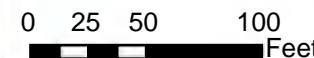




This document is a graphic representation only,  
created from the best available sources.  
The City of Raleigh assumes no responsibility for any errors,  
or misuse of this document.

003-18-CA

917 W SOUTH STREET  
BOYLAN HEIGHTS HISTORIC  
DISTRICT (HOD-G)



**Nature of Project:**  
Remove rear deck and  
screened porch; construct rear  
addition; construct side deck;  
replace window with  
French doors; remove tree

APPLICANT:  
JOHN AND CARLEN DEMLER

## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

003-18-CA 917 W SOUTH STREET

Applicant: JOHN AND CARLEN DEMLER

Received: 12/7/2017

Meeting Date(s):

Submission date + 90 days: 3/7/2018

1) 1/25/2018 2) 3)

### INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Remove rear deck and screened porch; construct rear addition; construct side deck; replace window with sliding doors; remove tree; remove fence

DRAC: An application was reviewed by the Design Review Advisory Committee at its October 2, 2017, meeting. Members in attendance were Curtis Kasefang, Jenny Harper and David Maurer; also present were John Demler, the applicant, and staff members Tania Tully and Melissa Robb.

#### Staff Notes:

- Raleigh City Code Section 10.2.15.E.1. states that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District or Historic Landmark may not be denied...However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance...If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.”
- COAs mentioned are available for review.

### APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.3	Site Features and Plantings	Construct rear addition; remove tree
1.4	Fences and Walls	Remove fence
2.7	Windows and Doors	Replace window with sliding doors
3.1	Decks	Remove rear deck and screened porch; construct side deck
3.2	Additions to Historic Buildings	Construct rear addition; remove tree

## STAFF REPORT

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

- A. Removing a rear deck and screened porch, and constructing a side deck is not incongruous according to *Guidelines* 3.1.1, 3.1.2, 3.1.3, 3.1.4, 3.1.5, 3.1.6, 3.1.7, 3.1.8, and the following suggested facts:
- 1\* The rear of the house includes an existing porch which is partially screened and a deck with stairs. All are being proposed for removal. No information was provided regarding the age of the porch. No mention of the rear porch/deck combination was included in the National Register nomination for the district. The deck and stairs were approved via COA 104-99-CA. The screened enclosure on the right side of the porch appears to have been done at some point after 1999, but there is no evidence of COA approval.
  - 2\* A new deck is proposed for the east elevation, set behind the existing gable-roofed kitchen bump out. The application states it will be partially concealed from passersby due to mature foliage.
- B. Constructing a rear addition and removing the fence is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.7, 1.3.8, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, 3.2.12; however, removing a crape myrtle tree **may be** incongruous in concept according to *Guidelines* 1.3.5, 1.3.6, 3.2.2, and the following suggested facts:
- 1\* In the National Register of Historic Places nomination for the Boylan Heights Historic District, the property was deemed contributing, and was described as a 1922 one-story bungalow with clipped gable roof and attached one-story porch across the full façade.
  - 2\* Built **area** to open space analysis: The lot is 6,098 SF. The footprint of the existing house is 1,440 SF; the new addition footprint will be 863 SF; the front porch, front walk, deck, stairs, and stoops total 522 SF. The total built area is proposed to be 2,825 SF. The applicants state the proportion of built area to open space is currently 33%, and will increase to 46%.
  - 3\* Built **mass** to open space analysis: The lot is 6,098 SF. The footprint of the existing house is 1,440 SF, and the front porch is 224 SF, thus, the total built mass is currently 1,664 SF. The current proportion of built mass to open space is 27%. When the new addition's 863 SF

footprint is added to the current built mass it will be 2,527 SF. The proportion of built mass to open space is proposed to be 41%.

- 4\* The applicants provided examples in the historic district of similarly scaled projects which have received COA approvals for additions; 915 W South St (104-17-CA), 1027 W South St (85-13-CA), 1012 W Cabarrus St (125-17-CA), and 1003 W South St (188-16-CA).
- 5\* When viewed from the street, the east side of the addition will protrude 2'4" beyond the existing kitchen bump out, while the west side does not extend beyond the existing wall plane and includes a setback where the new addition meets the existing building.
- 6\* The existing windows are primarily eight-over-one wood framed. Windows on the addition are of a variety of sizes and proportions including the following (all are wood from Sierra Pacific and Hurd):
  - a. Three windows on the east elevation and six windows on the south elevation appear to be similarly proportioned to the existing wood double-hung eight-over-one units;
  - b. One window on the south elevation and one on the west elevation appear to be scaled-down versions of the other new double-hung eight-over-one units;
  - c. Four windows on the west elevation are proposed to be wood-framed awning-style windows with eight divided lights, apparently mimicking the smaller awning-style window in the front gable.
- 7\* The existing doors to the screened porch are a pair of French doors with simulated divided lights. The two sets of doors proposed for the rear of the addition are similarly designed Jeld-Wen wood paired French doors with simulated divided lights that lead out from the basement level. Also, see section C for information about the proposed sliding wood-framed door on the east elevation.
- 8\* Paint colors were specified; however, paint swatches were not provided.
- 9\* As is common in Boylan Heights, the property backs to an alley and has a fenced back yard. The wood fence is being proposed for removal. A 54" picket fence was approved for installation with COA 014-01-CA.
- 10\* A mature crape myrtle tree that straddles the property line between 915 and 917 W South Street is proposed for removal due to the anticipated impact of construction on both



properties. The addition at 915 W South St (104-17-CA) was approved at the 7/27/17 COA meeting, however that application did not address the crape myrtle on the property line.

