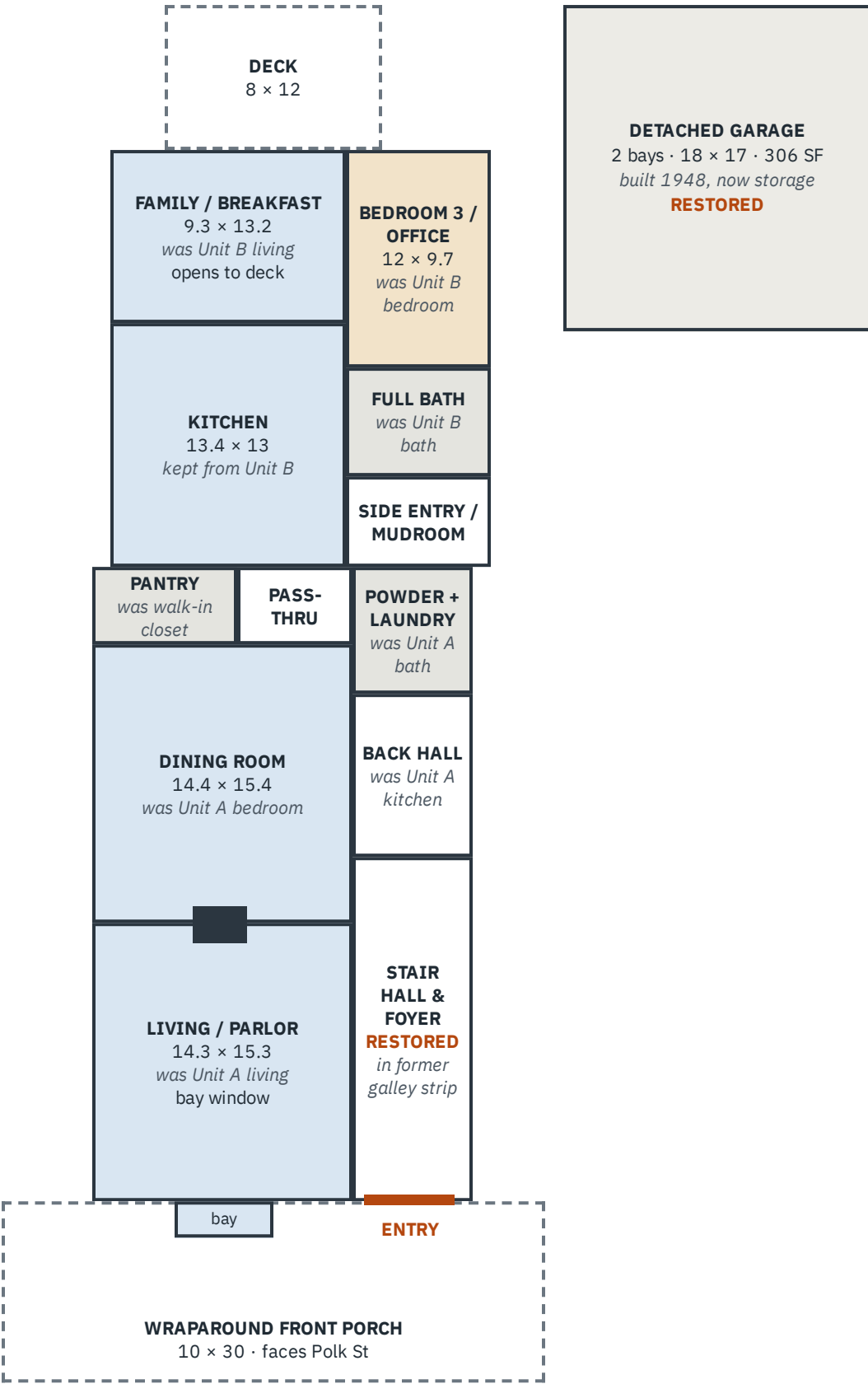


612 Polk Street

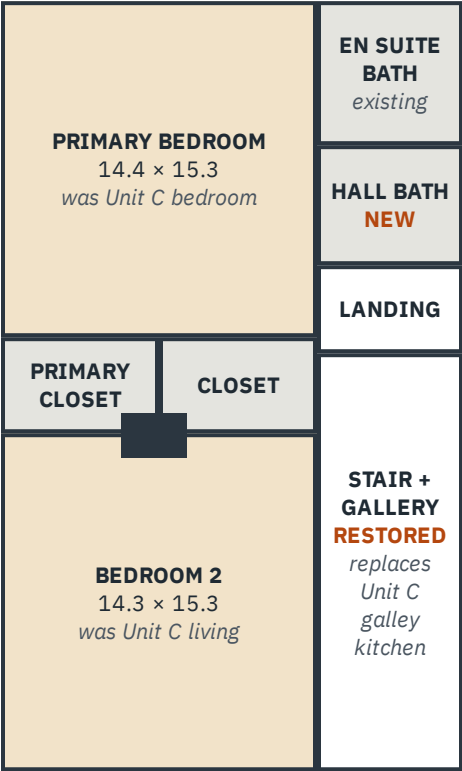
Single-family conversion concept · Historic Oakwood, Raleigh

FIRST FLOOR · ≈1,327 SF



SECOND FLOOR · ≈729 SF

sits over the front block, aligned to the first floor



- Living spaces
- Bedrooms
- Baths, closets, service
- Halls and stair

RESULT

3 BR · 3.5 BA

2,056 SF in the existing shell, no additions, plus a restored two-car garage

WHAT CHANGES

- Three kitchens become one. Unit B's rear kitchen stays; the Unit A and Unit C galley kitchens come out.
- The original side stair hall returns on both floors, in the narrow strip the galley kitchens took over.
- The exterior stair and landing serving Unit C are removed. This exterior change needs an RHDC Certificate of Appropriateness.
- The existing upstairs bath becomes the primary en suite; the upstairs kitchen's plumbing wall feeds a new hall bath.
- Front rooms return to parlor and dining around the center chimney; the rear wing becomes kitchen, family room and a guest suite.
- Utilities consolidate to one service, and the fire separations between units come out.

TODAY

Triplex · 3 units
3 BR · 3 BA

CONCEPT

Single-family
3 BR · 3.5 BA · garage

Conceptual layout drawn from the appraisal sketch in MLS #10185413. Not to scale; dimensions are approximate and must be field-verified. Stair location, floor-to-floor height and structure to be confirmed by a licensed design professional.