

From: [Ashley Morris](#)
To: [Tully, Tania](#); [Robb, Melissa](#)
Cc: [Jim Johnson](#)
Subject: Materials for 525 N Bloodworth St
Date: Wednesday, March 08, 2017 10:12:55 PM
Attachments: [304Polk-New-EastElevation.pdf](#)
[304Polk-New-front-elevation-w-historichouse.pdf](#)
[304Polk-New-NorthElevation.pdf](#)
[304Polk-New-Plan.pdf](#)
[304Polk-New-Second flr plan.pdf](#)
[304Polk-New-Sections.pdf](#)
[304Polk-New-siteplan.pdf](#)
[304Polk-New-SouthElevation.pdf](#)
[525 N Bloodworth St Proposed Garage as it relates to the Historic Design Guidelines.docx](#)
[525Bloodworth-photo-19.pdf](#)
[Jim Johnson - Comments - COA20-17-CA.docx](#)

Hi Tania

Here are the materials for 525 N Bloodworth St. Let me know if you have any questions or need anything else from us.

Included in the email are the drawings for an approved two car 1-1/2 story garage that I worked on for 304 Polk St which is very similar to the proposed garage in size/massing, a list of how the proposed garage meets the guidelines, a chart of other 2 car garages that have been built recently along with their dimensions, photos of the garages listed in the chart and a 2 car garage on Pell St, and Jim's written statement for the March hearing.

Thank you for your help with this process,

Ashley

--

Ashley Henkel Morris
owner/registered architect

919.696.0970

<http://pellstreetstudio.com>



525 N Bloodworth St Proposed Garage as it relates to the Historic Design Guidelines

Section 2.5 Walkways, Driveways, and Off street Parking: Guidelines (p.17)

1. In siting the garage in the rear corner of the yard as shown in the new siteplan, the project will retain and preserve the topography, patterns, configurations, features, dimensions, materials, and color of existing walkways, driveways, and off street parking of this particular historic property, the streetscape, and the historic district.
2. In siting the garage in the rear corner of the yard, we protect and maintain all the existing walkways, side walks, curb cut, site plantings and existing fencing. These elements will be preserved and maintained before, during and after the project.
5. In siting the garage in the rear corner of the yard, we reuse the existing curb cut, concrete/gravel driveway and brick patio/driveway and extend the driveway to the garage using the same or similar gravel that already exists on the current driveway.
6. In siting the garage in the rear corner of the yard and the overall massing of the garage does not impact or alter the topography of the site and significant site features, including mature trees. The mulberry tree is being cut back but this was an off shoot from the original tree, see arborist report.
7. The extension of the driveway will not be visible from either street, the garage has been sited so that it is located in a dip of the grade to lessen its visual impact on both streets. Shrubbery and fencing that exists and new shrubbery will also lessen the visual impact of the new garage from both streets. The garage has been located so that it does not abut or crowd the principle structure.
8. We are using the existing curb cut so that there will be no impact to the sidewalks or the public right of way.
9. The location of the proposed garage and extension of the existing driveway has very little impact to the large trees located on or around the property. It has no impact on any other significant site features of the property or surrounding properties. The arborist will be involved in the project before, during, and after the project to ensure the safety of all trees.
10. The existing site has a perimeter fence of 48"+ in height that encloses the property and in areas has been covered with vegetation making the screening even taller and more dense from the street. This and new shrubbery if needed will help reduce the visual impact of the garage from both streetscapes.
11. The garage will have very minimal lighting.

Section 2.6 Garages and Accessory Structures

1. The existing shed, most resources that we have at our disposal refutes that this is the original historic shed. The Sanborn map outlines do not line up. Matthew Brown (former Oakwood Historian and author of the historic property inventory) has the garage construction being around 1955 and has also pointed out that the Sanborn outline does not match the existing

shed's location nor does the board and batten cladding on the shed match the period of time the principle structure was built. Board and batten is not a common siding material for Oakwood. The popularity of board and batten siding thrived in the mid-19th century with the popularity of the American Carpenter Gothic style, which predates this house. There have been revivals of this style of architecture over time. Hurricane Hazel did a lot of damage to Pell St and it is believed from neighbors that this shed was built after Hazel came through this area as a rebuild. The large accessory structures mentioned on East St as being historic in the Feb hearing have vertical siding but not board and batten which is another indication that this shed is not original.

2. The current shed does not appear to have character defining materials, features, and details that are consistent with more historic structures in the neighborhood. The foundation is a brick pier construction, the roof is a thin metal v-groove, siding is board and batten, there are no windows, the doors were made of varying widths of vertical boards, there are no door trim details, and the hardware has not historical significance.
5. The Sanborn map seems to indicate that there were two accessory structures in the rear yard at one time. The two sheds shown is not dissimilar to the overall footprint in scale to the proposed garage. The proposed siting of the garage pushes the structure further away from the principle structure which will keep the site less crowded. The proposed garage in footprint is not dissimilar to other historic 2 car garages in the neighborhood and the new 2 car garages that have been approved in the past 12 years, see spreadsheet of recent garages in Oakwood that have been approved and constructed. The size of the garage has been created to have the tightest interior garage dimension for a 2 car garage for present day vehicles. The additional width shown includes the tightest dimension for an interior stair that will still allow for items to be moved up and down the stairs. The height has been reduced down by using 7' tall garage doors, a low clearance garage door system, and reduced ceiling heights upstairs that still maintain a usable area upstairs. The garage is not taller than the neighboring one story house it is adjacent to on Pell St and it is significantly shorter than the full two story large principle historic structure that it is associated with. The size and massing of the proposed garage is not dissimilar to the new garages that have been approved by the COA committee in the past 12 years.
6. In siting the garage in the rear corner of the yard, the garage is located and oriented compatible to the traditional relationship of garages and accessory buildings in Oakwood.
7. This is not a prefab structure, it will be stick built and will use similar materials, dimensions, and elements of the principle structure in its aesthetic and construction.
8. The garage will appropriately relate in massing, size, material, detail and aesthetic to the principle structure.
9. With the location of the garage, the depression in grade, the perimeter border of fencing and vegetation, the new garage should not detract from the overall historic character of the principle building and site. It's construction will not require removal of a significant building element or site features. The mulberry tree will have a large leader removed but this is an offshoot of the original tree and the hackberry will be pruned.

10. The proposed garage will not introduce features or details to create a false historical appearance.

Jim Johnson
525 North Bloodworth Street
Raleigh N.C. 27604

Good evening, my name is Jim Johnson and I reside at 525 North Bloodworth Street in Raleigh. I purchased my home in 1985, and since that time it has undergone both significant interior and exterior renovations, plus an addition.

The most significant undertaking was the 2001 addition designed by the architect Betsy Ross. My house was one of Betsy's last major projects before her untimely death. Many in Oakwood and in the preservation community believe that it represents her best work. During the addition design, Betsy and I spent a great deal of time thinking about the way that the exterior would look, and how it would integrate into the original structure. The work inside of the original envelope was eligible for tax credits under the rules established by the N.C. Department of Cultural Resources.

I go into this level of detail because it sets the stage for my approach to the 1 1/2 story garage that you have under review. My number one goal for this project was that it be respectful of my home and the 2001 addition, consistent with RHDC rules, and looked to the precedents for similar garages approved by the Commission in the Oakwood historic district. Also as I reviewed multiple siting options, I wanted to be a good neighbor, so that is reflected in my submission.

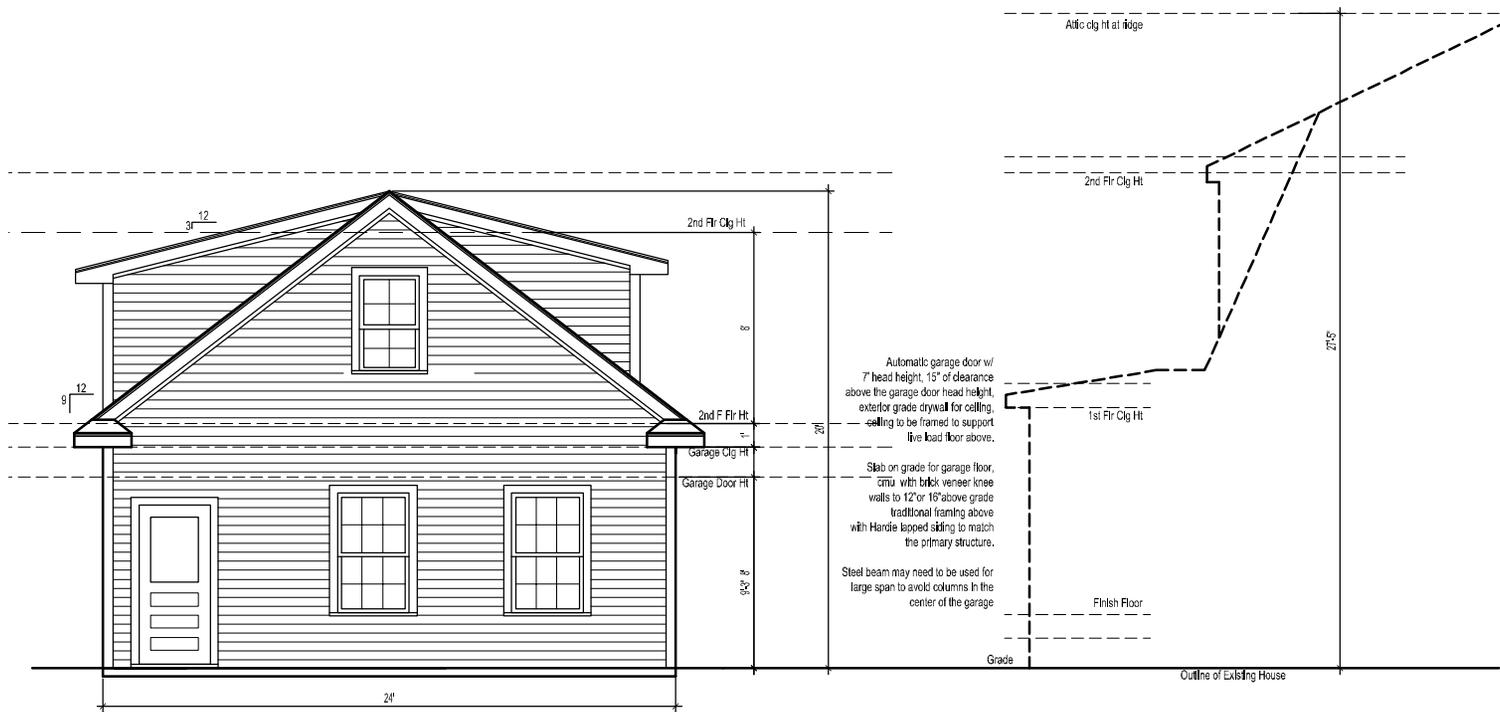
To help reach this goal I sought out an architect who had undertaken the design of a variety of successful projects in Oakwood. Ms. Morris and I have spent many hours on the siting, sizing, and the exterior appearance of this structure.

We have also reviewed and relied upon the Commission's approved designs of similar 1 1/2 story garages which have gone back as far as approximately 2005. We have also reviewed the structures that may predate the establishment of the Oakwood Historic district. The details of that review are included in the documents that we submitted for this meeting. Here are a couple of highpoints:

- Based on Wake County real estate records the square footage footprints of the 1 1/2 story garages range from 440 – 675. Not an enormous variation when compared to the very wide variation in house sizes in Oakwood.
- Garage heights appeared in keeping with their surrounding building.
- The most recent and relevant 1 1/2 story garage structure approved 2014-15 by the RHDC is at 315 Pace Street. At 572 square feet it is slightly larger than the structure I am proposing.

After meeting with the Design Review Advisory Committee, Ms. Morris and I made additional changes at their suggestion. At your February COA hearing, the RHDC staff recommended approval of the application with five conditions, I have reviewed each of these conditions with Ms. Morris and I accept those conditions. I believe that what we have met the RHDC guidelines and are consistent with the other 1 ½ story garages that the RHDC has approved in Oakwood since at least 2005.

The design with the DRAC and staff proposed modifications will be a great complement to my home at 525 North Bloodworth Street and to the Oakwood neighborhood.
Thanks you for your time this evening.



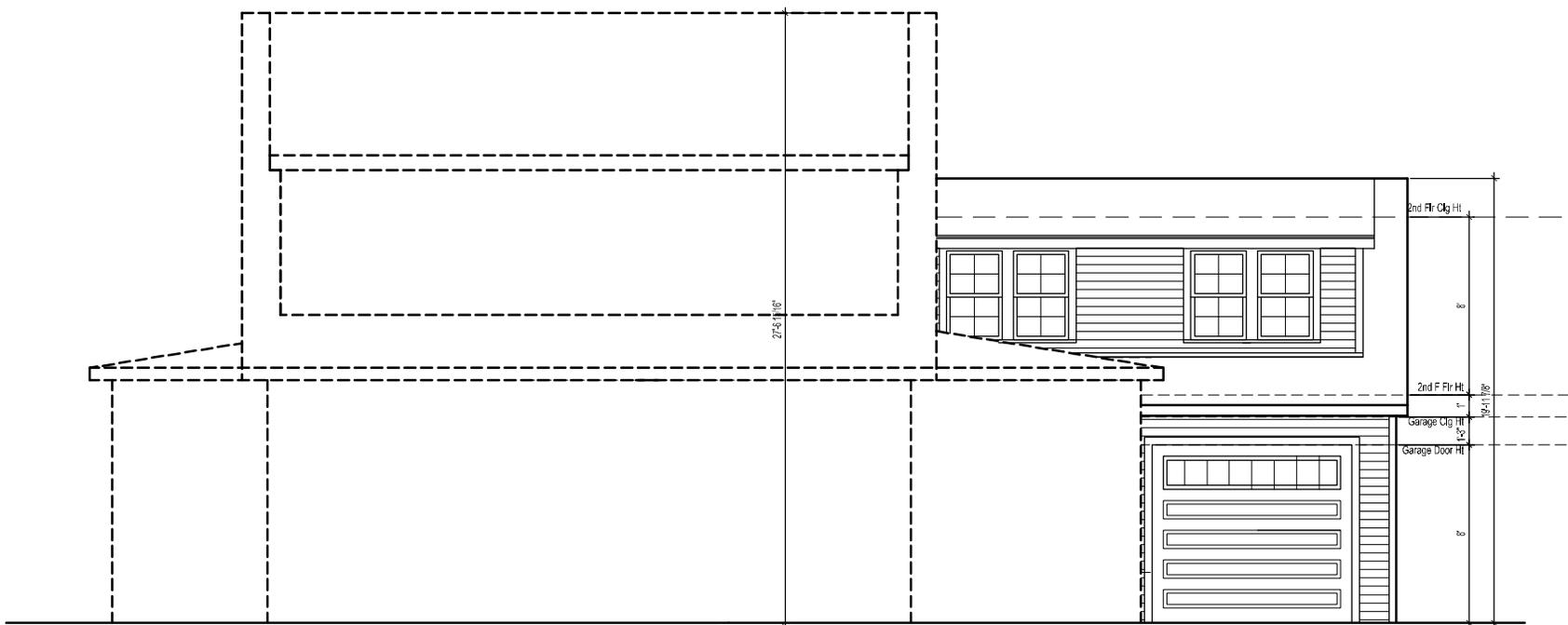
304 Polk Garage- New East Elevation with Historic House dashed in for scale

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

PELL ST studio

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



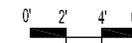


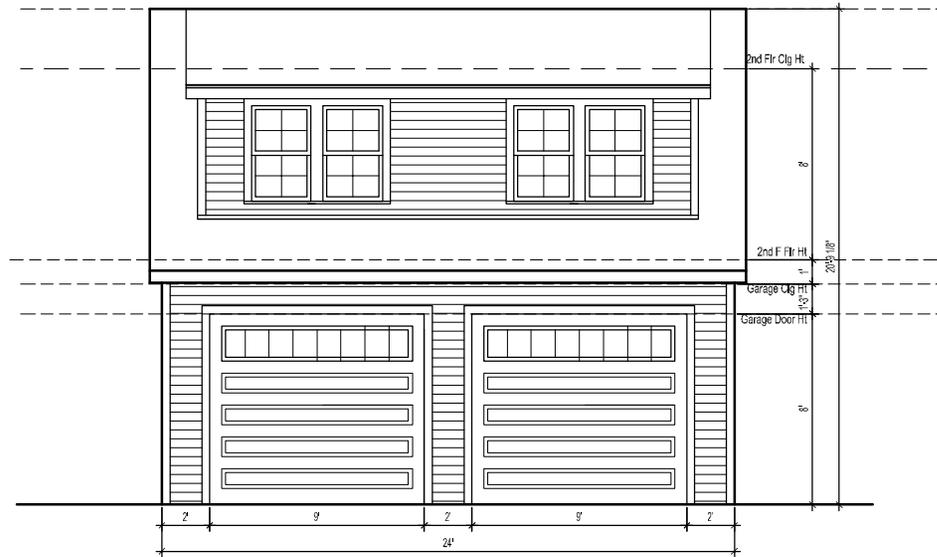
304 Polk Garage- New North Elevation w/ Historic House Outline in Place

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

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304 Polk Garage- New North Elevation

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





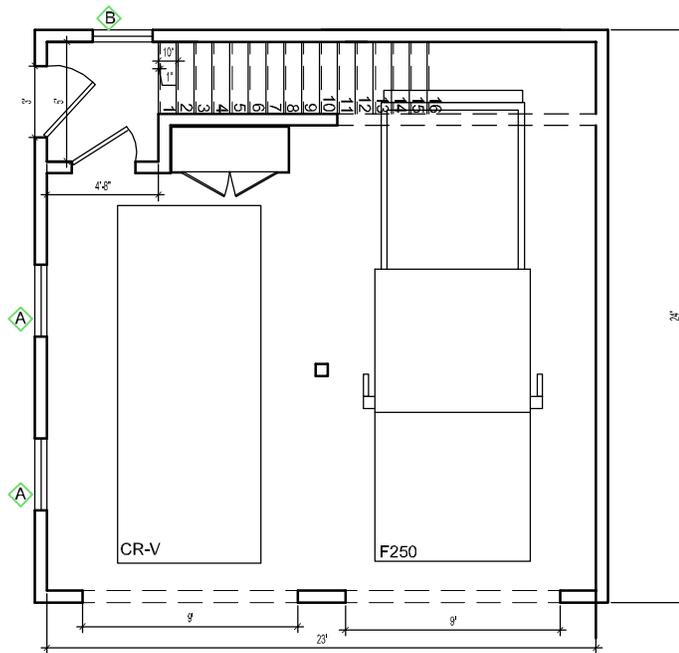
304 Polk Garage- New South Elevation

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

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304 Polk Garage- New Ground Floor Plan

