proposed built area of 1,943 SF. The proposed built area is 35.2%, this results in an increase of 5.1%.
- 5* The Design Guidelines refer to not substantially increasing the **original** built area to open space. The application uses the word existing, but the numbers reflect the original built area.
- 6* **Built mass to open space analysis:** According to the application, the lot totals 5,512 SF with an existing built mass of 1,462 SF. The existing built mass to open space is 26.5%. The proposed addition adds 281 SF for a total proposed built mass of 1,743 SF. The proposed built area is 31.6%, this results in an increase of 5.1%.
- 7* The Design Guidelines refer to not substantially increasing the **original** built mass to open space. The application uses the word existing, but the numbers reflect the original built mass.
- 8* The proposed screen porch roof is a gable form that references the gable on the existing rear addition and the east and west gables of the main roof. The stairs accessing the rear yard are not included under the porch roof. The roof covering is proposed to match the existing shingles. An eave construction drawing was provided.
- 9* The proposed porch is designed to be structurally self-supporting. The proposed brick piers will be painted to match the existing foundation and will be framed with treated lumber and painted to match the house.
- 10* No screening is proposed for the structure underneath the porch as is currently under the deck. The committee has found the lack of screening to be congruous with the character of Oakwood when the height is such that people can walk underneath
- 11* According to the provided section, the screening for the porch is to be on the inside of the pickets and railings as has been found to be congruous for other screened porches in Oakwood. A detailed drawing was provided.

12* A tree survey identifying trees greater than 8" DBH on the property was provided. A tree protection plan prepared by an arborist that identifies locations for materials storage and site access as well as a fencing was provided. The application states that no trees will be disturbed as a result of the project.

13* Gutters and downspouts are indicated on the floor plan but are not shown on elevations. Materials are proposed to match existing.

14* Exterior lighting was not shown, nor were specifications provided.

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

1. That the tree protection plan be implemented and remain in place for the duration of construction.
2. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Gutters and downspouts, if any.
 - b. Exterior lighting including location on the building, if any.

Staff Contact: Collette Kinane, collette.kinane@raleighnc.gov

Type or print the following:

Applicant name: Ben Clay + Sirima Yaemsiri (Pell St Studio - Ashley Morris architect)

Mailing address: 605 E Lane St

City: Raleigh

State: NC

Zip code: 27601

Date: 1-9-2020

Daytime phone #:

Email address: ben@benclay.com yaemsiri8@gmail.com

Applicant signature:

Minor work (staff review) – one copy

Major work (COA committee review) – ten copies

Additions > 25% of building sq. footage

New buildings

Demolition of building or structure

All other

Post approval re-review of conditions of approval

Office Use Only

Transaction #: _____

File #: COA-0007-2020

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 605 E Lane St

Historic district: Oakwood

Historic property/Landmark name (if applicable):

Owner name: Ben Clay + Sirima Yaemsiri

Owner mailing address: 605 E Lane St

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address	Property Owner Name & Address
306 Elm St	221 Linden Ave
606 E Lane St	225 Linden Ave
602 E Lane St	602 Oakwood Ave
603 E Lane St	610 E Lane St
607 E Lane St	608 Oakwood Ave
604 Oakwood Ave	309 Linden Ave

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes No	Office Use Only Type of work: _____ _____
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).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
3.2/67	Additions	new screen porch on rear elevation
3.1/65	Decks	screen porch same footprint + SF of deck
1.3/23	Site	proportion to built mass + open space

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 _____

Proposed Addition to 605 E Lane St

The owners of 605 E Lane St would like to add a one story screen porch to the rear of the house where there is existing deck is located. The new screened porch will be the same footprint as the existing deck so the impervious surface and mass to open space will not change as far as footprint goes. This also helps with preserving all the existing trees on the property and the surrounding properties. The owners would also like to add a window to the rear elevation where the room is changing use to a powder room/mudroom space. They also would like to replace the existing rear patio doors out to the deck with new wood full lite out-swing patio doors.

Section 2.7 #9 If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining facade of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but not to duplicate the original.

One new window will be added in the rear elevation of the existing house to help add light to the space as the powder room gets updated and a mudroom is added to the space. This will be either a fixed or casement window, all wood and no grilles. The rear elevation is the least character defining elevation.

Section 1.3 #8 In the residential historic districts, it is not appropriate to alter the residential character of the district by significantly reducing the proportion of the original built area to open space on a given site through new construction, additions, or surface paving.

The screened porch is the same foot print as the existing deck. No additional ground coverage will be added.

Section 3.2 Additions #1 Construct additions, if feasible, to be structurally self-supporting to reduce any damage to the historic building. Sensitively attach them to the historic building so that the loss of historic materials and details is minimized.

The screened porch has been located on the rear of the house and has its own structure so that if ever it needed to be removed it could be done so as to not destroy any historic fabric.

Section 3.2 #8 Design an addition to be compatible with the historic building in mass, architectural style, materials, color, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.

The screen porch will be discernible from the main house by being a screened porch which is much more open than the solid mass of the main house. The eaves will be open rafter tails with a fascia board and will have a 12" overhang. The new window will be a casement with out grilles which will discern it from the other windows on the existing house.

Materials –

Brick piers will match the existing brick of the house and be painted. Decking to be pressure treated stained decking or ipe on the screened porch and deck. Wood posts, rails and pickets to be painted. Screen porch ceiling to be painted beadboard.



605 Lane St - aerial



0 25 50 100 ft
1 inch = 50 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.*



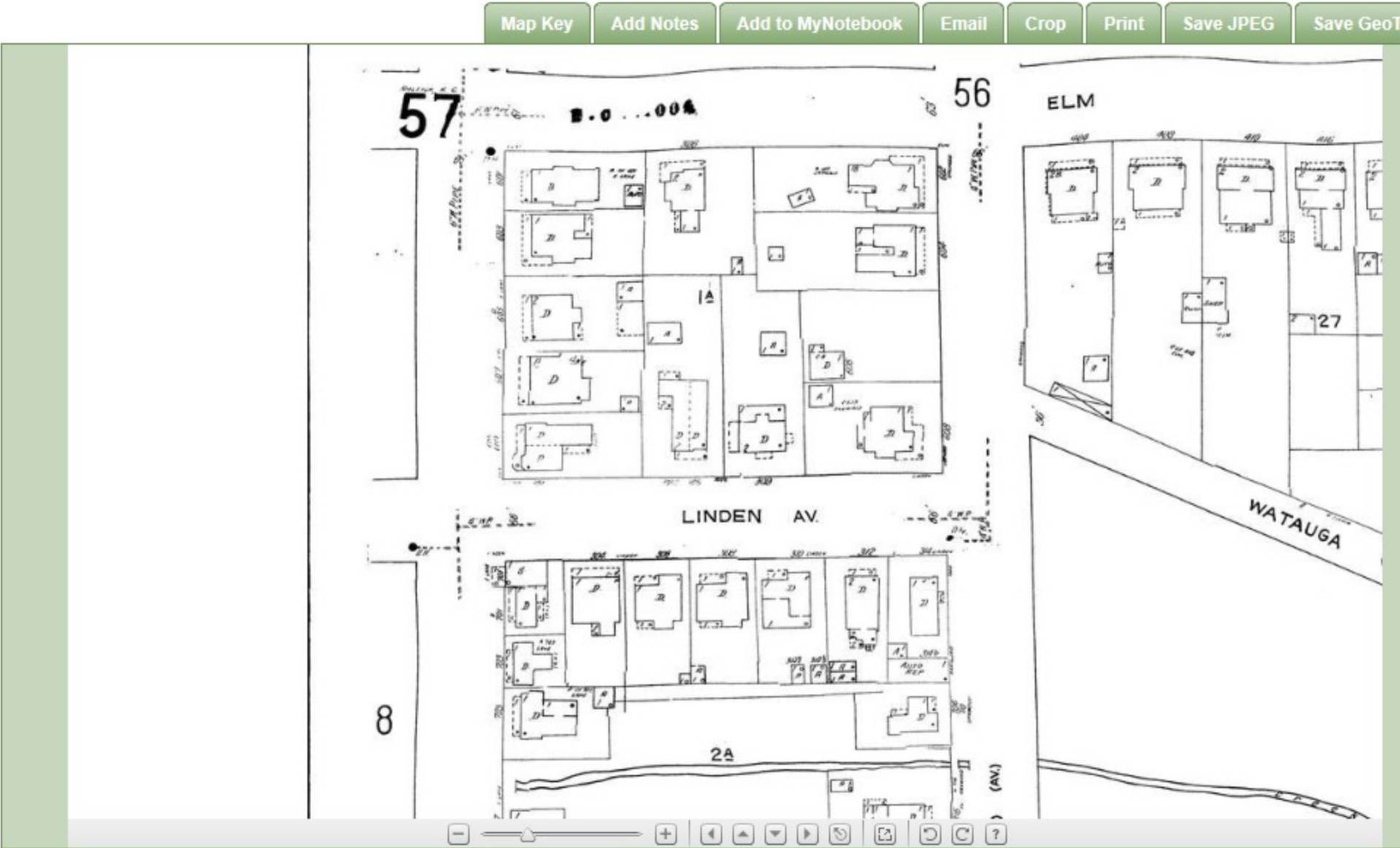
605 E Lane St - imaps



0 25 50 100 ft
1 inch = 50 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.*



