Nature of Project:
Construct rear addition; remove and replace rear deck; install pergola over deck; expand side porch and construct new roof; changes to existing windows and door; install column on front porch pier

APPLICANT:
SUSAN AND JIM BRAY
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0197-2018  605 N BOUNDARY STREET
Applicant: SUSAN AND JIM BRAY
Received: 12/6/2018  Meeting Date(s):
Submission date + 90 days: 3/6/2019  1) 1/24/2019  2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT
Zoning: GENERAL HOD
Nature of Project: Construct rear addition; remove and replace rear deck; install pergola over deck; remove side porch stoop, replace with deck, construct new roof, and replace door; switch locations of paired windows and single window on west wall; install column on front porch pier; install 48” fence and gates

Staff Notes:
- COAs mentioned are available for review

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
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<tr>
<td>1.3</td>
<td>Site Features and Plantings</td>
<td>Construct rear addition; remove and replace rear deck; remove side porch stoop, replace with deck, construct new roof, and replace door; install 48” fence and gates</td>
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<td>1.4</td>
<td>Fences and Walls</td>
<td>Install 48” fence and gates</td>
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<td>Windows and Doors</td>
<td>Replace side porch door; switch locations of paired windows and single window on west wall</td>
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<td>Entrances, Porches and Balconies</td>
<td>Remove side porch stoop, replace with deck, construct new roof; install column on front porch pier</td>
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<td>3.1</td>
<td>Decks</td>
<td>Remove and replace rear deck; install pergola over deck; remove side porch stoop, replace with deck</td>
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<tr>
<td>3.2</td>
<td>Additions to Historic Buildings</td>
<td>Construct rear addition</td>
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STAFF REPORT

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

A. Constructing a rear addition, removing and replacing a rear deck, and installing a pergola over 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, 3.1.1, 3.1.2, 3.1.4, 3.1.5, 3.1.6, 3.1.7, 3.1.8, 3.2.1, 3.2.2, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, 3.2.12, and the following suggested facts:
1* The application includes a page from the “Inventory of Structures in The Oakwood National Register Historic Districts” Raleigh, North Carolina By Matthew Brown, Historian, Society for the Preservation of Historic Oakwood Researched and written from 2004 to 2015. That document describes the house as a Craftsman frame bungalow, ca. 1926: “Under the gable eaves are triangular knee braces; under the horizontal eaves are exposed rafter tails. There is a porch on the rightward part of the front with a gabled roof supported by two battered square-section posts on brick piers. Most of the windows are six-over-one. The house was divided into two apartments in the 1930s. An addition was made across the rear after 1950.”

2* The property is on a corner lot at Boundary and Elm Streets and is at the northeast edge of the Oakwood Historic District, with the properties behind it on Elm Street being outside the district.

3* No trees over 8” DBH are proposed for removal. A tree protection plan prepared by an ISA certified arborist was provided showing the locations, DBH, species and critical root zones of trees on the property; however, it is unclear from the tree protection plan how or whether the tree protection fencing is enclosed along the Elm Street right-of-way. The plan also does not show the footprint of the proposed addition, nor is it clear where the driveway is located.

4* The proposed addition is at the rear of the house and involves the removal of the existing full-width rear deck with new construction extending approximately 7’ farther from the back of the house than the existing deck. This is a traditional location to add to a historic house.

5* Photographs were provided of other sunrooms with banks of windows.

6* **Built area to open space analysis**: According to the applicant, the lot is 6,781.5 SF. Sanborn maps from 1914-1950 show 1,642 SF of built area, with a ratio of built area to open space of 24%. The existing built area is 1,838 SF, with a ratio of built area to open space of 27%. The proposed built area is 2,100 SF. The proportion of built area to open space is proposed to be 31%.

7* The application includes analysis of the built area of six neighboring properties, with a range from 21% to 38% built area to open space.

8* **Built mass to open space analysis**: None was provided by the applicant.
9* The roof of the addition is proposed to be an extension of the existing gable form. The roofing is proposed to be architectural asphalt shingles to match the existing.

10* The application states the proposed eave construction will match the existing. Photographs were provided showing the existing eave construction.

11* The addition is proposed to be clad in wood siding with a 4 \( \frac{1}{2}'' \) reveal and wood trim to match the historic house.

12* The extended foundation is proposed to be of brick with a painted finish to match the existing. Framed lattice is proposed to screen below the extension and deck. The application does not state what material is to be used for the lattice. It is proposed to be either stained or painted. Photographs of other lattice screens were provided.

13* The structure is proposed to be painted. Paint samples were not provided.

14* The existing house features primarily six-over-one double-hung windows. New windows proposed for the north and east sides appear to match the proportions of other windows on the house. The west side includes a grouping of three new wood casement windows, as well as moving other existing windows (see C. 1-3 below). Specifications and section drawings were provided.

15* The rear sunroom addition features groupings of casement windows on both the north and west walls. The windows are casement style with the appearance of one-over-one double-hung. All windows are wood framed from Sierra Pacific. Specifications and section drawings were provided.