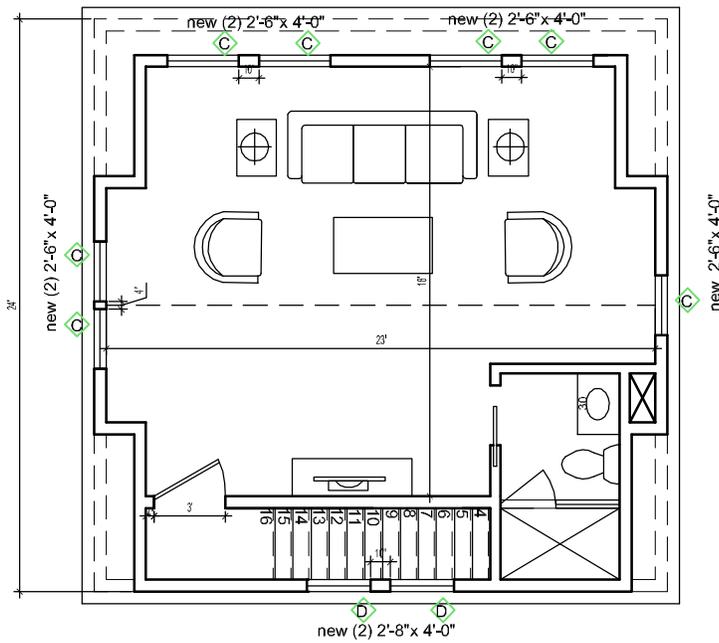
Scale - 1/8" = 1'-0"



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304 Polk Garage- Second Floor Plan

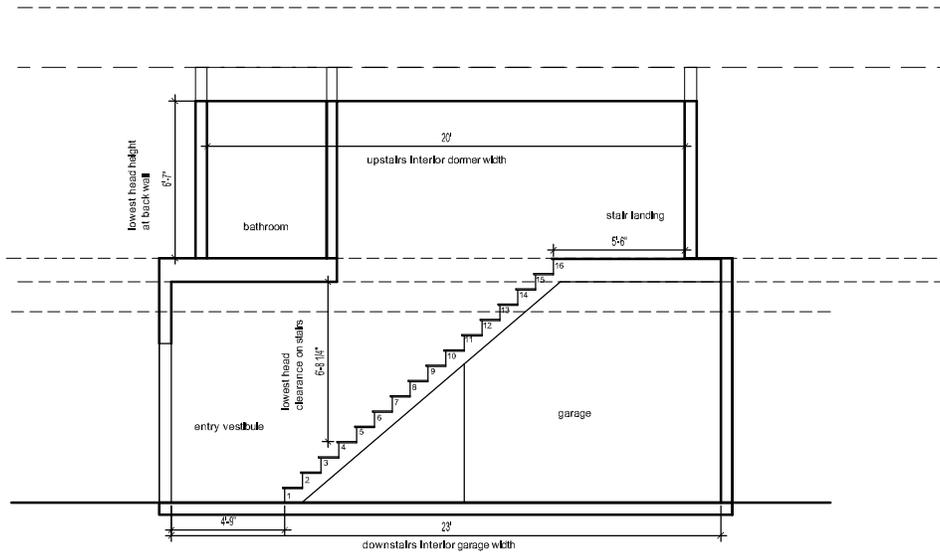
Scale - 1/8" = 1'-0"



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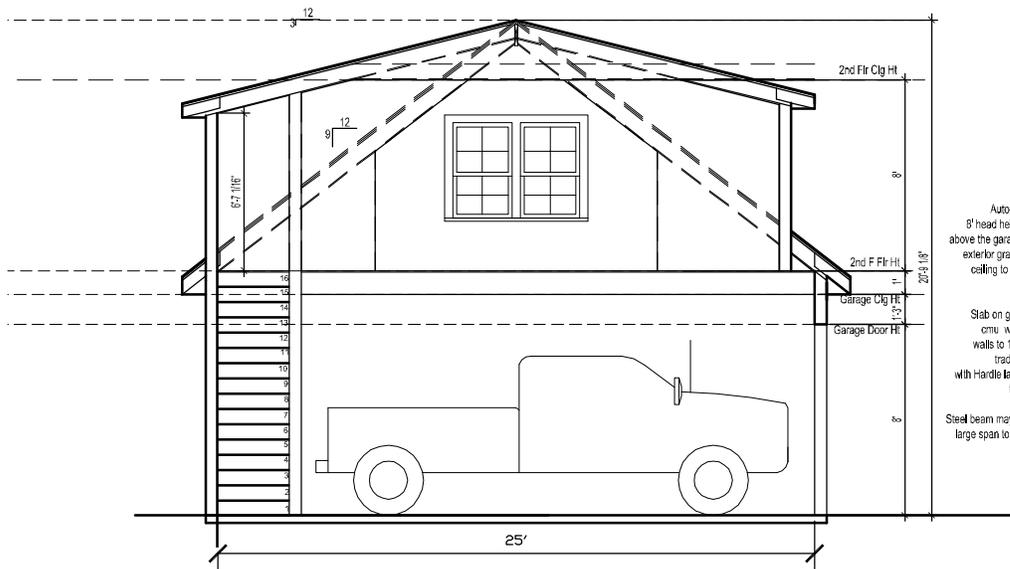


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304 Polk Garage- Stairway illustration

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



Automatic garage door w/
8' head height, 16" of clearance
above the garage door head height,
exterior grade drywall for ceiling,
ceiling to be framed to support
live load floor above.

Slab on grade for garage floor,
cmu with brick veneer knee
walls to 12" or 18" above grade
traditional framing above
with Hardie lapped siding to match
the primary structure.

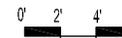
Steel beam may need to be used for
large span to avoid columns in the
center of the garage

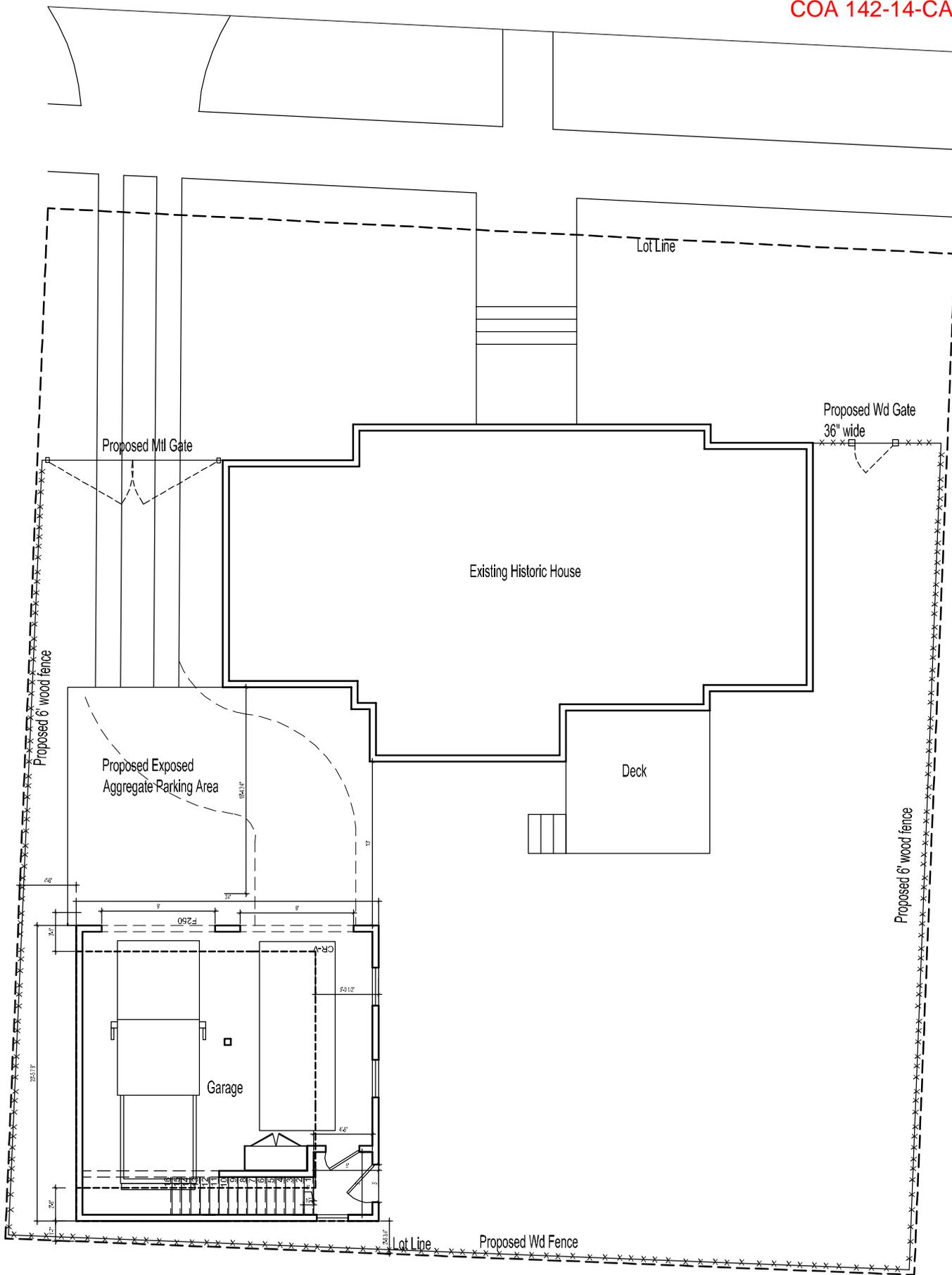
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304 Polk Garage- Section

Scale - 3/16" = 1'-0"





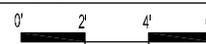
304 Polk St. New Site Plan - dashed line original footprint of 2 car garage

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



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525N Bloodworth St

Other garages in Oakwood



Existing two car garage at 306 Pell St
Tax records indicate that this garage was possibly built in 1960 as the historic property listing suggests but the interior framing suggests that it is older, may have used repurpose wood and materials from the original garage

This 2 car garage measured 20 feet x 18feet and has a height of 10'-2inches





606Boundary St



606Boundary St



715N Bloodworth St

Oakwood Garages Information From Wake County Real Estate Data					
Street #	Street	Construction Date Property Tax Record	Dimensions	Square Feet	Notes
425	N Bloodworth	Likely predates the creation of the district.	20x20	500	500 SF footprint includes the exterior stairs going to second floor. Picture included in original submission
520	N Bloodworth	2014	22x24	528	Picture included in original submission
601	N Bloodworth	2005	25x27	675	Picture in the new material.
715	N Bloodworth	2006	20X22	440	Picture in the new material.
608	Oakwood	2008	22X27	594	Picture included in original submission
323	Pace	2016	22x26	572	Picture in the new material.
606	Boundary St.	2013	26x22	572	Additional Picture in the new material.

From: [Ashley Morris](#)
To: [Tully, Tania](#)
Subject: Fwd: question about a shed at 525 N Bloodworth St
Date: Thursday, March 09, 2017 9:19:42 AM

Tania

Here is Matthew's response to the dating of the shed at 525 N Bloodworth St. See email below.

Thank you,

Ashley

Sent from my iPhone

Begin forwarded message:

From: Matthew Brown <askmisterbrown@yahoo.com>
Date: March 7, 2017 at 3:29:01 PM EST
To: Ashley Morris <pellststudio@gmail.com>
Subject: **Re: question about a shed at 525 N Bloodworth St**
Reply-To: Matthew Brown <askmisterbrown@yahoo.com>

Dear Ashley,

The 1950 Sanborn map shows a different shed at that location. Since the shed looks like 1950s construction as opposed to anything newer, I just picked c.1955 for an approximate date. Yes, the original may have been destroyed by Hurricane Hazel in 1954.

Love,
Matthew

From: Ashley Morris <pellststudio@gmail.com>
To: Matthew Brown <askmisterbrown@yahoo.com>
Cc: Jim Johnson <jimj@blountstreet.com>
Sent: Tuesday, March 7, 2017 3:18 PM
Subject: question about a shed at 525 N Bloodworth St

Hi Matthew

Hope you are doing well! The house on Person looks amazing! I have a question for you.

Jim Johnson is wanting to add a garage to his property and the COA committee is trying to figure out the date of the existing shed. In your

property inventory listing for the house it has the shed dating to circa 1955. Do you happen to remember why you thought the shed dated to this time period? I know the street was hit hard by hurricane Hazel around that time and wasn't sure if you were looking at that information or if you had another reason to why it was not original to the house.

Just trying to gather more info on the existing shed so we can help the commission with their determination of what can be done to the shed.

Thanks for any help you can offer!

Ashley

--

Ashley Henkel Morris
owner/registered architect

919.696.0970

<http://pellstreetstudio.com>



Written Description for New Garage at 525 N Bloodworth St

525 N Bloodworth St is a 2-story wood sided Neo-Classical home built in 1916. There is currently a small gable roof shed that Matthew Brown, former Historian of Historic Oakwood and author of the compilation of historic properties for Oakwood and other Historic Districts in Raleigh, mentions as being built circa 1955 in the attached house history. The shed is located towards the rear corner of the yard. The Sanborn map attached sites an automotive garage in a similar spot when the house was originally built. We do not think the shed is the original garage that the Sanborn map is referring to. The current shed has a framed floor set above grade and the photos submitted in this application show that the wood used for the structure was possibly from several different sources and periods of time (pieces of which look like they may have been part of the original garage reused, but other pieces are more recent, some painted and some not, the shed was piecemealed together when it was built). The brick foundation consists of piers which suggest that the shed was always a shed and not a garage to house a car. The siding looks to be a type of board and batten which is unusual for this time period.

The home owner is proposing to add a new 2-car garage to replace the existing shed located in the rear yard. The new garage will have habitable space carved out of the area formed by the gable roof. Two dormers, one in the front and in the back will add natural light to the space above. This new accessory structure will follow in the same local language of the architecture in the neighborhood and will follow all RHDC guidelines. The new garage elements will have similar materials to the existing house. Southern Yellow Pine siding with a 4.5" exposure will be used and will be smooth faced siding that is common to the neighborhood. Wood trim, closed soffits on the main gable roof and fascia boards will be painted and detailed to match the existing primary structure. The dormers will have exposed rafters. Architectural asphalt shingles will make up the new garage roof. The existing house main roofing material is slate, the new asphalt shingles will be in a color that will be similar and complement the existing slate. New wood double hung and casement windows with simulated divided lites will be used and the grille patterns will be 12 over 1 similar to the primary structure's windows. Wood garage doors with a row of windows at the top of the doors will be used. These are similar to other garage doors found in the neighborhood. Exposed brick foundation wall will be used for the garage similar to the foundation of the historic house.

The garage has been sited with several things in mind; the location of the footprint of a one car garage on the Sanborn map for this property, the existing curb cut, the existing gravel and brick driveway, the desire to preserve as many trees as possible, avoid areas of drastically sloping grades, and trying to keep the views from both Bloodworth and Pell St as minimal as possible. The grade slopes parallel to the rear property line with the high side bordering Pell St and the low side on the side property line. Having the garage sited as shown allows for the grade to reduce the overall appearance of the garage from both streets and the adjacent neighbor at 317 Pell St. The location also keeps the garage from crowding the historic house (as it would if the garage was sited so that you could pull straight into the garage). The gable has been oriented so that the

gable end faces Pell St keeping the smaller part of the garage visible from Pell (which is a small one way street consisting of small one to one and a half story historic bungalows). The gable ends located on the shorter sides of the garage helps achieve the height needed for a functional upstairs space while also keeping a more proportional pitch to the gable that compliments the historic house and the houses on Pell St.

Finally, the application includes expanding the existing driveway to the garage. The new portion of the driveway will be gravel to match the existing front portion of the driveway. The home owner is requesting the trimming of one large leader on the existing mulberry tree near the new garage location. The arborist report has been submitted with the application.

ONE STORY
317 Pell St

Property Line

Protective fencing to be constructed around plants near area of disturbance. 4" of mulch in this area. Anywhere construction traffic will be, plywood sheets will be added on top of the mulch where needed.

No heavy equipment in yard. Hand excavate footings. Cut all roots larger than 1" diameter cleanly with proper tools (loppers, not shovel).

Water entire area under tree during periods of drought for 1 year following construction.

Existing Deck

Trim lg leader of existing mulberry tree

Rear Yard/Brick Patio/Driveway to be used for staging materials

Existing gravel driveway + Curb cut

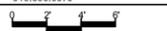
Existing brick patio/driveway

525 N Bloodworth - Tree Protection Plan

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

PELL ST studio

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



Area = .11 acres

ONE STORY
317 Pell St

Existing Concrete
Driveway

Property Line

Property Line
5' accessory setback

5'

4'-0 5/16"

25'-8 13/16"

10'-4 7/8"

5'-0 3/16"

22'-0 1/8"

2 CAR GARAGE
21'-0" x 21'-0"

Shed

(2) 8'w car garage door, 7' tall

Trimmed
mulberry tree

Existing Deck

grade starts to slope (taken from topo map on wake gov)

New gravel driveway,
to match existing

Existing gravel driveway
+ Curb cut

Existing brick patio/driveway

1 story frame existing

5' min setback

Property Line

2 Story frame
original house

1 story

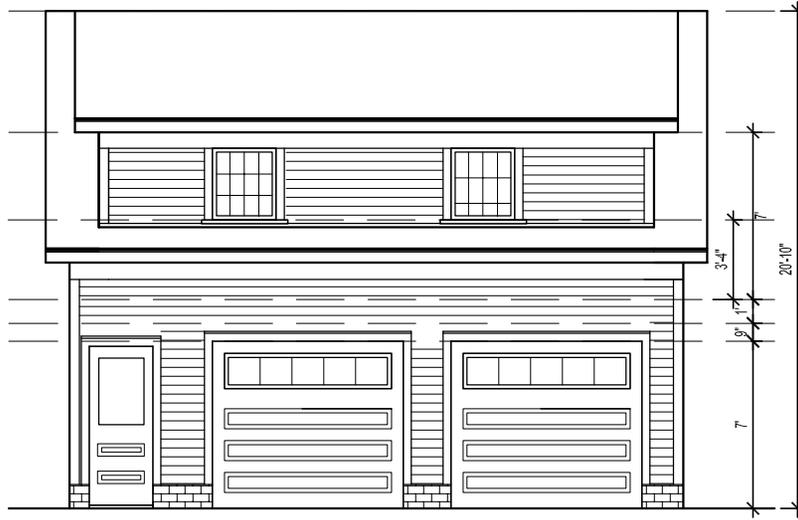
PELL ST studio

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525 Bloodworth New Site Plan
Scale - 3/32" = 1'-0"

4



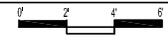
7' Tall Garage Doors with LHR Track (FLR TO CLG) 7'9" to
keep garage overall height low

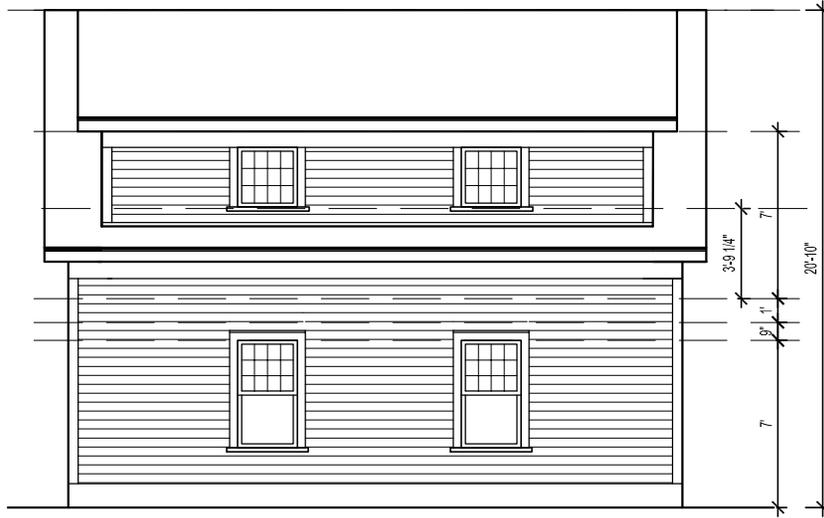
PELL ST studio

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306 Pell Street
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525 N Bloodworth St - Garage Bloodworth St Elevation

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



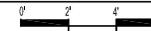


525 N Bloodworth St - Garage Rear Elevation

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

PELL ST studio

Architect
 Ashley Henkel Morris
 306 Pell Street
 Raleigh, NC 27604
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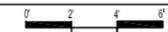
525 N Bloodworth St - Diagrammatic view from N Bloodworth St + grade height changes

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

Historic house and subsequent additions show strong horizontal lines facing Bloodworth St. Garage roof form keeps this characteristic in place. Grade slopes back towards the rear yard and dramatically to the side property line.