Item Number	335537
Full Image Title	00263
Full Atlas Title	Raleigh 1914-Dec. 1950 vol. 1, 1914-Nov. 1950
Date of Publication	1950
Publisher	Sanborn Fire Insurance Map Company
City	Raleigh

=WA6861 **605 E. Lane St. Rosa Buffaloe House c.1923** This Craftsman frame two-story was built for John Herbert Buffaloe and his wife Rosa. He was co-proprietor of Rudy & Buffaloe Grocery on Hargett St. She was the daughter of Italian immigrants. They had three daughters and a son. They had previously built and lived in the house next door at 603 E. Lane St. After John Herbert's death, his widow Rosa lived in this house until 1945. Then their daughter Elizabeth Buffaloe Council lived here with her family until 1966. Elizabeth taught music in the home. The house has a side-gabled saddle roof with deep eaves, and with triangular knee braces under the gable eaves and exposed rafter tails under the horizontal eaves. There is a shed-roofed dormer on the front, which probably originally had triangular knee braces. It has three windows, each with six panes. The front porch has a hipped roof supported by four heavy square-section posts with a square-section balustrade. The front door has a window with twelve panes. Most windows on the front have six small panes over six vertical panes in the upper sashes, and single panes in the lower sashes. Windows on the sides and rear are standard six-over-one. There is an exposed chimney on the right side of the house. There is a small two-story gabled projection on the rear. There is an unfinished full basement. The house was restored by Michael Clay in 1997-98.

338:114 W. T. & Helen Delamar to John H. Buffaloe Apr 3, 1919

John Herbert Buffaloe died 1934. His widow Rosa Buffaloe died Dec 21, 1945

942:331 J. H. Buffaloe Jr. & other Buffaloes to Margie, Eliz. & Pauline Buffaloe May 18, 1946

953:211 Paul Buffaloe, exor will of John Herbert Buffaloe, and other Buffaloes to Margie & Martha Eliz. Buffaloe Sep 24, 1946 \$7000

1117:473 Margie Rose Buffaloe Hathaway & Woodrow Hathaway to Martha Eliz. Buffaloe Scott Mar 1, 1953 sisters had half interest, Margie gives her half to Martha Elizabeth

1734:173 Martha Buffaloe Scott to Roy Fish & Kathleen Wood Sep 23, 1966

7593:396 Kathleen Wood to Cameron Park Land Company Aug 6, 1997 \$128K

7968:219 Cam Pk to Robert Stark Mar 23, 1998 \$252K

1922-23 RCD: no listing

1923-24 RCD: no listing

1924 RCD: J. H. Buffaloe, with Rudy & Buffaloe, grocers

1925 RCD: J. H. Buffaloe

1934 RCD: J. Herbert Buffaloe

1935 RCD: Rosa C. Buffaloe

1935 thru 46 RCD: Mrs. Rosa C. Buffaloe

1947 RCD: Council M. Scott

1950 Sanborn: rectangular footprint with small projection in center of rear, porch on eastern part of rear

1957 RCD: Eliz. B. Scott, music teacher

1965 RCD: Elizabeth B. Scott, music teacher

1968 RCD: James Roberson

Aug 13, 1997 permit issued \$12K

2012 wakegov: same footprint as 1950 but back porch has been removed

=WA6862 **606 E. Lane St. Edwards-Earp House c.1912** This Neoclassical Revival frame foursquare and the two similar houses at 602 and 610 were built for Cornelius Bryant Edwards, one of the founders of Edwards & Broughton Printers, vice-president of Mechanics Savings Bank, and a minor developer. It is believed that Edwards bought these houses as kits from the Sears catalog for \$650 each, but this cannot be verified. The house has a hipped roof sheathed in its original slate shingles, with terne metal flashing and finials. There is a hipped-roofed



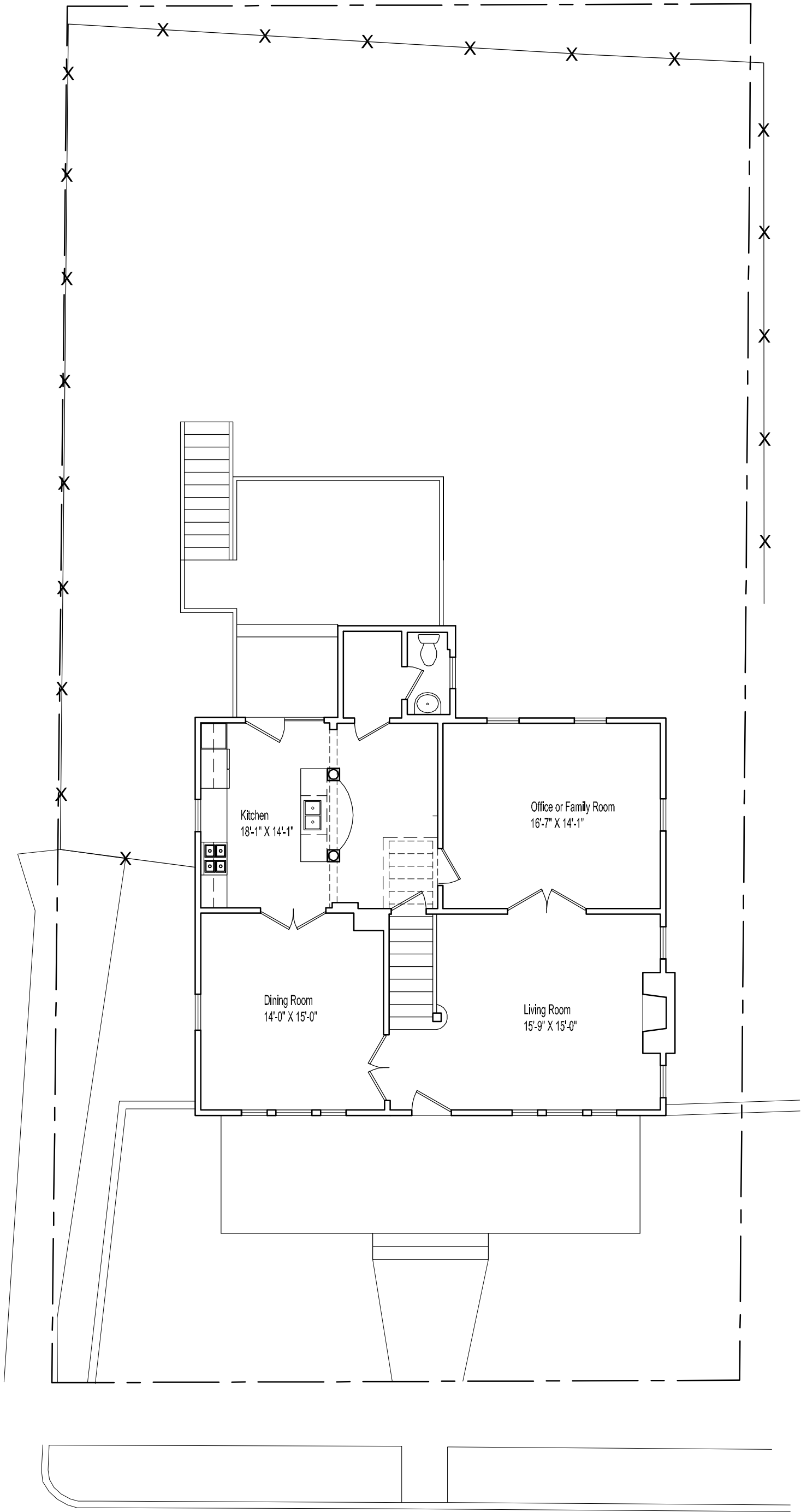


605 E Lane St



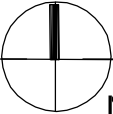
neighbors rear elevation
w/ screenporch/sunroom