16* Two new full-lite wood Jeld-Wen doors are proposed leading to the rear deck. Specifications and section drawings were provided.

17* The proposed rear deck is shown at the northwest corner of the house and includes a pergola. A new stair is proposed to lead to the ground level. The pergola is to be of stained, pressure-treated wood. Detailed drawings of the deck and stair railings and the pergola were provided.

18* Exterior lighting was not shown on the drawings, nor were specifications provided.

19* K-style gutters and downspouts are proposed for the addition and will match the existing.

B. Removing a side porch stoop, replacing it with a deck, constructing a new roof, replacing a door, and installing a column on a front porch pier are not incongruous in concept
according to Guidelines 1.3.1, 1.3.2, 1.3.4, 1.3.6, 1.3.7, 1.3.8, 2.7.2, 2.7.5, 2.8.1, 2.8.3, 2.8.5, 2.8.6, 2.8.9, 3.1.3, and the following suggested facts:

1* The existing porch stoop and stairs are concrete. The proposed replacements are a wood porch on a brick foundation with brick steps. The new porch will be covered with a gable-end roof with a roof ridge that is lower than the ridge of the historic house. The porch is shown with railings on the north and south sides.

2* The design of the railings appears to match the design proposed for the rear deck. Detailed drawings for the deck railing were provided.

3* Photographs of other side porches on corner lot houses were provided. Side porches are common historic elements in Oakwood.

4* The ceiling of the porch roof is proposed to be painted bead board.

5* The door to be replaced is non-historic, appearing to date from the 1950s. The proposed new door is to be a full-lite wood door. Specifications were provided.

6* The front porch includes three piers with columns on the two end piers. The application includes the addition of a column on the center pier to address a compromised beam over the front porch. Drawings show it matching the existing columns. Photographs were provided showing the existing deformation of the porch front, as well as photos showing other similar porch column/pier configurations in the historic district.

7* Framed lattice screening is proposed adjacent to the side porch for bins. It appears to match the other screening proposed for the addition. The application does not state what material is to be used for the lattice. It is proposed to be either stained or painted.

C. Switching locations of paired windows and a single window on the west wall may be incongruous in concept according to Guidelines sections 2.7.1, 2.7.5, 2.7.11, and the following suggested facts:

1* Paired six-over-one double-hung windows currently in roughly the center of the west wall are proposed to be moved further back on the same wall, switching places with a single six-over-one double-hung window.

2* The applicant states: “This elevation of the house is the least character defining and the least visible, due to the proximity of the neighbor, the change in grade and the existing vegetation.”
Photographs were provided of other houses in Oakwood that have switched windows on side elevations during rehabilitation projects, both of which were approved COAs; 306 Pell Street (153-08-CA) and 308 Pell Street (102-12-CA).

D. Installing a fence and gates is not incongruous in concept according to Guidelines 1.3.1, 1.3.2, 1.3.7, 1.4.8; however, constructing a 48” fence and gates in the street side yard area of a corner lot is incongruous according to Guidelines 1.4.11, and the following suggested facts:

1* The proposed fence is 48” tall, with a top rail installed 6” above what is otherwise a common vertical picket fence design. The fencing is proposed to be pressure-treated stained wood. A detailed elevation view of the fence was provided; however, a section view was not.

2* It is unclear whether the fence will be installed using neighbor-friendly design, the traditional way in which fences were constructed (with structural members facing inward) or a fence design where both sides of the fence present an identical appearance.

3* A tree protection plan was provided showing the locations, DBH, species and critical root zones of trees on the property. The tree protection plan does not include the location of the proposed fence and gates; therefore, it is difficult to assess whether the tree protection measures are sufficient for this component of the project.

4* Along the Elm Street side of the property the fence is proposed to be set in 17’ from the curb.

5* Photographs of other fences on corner lots were provided:
   a. 610 N Bloodworth Street (088-15-CA) was approved as part of a master landscape plan;
   b. 602 E Lane Street (064-18-MW) was approved, although the height and design of the installed fence do not appear to match what was approved.

6* The fence is proposed to abut existing taller fences for neighboring lots.

7* Two 3’ wide pedestrian gates are proposed, as well as a pair of 6’ wide gates at the driveway. Detailed drawings of the gate design were not provided.

Pending the committee’s determination of the significance of the west façade, staff suggests that the committee approve the application with the following conditions:
1. That the new fence and gates be no greater than 42” in height and be installed using neighbor-friendly design.

2. That tree protection plans be implemented and remain in place for the duration of construction.

3. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
   a. An updated tree protection plan showing how the tree protection fencing is enclosed on the Elm Street side, as well as the location of the proposed addition, fence and gates, and the location of the existing driveway.