PELL ST studio

Architect
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existing driveway (dashed)
in foreground to show grade ht changes

Existing deck

PELL ST studio

Architect
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Raleigh, NC 27604
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525 N Bloodworth St - Diagrammatic Elevation of view from back yard to Garage + 317 Pell St

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

Garage roof form with gable end facing Pell St fits with the character of the elevations facing Pell St.



317 Pell St

View of new garage from Pell St, grade is higher at street and slopes down towards far side property line. Grade falls off drastically as it gets closer to the side yard property line.

Side diagrammatic view of 525 N Bloodworth St and grade heights at driveway/brick patio

525 N Bloodworth St - Diagrammatic view from Pell St + grade height changes

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

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1-WIDE UNITS

M.O. BRICKMOULD
M.O. ADAMS/FLAT CASING
ROUGH OPENING
FRAME SIZE
DAYLIGHT OPENING

M.O. BRICKMOULD	21 1/2" (546)	23 1/2" (597)	27 1/2" (699)	31 1/2" (800)	33 1/2" (851)	35 1/2" (902)	39 1/2" (1033)
M.O. ADAMS/FLAT CASING	24 1/2" (622)	26 1/2" (673)	30 1/2" (775)	34 1/2" (876)	36 1/2" (927)	38 1/2" (978)	42 1/2" (1080)
ROUGH OPENING	18 3/4" (476)	20 3/4" (527)	24 3/4" (629)	28 3/4" (730)	30 3/4" (781)	32 3/4" (832)	36 3/4" (933)
FRAME SIZE	18" (457)	20" (508)	24" (610)	28" (711)	30" (762)	32" (813)	36" (914)
DAYLIGHT OPENING	12 3/32" (307)	14 3/32" (358)	18 3/32" (460)	22 3/32" (561)	24 3/32" (612)	26 3/32" (663)	30 3/32" (764)
14 15/16" (379)							
14 15/16" (379)	EWC1812	EWC2012	EWC2412	EWC2812	EWC3012	EWC3212	EWC3612
14 15/16" (379)	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**
20 15/16" (532)							
20 15/16" (532)	EWC1818	EWC2018	EWC2418	EWC2818	EWC3018	EWC3218	EWC3618
20 15/16" (532)	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**
22 15/16" (583)							
22 15/16" (583)	EWC1820	EWC2020	EWC2420	EWC2820	EWC3020	EWC3220	EWC3620
22 15/16" (583)	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**
26 15/16" (684)							
26 15/16" (684)	EWC1824	EWC2024	EWC2424	EWC2824	EWC3024	EWC3224	EWC3624
26 15/16" (684)	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**
30 15/16" (786)							
30 15/16" (786)	EWC1828	EWC2028	EWC2428	EWC2828	EWC3028	EWC3228	EWC3628
30 15/16" (786)	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**
32 15/16" (837)							
32 15/16" (837)	EWC1830	EWC2030	EWC2430	EWC2830	EWC3030	EWC3230	EWC3630
32 15/16" (837)	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**
38 15/16" (989)							
38 15/16" (989)	EWC1836	EWC2036	EWC2436	EWC2836	EWC3036	EWC3236	EWC3636
38 15/16" (989)	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**
44 15/16" (1141)							
44 15/16" (1141)	EWC1842	EWC2042	EWC2442	EWC2842	EWC3042	EWC3242	EWC3642
44 15/16" (1141)	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**
50 15/16" (1294)							
50 15/16" (1294)	EWC1848	EWC2048	EWC2448	EWC2848	EWC3048	EWC3248	EWC3648
50 15/16" (1294)	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**	35* 50**

ELEVATION SYMBOL LEGEND:

M.O. = MASONRY OPENING

VALUES IN () ARE IN MILLIMETER CONVERSIONS

E UNIT MEETS EGRESS REQUIREMENTS FOR IRC CODE. STATE AND LOCAL CODES MAY DIFFER. ALWAYS REFER TO LOCAL BUILDING CODES FOR COMPLETE REQUIREMENTS.

CHECK WITH LOCAL OFFICIALS TO ENSURE COMPLIANCE BEFORE INSTALLING THE UNIT.

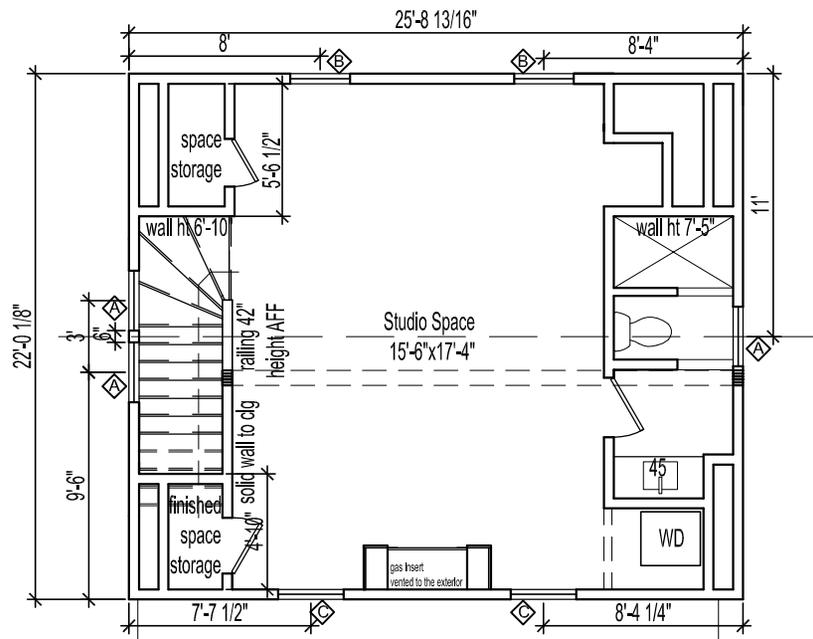
S AVAILABLE AS STATIONARY ONLY.

*** INDICATES DESIGN PRESSURE (DP) RATING WITH STANDARD GLAZING

*** INDICATES OPTIONAL DESIGN PRESSURE (DP) RATING

Note: Elevations shown DO NOT have exterior trim. Subtract 1/2" (12.7) from M.O. (Masonry Opening) for Unit Sizes. Masonry Openings above include Sill Nose, see Trim Options page for Sill Nose specifications. For other Trim Options refer to the Unit Sizing, Rough Opening & Masonry Openings page.

10 SCALE 1/4" = 1'

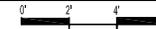


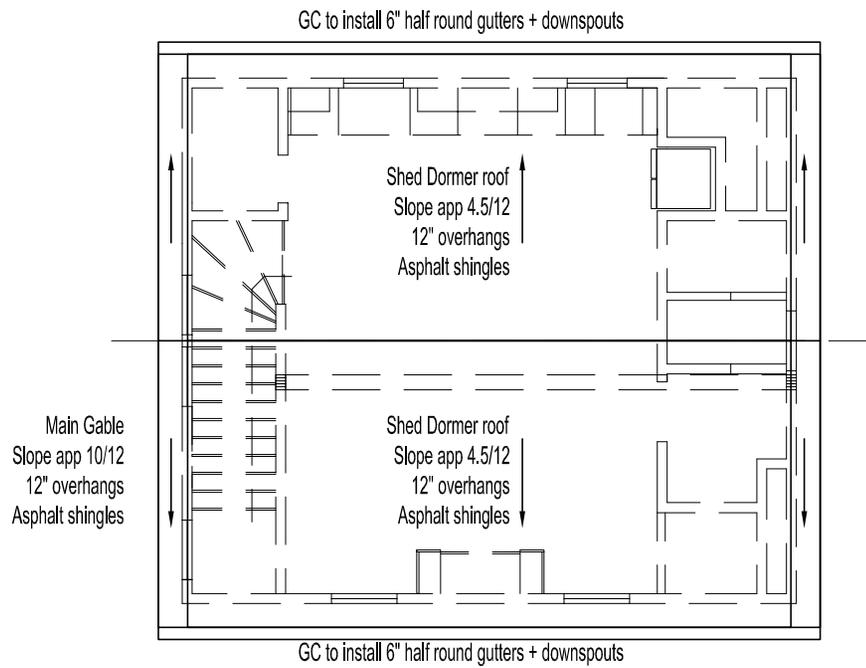
525 N Bloodworth St - Garage Second Floor Plan

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

PELL ST studio

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





525 N Bloodworth St - Garage Roof Plan

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

PELL ST studio

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





PROPOSAL

Jim Johnson

525 North Bloodworth Street
Raleigh, NC 27604

Phone: 919-210-3229

Proposed by: Greyson Painter

Job Name: Johnson (Tree Care Plan)

Date: 2/12/2017

Work Site: 525 North Bloodworth Street
Raleigh, NC 27604

#	Item	Description	Qty	Cost
0		Notes	0	\$0.00
		The scope of work outlined on the following proposal is accompanied by annotated photos.		
1	Mulberry	Pruning and Removal	1	\$1,395.00
		Prune one (1) large, double-stem mulberry at the back middle of the property.		
		Pruning Specifications:		
		1) Remove the large right side leader of the tree, entirely. It is recommended we remove this leader of the tree, due to the fact that most of the canopy originates from a weakened attachment point on an old break out or heading cut. Cut the stump of the right side leader at a slight angle to repel sitting moisture.		
		2) Remove 2-3 additional limbs/lateral limbs growing toward the proposed garage.		
		3) Remove the dead limbs 1" inch and larger throughout the canopy to eliminate future hazards,		
		4) Remove the dead tip of the large low leader on the left side of the tree. We will make a heading cut to avoid removing the entire leader, in the hopes it will sprout epicormic growth and continue to live.		

#	Item	Description	Qty	Cost
2	Hackberry	Pruning - Class 3	1	\$420.00

Prune one (1) large hackberry at the back right side of the property.

Pruning Specifications:

- Remove three limbs outlined in the annotated photo, to reduce the amount of tree debris hanging over the proposed garage, as well as reduce weight on the large co-dominant leader originating from the weakened attachment point on the main stem of the tree.

- Remove the dead limbs 2" inches and larger throughout the canopy to reduce future hazards.

3	Hackberry	Cabling	1	\$330.00
---	-----------	---------	---	----------

Install one (1) single cable support system in the large hackberry at the back right side of the property.

BACKGROUND: Cables are supplemental structural supports intended to reduce the risk of failure of weak branches and multiple stems. Cables consist of extra high strength steel (unless otherwise specified) and are attached to bolts installed in the upper crown of a tree. They are intended to limit the movement of the supported branches so they are less likely to fail during storms and high winds.

Please see our Cabling page for more detail:
<http://www.leaflimb.com/tree-cabling-bracing>

Notes:

Subtotal: \$2,145.00

Tax: \$0.00

Total: \$2,145.00

Customer Signature

Date

To accept please sign, date, and return this estimate or simply send us an email saying you would like to proceed. Please note that if you choose to accept this estimate, you thereby agree to our Terms & Conditions, which are listed at: www.leaflimb.com/terms

Please note that unless otherwise specified, all work is completed in accordance with ANSI A300 standards (e.g., pruning is performed without using spurs/spikes), which are the generally accepted arboriculture industry standards for tree care practices. In addition, we follow all safety standards set forth by OSHA, DOT, and ANSI Z133.1, which is the "American National Standard for Arboricultural Operations - Safety Requirements"

All work is performed by trained personnel who are familiar with the techniques and hazards of this type of work, and all of whom are covered with all necessary insurance, including workers compensation, general liability, and automobile liability.

Thank you and we look forward to working with you!







Pruning Cut

Proposed Support Cable Location

Pruning Cut

Pruning Cut

Tree stem/leader attachment point.
Recommended! Supplemental support system.



Prune this leader only

Remove this entire leader



Weak attachment point resulting from previous large heading cut or break out. Recommendation: Remove this entire side of the Mulberry.



Pruning Cut

Pruning Cut

Pruning Cut

Pruning Cut

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



**DEVELOPMENT
SERVICES
DEPARTMENT**

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



<input type="checkbox"/> Minor Work (staff review) – 1 copy <input type="checkbox"/> Major Work (COA Committee review) – 10 copies <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input checked="" type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	For Office Use Only Transaction # <u>502683</u> File # <u>020-17-CA</u> Fee <u>\$147.00</u> Amount Paid <u>\$147.00</u> Received Date <u>2/6/17</u> Received By <u>McCoy</u>
---	---

Property Street Address **525 N Bloodworth St**

Historic District **Historic Oakwood**

Historic Property/Landmark name (if applicable)

Owner's Name **Jim Johnson**

Lot size **.27 acres** (width in feet) **100'** (depth in feet) **123'**

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
324 Pell St	315 Pell St
316 N Boundary St	523 N Bloodworth St
326 Pell St	721 N Bloodworth St
318 N Boundary St	317 Pell St
520 N Bloodworth St	528 N Bloodworth St
524 N Bloodworth St	532 N Bloodworth St
536 N Bloodworth St	308 Pell St
306 Pell St	314 N Boundary St

25 env

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 Jim Johnson

Mailing Address 525 N Bloodworth St

City Raleigh

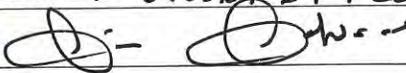
State NC

Zip Code 27604

Date 2/2/2017

Daytime Phone 919.210.3229 (mobile)

Email Address jimjd@bloodworthstreet.com

Applicant Signature 

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

Did you consult with staff prior to filing the application? Yes No

Office Use Only

Type of Work _____

11, 34, 77

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)
2.3/13	Site Features	The garage will be located in the rear corner of the property which is historically where they were located. The Sanborn Map shows where two accessory structures were located.
2.5/16	Driveways + Offstreet Parking	
2.6/19	Garages + Accessory Structures	The existing curb cut, existing gravel driveway, and the existing extension of the brick driveway will be used and remain as is. The new proposed area of driveway that leads to the garage will be gravel to match the existing.
		One tree is requested to be removed, the tree is a mulberry that has a split trunk and has grown at an angle. An arborist is working on his assessment of the tree and its risks.
		The garage will have similar details to the historic primary structure such as smooth faced wood siding with a 4.5" exposure, 5" corner boards with eased edges, closed soffits, 4.5" window trim with eased edges, 1.75" deep sills, wood windows with similar grille patterns, brick foundation and asphalt roof shingles.
		The garage footprint is typical for a two car garage with an internal access for upstairs. The height has been kept as low as possible and still creates a functional second floor. The historic house is two stories. The garage has been located towards the rear property where the grade slopes down towards a valley between properties allowing the garage to have less presence from the street views and the adjacent neighbor.

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. Minor Work (staff review) – 1 copy Major Work (COA Committee review) – 10 copies			✓		
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>		✓		
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		✓		
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>			
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Drawings showing existing and proposed work <ul style="list-style-type: none"> <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 Label Creator to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>		✓		

1704818703
JOHNSON, JAMES D
525 N BLOODWORTH ST
RALEIGH NC 27604-1225

1704815682
MORRIS, ASHLEY H MORRIS, NOAH
306 PELL ST
RALEIGH NC 27604-1248

1704815731
INK, LEVERAGED
C/O JAMES D JOHNSON
525 N BLOODWORTH ST
RALEIGH NC 27604-1225

1704815756
INK, LEVERAGED
C/O JAMES D JOHNSON
525 N BLOODWORTH ST
RALEIGH NC 27604-1225

1704815826
SAMPSON BLADEN OIL CO INC
PO BOX 469
CLINTON NC 28329-0469

1704816631
MACKEY, CHRISTINE E WALTERS, HEIDI T
308 PELL ST
RALEIGH NC 27604-1248

1704816671
FINCH, FALLIS OWEN III
324 PELL ST
RALEIGH NC 27604-1248

1704816773
DILLON, MARY MARGARET
315 PELL ST
RALEIGH NC 27604-1247

1704816847
ROGERS, RONALD R ROGERS, LINDA
314 N BOUNDARY ST
RALEIGH NC 27604-1244

1704816896
COX, PAUL MASON GLADDEN, EMILY
DAMSGAARD
316 N BOUNDARY ST
RALEIGH NC 27604-1244

1704817552
HINTE, JAMES R HINTE, GAIL A
9650 STRICKLAND RD # 103-369
RALEIGH NC 27615-1902

1704817597
KENNEDY, JUSTIN R. VICK, REBECCA
521 N BLOODWORTH ST
RALEIGH NC 27604-1267

1704817600
CURTIS, BONNIE M
326 PELL ST
RALEIGH NC 27604-1248

1704817693
WATERS, WESLEY VERNON ARTHUR III
/TR
523 N BLOODWORTH ST
RALEIGH NC 27604-1267

1704817724
GROSE, DONALD L JR
317 PELL ST
RALEIGH NC 27604-1247

1704817844
MYERS, GORDON S MYERS, KARMA P
318 N BOUNDARY ST
RALEIGH NC 27604-1244

1704818828
BREWER, WILLIAM E JR BREWER, JO
ANNE S
721 N BLOODWORTH ST
RALEIGH NC 27604-1229

1704818831
COLLINS, STEVEN K MYERS, KARMA P
318 N BOUNDARY ST
RALEIGH NC 27604-1244

1704819581
MCDANIEL, JENNIFER M
520 N BLOODWORTH ST
RALEIGH NC 27604-1226

1704819587
BAILEY, BRENDA G BAILEY, WARREN G
PO BOX 400
JACKSONVILLE NC 28541-0400

1704819687
PARRISH, NORMAN S
526 N BLOODWORTH ST
RALEIGH NC 27604-1226

1704819692
SMITH, DEBRA ROSE, ROBERT
524 N BLOODWORTH ST
RALEIGH NC 27604-1226

1704819782
STOHLER, HUGH D STOHLER, SARA M
528 N BLOODWORTH ST
RALEIGH NC 27604-1226

1704819787
MOORE, WILLIAM L MOORE, BETTY P JR
3709 EDWARDS MILL RD
RALEIGH NC 27612-4240

1704819888
BLOW, GERALD D BLOW, LEIGH D
536 N BLOODWORTH ST
RALEIGH NC 27604-1226

1704819893
ZIPIN, PAUL ZIPIN, LYNDA HARRIS
532 N BLOODWORTH ST
RALEIGH NC 27604-1226

Written Description for New Garage at 525 N Bloodworth St

525 N Bloodworth St is a 2-story wood sided Neo-Classical home built in 1916. There is currently a small gable roof shed that was built circa 1955 located towards the rear corner of the yard.