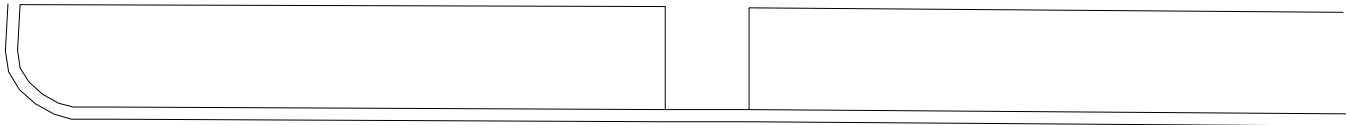
605 E Lane St - Existing Ground Floor Plan

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



PELL ST studio

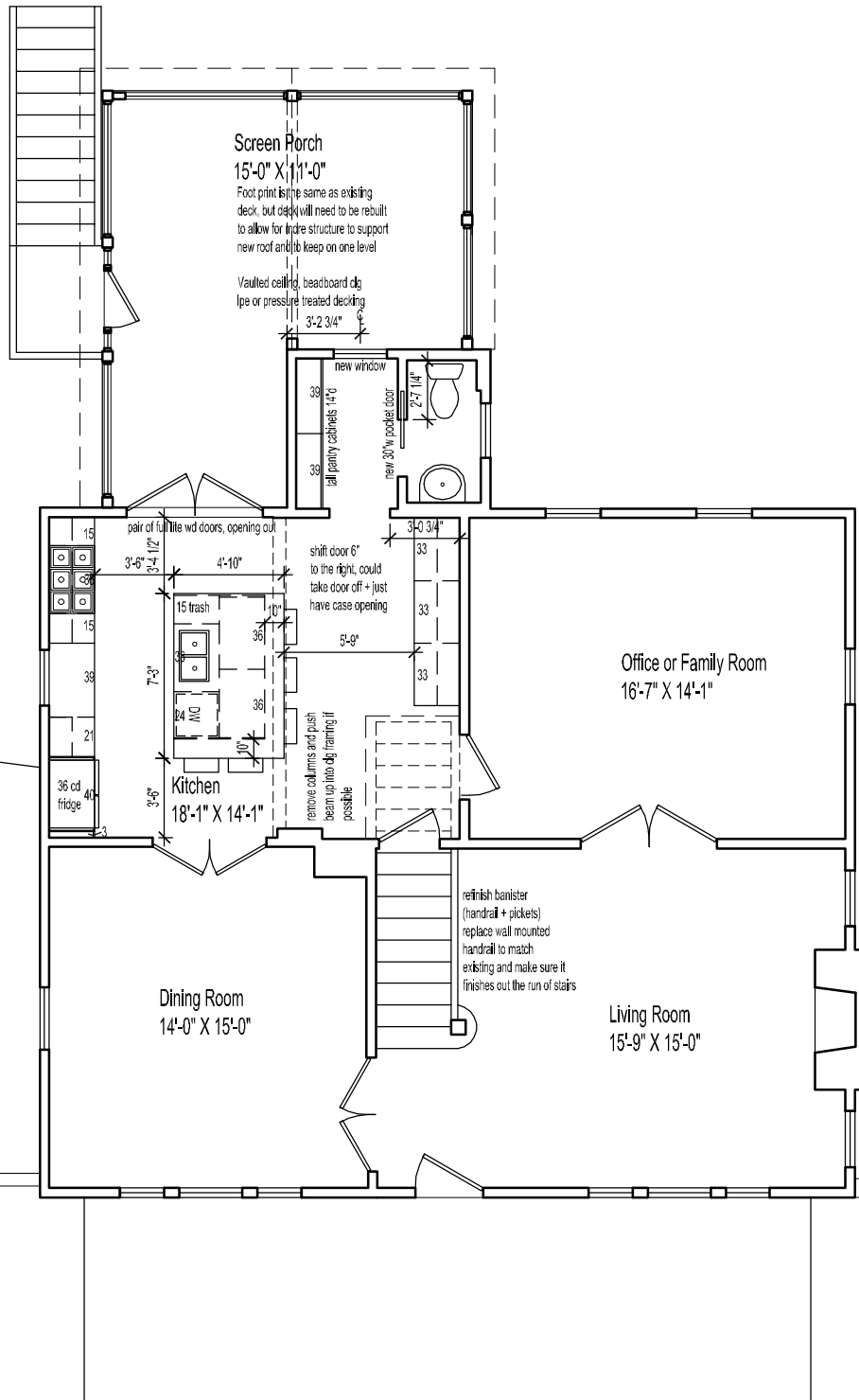
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



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

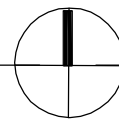


Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



605 E Lane St - New Screen Porch Plan

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

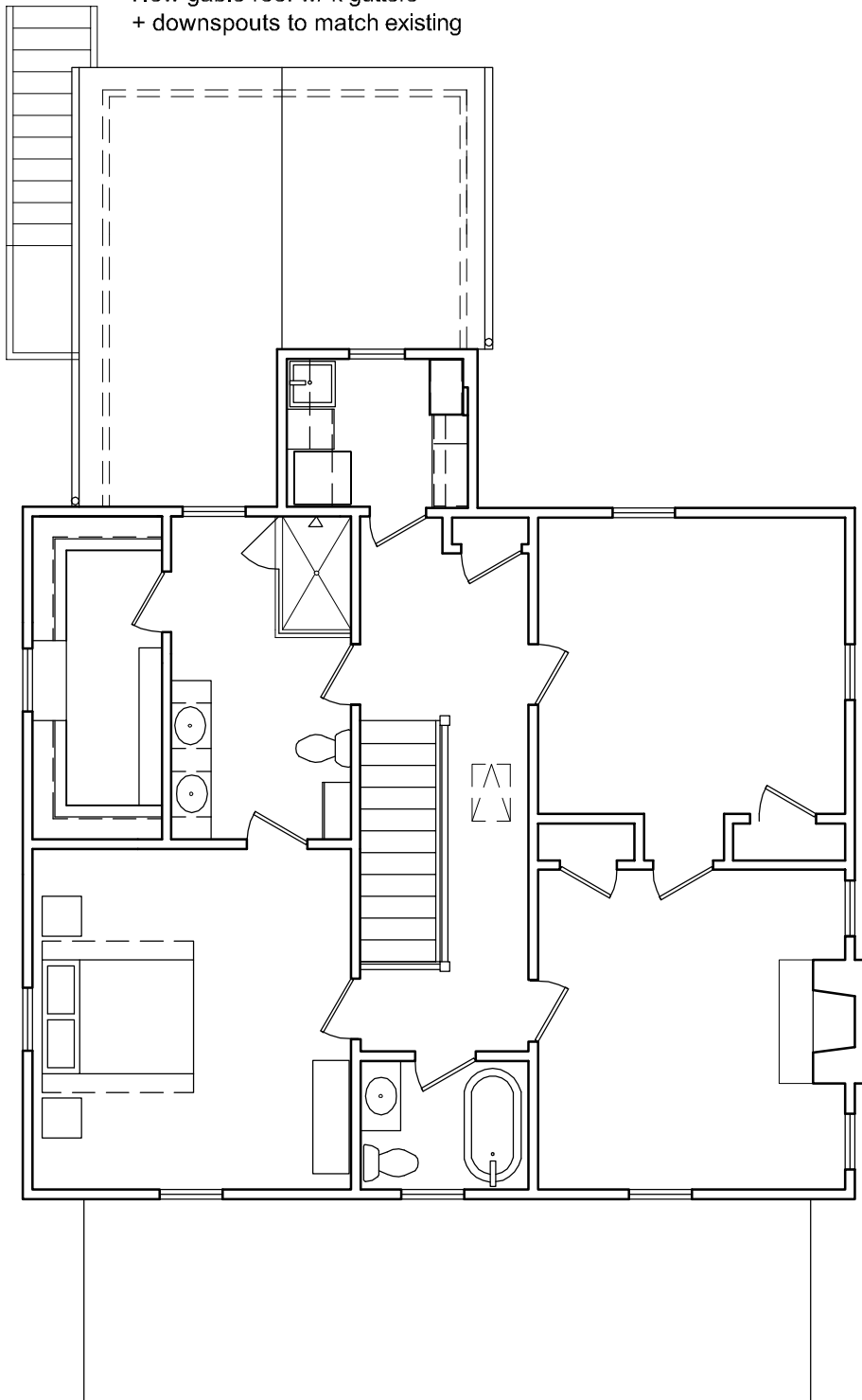


PELL ST studio

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

0 2 4 6

New gable roof w/ k gutters
+ downspouts to match existing

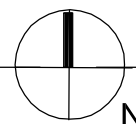


PELL ST studio

Architect
Ashley Henkel Morris
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Raleigh, NC 27604
919.696.0970