4. That the lattice screening be wood.

5. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
   a. Lattice paint/stain sample from the paint/stain manufacturer;
   b. Paint color samples from the paint manufacturer;
   c. Exterior lighting including location on the building;
   d. A section view drawing of the proposed fencing;
   e. Elevation and section drawings of the proposed gates

Staff Contact: Melissa Robb, melissa.robb@raleighnc.gov
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

☐ 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 # __579015____________________
File # __COA-0197-2018___________________
Fee ___________________________________
Amount Paid __$152.00___________________
Received Date __12/6/2018________________
Received By _____________________________

Property Street Address 605 Boundary St

Historic District Historic Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name Susan and Jim Bray

Lot size 0.18 acres (width in feet) 45'-0" (depth in feet) 142'-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).

<table>
<thead>
<tr>
<th>Property Address</th>
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<tr>
<td>603 N Boundary St</td>
<td>618 Elm St</td>
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<td>601 N Boundary St</td>
<td>609 N Boundary St</td>
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<td>614 Elm St</td>
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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  Susan + Jim Bray
Mailing Address   207 Linden Ave
City Raleigh State NC Zip Code 27601
Date 12-3-2018 Daytime Phone
Email Address susan@jandsbray.com

Will you be applying for rehabilitation tax credits for this project?  [ ] Yes  [x] No
Did you consult with staff prior to filing the application?  [ ] Yes  [x] No

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
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<tbody>
<tr>
<td>2.7/50-53</td>
<td>Windows + Doors</td>
<td>Owners propose to construct a new rear addition and expand the existing gable roof over the existing shed roof portion of the house and the new addition. The new sunroom will also be a gable roof. The addition will have wood siding to match the historic house as well as wood windows, wood doors and trim to be in keeping with the historic house. Other items that are being proposed are - updating the side entry to be covered and have a more generous landing, relocating two historic windows, and a couple of additional changes or updates to windows. Owners are also requesting that a new column to match existing to be installed on the one pier that does not have a column on the front porch to help fight the structural sag of the front porch beam. A new deck will replace the existing deck. A new wood trellis will be constructed over a portion of the new deck.</td>
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<td>1.3/22-23</td>
<td>Site Features + Plantings</td>
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<td>3.1/64-65</td>
<td>Decks</td>
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<td>3.2/66-67</td>
<td>Additions</td>
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Minor Work Approval (office use only)

Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until ____________________. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) ______________________________________________ Date ______________________

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<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
<th>YES</th>
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<tr>
<td>Attach 8-1/2&quot; x 11&quot; or 11&quot; x 17&quot; 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.</td>
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<td>1. <strong>Written description.</strong> Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)</td>
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<td>2. <strong>Description of materials</strong> (Provide samples, if appropriate)</td>
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<td>3. <strong>Photographs</strong> of existing conditions are required. Minimum image size 4” x 6” as printed. Maximum 2 images per page.</td>
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<td>4. <strong>Paint Schedule</strong> (if applicable)</td>
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<td>5. <strong>Plot plan</strong> (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.</td>
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<td>6. <strong>Drawings</strong> showing existing and proposed work</td>
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<tr>
<td>☐ Plan drawings</td>
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<td>☐ Elevation drawings showing the façade(s)</td>
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<td>☐ Dimensions shown on drawings and/or graphic scale (required)</td>
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<td>☐ 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.</td>
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<td>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 <strong>Label Creator</strong> to determine the addresses.</td>
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<td>8. <strong>Fee</strong> (See Development Fee Schedule)</td>
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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.
Proposed Addition + Renovation for 605 N Boundary St

The owners of 605 N Boundary St propose to construct a new rear addition and expand the existing gable roof over an existing shed roof portion of the house and the new addition. The shed roof section of the existing house appears to have been an addition that took the place of a much smaller rear porch. The new proposed sunroom will have a gable roof the same pitch as the main roof. The addition will have wood siding to match the historic house as well as wood windows, wood doors and trim to be in keeping with the historic house.

Other proposed items are - updating the side entry to be covered along with a new deck that is the same size as the existing stoop, relocating a single and pair of historic windows, and add a column to match existing to the one lone pier of the front porch. The new column is to help fight the structural sag of the front porch beam, see photos. A new deck will replace the existing deck. A new wood trellis will be constructed over a portion of the new deck.

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.

There are three small bedrooms in a line along the private side of the bungalow. The owners are proposing to expand two of the bedrooms by using the middle bedroom. The middle room along that side of the plan does not have a closet and if you were to try and put one in, it would make that room even smaller and difficult to fit a bed in. The owners before this struggled with the same thing. We are showing that the middle bedroom becomes an ensuite bathroom and a larger closet for bedroom 01. In order to make this happen, we are proposing to move the pair of historic windows down the same exterior wall into the master bedroom. In the newly created closet, we would like to move the existing single window to this space. This elevation of the house is the least character defining and the least visible, due to the proximity of the neighbor, the change in grade and the existing vegetation. Since COA decisions are made on a case by case basis could the approval be just for this instance because of all of these factors?

Section 2.7 #7 If a historic window or a door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.