The home owner is proposing to add a new 2-car garage to replace the existing non-historic shed. The new garage will have habitable space carved out of the area formed by the gable roof. Two dormers, one in the front and in the back will provide the space with light from new windows. This new accessory structure will follow in the same local language of the architecture in the neighborhood and will follow all RHDC guidelines. The new garage elements will have similar materials to the existing house. Southern Yellow Pine siding with a 4.5" exposure will be used and will be smooth faced siding that is common to the neighborhood. Wood trim, closed soffits on the main gable roof and fascia boards will be painted and detailed to match the existing primary structure. The dormers will have exposed rafters. Architectural asphalt shingles will make up the new garage roof. The existing house main roofing material is slate, the new asphalt shingles will be in a color that will be similar and complement the existing slate. New wood double hung and casement windows with simulated divided lites will be used and the grille patterns will be 12 over 1 similar to the primary structure's windows. Wood garage doors with a row of windows at the top of the doors will be used. These are similar to other garage doors found in the neighborhood. Exposed brick foundation wall will be used for the garage similar to the foundation of the historic house.

The garage has been sited with several things in mind; the location of the footprint of a one car garage on the Sanborn map for this property, the existing curb cut, the existing gravel and brick driveway, preserving large tree locations, areas of drastically dropping grades, and the views from both Bloodworth and Pell St. The grade also slopes parallel to the rear property line with the high side bordering Pell St and the low side on the side property line. Having the garage in this location allows for the grade to reduce the overall appearance of the garage from both streets and the adjacent neighbor at 317 Pell St. The location also keeps the garage away from being too close to the historic house. The gable has been oriented so that the ends face Pell St which is in keeping with the character of the houses on Pell and other garages in the neighborhood. The gable ends located on the shorter sides of the garage helps achieve the height needed for a functional upstairs space while also keeping a more proportional pitch to the gable that compliments the historic house and the houses on Pell St.

Finally, the application includes expanding the existing driveway to the garage. The new portion of the driveway will be gravel to match the existing front portion of the driveway. The home owner is requesting the removal of the mulberry tree near the new garage location. The tree is being examined by an arborist and his assessment will be sent to the RHDC as soon as we have it. The tree has a split trunk and has lost a lot of branches. The trunks are trying to reorient themselves to more light creating a more unstable tree.

1909-10 RCD: no listing; Albert H. Little, machinist, lives elsewhere
1910 census: Alexander Stronach, age 40, "police justice," w-Margaret?, 3 children
1911-12 RCD: Alexander Stronach, atty at law
1913-14 RCD: Alexander Stronach
1914 Sanborn: similar to 1909, two thirds of front porch projects, small shed near current location
1920 census: Claude Watkins, locomotive engineer, wife & five children
1948 RCD: Edmund Jones Jr.
1950 Sanborn: same as 1914, shed in same location but diff shape, still diff from current
1955 RCD: Edmund Jones Jr. manufacturers' agent
1963 RCD: Ruth S. Floyd
2012 wakegov: similar to 1950 but composition roof

=WA6588 **524 N. Bloodworth St. William T. Johnson House c.1923** This Craftsman one-and-a-half-story frame bungalow was built for grocer William T. Johnson. It has a side-gabled saddle roof, with partially exposed rafter tails under the eaves. There is a shed-roofed dormer in the front. The full-width front porch has a shed roof supported by four battered square-section posts on brick piers. The front door has a large window with fifteen panes. There is an exposed chimney on the left side. Most windows are four-over-four. In the front dormer are four large windows, each with eight panes. There are similar windows in the half story of the side gables. These windows were probably added at some point when the attic was finished into living space. Behind the main section of the house is a full-width shed-roofed section; this was probably originally a porch. There is also a gabled dormer on the back of the house. A gabled back porch was added in 2003 as part of a major restoration by Debra Smith and Robert Rose.

190:8 heirs of W. C. Stronach to Alexander Stronach & Anna Thomas Mar 15, 1904 includes much more
276:494 Anna B. Thomas & other Stronachs to J. T. Bland Oct 7, 1913 524 & 526
358:269 Anna Rea Bland to W. T. Johnson Apr 30, 1920 Int Rev \$2.00 524 & 526
W. T. Johnson died Nov, 1925, leaving widow Evie Johnson
1539:207 various heirs of Evie Johnson to J. M. & Marguerite Pierce Jan 10, 1963
9667:1413 to Debra Smith & Robert Rose Oct 17, 2002
1922-23 RCD: no listing
1923-24 RCD: no listing
1924 RCD: William T. Johnson, grocer
1925 RCD: Mrs. Evie Johnson
1926 RCD: Mrs. E. B. Johnson
1948 RCD: Mrs. Evie B. Johnson
1950 Sanborn: one-story rectangular main section, full-width rear section, composition roof
1955 RCD: Evie B. Johnson
1963 RCD: Evie B. Johnson
2003: two building permits issued Mar 10
2012 wakegov: similar to 1950 plus porch in center of rear

=WA6589 **525 N. Bloodworth St. George Washington Mordecai House c.1916** This Neoclassical Revival frame two-story was built for George Washington Mordecai, a supervisor with the Norfolk & Southern Railway. It has a hipped roof sheathed in the original slate shingles. The eaves are very deep. There is a gabled projection on the leftward part of the front and a flush gable in the center of the left side. The gables are sided in diagonal boards and have six-over-one attic windows. The front porch has a hipped roof supported by six square-section columns. The leftward part of the porch projects slightly. Under the porch eaves is a fascia sided in diagonal boards. The porch originally wrapped around the left side of the house; the wraparound section of the porch was removed prior to 1980. The partially-glazed front door has sidelights and transoms. Most windows are nine-over-one or twelve-over-one. On the rear of the house is an enclosed porch. The house was divided into two apartments in c.1969. It was returned to a single unit as part of a restoration in c.1979-80 by Robert and Judith McPhail. A wing was added to the right side of the house in 2001 by Jim Johnson. It was designed by Oakwood resident architect Betsy Ross. It includes a two-story section and a one-story section. The front porch was extended to wrap around the right side of the house, to meet a screened porch in front of the addition.
There is a shed near the northwest corner of the lot built in c.1955.

This late Neoclassical Revival house features a trabeated entrance with transom and sidelights, and elegant 12-over-1 windows. The interior features an open floor plan, with pocket doors leading to the living and dining rooms. The built-in cabinets in the dining room and library are original. The north wing, with the kitchen and screened porch, was designed by Oakwood architect Betsy Ross, and built in 2001 for owner Jim Johnson. (From 2008 Candlelight Tour brochure.)

Plaque application: George W. Mordecai House c.1912, "According to W. G. Mordecai, the surviving brother [as of 1978] of George W. Mordecai and who presently resides at 605 N. Bloodworth, shortly after he acquired the south half of a 100'x134' lot owned by brother Edward Mordecai on Oct 17, 1911."

84:528 J. M. & Mattie Heck to W. C. Stronach May 2, 1885 \$800 what is now 525, 527-529, 533 N. Bloodworth
260:174 Edward Mordecai to George W. Mordecai Oct 17, 1911 \$750 just southern half of 525

Book of wills O:148 George W. Mordecai to Mary Day Mordecai

356:343 Edward W. Mordecai to Mary Day Mordecai (widow of Geo. W.) Mar 26, 1920 northern half of 525

932:222 Mary Day Mordecai to J. H. & Madge Slaughter

1026:451 J. H. Slaughter to Minnie Macon Aug 29, 1949

1734:121 Joseph Macon & other heirs of Minnie Macon to Robert & Bessie Batchelor Sep 6, 1966

2269:271

2362:643

2382:627 Kip-Dell Homes to Bernard & Barbara Wishy Feb 23, 1976 Rev \$19.50 525 & 527

2434:181 Bernard & Barbara Wishy to Conerlys

2697:594 to Robert & Judith MacPhail Jan 1, 1979 \$28.5K

3434:528 to James Johnson & Deborah Owens Feb 22, 1985 \$113K

1911-12 RCD: no listing

1913-14 RCD: no listing

1914 Sanborn: no house

1915-16 RCD: no listing

1917 RCD: George W. Mordecai, foreman

1919-20 RCD: George W. Mordecai, machinist, William G. Mordecai, attorney

1920 census: George Modicai, age 41, supervisor Norfolk & Southern Railway, w-Mary Day, son George Jr.

1921-22 RCD: George W. Mordecai, machinist

1948 RCD: Joshua Slaughter, Jarrett Feltner

1950 Sanborn: original rectangular house, one-story addition on northern part of rear wrapping around north side – probably an enclosed porch, front porch wraps around SOUTH side, slate roof, shed diff from current

1955 RCD: Minnie V. Macon

1963 RCD: Minnie Macon, Doris Evans, Mary High

1968 RCD: vacant

1973 RCD: two apartments

1989 slide at Olivia Rainey: above front porch is balustrade, indicating an open balcony {ck}

May 29, 2001 major bldg permit issued

2012 wakegov: similar to 1950 but two-story addition on rearward part of right side, and one-story addition beside that; front porch wraps around right side to meet screened porch in front of addition

=WA4018 **526 N. Bloodworth St. Owen Odum House c.1924** This Craftsman frame bungalow was built for schoolteacher Owen Odum. It has a front-gabled saddle roof; the front gable is clipped. Under the gable eaves are triangular knee braces with pyramidal ends; under the horizontal eaves are exposed rafter tails. There is a porch on the rightward part of the front. It is partially engaged and partially sheltered by a gabled roof supported by two paneled battered square-section posts on brick piers. Most windows have three vertical panes over a single pane. There are rectangular attic vents in the gables. There is a full-width shed-roofed section on the rear, which was added after 1950.

82:156 J. M. Heck to W. C. Stronach 1884 \$400 what is now 525, 527 N. East, 526, 528 N. Bloodworth

190:8 heirs of W. C. Stronach to Alexander Stronach & Anna Thomas Mar 15, 1904 includes much more

276:494 Anna B. Thomas & other Stronachs to J. T. & w Bland Oct 7, 1913 524 & 526

358:269 Anna Rea Bland to W. T. Johnson Apr 30, 1920 524 & 526

406:248 W. T. & Evie Johnson to Owen & Anna Odum Dec 14, 1922 Rev \$.50

843:243 Owen & Anna Odum to Ethel McNeal & Ina Ferrell 1940

1408:527 Ina Ferrell & Ethel McNeal to Percy Holden 1960

2427:155 Norman Parrish 1976

67

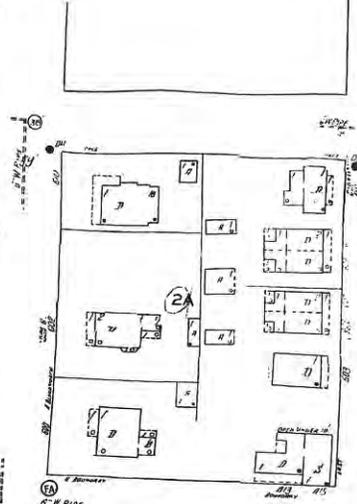
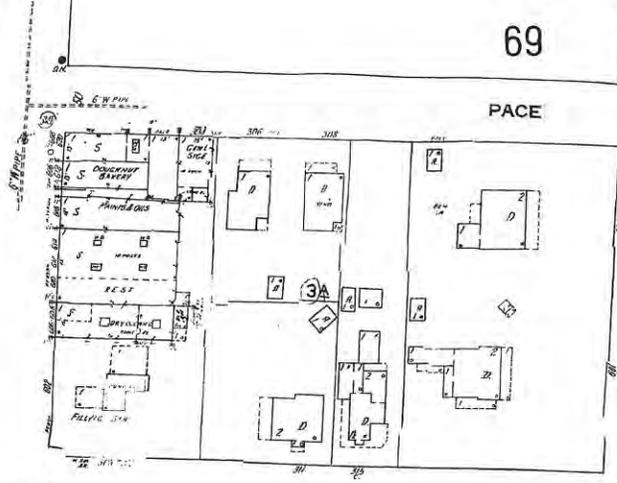
69

66

PRICE ST.



PACE



N. BOUNDARY

E. PEACE ST.

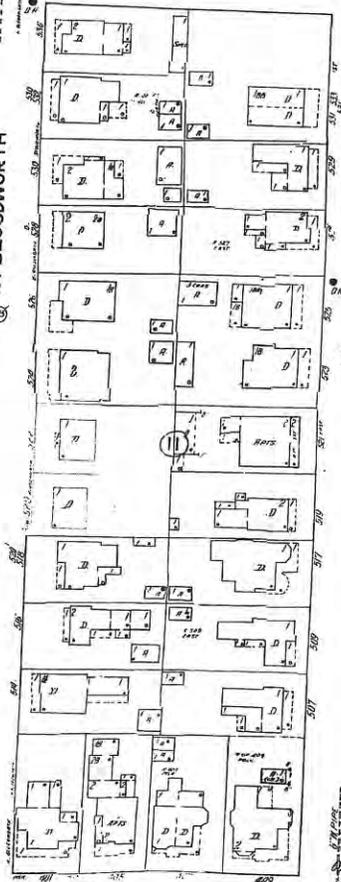
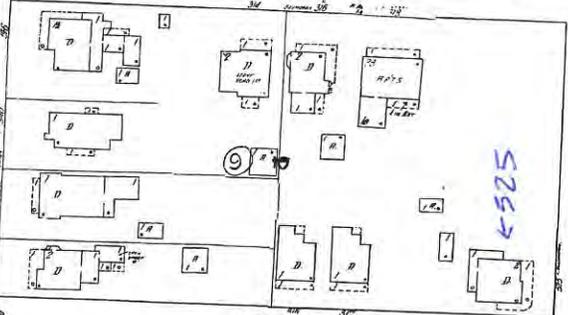
N. PERSON

N. BLOODWORTH

N. EAST

68

E. PEACE ST.

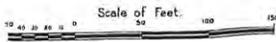


E. PEACE (VANCE)

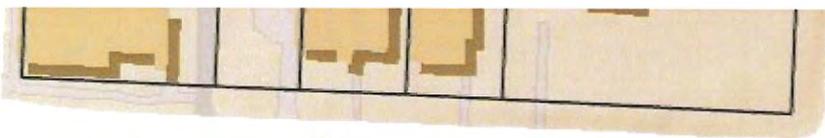
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POLK

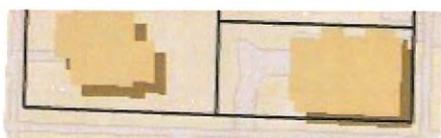
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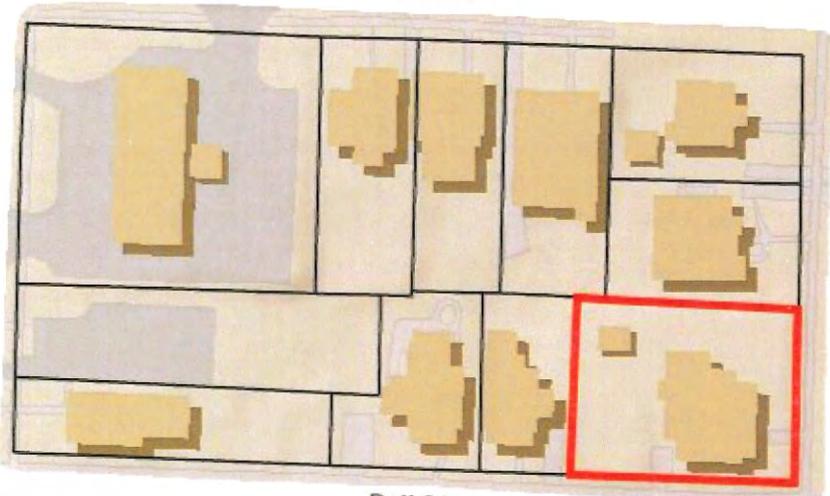
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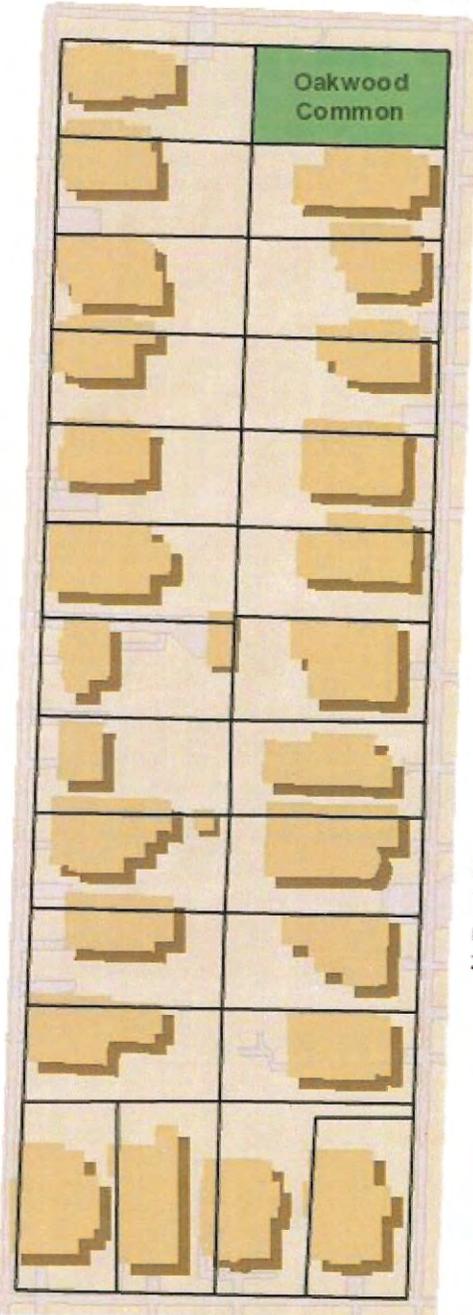
N Boundary St