605 E Lane St - Second Floor Plan w/ New Screened Porch Roof

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





605 E Lane St - Existing Front Elevation

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

PELL ST studio

Architect
Ashley Henkel Morris
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Raleigh, NC 27604
919.696.0970

0' 2' 4' 6'



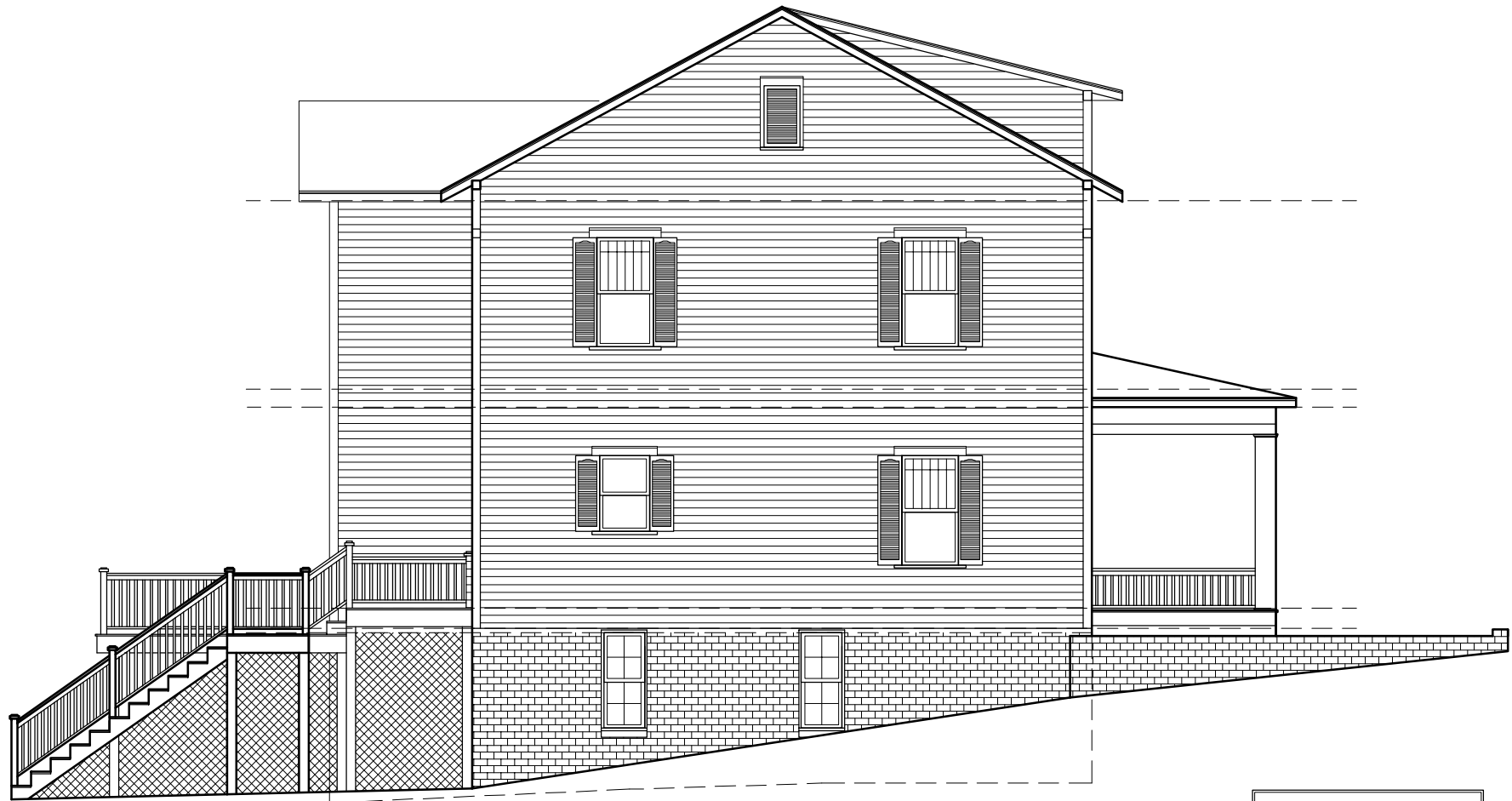
605 E Lane St - New Front Elevation - no change

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

PELL ST studio

Architect
Ashley Henkel Morris
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Raleigh, NC 27604
919.696.0970

0' 2' 4' 6'



605 E Lane St - Existing West Side Elevation

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

PELL ST studio

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

0' 2' 4' 6'



605 E Lane St - New West Side Elevation

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

PELL ST studio

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

0' 2' 4' 6'



605 E Lane St - Existing Rear Elevation

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

PELL ST studio

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

0' 2' 4' 6'



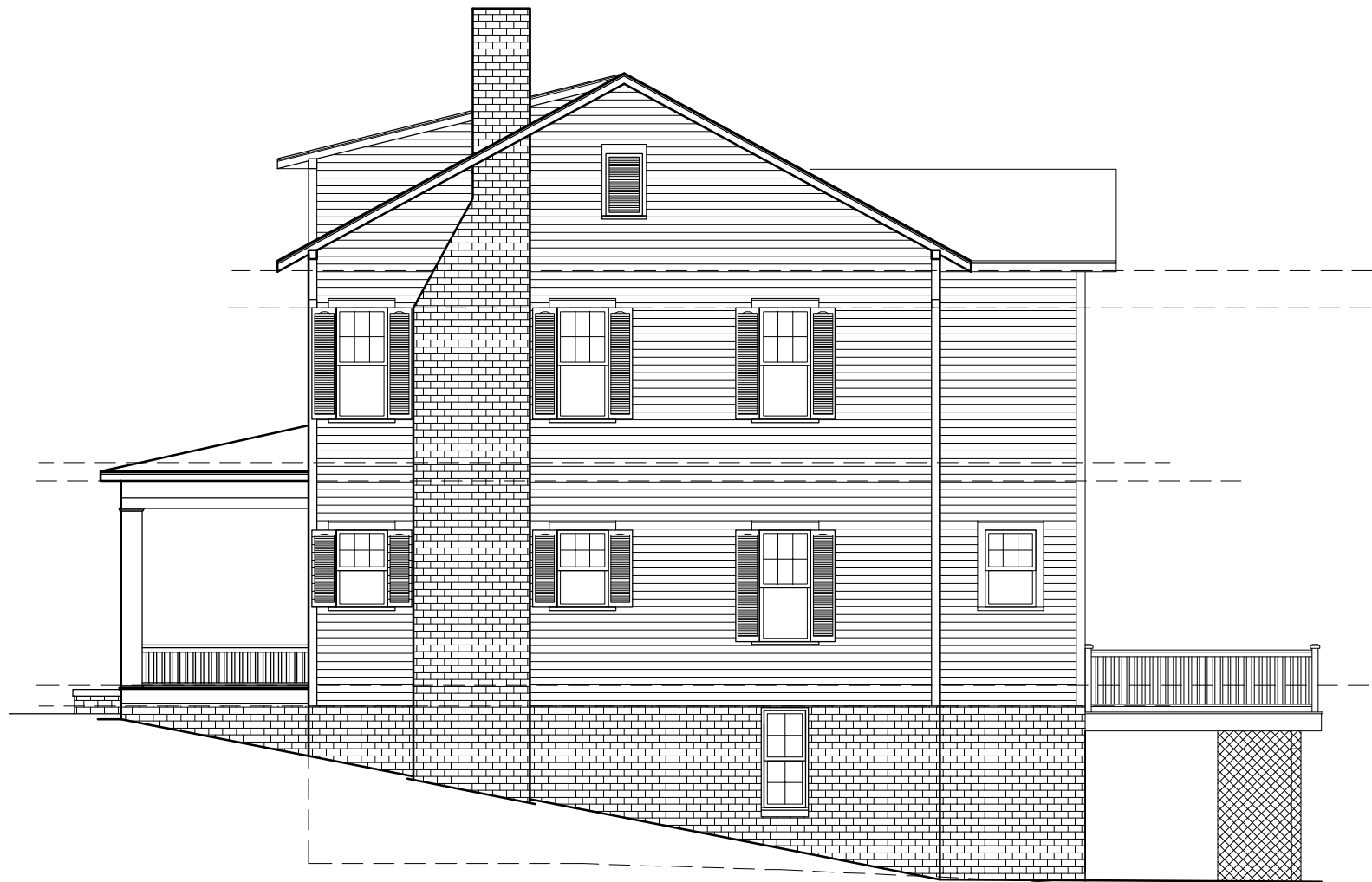
605 E Lane St - New Rear Elevation

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

PELL ST studio

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

0' 2' 4' 6'