The owners are proposing to update the side entry to be safer and more functional. In this update they would like to replace the current non-historic door with a full lite wood door. This will provide more light into a dark kitchen and also allow the owners to use the side entry as another means of access to the house.

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.

324 SF of heated space will be added to the north side of the existing house to create a true master suite and a sunroom. A 130 SF rear deck will be added to create an outdoor space. The new footprint of the proposed house is in line with the footprints of other houses along the block and does not significantly change the proportion of built space to open space and is comparable to neighboring properties. The 1914-1950 Sanborn map shows that there was a shed or one car
garage on the property at one time and that the front porch may have been across the entire front of the house. With this in mind, the new addition does not add much more built mass to the property than it historically had.

Sanborn 1914-1950 map % of Built to Open Space – 1642 SF of built space/6781.5 of site = 24%
Existing % of Built Space to Open Space – 1838 SF of built space /6781.5 SF of site = 27%
New Site Plan % of Built Space to Open Space – 2100 SF of built space/6781.5 SF of site = 31%

Other houses neighboring 605 Boundary St–
607 N Boundary St app Built Space to Open Space – 2121 SF of built space/8129 SF of site = 26%
603 N Boundary St app Built Space to Open Space – 1698 SF of built space /7286 SF of site = 23%
601 N Boundary St app Built Space to Open Space – 1575 SF of built space /7405 SF of site = 25%
600 N Boundary St app Built Space to Open Space – 2335 SF of built space /6144 SF of site = 38%
602 N Boundary St app Built Space to Open Space – 1280 SF of built space /5586 SF of site = 23%
606 N Boundary St app Built Space to Open Space – 2979 SF of built space /7839 SF of site = 38%

**Section 3.1 Decks #1** Locate and construct decks so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure.

The new deck is located off of the new rear addition, hidden behind the new sunroom and only ties into new construction.

**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 addition will be located on the rear of the house where a previous addition is located. We are proposing to extend the historic roof line back to cover the previous addition and a smaller engaged gable to cover the new sunroom. This will give the house on the interior the ability to have the same ceiling height throughout.

**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 addition follows the shape and footprint of the existing house. The roof lines of the addition are equal to or lower than the historic house gable ridge heights. Siding, eaves, overhangs, windows and trim shall be consistent between the new and existing sections of the house to help create a cohesive overall aesthetic.
Section 1.4 #11 It is not appropriate to introduce visually opaque screening plantings, walls, or fences taller than 42” or that are more than 65% solid into the front yard area (and/or street side yard area of a corner lot) unless historic evidence exists.

“A need for security or privacy or the desire to enhance a site may lead to a decision to introduce a new fence or wall. Within the historic districts and landmarks any proposed fence is reviewed with regard to the compatibility of location, materials, design, pattern, scale, spacing, and color with the character of the principal building on the site and the historic district”

The owners would like to request permission to make the fence 48” tall for security in their rear yard for grandchildren playing and dogs that they foster. 42” is more of an aesthetic height and does very little to provide security. The fence will be located to the rear portion of the property and will abut to much taller fences in adjacent yards. The fence is set in 17’-0”+ from Elm Street and there is no public sidewalks on this side of the property so it will not appear to be such a physical wall in close proximity to anyone viewing from the street. Most of the examples around Oakwood for corner lots are fences that are adjacent to public sidewalks making them appear taller and more solid. We are not requesting that this fence be placed so that it impedes the view of the historic house, it is a back yard fence. The historic district ends at the back of this house and so the houses beyond are not in the historic district. See drawing of the fence elevation, we are proposing a more framed picket fence up to 42” tall and then a small section of a more open cap to the fence to create the 6” extra in height. Pressure treated stained wood is proposed as the material.

Materials –

New siding will be wood siding that matches the exposure of the historic siding (4.5” exposure smooth wood siding). Trim to match existing trim, 4.5” window and door trim. The new wood windows will have a 1”. Corner boards to match existing (5”). New windows will not have grille patterns to match existing so that the addition sets itself subtly from the historic house. Roofing to be replaced in kind with new architectural asphalt shingles, will use Certainteed Landmark Collection in Georgetown Gray. Brick foundation will match existing and be painted. Decking to be pressure treated stained decking on both the deck and the side entry porch. Side porch ceiling to be painted beadboard. Painted or stained lattice to screen below the addition + deck between the painted brick piers. New eaves, soffits, brackets and overhangs to match existing.
**605 North Boundary St. George S. Stephenson House c.1926** This Craftsman frame bungalow was built for George S. Stephenson, an engineer with the railroad. It has a front-gabled saddle roof. Under the gable eaves are triangular knee braces; under the horizontal eaves are exposed rafter tails. There is a porch on the rightward part of the front with a gabled roof supported by two battered square-section posts on brick piers. Most windows are six-over-one. The house was divided into two apartments in the 1930s. An addition was made across the rear after 1950. The house was restored to a single unit as part of a restoration by Jennifer & Tony Latto in 1997-98.