N Boundary St

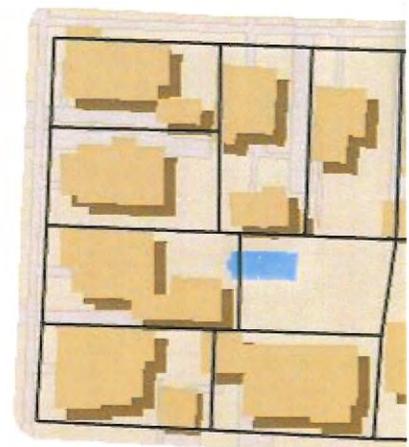


Pell St

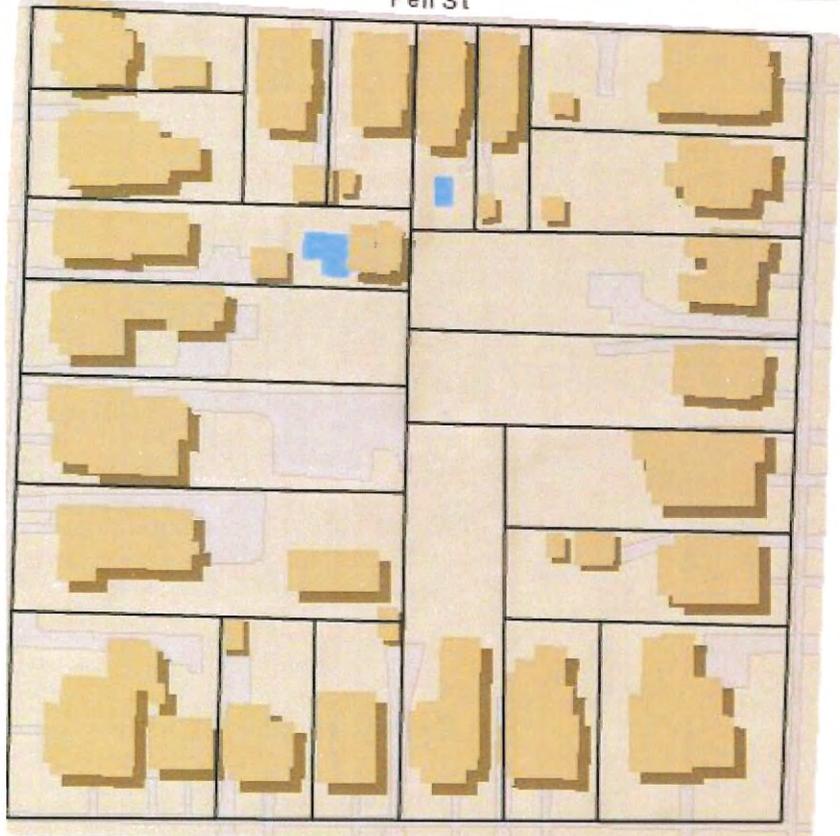


Oakwood
Common

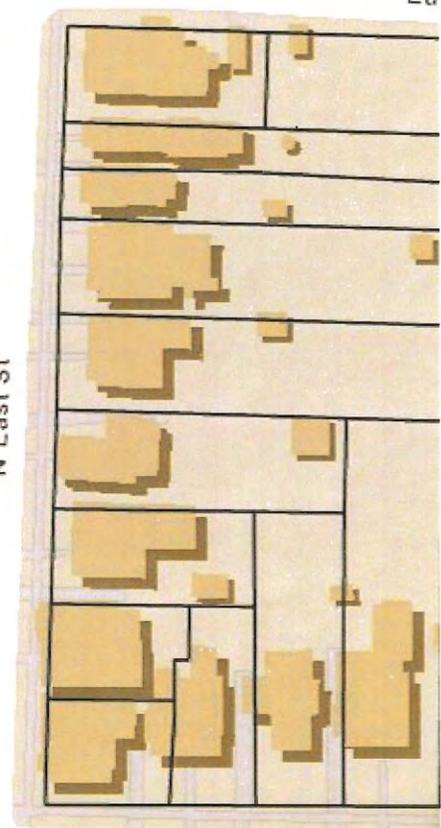
N Bloodworth St



Eu



Polk St



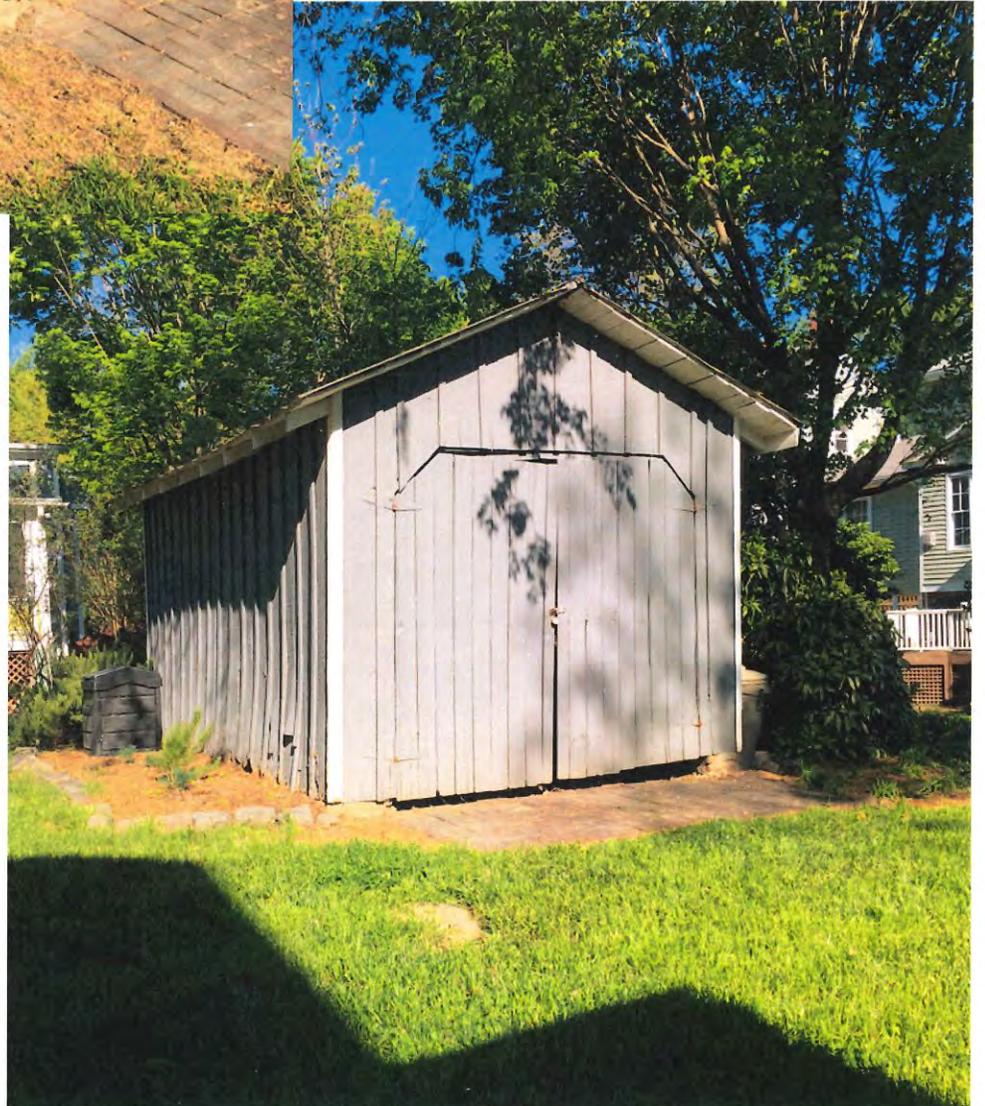
N East St

Polk St



525N Bloodworth St

Existing shed



525N Bloodworth St

Current site photos



525N Bloodworth St

Current site photos



Existing
curb cut
+ driveway

525N Bloodworth St

Current site photos



Existing
brick
driveway



Grade
at Pell St
rear yard
is higher
than house
grade but
slopes down
as you move
toward the side
yard and
Bloodworth

525N Bloodworth St

Current site photos



Grade slopes toward side property line across the rear yard

Mulberry tree that has been requested for removal



Grade continues to slope down as it moves to the side property line

existing shed sits on lower portion of grade

525N Bloodworth St

Current site photos



Grade drops off dramatically the closer you move to the side property line



525N Bloodworth St

Current site photos



Rear of primary structure

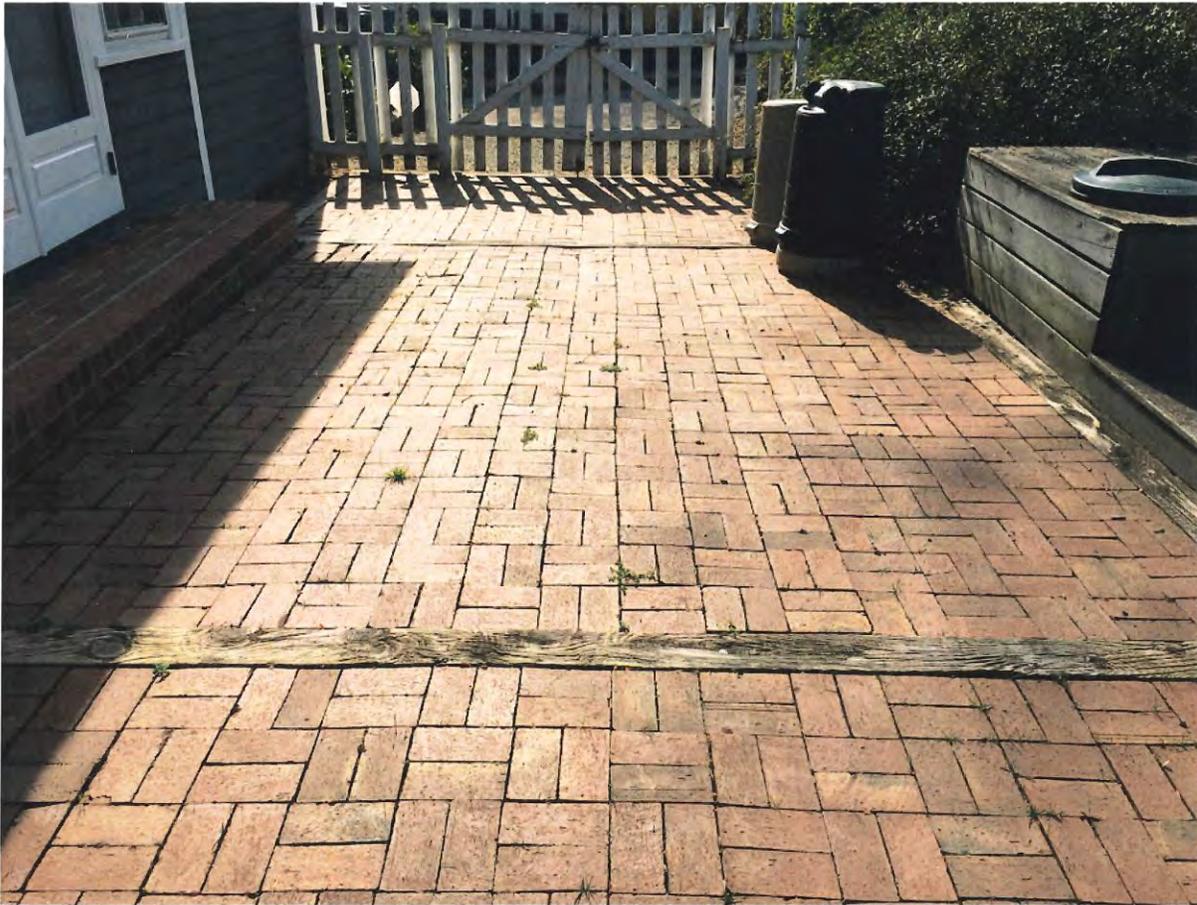
Strong horizontal lines of the house run parallel to Bloodworth and gable ends face .Pell St



Existing brick driveway and deck to remain

525N Bloodworth St

Current site photos



Existing brick driveway up close



Existing gates at transition from gravel driveway to brick

525N Bloodworth St

Current site photos



Existing gravel driveway and curb cut up close



Front of the primary historic structure

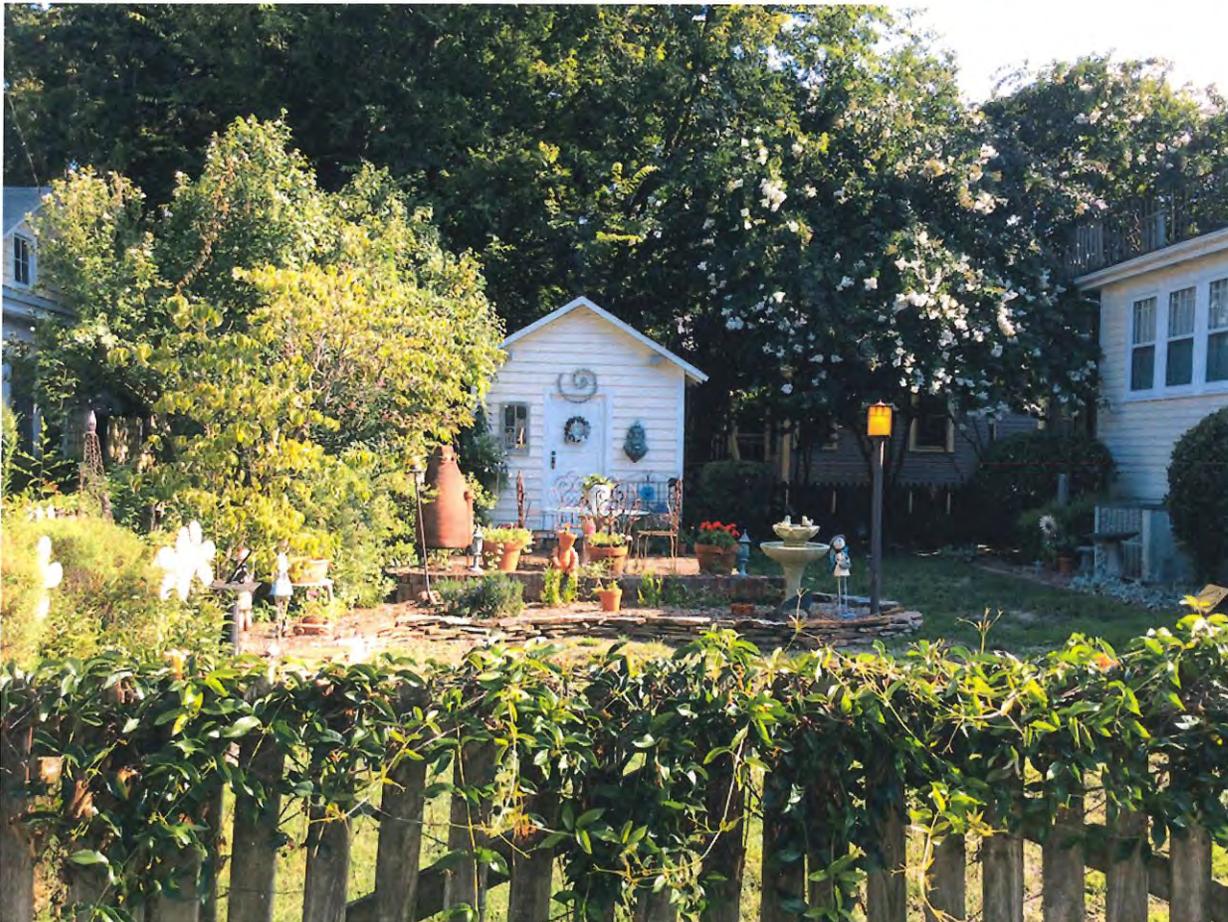
Strong horizontal lines run parallel to Bloodworth St

525N Bloodworth St

Other garages in Oakwood



House on the corner of Bloodworth St and Franklin St with accessory structure gable end facing side street



525N Bloodworth St

Other garages in Oakwood



House on the corner of Oakwood and Linden St

Garage gable end faces side street

2story garage behind 1story house

608Oakwood

525N Bloodworth St

Other garages in Oakwood



House on
Bloodworth St
same block
as 525

Garage doors
are on long
side of roof
form with
dormer above

520Bloodworth

525N Bloodworth St

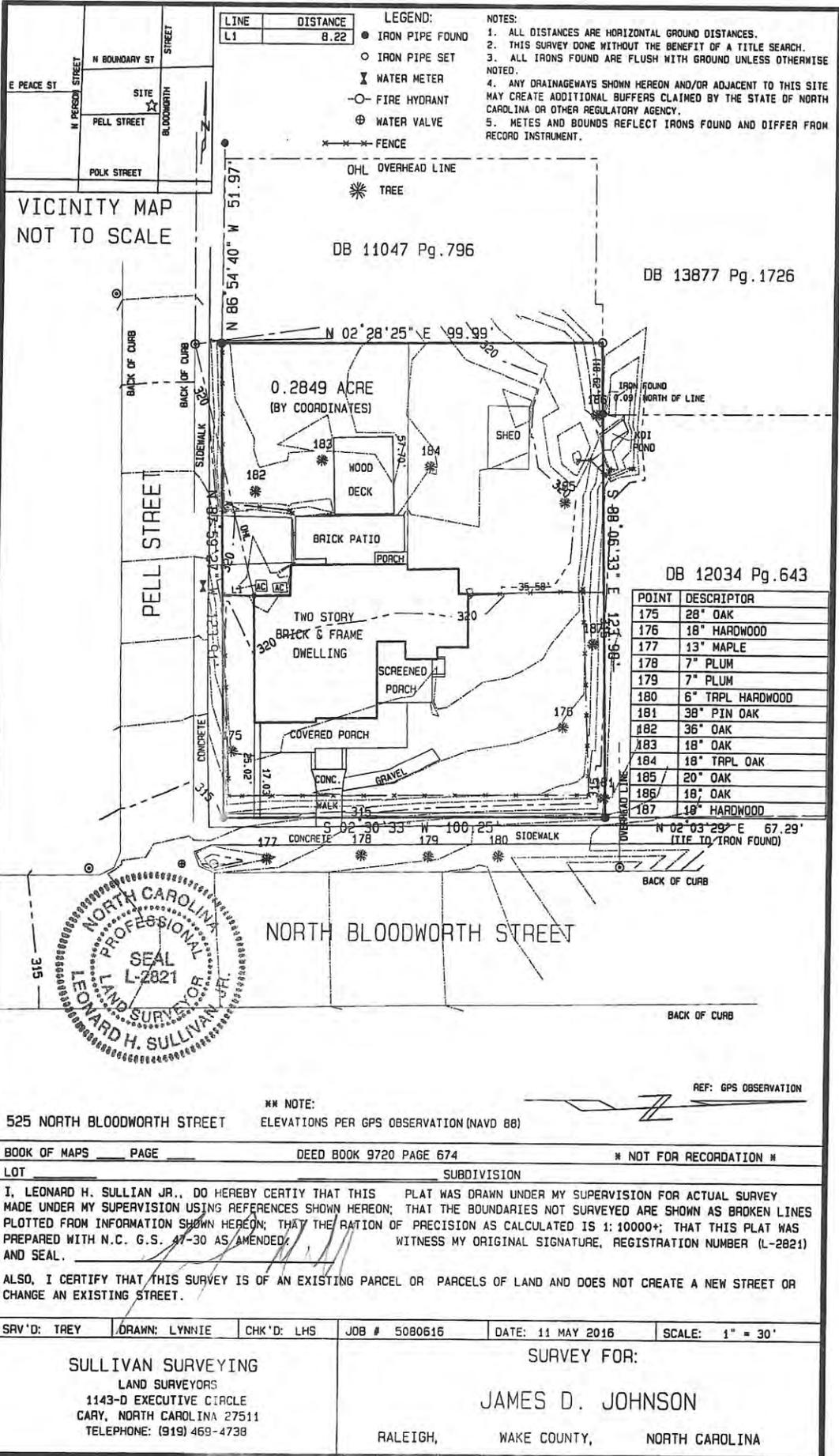
Other garages in Oakwood



House on
corner of
Bloodworth St
and Polk st

Garage doors
are on long
side of roof
form + 2 story
garage

425Bloodworth



LINE	DISTANCE
L1	8.22

- LEGEND:
- IRON PIPE FOUND
 - IRON PIPE SET
 - ⊗ WATER METER
 - ⊖ FIRE HYDRANT
 - ⊕ WATER VALVE
 - FENCE

- NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 2. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
 3. ALL IRONS FOUND ARE FLUSH WITH GROUND UNLESS OTHERWISE NOTED.
 4. ANY DRAINAGEWAYS SHOWN HEREON AND/OR ADJACENT TO THIS SITE MAY CREATE ADDITIONAL BUFFERS CLAIMED BY THE STATE OF NORTH CAROLINA OR OTHER REGULATORY AGENCY.
 5. METES AND BOUNDS REFLECT IRONS FOUND AND DIFFER FROM RECORD INSTRUMENT.