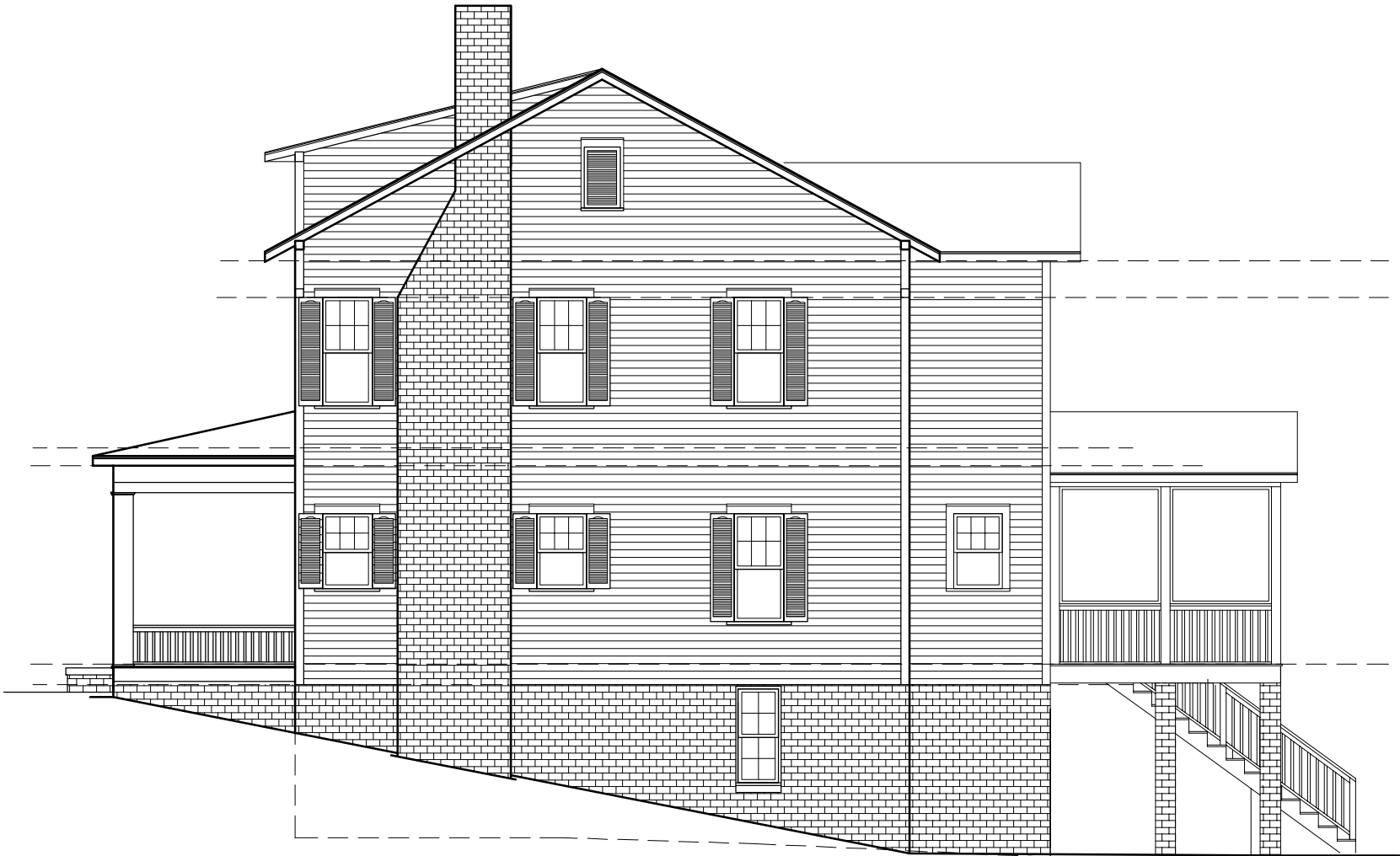
605 E Lane St - Existing East Side Elevation

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

PELL ST studio

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

0' 2' 4' 6'



605 E Lane St - New East Side Elevation

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

PELL ST studio

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

0' 2' 4' 6'

PROPERTY OF
ROSS BENJAMIN CLAY and SIRIMA YAEMSIRI

REID# 0022420

605 E. LANE STREET

SCALE: 1"=30'