Hornaday & Faucette did not build the house. They were a real estate firm, not a construction firm. Their newspaper advertisements say “We sell lots.”

**606 North Boundary St. Smith-Barlow House c.1955** This frame cottage was built by the Smith-Douglass Building Corporation and sold the next year to mailman Charles Chappell. The house was originally veneered in brick. It had a side-gabled saddle roof with no eaves. There was a small porch on the rightward part of the front, with a gabled roof supported by two square-section posts on brick piers. Most windows are six-over-one. The house was extensively remodeled in 2013-14 by Robert Barlow in the Craftsman Revival style. The brick veneer was removed and replaced with fiber-cement clapboards. The windows were replaced by six-over-one windows. The small front porch was removed and replaced by a larger centered gabled porch supported by four battered square-section posts on brick piers. A large gabled addition was made to the rear. There is a small shed in the back yard built in c.1960.
605 Boundary St - Existing Site Plan + Ground Floor Plan

Scale - 1/8" = 1'-0"
Existing house is 1403 heated SF

Deck
8'-0" x 25'-0"

Rear Entry
7'-8" x 7'-11"

Sunroom
8'-2" x 10'-3"

Bedroom 03
12'-2" x 10'-8"

Dining
9'-8" x 10'-2"

Bedroom 02
12'-2" x 12'-0"

Bedroom 01
12'-2" x 12'-1"

Living Room
15'-8" x 12'-4"

PELL ST studio
Architect
Ashley Herkel Morris
306 Pell Street
Raleigh, NC 27604
919-496-0970
605 Boundary St - Existing Front Elevation

Scale - 1/8" = 1'-0"
605 Boundary St - New Front Elevation

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

requesting approval to put a column on this pier, the beam is bowing and this will help stabilize the structure

PELL ST studio

Architect
Ashley Herivel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970
605 Boundary St - Existing Side Street Elevation (Elm Street)

Scale - 1/8" = 1'-0"
605 Boundary St - Existing Rear Elevation

Scale - 1/8" = 1'-0"
605 Boundary St - New Rear Elevation

Scale - 1/8" = 1'-0"
605 Boundary St - Existing Side Elevation

Scale - 1/8" = 1'-0"
605 Boundary St - New Side Elevation

Scale - 1/8" = 1'-0"
1. Tree protection fencing (pink): Install prior to work and remove only after work is complete. It shall be 5' tall orange snow fence. Install the TPZ fencing from the street to the fence or house.

2. The laydown area (blue): Install and maintain 8"-12" of fresh arborist woodchips for the duration of construction.

3. All machinery shall be on rubber tracks.

4. New footers shall be hand dug, and any roots 1.5" or greater encountered cleanly severed using hand tools. No roots 2" or greater shall be cut.

5. Locate the dumpster on the street.

6. When installing the fence, hand dig the posts. Maintain at least 3 foot distance from any tree trunk. If large roots (1.5" or greater) are encountered, shift the location of the post.

7. Water trees during following summer to provide supplemental water during hot or droughty periods.

8. Remove cedar due to conflicts with the house expansion.

Tree Protection Plan- 605 Boundary Street
Katie Rose Levin
Board Certified Master Arborist 6744B

Note: Current plans call for very little digging. Care is focused on preserving soil and reducing compaction.
605 Boundary St - New Fence Details

Pressure treated stained wood
fencing, rail + posts
lower section as shown
is 64.67% solid

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

PELL ST studio
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.886.0970
Bow in porch beam owner would like to add a column to existing pier.

Red line shows what a straight beam would look like, bow in existing beam due to long span between columns.
Other houses on street similar to 605 Boundary

607 N Boundary all 3 columns and 609 N Boundary St missing middle one
611 N Boundary all 3 columns and 613 N Boundary St missing middle one
615 N Boundary all 4 columns
523 Elm St. Jasper D. Capps House c.1938 This one-and-a-half-story frame “English cottage” was built by Jasper Capps, a carpenter and foreman for a general contractor; he built it for his own family home. He had previously built and lived in the smaller house at 527 Euclid St. This house has a steeply-pitched side-gabled saddle roof with no eaves. There is a gabled projection on the left side of the porch. The roof on the right side of the gable curves outward to shelter a small front porch, with a barrel-vaulted ceiling. The right side of the porch roof is supported by a wrought-iron lattice post which is probably not original. There is an arched window in the front gable. To the right of the gable is a large exposed chimney, gradually tapering. The curved roof line and tapering chimney are typical of the English cottage style. There is a larger gabled projection on the rear, with a gabled dormer facing Euclid St. This is more typical of the Colonial Revival style that was emerging at the time. Also typical of the latter style was the asbestos shingle siding; this is the first use of such siding in Oakwood. Also on the Euclid side of the house is a shed-roofed screened porch, which is also original. Most windows are six-over-six and have wooden louvered shutters. There are several double windows. The second story was converted to an apartment in the 1940s, and stairs were added to the rear of the house. The house was later converted into a single unit. The house remained in the Capps family until 1994.