VICINITY MAP
NOT TO SCALE

DB 11047 Pg.796

DB 13877 Pg.1726

0.2849 ACRE
(BY COORDINATES)

DB 12034 Pg.643

POINT	DESCRIPTOR
175	28" OAK
176	18" HARDWOOD
177	13" MAPLE
178	7" PLUM
179	7" PLUM
180	6" TRPL HARDWOOD
181	38" PIN OAK
182	36" OAK
183	18" OAK
184	18" TRPL OAK
185	20" OAK
186	18" OAK
187	18" HARDWOOD



NORTH BLOODWORTH STREET

BACK OF CURB

** NOTE:
ELEVATIONS PER GPS OBSERVATION (NAVD 88)

REF: GPS OBSERVATION

525 NORTH BLOODWORTH STREET

BOOK OF MAPS _____ PAGE _____ DEED BOOK 9720 PAGE 674 * NOT FOR RECORDATION *

LOT _____ SUBDIVISION _____
I, LEONARD H. SULLIVAN JR., DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FOR ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATION OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS PLAT WAS PREPARED WITH N.C. G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER (L-2821) AND SEAL.

ALSO, I CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

SRV'D: TREY DRAWN: LYNNIE CHK'D: LHS JOB # 5080616 DATE: 11 MAY 2016 SCALE: 1" = 30'

SULLIVAN SURVEYING
LAND SURVEYORS
1143-D EXECUTIVE CIRCLE
CARY, NORTH CAROLINA 27511
TELEPHONE: (919) 469-4738

SURVEY FOR:
JAMES D. JOHNSON
RALEIGH, WAKE COUNTY, NORTH CAROLINA

Area = .11 acres

ONE STORY
317 Pell St

Existing Concrete
Driveway

Property Line

Property Line

1 story
shed

one car
garage
sanborn

one story shed or
kitchen sanborn?

brick patio

1 story frame existing add

2 story frame
existing add

2 Story frame
original house

1 story SP

front porch

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.896.0970

525 N Bloodworth Existing Site Plan w/ Sanborn map accessory bldgs shown

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



317 Pell St

19

Protective fencing to be constructed around plants near area of disturbance. 4" of mulch in this area. Anywhere construction traffic will be, plywood sheets will be added on top of the mulch where needed.

No heavy equipment in yard. Hand excavate footings. Cut all roots larger than 1" diameter cleanly with proper tools (loppers, not shovel).

Water entire area under tree during periods of drought for 1 year following construction.

Existing Deck

Remove 1 existing mulberry tree

Rear Yard/Brick Patio/Driveway to be used for staging materials

Existing gravel driveway + Curb cut

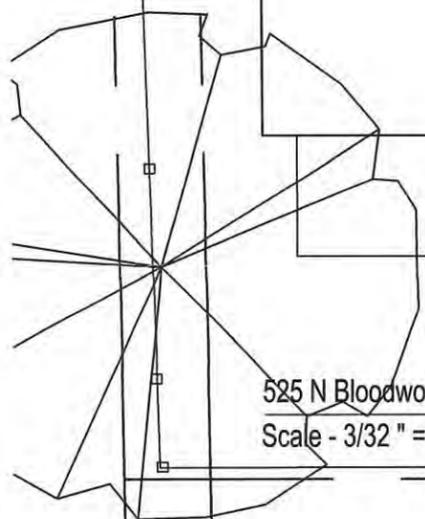
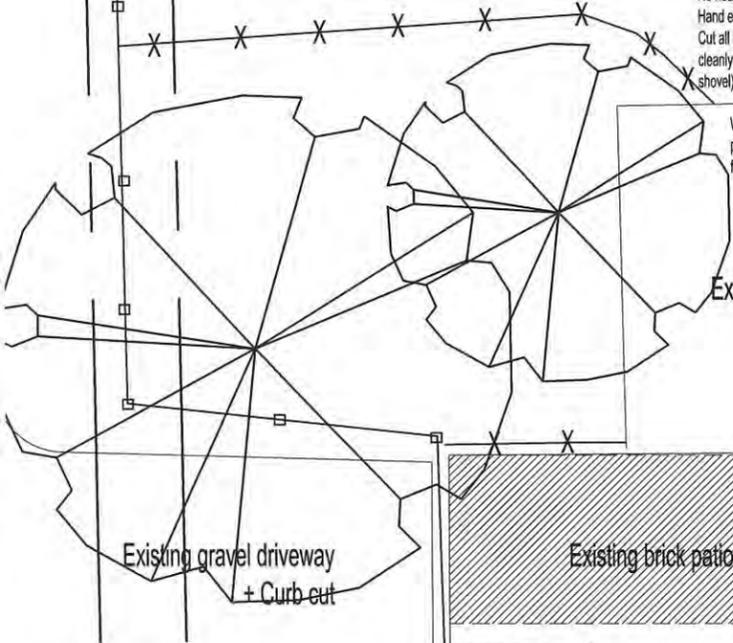
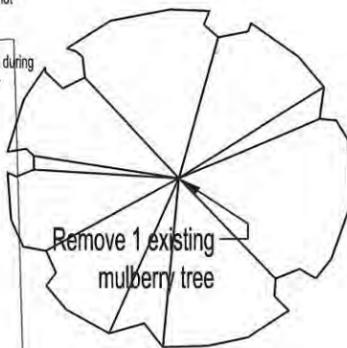
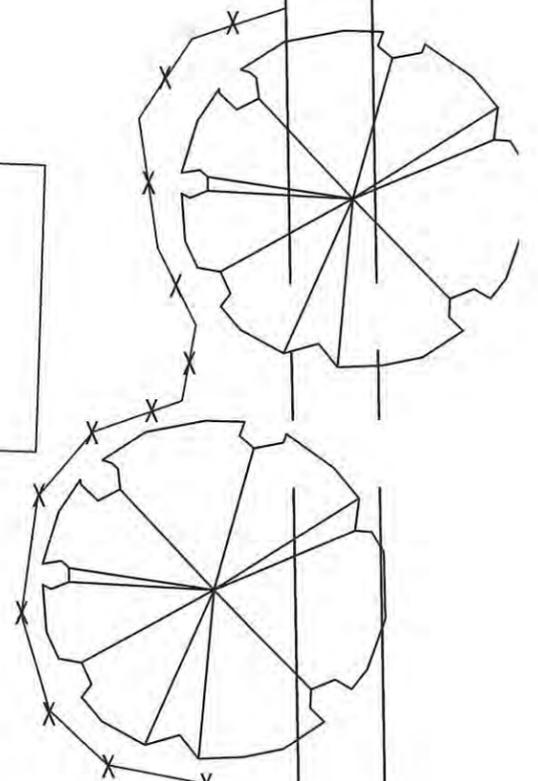
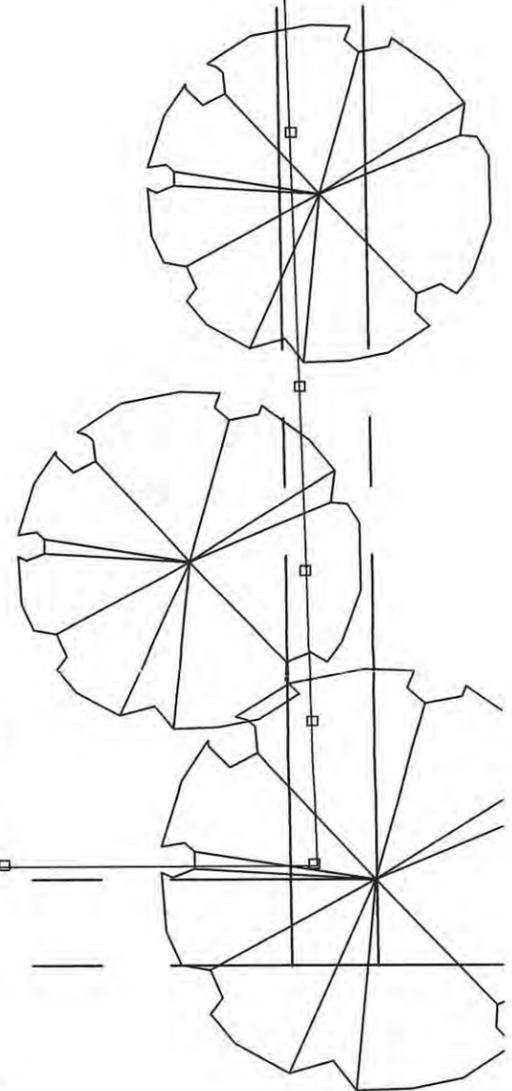
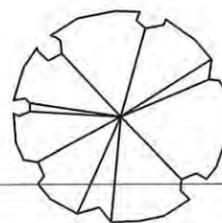
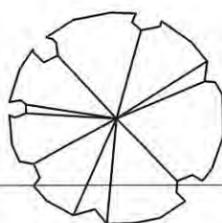
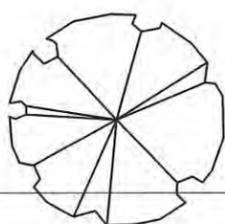
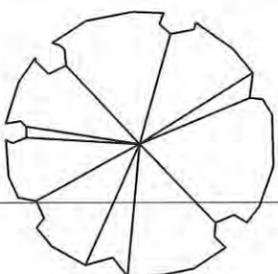
Existing brick patio/driveway

525 N Bloodworth - Tree Protection Plan

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

PELL ST studio

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



Property Line

Area = .11 acres

ONE STORY
317 Pell St

Existing Concrete
Driveway

Property Line
5' accessory setback

Shed

2 CAR GARAGE
21'-0" x 21'-0"

(2) 8'w car garage door, 7' tall

Remove 1
mulberry tree

Existing Deck

New gravel driveway,
to match existing

Existing gravel driveway
+ Curb cut

Existing brick patio/driveway

1 story frame existing

2 Story frame
original house

1 story

grade starts @ slope (taken from topo map on wake gov)

5' min setback

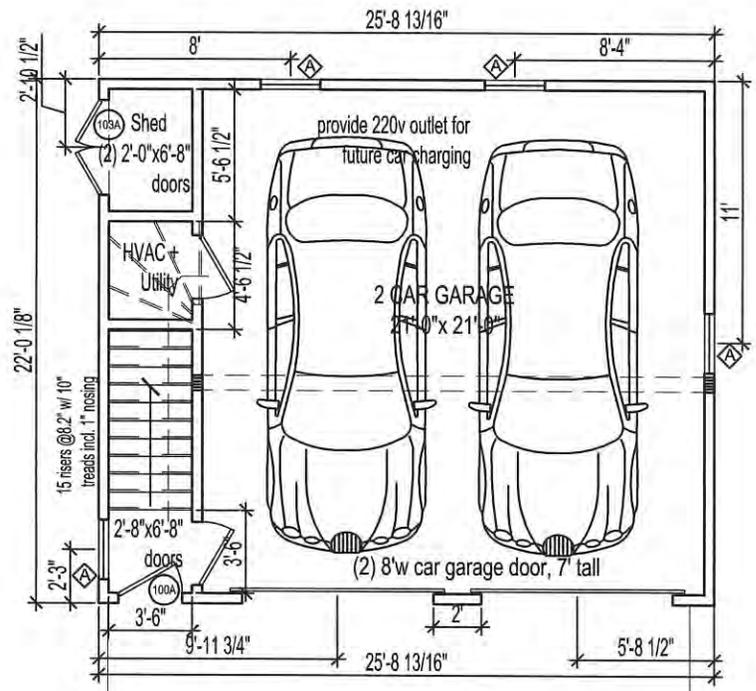
525 Bloodworth New Site Plan
Scale - 3/32" = 1'-0"

PELL ST studio

Architect:
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.698.0970



ET

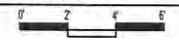


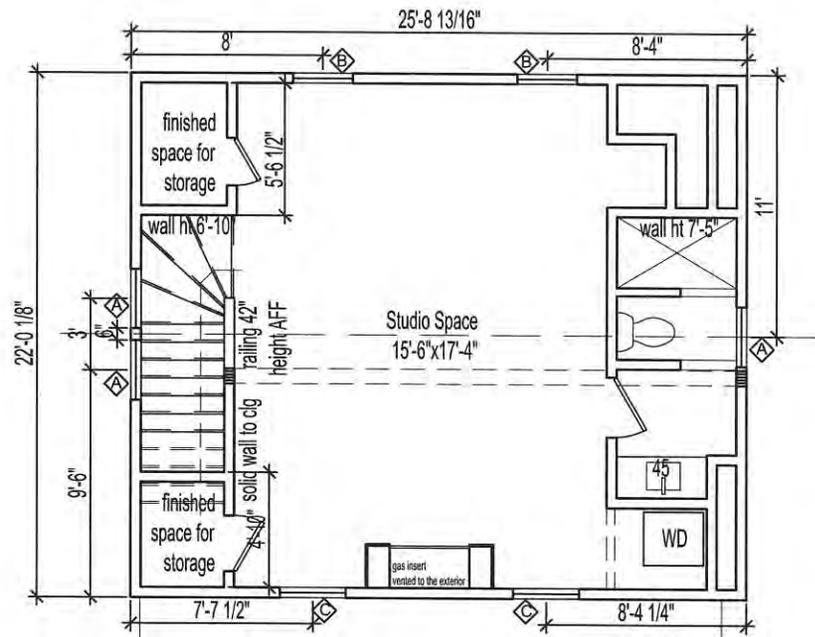
525 N Bloodworth St - Garage Level Plan

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

PELL ST studio

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



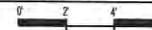


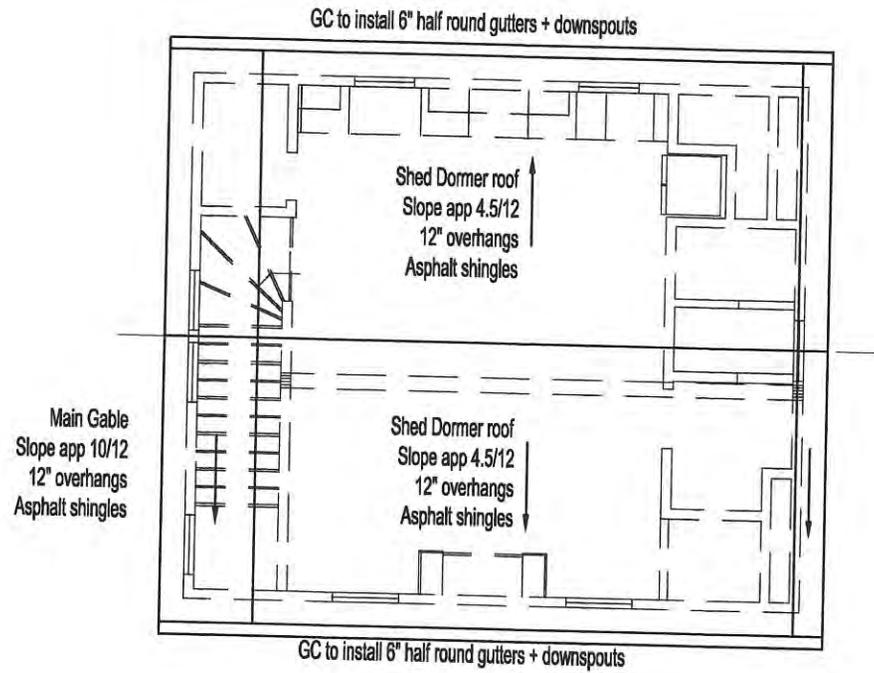
525 N Bloodworth St - Garage Second Floor Plan

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

PELL ST studio

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





525 N Bloodworth St - Garage Roof Plan

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

PELL ST studio

Architect
Ashley Henkel Morris
305 Pell Street
Raleigh, NC 27604
919.698.0970





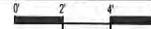
7' Tall Garage Doors with LHR Track (FLR TO CLG) 7'9" to
keep garage overall height low

525 N Bloodworth St - Garage Bloodworth St Elevation

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

PELL ST studio

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



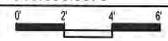


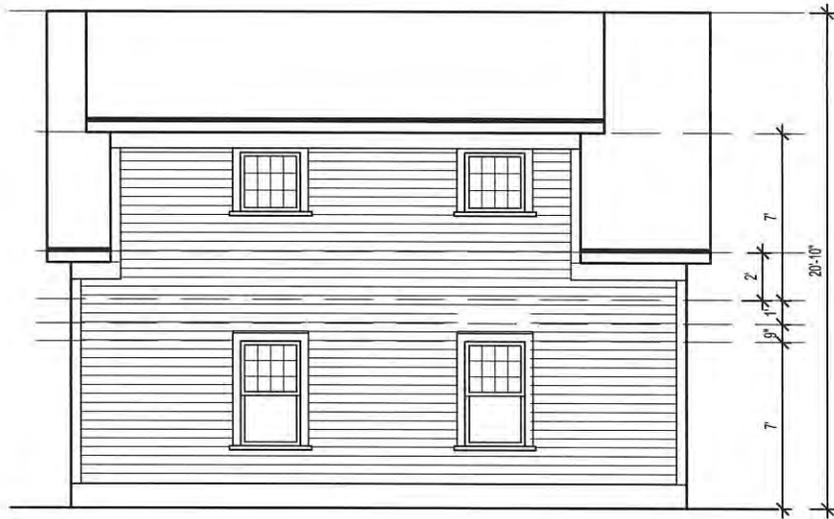
525 N Bloodworth St - Garage Pell St Elevation

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

PELL ST studio

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



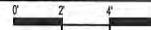


525 N Bloodworth St - Garage Rear Elevation

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

PELL ST studio

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



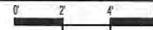


525 N Bloodworth St - Garage Side Elevation

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

PELL ST studio

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



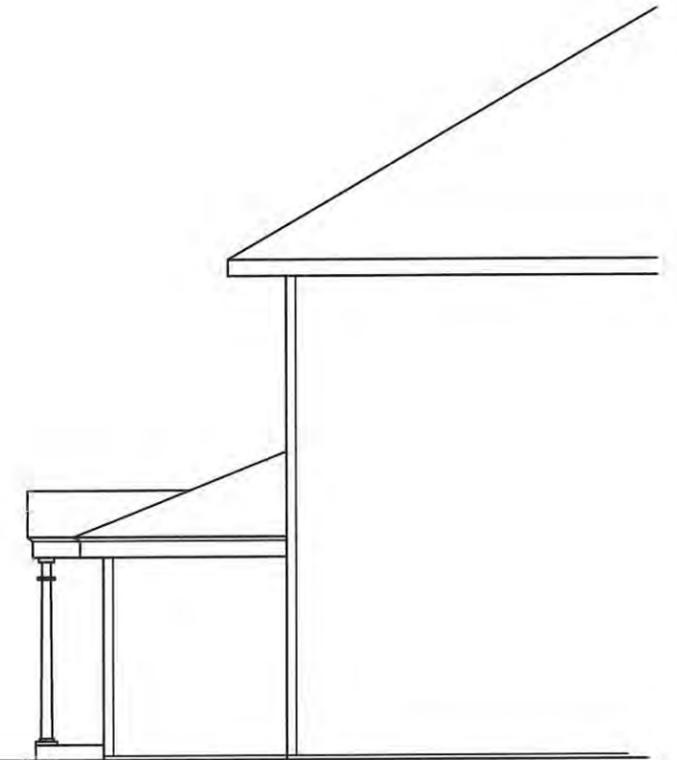
Garage roof form with gable end facing Pell St fits with the character of the elevations facing Pell St.