REFERENCES: DEED BOOK 17093, PAGE 2224

RALEIGH TOWNSHIP

WAKE COUNTY

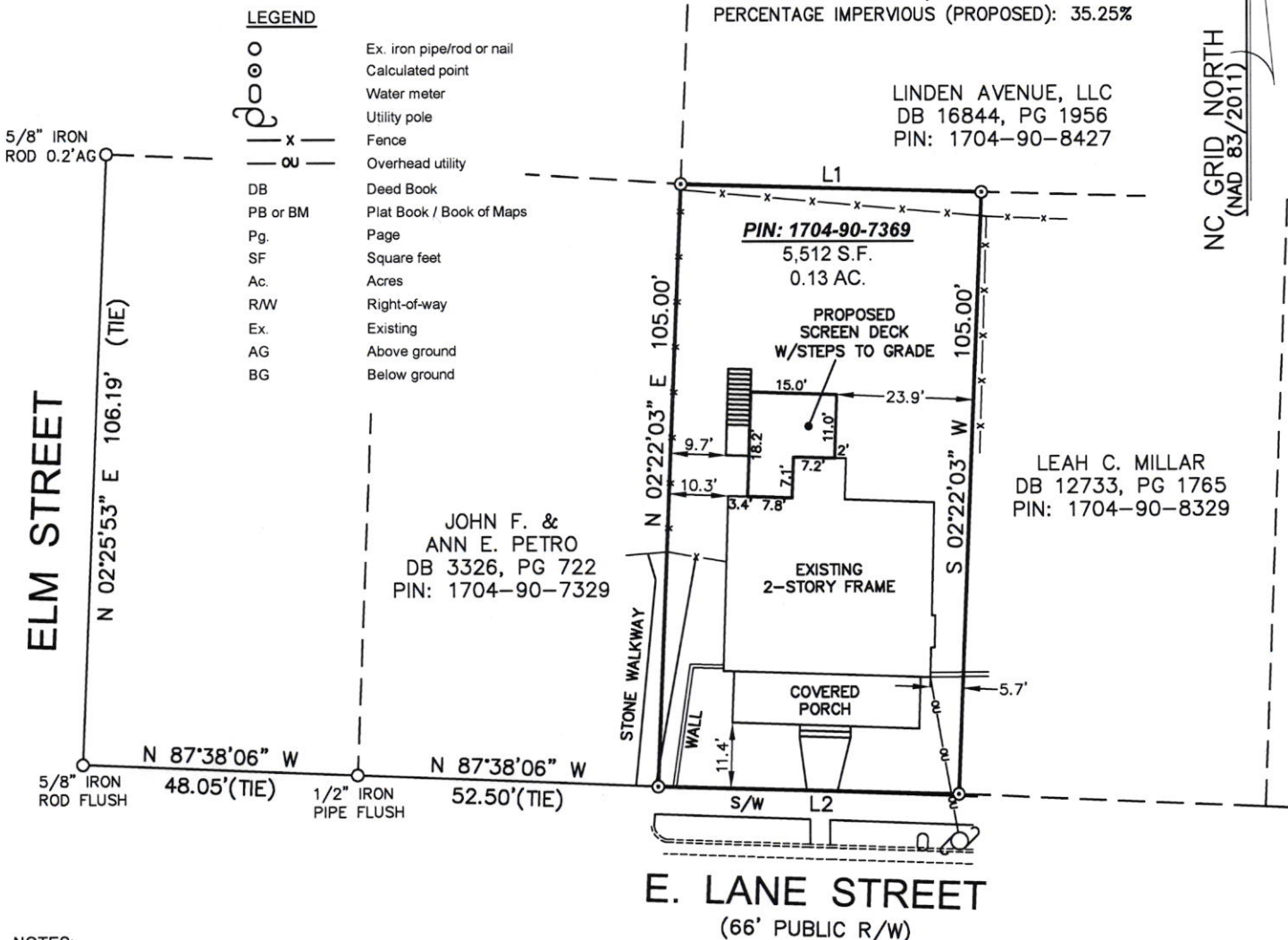
NORTH CAROLINA

SEPTEMBER 18, 2019

LINE TABLE		
LINE	LENGTH	BEARING
L1	52.50	S 88°21'09" E
L2	52.50	N 88°21'09" W

IMPERVIOUS SURFACE AREAS

EXISTING HOUSE(FOOTPRINT): 1,462 S.F.
EXISTING WALKWAYS/WALLS: 200 S.F.
PROPOSED SCREEN PORCH: 281 S.F.
(TOTAL IMPERVIOUS SURFACE (PROPOSED): 1,943 S.F.)
TOTAL AREA OF LOT: 5,512 S.F.
PERCENTAGE IMPERVIOUS (PROPOSED): 35.25%



NOTES:

- All distances are horizontal ground in u.s. survey feet unless otherwise noted.
- The basis of all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Deed Book 17093, Page 2224 & Wake County GIS unless otherwise noted.
- No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.
- Subject property is not located within a special flood hazard zone.
- The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is $\pm 0.07'$.
VERTICAL DATUM = NAVD 88
- Builder / homeowner to verify all dimensions, placement of proposed improvements and applicable zoning regulations/setbacks prior to construction.
- All construction to be in accordance with City of Raleigh and/or NCDOT standards and specifications.



PRELIMINARY PLAN FOR BUILDING PERMIT APPLICATION ONLY
NOT FOR SALES, RECORDATION OR CONVEYANCES

NEWCOMB land surveyors, Llc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615
Phone (919) 847-1800, License # P-0203

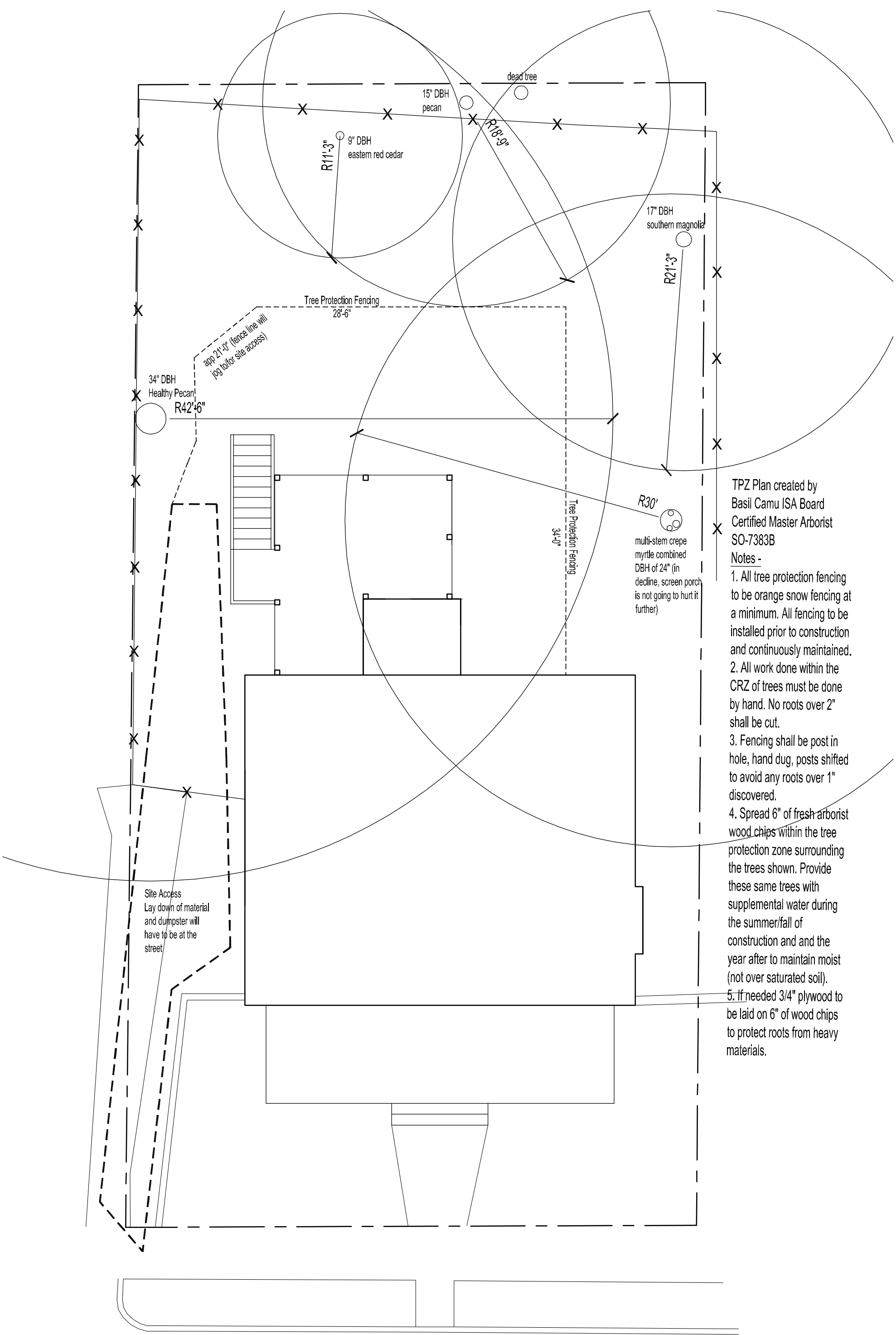
This survey performed and map prepared without benefit of a title report. This survey subject to any facts and easements which may be disclosed by a full and accurate title search.

197407

I, Justin L. Luther, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted; that the boundaries not surveyed are clearly indicated as drawn from information noted under references; that the ratio of precision or positional accuracy exceeds 1:10,000; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)

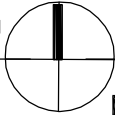
Witness my original signature, license number and seal this 18th day of SEPTEMBER, 2019.

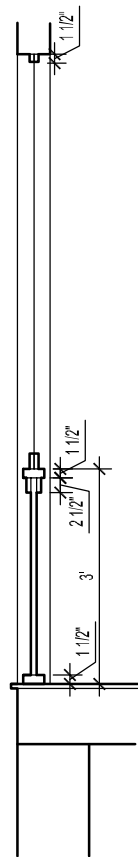
Professional Land Surveyor L-5107



TPZ Plan created by
Basil Camu ISA Board
Certified Master Arborist
SO-7383B

- Notes -
1. All tree protection fencing to be orange snow fencing at a minimum. All fencing to be installed prior to construction and continuously maintained.
 2. All work done within the CRZ of trees must be done by hand. No roots over 2" shall be cut.
 3. Fencing shall be post in hole, hand dug, posts shifted to avoid any roots over 1" discovered.
 4. Spread 6" of fresh arborist wood chips within the tree protection zone surrounding the trees shown. Provide these same trees with supplemental water during the summer/fall of construction and the year after to maintain moist (not over saturated soil).
 5. If needed 3/4" plywood to be laid on 6" of wood chips to protect roots from heavy materials.