There is a saddle-roofed frame garage near the southwest corner of the lot. It was expanded in c.1958 from a smaller garage built in c.1938. It has German siding and a sliding door.

355:510 Charles J. & Eliza. Parker to J. L. O'Quinn Dec 12, 1919

429:176 Raleigh Savings Bank & Tr to Emma O’Quinn Dec 1, 1923 this and more

775:19 Emma O’Quinn to J. D. & Flora May Capps Mar 1, 1938 Int Rev $1.00 521 & 523 Elm plus 526 Euclid

791:216 J. D. Capps & Flora May Capps to V. M. Stonebanks, trustee for Raleigh Bldg & Loan Nov 25, 1938 deed of trust for $2500 just this lot

6191:123 James Russell Capps & Gayle Capps to Larry Sams Jun 28, 1994

1938 RCD: no listing

1938 RCD: no listing; Jasper D. Capps lives at 527 E. Peace, is a foreman for James A. Davidson genl contractor

1939 RCD: Jasper D. Capps

1948 RCD: Jasper D. Capps, Bryan E. Harrell at 523½

1949 RCD: Jasper D. Capps, foreman for James A. Davidson genl contractor, Russell Capps, employee w/ Davidson

1950 Sanborn: original footprint, called one story, tiny porch on front, porch on north side, composition roof; garage on southwest corner of lot

1963 RCD: Jasper D. Capps

1973 RCD: Jasper Capps

2012 wakegov: same footprint as 1950, has a partial unfinished basement, stairs lead to door in back of second story; garage in same location but different shape
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</tr>
<tr>
<td>Date of Publication</td>
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<td>Wake County</td>
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<tr>
<td>State</td>
<td>North Carolina</td>
</tr>
<tr>
<td>Country</td>
<td>United States</td>
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</table>
700 N. East St. Nowell-Porter House c.1922  This Neoclassical Revival frame two-story was built for Henry H. and Virginia Nowell, who lived next door at 624 N. East and built several houses nearby. Henry was a partner in Nowell Brothers Furniture; and Virginia was a property developer. They sold this house upon its completion to Irwin and Sarah Porter. Irwin was with the N.C. Cotton Growers Co-op. The house has a hipped roof with unboxed eaves. There is a porch on right side with a shed roof supported by three Tuscan columns. In the center of the front is a small gabled portico supported by two Tuscan columns as well as two large brackets. The columns are not original. The front door is partially glazed. Most windows are six-over-one. There are several double windows and on the right side is a triple window. On the northern part of the rear is a shed-roofed room added after 1950. The house was sheathed in asbestos shingles in c.1952. These were removed as part of a restoration in 1976-77 by Barry and Nancy Poe.

238/421 R. N. Simms Comr to F. F. Harding Oct 30, 1909 S2725 6.86 acres E. side of N. East, both sides Pace, s. side of Franklin

BM1911:38 this is lot 4 of F. F. Harding property “part of Oakdale” Dec 10, 1912
305:246 F. F. Harding to Wm. H. Wynne this and more
354:447 Wm. H. Wynne to W. M. & H. H. Nowell this and more
380:89 J. O. Eller, trustee for Nowells, to Henry H. & Virginia Nowell Jul 3, 1921 Int Rev S.50 this lot and more
405:257 H. H. & Virginia Nowell to Brassfield, trustee, Raleigh Banking & Tr Oct 12, 1922 deed of trust for $3760 construction loan
408:171 Henry H. & Virginia Nowell & Albert Cox, trustee, & Raleigh Bldg & Loan to Irwin Mansfield Porter & Sarah C. Porter Dec 12, 1922 Int Rev S.00

2502:352 Barry & Nancy Poe to Ernest & Laura Wood May 10, 1977 S40K
2606:15

1917 RCD: no listing
1919-20 RCD: no listing
1922-23 RCD: no listing
1923-24 RCD: Irwin M. Porter, traffic mgr NC Cotton Growers Co-op
1925 RCD: I. M. Porter
1930 RCD: Henry H. Nowell
1948 RCD: Irwin M. Porter
1950 Sanborn: square footprint, two stories plus basement, porch along south side, no front stoop, composition roof
1956 RCD: Irwin M. Porter

c.1976 photo 145 Misc_32_6 at N.C. Archives shows this house with side porch under renovation.
c.1976 photo 145 Misc_32_7 at N.C. Archives shows this house with side porch under renovation. Front portico supported by diagonal brackets, no columns
c.1976 photo 145 Misc_32_7 at N.C. Archives shows this house with side porch under renovation. Asbestos siding is being removed from the front. Front portico supported by diagonal brackets, no columns
2012 wakegov: similar to 1950 but small portico in center of front, room added to northern part of rear

Example of Side Porch on a corner
Lot on a Contributing Structure
605 Boundary St

Example of Side Porch on a corner Lot on a Contributing Structure
Example of Side Porch on a corner Lot on a Contributing Structure
320
Polk St