317 Pell St



View of new garage from Pell St, grade is higher at street and slopes down towards far side property line. Grade falls off drastically as it gets closer to the side yard property line.



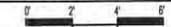
Side diagrammatic view of 525 N Bloodworth St and grade heights at driveway/brick patio

525 N Bloodworth St - Diagrammatic view from Pell St + grade height changes

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

PELL ST studio

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





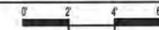
525 N Bloodworth St - Diagrammatic view from N Bloodworth St + grade height changes

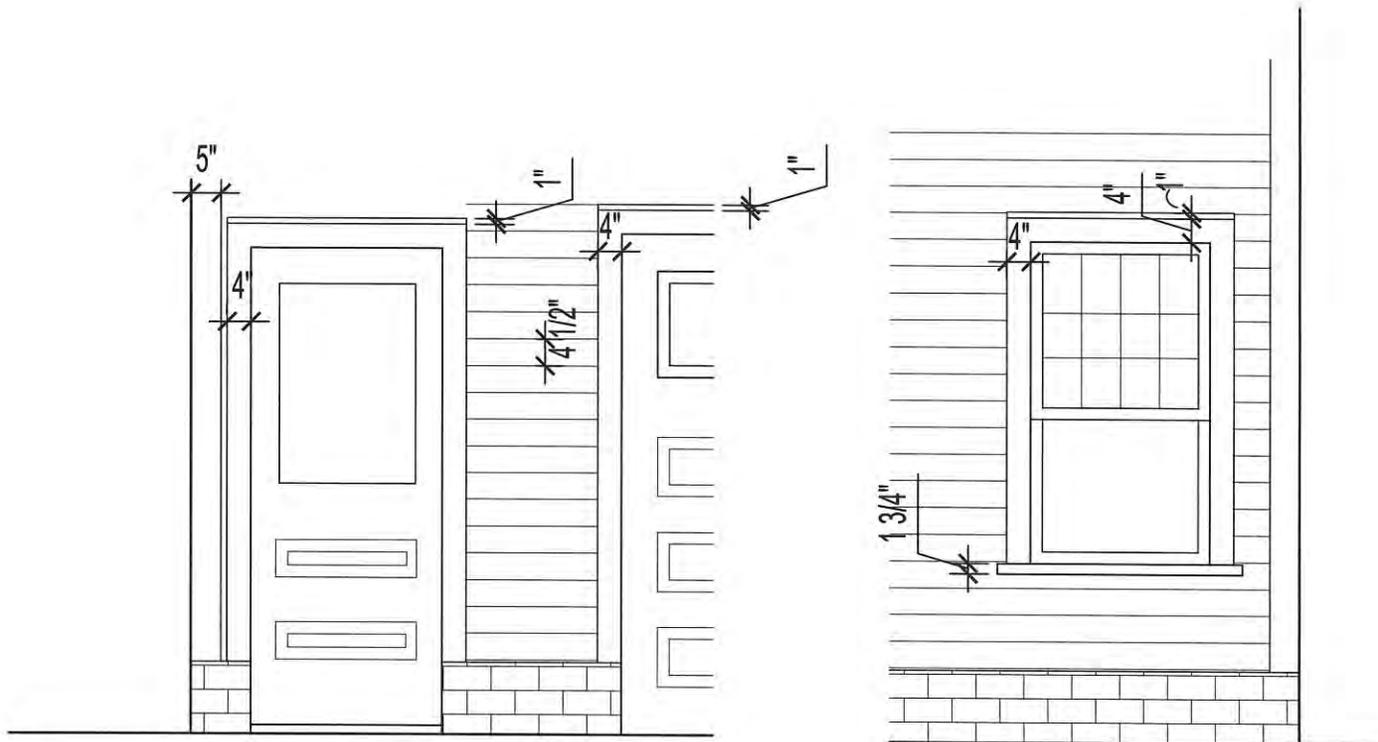
Scale - 1/8" = 1'-0"

Historic house and subsequent additions show strong horizontal lines facing Bloodworth St. Garage roof form keeps this characteristic in place. Grade slopes back towards the rear yard and dramatically to the side property line.

PELL ST studio

Architect
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Raleigh, NC 27604
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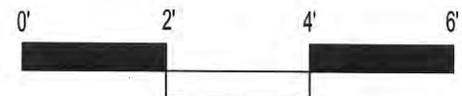


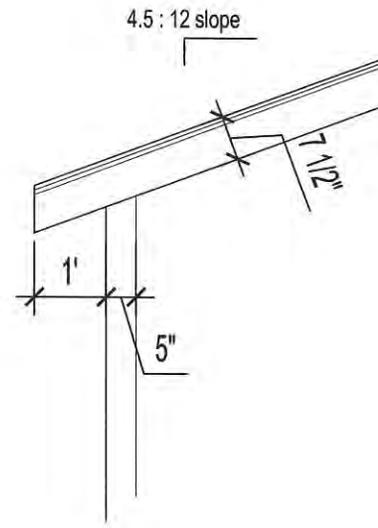
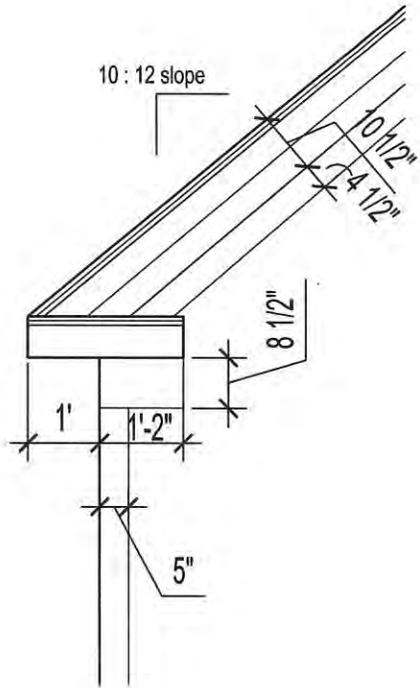
525 N. Bloodworth- Window Trim Dimensions

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

PELL ST studio

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





PELL ST studio

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

525 N Bloodworth St - New Eave/Soffit Detail - Closed Soffit at Main Gable +

Exposed Rafters on the Dormer

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



1-WIDE UNITS

M.O. BRICKMOLD	21 1/2" (546)	23 1/2" (597)	27 1/2" (699)	31 1/2" (800)	33 1/2" (851)	35 1/2" (902)	39 1/2" (1033)
M.O. ADAMS/FLAT CASING	24 1/2" (622)	26 1/2" (673)	30 1/2" (775)	34 1/2" (876)	36 1/2" (927)	38 1/2" (978)	42 1/2" (1080)
ROUGH OPENING	18 3/4" (476)	20 3/4" (527)	24 3/4" (629)	28 3/4" (730)	30 3/4" (781)	32 3/4" (832)	36 3/4" (933)
FRAME SIZE	18" (457)	20" (508)	24" (610)	28" (711)	30" (762)	32" (813)	36" (914)
DAYLIGHT OPENING	12 3/32" (307)	14 3/32" (358)	18 3/32" (460)	22 3/32" (561)	24 3/32" (612)	26 3/32" (663)	30 3/32" (764)
14 15/16" (379) 16 7/16" (418) 12 3/4" (324) 12" (305) 6 3/32" (155)							
20 15/16" (532) 22 7/16" (570) 18 3/4" (476) 18" (457) 12 3/32" (307)							
22 15/16" (583) 24 7/16" (621) 20 3/4" (527) 20" (508) 14 3/32" (358)							
26 15/16" (684) 28 7/16" (722) 24 3/4" (629) 24" (610) 18 3/32" (460)							
30 15/16" (786) 32 7/16" (824) 28 3/4" (730) 28" (711) 22 3/32" (561)							
32 15/16" (837) 34 7/16" (875) 30 3/4" (781) 30" (762) 24 3/32" (612)							
38 15/16" (989) 40 7/16" (1027) 36 3/4" (933) 36" (914) 30 3/32" (764)							
44 15/16" (1141) 46 7/16" (1180) 42 3/4" (1086) 42" (1067) 36 3/32" (917)							
50 15/16" (1294) 52 7/16" (1332) 48 3/4" (1238) 48" (1219) 42 3/32" (1069)							

ELEVATION SYMBOL LEGEND:

M.O. = MASONRY OPENING

VALUES IN () ARE IN MILLIMETER CONVERSIONS

E UNIT MEETS EGRESS REQUIREMENTS FOR IRC CODE. STATE AND LOCAL CODES MAY DIFFER. ALWAYS REFER TO LOCAL BUILDING CODES FOR COMPLETE REQUIREMENTS.

CHECK WITH LOCAL OFFICIALS TO ENSURE COMPLIANCE BEFORE INSTALLING THE UNIT.

S AVAILABLE AS STATIONARY ONLY.

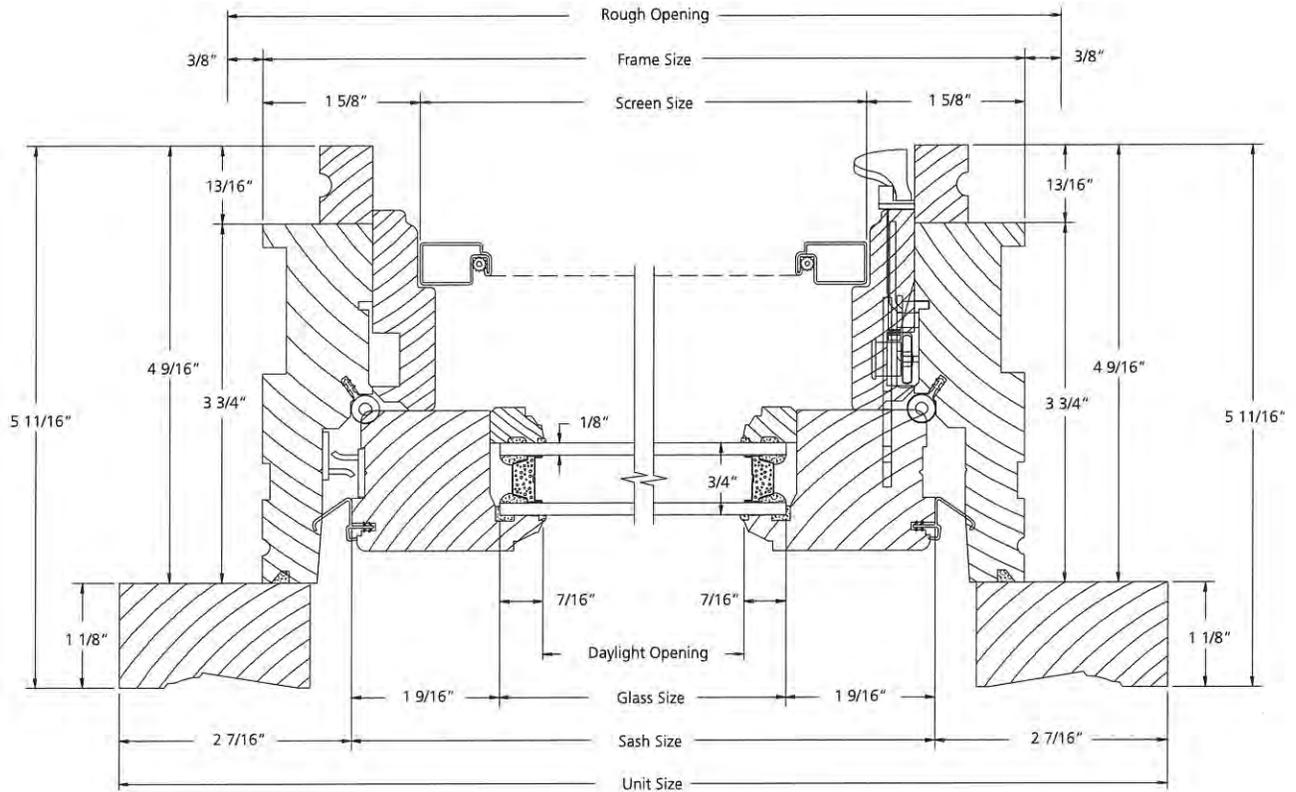
##* INDICATES DESIGN PRESSURE (DP) RATING WITH STANDARD GLAZING

##** INDICATES OPTIONAL DESIGN PRESSURE (DP) RATING

Note: Elevations shown DO NOT have exterior trim. Subtract 1/2" (12.7) from M.O. (Masonry Opening) for Unit Sizes. Masonry Openings above include Sill Nose, see Trim Options page for Sill Nose specifications. For other Trim Options refer to the Unit Sizing, Rough Opening & Masonry Openings page.

SCALE 1/4" = 1'

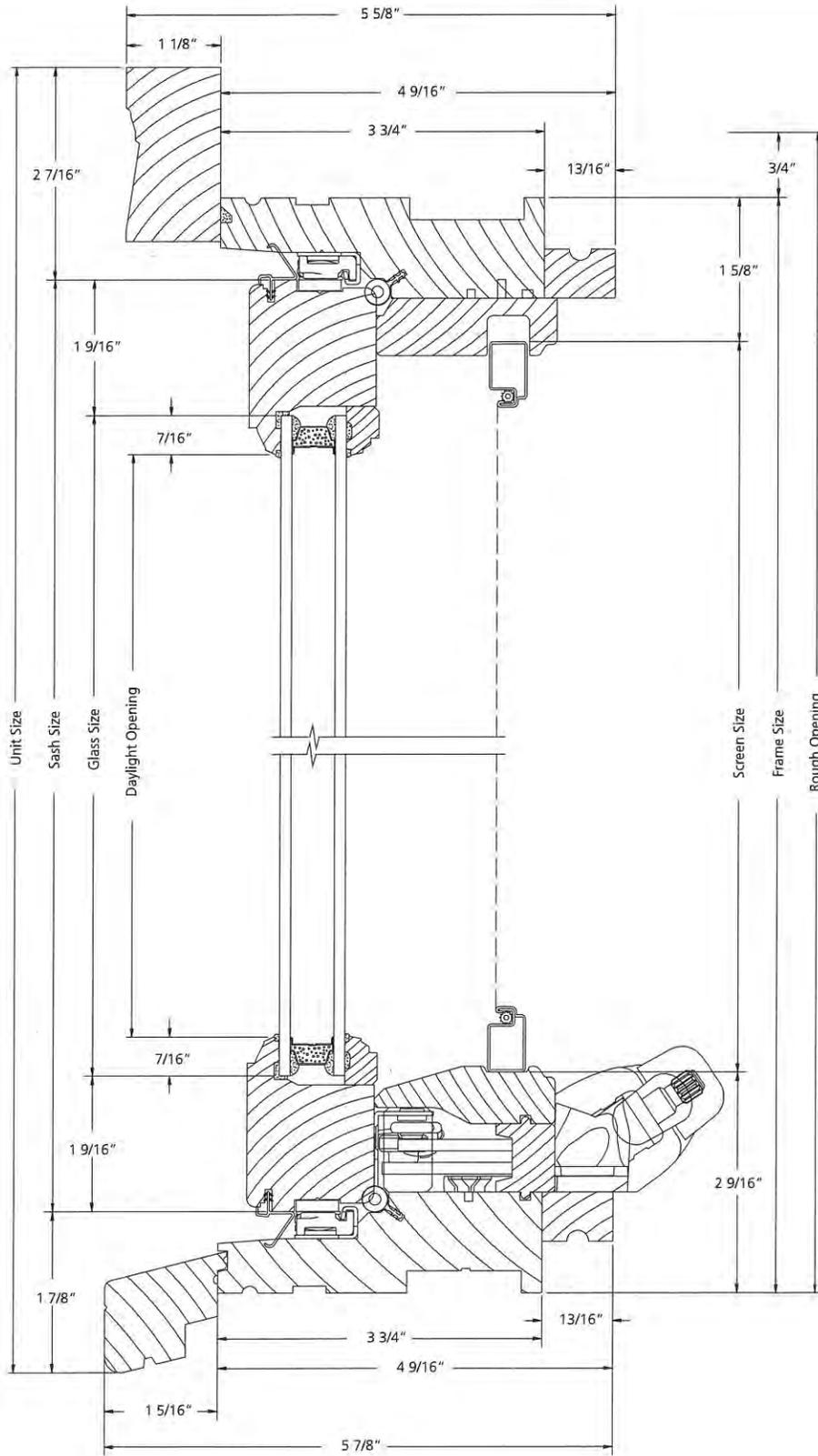
1-WIDE UNIT



HORIZONTAL SECTION

SCALE: 6" = 1'