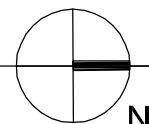




screening is to be located
on the interior side of the
pickets and railings

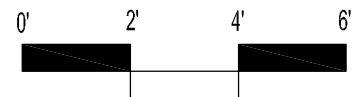
605 E Lane St - New Screen Porch Detail

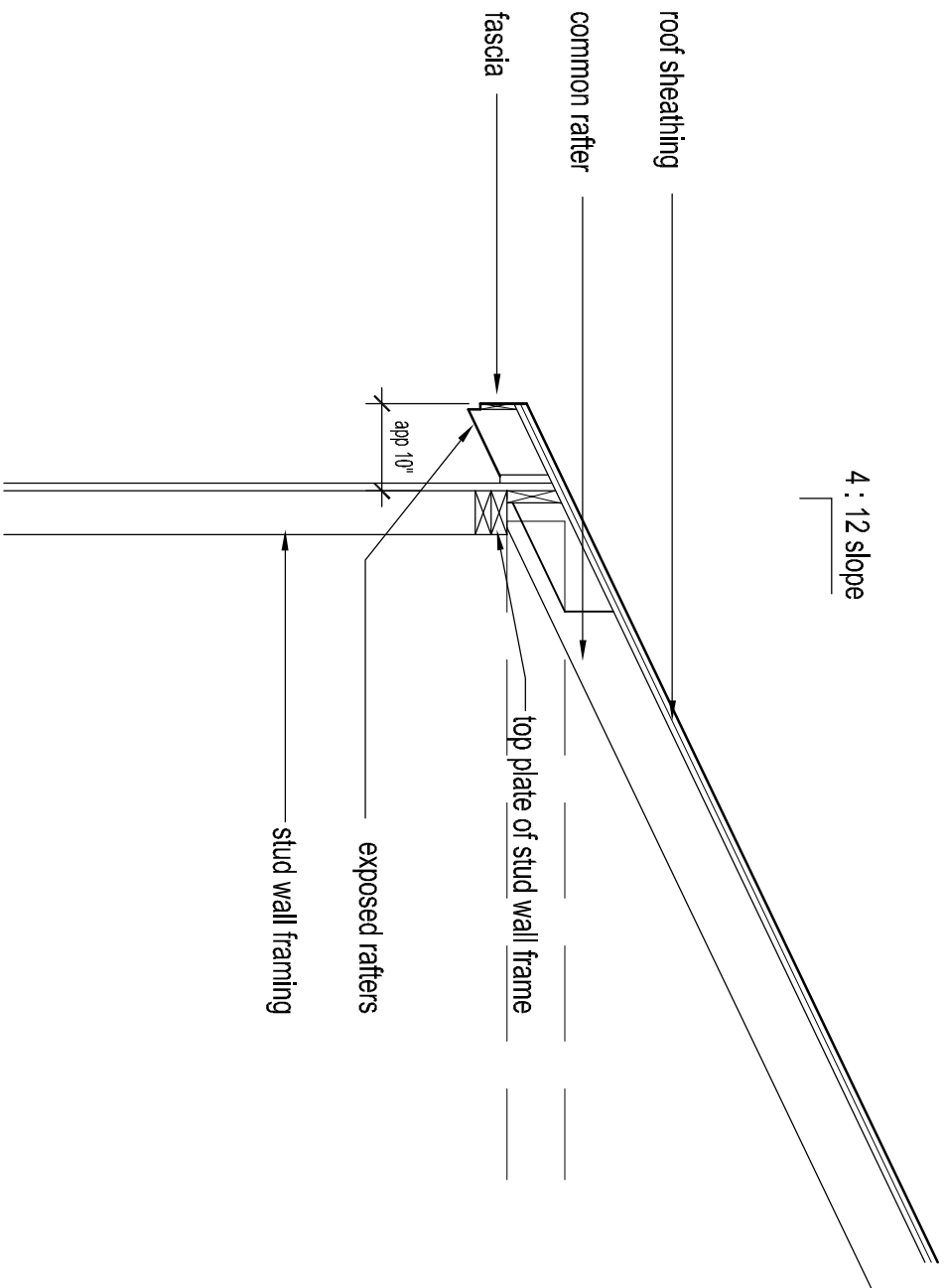
Scale - 3/8" = 1'-0"



PELL ST studio

Architect
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306 Pell Street
Raleigh, NC 27604
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4 : 12 slope

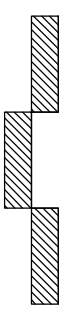
PELL ST studio

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Raleigh, NC 27604
919.696.0970

605 E Lane St - New Eave Detail and Construction

Scale - 1/2" = 1'-0"

0' 1' 2' 3'



ELEVATIONS

Casement Single Unit Elevations

Unit Dimension given for primed units only

Clad Unit Dimension is identical to Box Size

Masonry Opening: Recommended minimum of Unit or Frame Dimension plus ¼"

Shaded units meet UBC egress codes (5.7 sq. ft., 20" width, 24" height minimum) in standard 6'10" header application

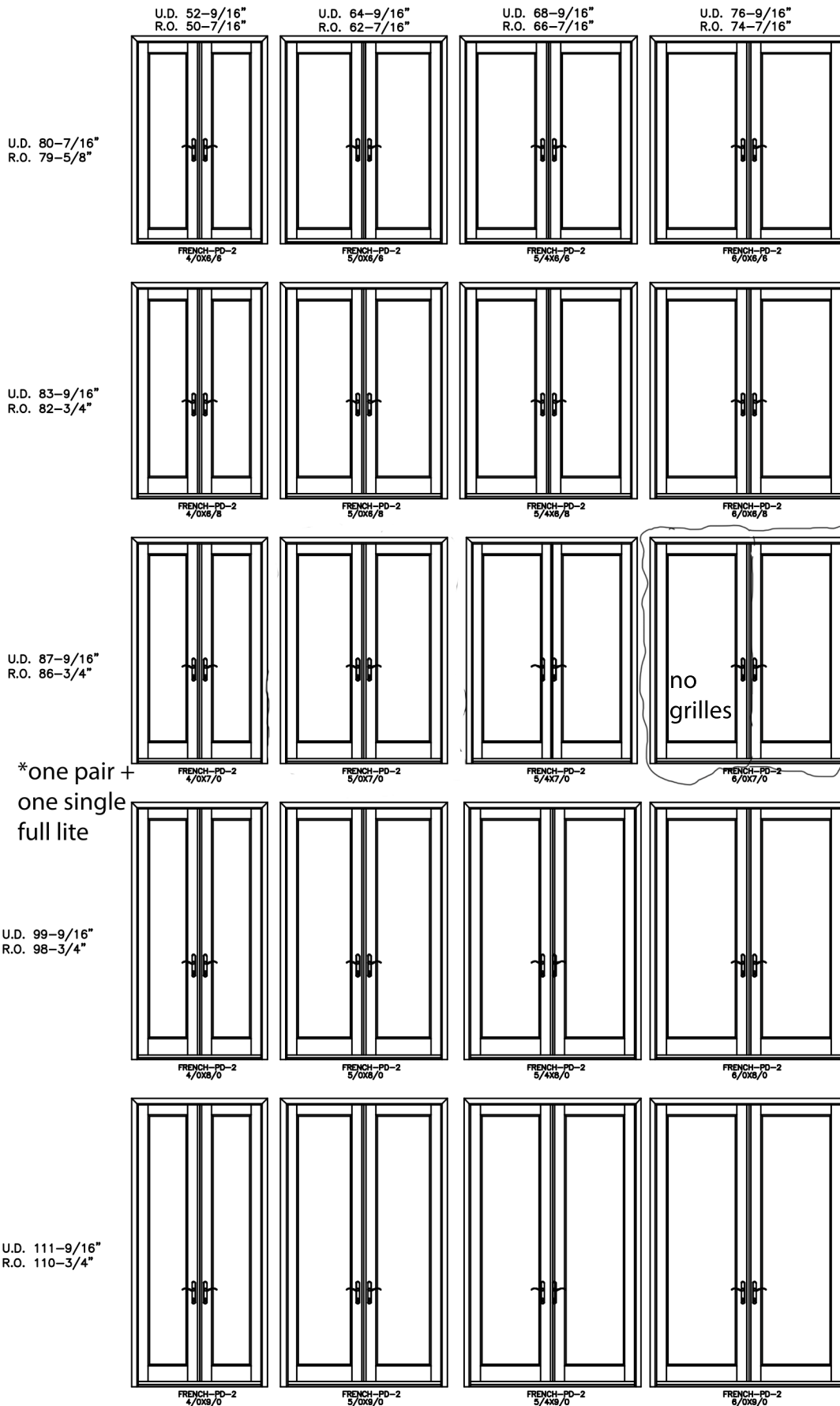
Note: 2" Sill Nosing Option adds 1/2" to Rough Opening Height.