327
Oakwood Ave

605
Boundary St
Precedent Photos
Covered Side
Entry Porches
Historically there were more side porches on corner lots then there are today. Highlighted sites show side porches.
Large expanses of big windows
624 N. East St. Henry H. Nowell House c.1922 This Dutch Colonial Revival frame two-story was built for Henry H. and Virginia Nowell for their own home. Henry was a partner in Nowell Brothers Furniture; Virginia was a developer; she built several houses in this part of Oakwood, and several in the Mordecai neighborhood. This house originally sat on a large lot with a swimming pool in the back yard, and a pool house which was a miniature of the main house. This house has stucco siding, replicating the original. The front section of the house has a side-gabled gambrel roof. There are lunette attic windows in the gables. There is a full-width dormer on the front of the house. The front porch has a shed roof supported by four heavy square-section posts sided in stucco. The porch floor is tiled in clay. The front door is fully glazed, with perpendicular tracery. On the right side of the house is a sunroom, which is original. Above it is an open balcony. There was an original one-story section behind the front section. The house has a full basement, the back part of which is a garage. Most windows are six-over-one. In c.1940, a second story was added to the rear section of the house. It has a shallowly-pitched shed roof, connecting to the original full-width rear dormer roof. In the 1950s, further additions were made and the house was divided into two apartments. The further additions were removed and the house was restored to a single unit as part of a restoration by Eugene & Lynne Whitley in 1975-76. The house received a second major restoration by Barry & Nancy Kitchener in 1999. The house was re-stuccoed by original methods, and painted in its original colors: beige with dark green trim and windows. It is still painted in these colors as of 2014. A shed-roofed screened porch was added to the rear in 2013. Barry served as president of the Society for the Preservation of Historic Oakwood in 2013.
Both 306 Pell St and 308 Pell St have relocated existing windows to be compatible with rooms that have new uses. Both were approved COAs and are similar bungalows from the same time period.

Dining Room and Kitchen were flipped in plan and the windows were relocated to go with each room.
Examples of lattice screening

Examples of lattice used as a screening element between piers under porches and additions
Example of a fence similar to the proposed fence at 605 Boundary

Fence on corner lot, address is 610 N Bloodworth St. The fence measures 45" tall at solid section and 70" tall at the top of the open section of fence. The posts are taller than 70 inches. This fence was approved in a COA application in app. early 2015
Example of a fence similar to the proposed fence at 605 Boundary

Similar fence but more opaque and taller at 54” on the corner of Elm and Lane
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<thead>
<tr>
<th>Frame Size</th>
<th>Glass Size</th>
<th>Opening Size</th>
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<tbody>
<tr>
<td>18 3/4&quot;</td>
<td>13 1/8&quot;</td>
<td>18&quot;</td>
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<tr>
<td>24 3/4&quot;</td>
<td>19 1/8&quot;</td>
<td>24&quot;</td>
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<tr>
<td>30 3/4&quot;</td>
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<tr>
<td>48 3/4&quot;</td>
<td>43 1/8&quot;</td>
<td>48&quot;</td>
</tr>
</tbody>
</table>

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

Updated: 7/14

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

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

HDL, Surround and KD Grille Bar Chart

PLEASE NOTE: STANDARD INTERNAL SPACER COLOR IS MILL FINISH
All-Wood
Tilt Double Hung Windows with Sill Nosing
& No Brickmould

JAMB DEPTH

ROUGH OPENING WIDTH

BASIC UNIT WIDTH

ROUGH OPENING HEIGHT

BASIC UNIT HEIGHT

EXTERIOR
Wood Standard Casement

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

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<tr>
<td>Glass Size</td>
<td>12 13/16&quot;</td>
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- WC-1818
- WC-1824
- WC-1830
- WC-1836
- WC-1842
- WC-1848
- WC-1854

- WC-2424
- WC-2430
- WC-2436
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- WC-2830
- WC-2836
- WC-2842
- WC-2848
- WC-2854

- WC-3030
- WC-3036
- WC-3042
- WC-3048
- WC-3054

- WC-3636
- WC-3642
- WC-3648
- WC-3654

- F
- B
- E

- No grille patterns

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

- Standard units shown. Custom sizes in 1/4" increments.
- Any unit shown can be operable or stationary - Left hand shown as viewed from exterior.
- To obtain masonry openings on units with brick mould, add 3 3/4" to horizontal and 2 1/2" to vertical frame dimensions.
Wood Sedona Casement

* Meets Egress when used with egress hardware. In accordance with the UBC egress requirements in standard application (6'-10" header height).