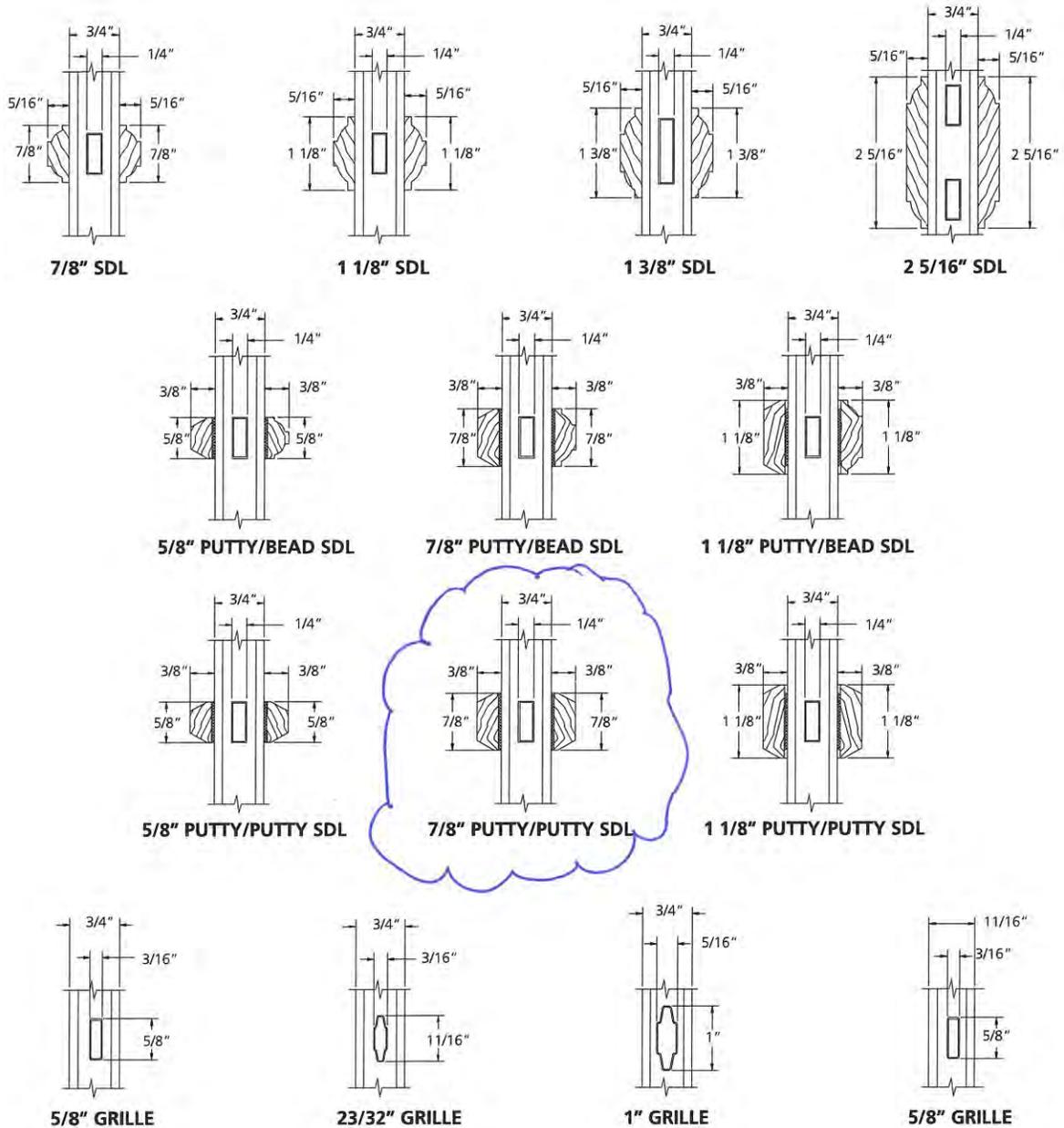
1-WIDE UNIT



VERTICAL SECTION

SCALE: 6" = 1'

DIVIDED LITE OPTIONS
CASEMENT



GRILLES MEETING
NFRC 3mm RULE

GRILLE PROFILES:

3/16" x 5/8"	ALLMETAL 1021101018XX140
3/16" x 1"	ALLMETAL 1020101018XX164
1/4" x 5/8"	ALLMETAL 1020102018XX140
1/4" x 1"	ALLMETAL 1020102018XX164
5.5mm x 18mm CONTOUR	ALLMETAL 1020301010XX255
8mm x 25mm CONTOUR	ALLMETAL 1020301018XX380

SCALE: NTS

1-WIDE UNITS

M.O. BRICKMOULD	24 1/2" (622)	28 1/2" (724)	32 1/2" (826)	34 1/2" (876)	36 1/2" (927)	40 1/2" (1029)	44 1/2" (1130)
M.O. ADAMS/FLAT CASING	27 1/2" (699)	31 1/2" (800)	35 1/2" (902)	37 1/2" (953)	39 1/2" (1003)	43 1/2" (1105)	47 1/2" (1207)
ROUGH OPENING	22 1/8" (562)	26 1/8" (664)	30 1/8" (765)	32 1/8" (816)	34 1/8" (867)	38 1/8" (968)	42 1/8" (1070)
FRAME SIZE	21 3/8" (543)	25 3/8" (645)	29 3/8" (746)	31 3/8" (797)	33 3/8" (848)	37 3/8" (949)	41 3/8" (1051)
DAYLIGHT OPENING	14 13/16" (376)	18 13/16" (478)	22 13/16" (579)	24 13/16" (630)	26 13/16" (681)	30 13/16" (783)	34 13/16" (884)
34 11/16" (881) 36 3/16" (919) 32 3/4" (832) 32" (813) 11 1/16" (281) [2]							
38 11/16" (983) 40 3/16" (1021) 36 3/4" (933) 36" (914) 13 1/16" (332) [2]							
42 11/16" (1084) 44 3/16" (1122) 40 3/4" (1035) 40" (1016) 15 1/16" (383) [2]							
46 11/16" (1186) 48 3/16" (1224) 44 3/4" (1137) 44" (1118) 17 1/16" (433) [2]							
50 11/16" (1287) 52 3/16" (1326) 48 3/4" (1238) 48" (1219) 19 1/16" (484) [2]							
54 11/16" (1389) 56 3/16" (1427) 52 3/4" (1340) 52" (1321) 21 1/16" (535) [2]							
58 11/16" (1491) 60 3/16" (1529) 56 3/4" (1441) 56" (1422) 23 1/16" (586) [2]							

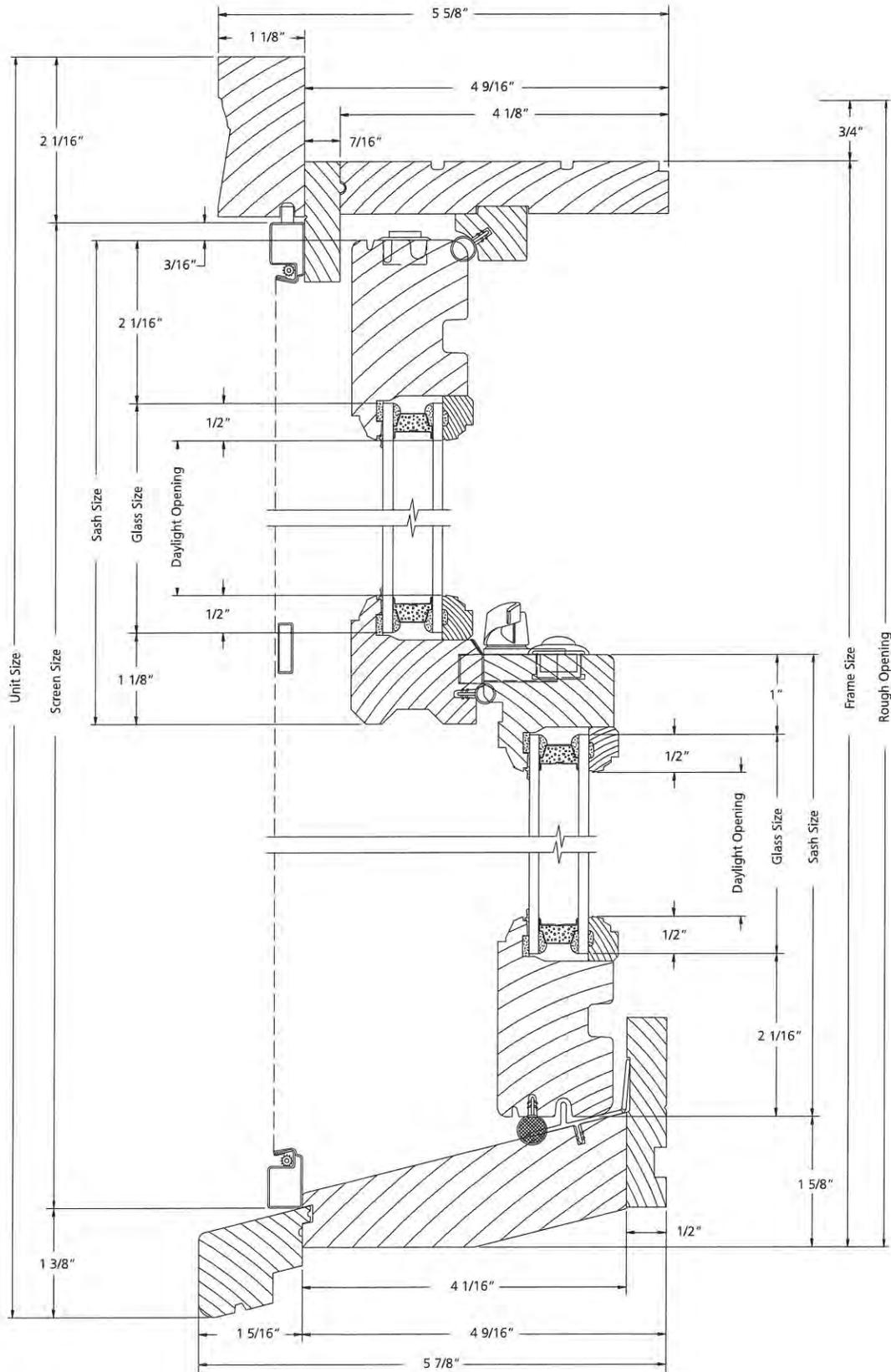
ELEVATION SYMBOL LEGEND:

M.O. = MASONRY OPENING
 VALUES IN () ARE IN MILLIMETER CONVERSIONS
 VALUES IN [] ARE NUMBER OF DAYLIGHT OPENINGS PER UNIT
 E UNIT MEETS EGRESS REQUIREMENTS FOR IRC CODE. STATE AND LOCAL CODES MAY DIFFER.
 ALWAYS REFER TO LOCAL BUILDING CODES FOR COMPLETE REQUIREMENTS. CHECK WITH LOCAL OFFICIALS TO ENSURE COMPLIANCE BEFORE INSTALLING THE UNIT.
 *** INDICATES DESIGN PRESSURE (DP) RATING WITH STANDARD GLAZING
 **** INDICATES OPTIONAL DESIGN PRESSURE (DP) RATING

Note: Elevations shown DO NOT have exterior trim. Subtract 1/2" (12.7) from M.O. (Masonry Opening) for Unit Sizes. Masonry Openings above include Sill Nose, see Trim Options page for Sill Nose specifications. For other Trim Options refer to the Unit Sizing, Rough Opening & Masonry Openings page.

SCALE 1/4" = 1'

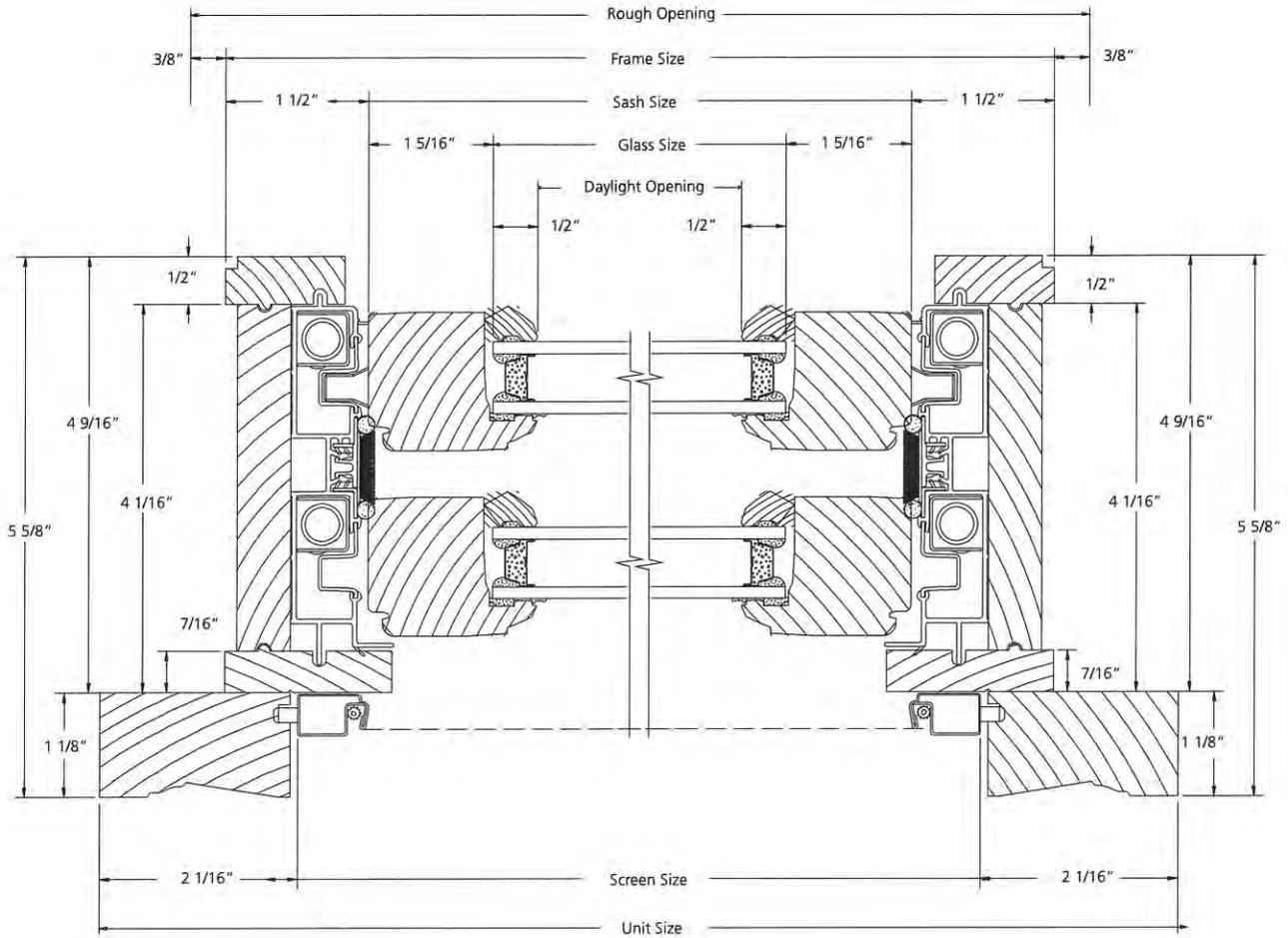
**1-WIDE UNIT
DP50**



VERTICAL SECTION

SCALE: 6" = 1'

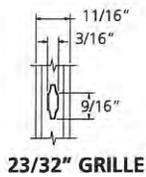
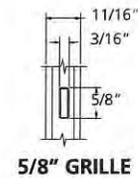
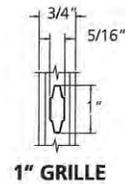
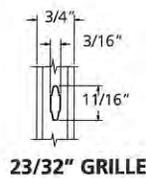
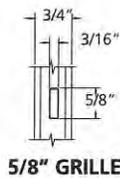
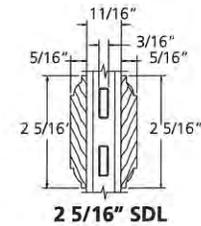
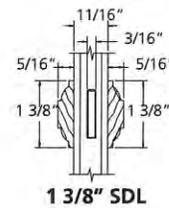
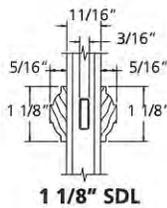
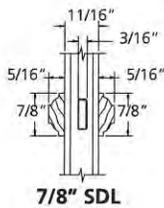
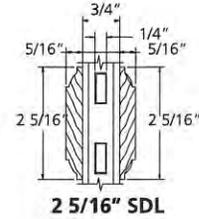
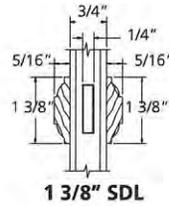
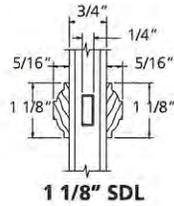
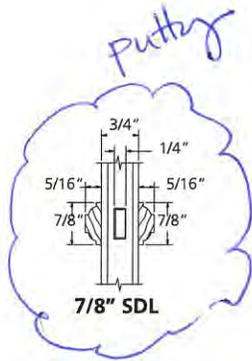
1-WIDE UNIT



HORIZONTAL SECTION

SCALE: 6" = 1'

DIVIDED LITE OPTIONS



GRILLES MEETING
NFRC 3mm RULE

GRILLE PROFILES:

3/16" x 5/8"	ALLMETAL 1021101018XX140
3/16" x 1"	ALLMETAL 1020101018XX164
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1/4" x 1"	ALLMETAL 1020102018XX164
5.5mm x 18mm CONTOUR	ALLMETAL 1020301010XX255
8mm x 25mm CONTOUR	ALLMETAL 1020301018XX380

Note: All glass and airspace dimensions per current cardinal glass specs. Lites with shapes, angles or radii outside the Liscac Bender capabilities for stainless steel warm edge spacer will have aluminum box spacer with the same airspace dimension shown here.

SCALE 3" = 1'

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

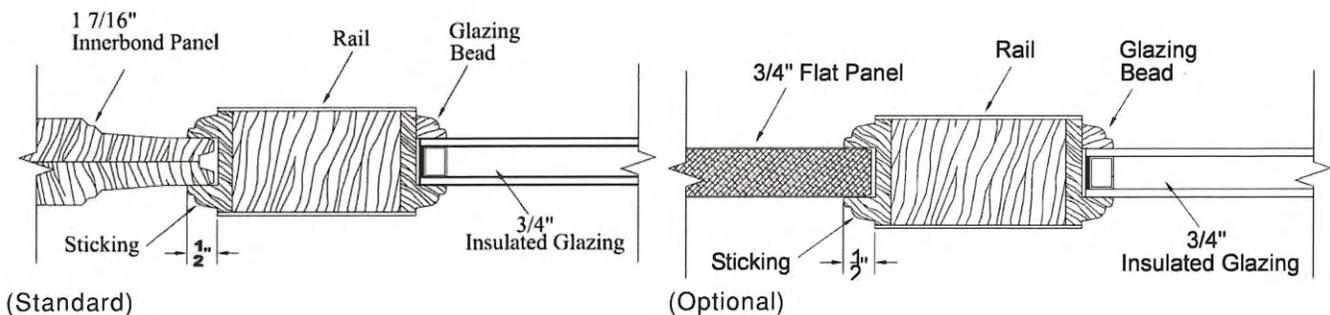
Panels: 3/4" VG Flat Panel
Profile: Ovolo Sticking
Glass: 3/4" Insulated Glazing

DETAILED DRAWING

STANDARD FEATURES

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

DETAILS



7008 — THERMAL SASH



SERIES: Exterior French & Sash Doors
TYPE: Exterior French & Sash
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

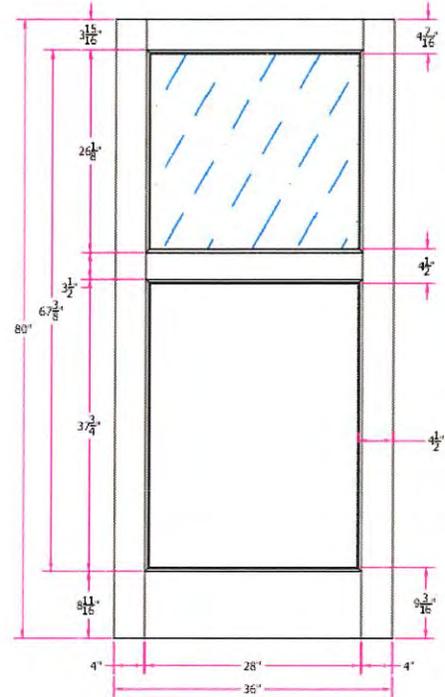
Construction Type:
 Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

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

STANDARD FEATURES

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

DETAILED DRAWING



DETAILS