	Primed Unit Dimension							
	19"	23"	27"	31"	33"	35"	39"	45"
	16½"	20½"	24½"	28½"	30½"	32½"	36½"	42½"
	16"	20"	24"	28"	30"	32"	36"	42"
	Rough Opening							
	11"	15"	19"	23"	25"	27"	31"	37"
	Box Size							
	16"	20"	24"	28"	30"	32"	36"	42"
	Glass							
	16"	20"	24"	28"	30"	32"	36"	42"
20"								
22"								
26"								
30"								
32"								
34"								
38"								
42"								
44"								
50"								
56"								

wood casement no grilles

A

All wood casement, no grilles



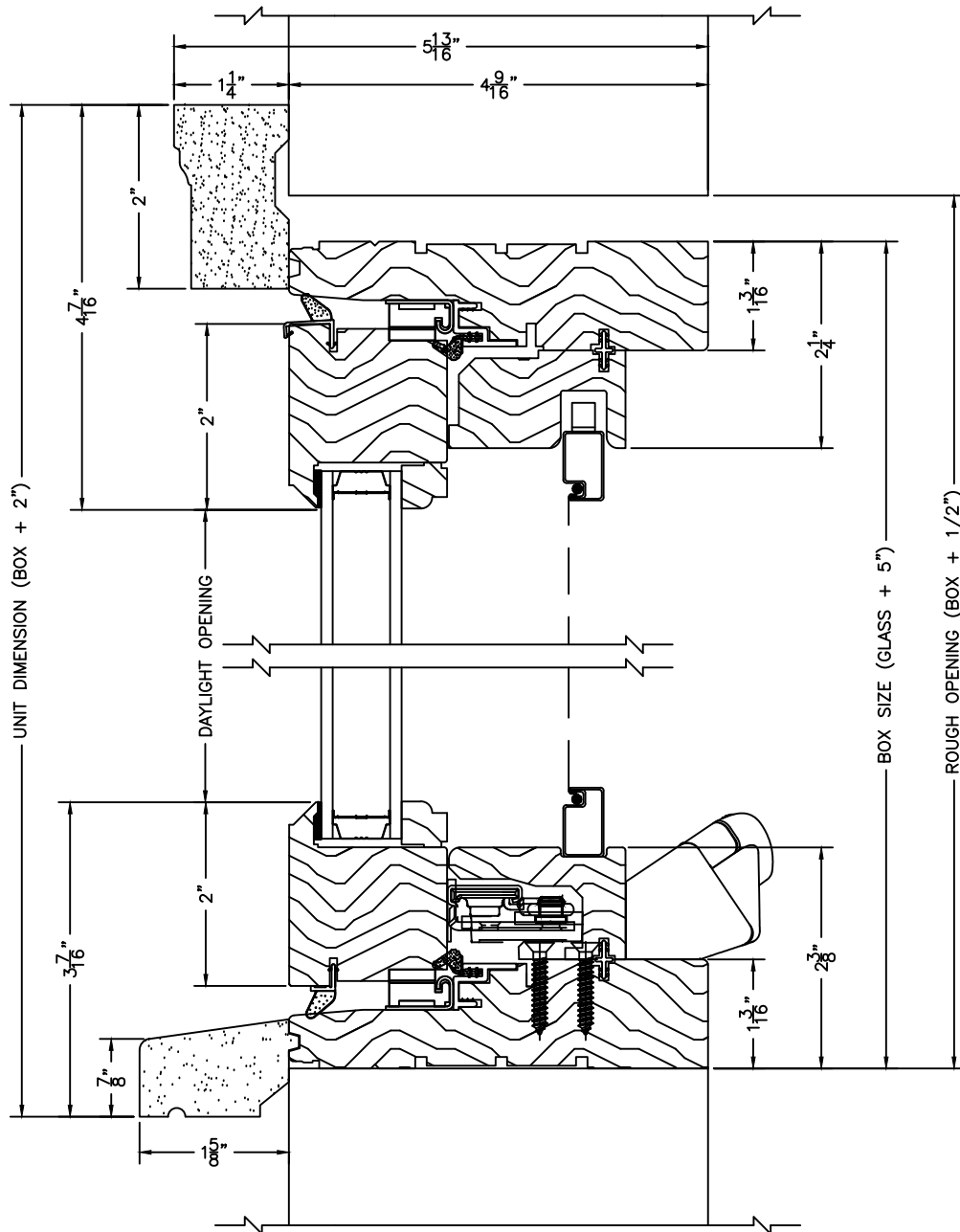
WOOD 1- $\frac{3}{4}$ " PATIO DOOR
FRENCH IN-SWING ELEVATION
SCALE: NONE

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST.

Merrill, WI 54452

(715) 536-2461



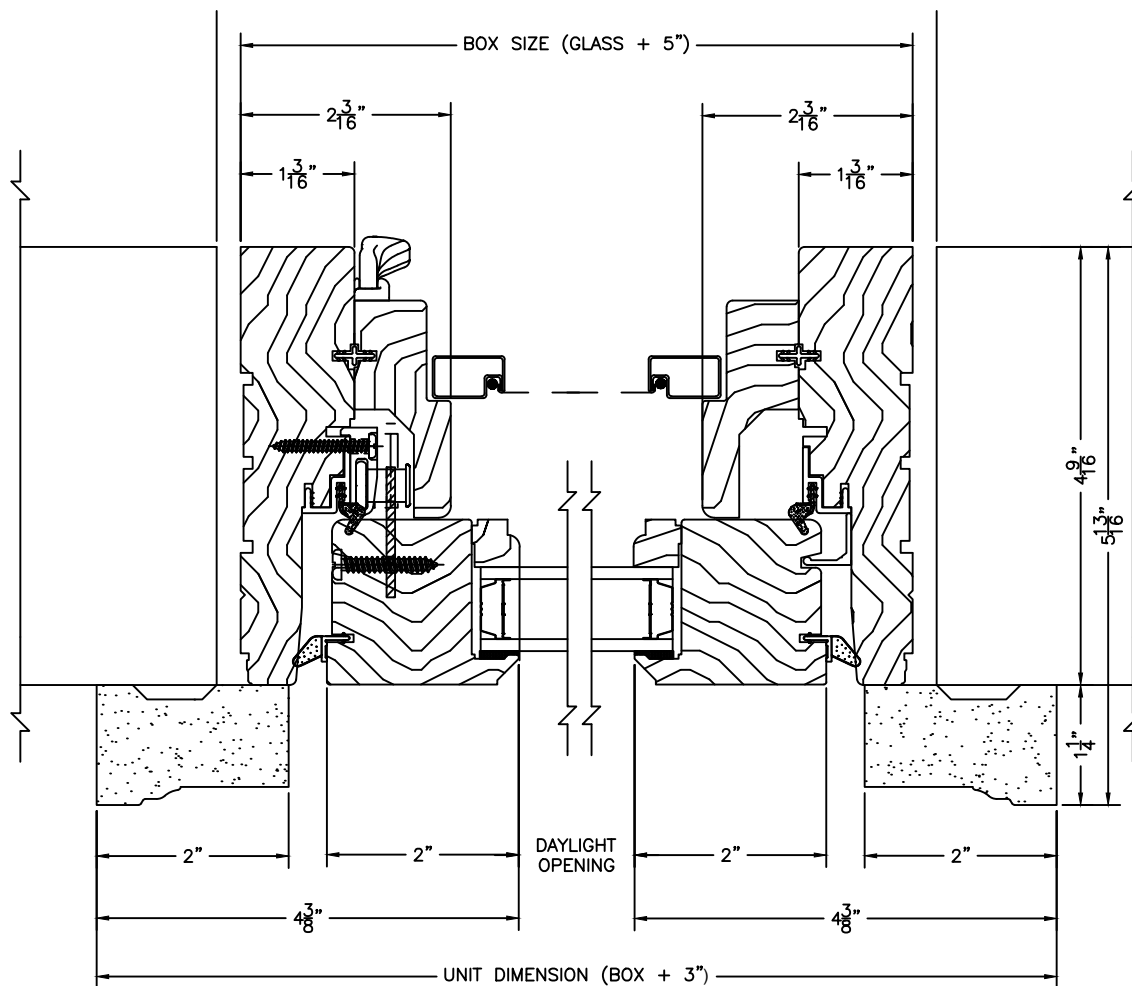
WOOD CASEMENT-VERTICAL SECTION
SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST.

Merrill, WI 54452

(715) 536-2461



WOOD CASEMENT- HORIZONTAL SECTION
 SCALE: 6" = 1' 0"
LINCOLN WOOD PRODUCTS, INC.
 1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461

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