Scale: 1/4" = 1'-0"
### Head Detail

**3-1/2" Flat Casing**
- HEAD: 4 9/16"
- 2 1/2" Flat Casing: 3.00" [64]
- JAMB: 3 1/2" [89]
- 1 1/16" [27]

**3-1/2" Brick Mould**
- HEAD: 4 9/16" [116]
- 2 1/2" Flat Casing: 3.00" [64]
- JAMB: 3 1/2" [89]
- 1 1/16" [27]

**5" Flat Casing**
- HEAD: 4 9/16" [116]
- 2 1/2" Flat Casing: 3.00" [64]
- JAMB: 3 1/2" [89]
- 1 1/16" [27]

### Basic Unit to Brick Mould or Flat Casing Formulas

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

#### 3 1/2" Flat Casing & 3 1/2" Brick Mould Width
- Height = Basic Unit Height + 4.405"
- Width = Basic Unit Width + 6.00"

#### 5" Flat Casing
- Height = Basic Unit Height + 5.905"
- Width = Basic Unit Width + 9.00"

### Glazing Options

- 0.375" Exterior Wood Bar Height
- 0.375" Interior Wood Bar Height
- 5/8" Spacer
- 7/8" Spacer
- 1" Putty
- 1-1/4" Spacer

**Please Note:** Standard spacer color is mill finish.
Notes:
Stile, Rail, Panel & Glass vary by Size & Model of Door. Typical Sizes are Shown.
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.

500
FLAT TOP
Scale: 1/8" = 1'-0"

Door Size
Daylight Opening
30" [762]
32" [813]
36" [914]
42" [1067]
18 7/8" [479]
20 7/8" [530]
24 7/8" [632]
30 7/8" [784]

84" [2134]
69 7/8" [1775]

96" [2438]
81 7/8" [2080]

one of each clouded will be used, no grilles

Vertically Door/Sidelight Cross Section
Insulated Glass
Applicant: Susan + Jim Bray

Address: 605 N Boundary St

Paint Manufacturer (Please submit color chips with this schedule)

Color Schedule

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<th></th>
<th>Description</th>
<th>Color</th>
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<td>1</td>
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<td>SW 6261 Swanky Gray</td>
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<tr>
<td>2</td>
<td>Roofing</td>
<td>Certainteed Landmark Collection Georgetown Gray</td>
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<tr>
<td>3</td>
<td>Foundation</td>
<td>SW 6531 Indigo</td>
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<td>4</td>
<td>Porch Floor</td>
<td>SW 6531 Indigo</td>
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<td>5</td>
<td>Railing</td>
<td>SW 7003 Toque White</td>
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<td>6</td>
<td>Columns</td>
<td>SW 7003 Toque White</td>
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<td>7</td>
<td>Entrance Door</td>
<td>Remains as is</td>
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<td>8</td>
<td>Cornice</td>
<td>SW 7003 Toque White</td>
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<td>9</td>
<td>Corner Boards</td>
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<td>Porch Ceiling</td>
<td>SW 6476 Glimmer</td>
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<td>15</td>
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Mailing List for 605 Boundary St (within 100'-0")

KELLS, CRISTYN KELS, DANIEL
Mailing Address 1  603 N BOUNDARY ST
Mailing Address 2  RALEIGH NC 27604-1975

DAVIS, DORIS S DIXON, FAYE W
Mailing Address 1  601 N BOUNDARY ST
Mailing Address 2  RALEIGH NC 27604-1975

FEIG, ALISSA M
Mailing Address 1  529 N BOUNDARY ST
Mailing Address 2  RALEIGH NC 27604-1952

BROWNE, NIMET SADIYE
Mailing Address 1  613 ELM ST
Mailing Address 2  RALEIGH NC 27604-1935

GRAY, NEIL GRAY, LISA FERGUSON
Mailing Address 1  615 ELM ST
Mailing Address 2  RALEIGH NC 27604-1935

HILLIN, DENICE
Mailing Address 1  617 ELM ST
Mailing Address 2  RALEIGH NC 27604-1935

AYLWARD, JASON
Mailing Address 1  607 N BOUNDARY ST
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<td>GREEN, ANGUS MARSHALL</td>
<td>614 ELM ST</td>
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<td>BRADLEY, CHRISTOPHER J</td>
<td>618 ELM ST</td>
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<td>ROSIER, JULIETTE R</td>
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<td>BIGGS, WILLIAM WOOD II</td>
<td>516 W PEACE ST</td>
<td>RALEIGH NC 27603-1102</td>
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<td>GENTRY, VINCENT M PARKER,</td>
<td>611 N BOUNDARY ST</td>
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<td>BLANKINSHIP, MATTHEW E</td>
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Mailing Address 1 300 WEAVER MINE TRL
Mailing Address 2 CHAPEL HILL NC 27517-7591

O'BRYANT, MATTHEW D/B/A O'BRYANT AND ASSOCIATES
Mailing Address 1 522 ELM ST
Mailing Address 2 RALEIGH NC 27604-1993

LESLEY, PRESTON W KESLER, SHELBY L
Mailing Address 1 612 N BOUNDARY ST
Mailing Address 2 RALEIGH NC 27604-1955

BEAMAN, OLIVER J JR BEAMAN, MELISSA H
Mailing Address 1 521 N BOUNDARY ST
Mailing Address 2 RALEIGH NC 27604-1952

CHAKSUPA, DAN
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