11\* A replacement mature crape myrtle tree is proposed for the southeast corner of the lot.

12\* A tree protection plan was provided; however, the critical root zones may not be sufficiently protected with the plan. The critical root zone is defined as “The area uniformly encompassed by a circle with a radius equal to one and one-quarter (1.25) foot per inch of the diameter of a tree trunk measured at four and one-half (4.5) feet above the ground, with the trunk of the tree at the center of the circle.”

13\* Staging areas for construction materials were not specified on the tree protection plan.

C. Replacing a window with a door is not incongruous according to *Guideline 2.7.9*; however, replacing a window with a **sliding** wood-frame door **may be** incongruous according to *Guideline 2.7.9*, and the following suggested facts:

1\* The only existing window proposed for removal on the east elevation is proposed to be replaced with a Jeld-Wen sliding wood-frame door with simulated divided lights. Sliding doors are not characteristic of the historic district.

2\* This alteration may be partially visible from the public right-of-way, although the new sliding door would be partially obscured by mature vegetation.

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

1. That tree protection plans be implemented and remain in place for the duration of construction.
2. That there be no demolition delay for the removal of the tree.
3. That the sliding wood-framed door proposed for the east elevation be changed to paired French-style doors.
4. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
  - a. A tree protection plan that addresses the critical root zones and provides staging areas for construction materials.

5. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
  - a. Paint color samples from the paint manufacturer.

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



## DEVELOPMENT SERVICES DEPARTMENT

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



- ☐ Minor Work (staff review) – 1 copy
- ☐ Major Work (COA Committee review) – 10 copies
- ☒ Additions Greater than 25% of Building Square Footage  
☐ New Buildings  
☐ Demo of Contributing Historic Resource  
☐ All Other
- ☐ Post Approval Re-review of Conditions of Approval

### For Office Use Only

Transaction # 538568.

File # 003-18-CA

Fee \$294

Amount Paid \$294.

Received Date 12/7/17.

Received By J. Garcia.

Property Street Address **917 W South Street**

Historic District **Boylan Heights**

Historic Property/Landmark name (if applicable)

Owner's Name **John & Carlen Demler**

Lot size **6,048 sf** (width in feet) **49.96' & 54.86'** (depth in feet) **114.84' & 116.02'**

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
916 Dorothea Dr.	910 W South St.
919 W South St.	912 Dorothea Dr.
915 W South St.	910 Dorothea Dr.
912 W South St.	908 Dorothea Dr.
914 Dorothea Dr.	914 W South St.
921 W South St.	908 W South St.
919 W South St.	
913 W South St.	

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 John & Carlen Demler

Mailing Address 917 W South St.

City Raleigh

State NC

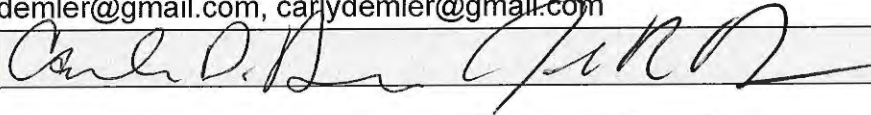
Zip Code 27603

Date 11-28-17

Daytime Phone 847-975-8705

Email Address johndemler@gmail.com, carlydemler@gmail.com

Applicant Signature



Office Use Only

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

Type of Work

28,58,3,24,30,  
84,76

Design Guidelines - Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
3.2 p.66-67	Additions	The owners of 917 W South Street hope to expand their existing 2-bedroom, 1 ½ bath historic bungalow to include a larger living space and master suite, as well as a walk-out basement with a fourth bedroom, family room and workshop below. The scope of the project will include removing an existing screen porch and raised deck and steps at the rear of the home. The rear of the house now is the least character-defining elevation. The character of the addition is in keeping with the existing architectural style, massing and design. The new footprint and built-area has been minimized, while still maintaining adequate, yet comparable room sizes with the existing plan and flow of the house.  Please see attached narrative for additional description and information.
3.1 p.64-64	Decks	
2.7 p.50-53	Windows & Doors	
2.4 p.44-45	Paint color	
2.5 p.46-47	Roofs	



### Minor Work Approval (office use only)

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

Signature (City of Raleigh) \_\_\_\_\_ Date \_\_\_\_\_

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.  <u>Minor Work</u> (staff review) – 1 copy  <u>Major Work</u> (COA Committee review) – 10 copies			✓		
1. <b>Written description.</b> Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>		✓		
2. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		✓		
4. <u>Paint Schedule</u> (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. <u>Plot plan</u> (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. <b>Drawings</b> showing existing and proposed work <input checked="" type="checkbox"/> Plan drawings <input checked="" type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input checked="" type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. <b>Fee</b> ( <u>See Development Fee Schedule</u> )	<input checked="" type="checkbox"/>				

# **917 West South Street**

## **Application for Certificate of Appropriateness**

John & Carly Demler

Submitted for review on December 7, 2017

# Index

- I. Project Overview
- II. Location & Context
- III. Photos of Existing Site
- IV. Existing Plans
- V. Proposed Plans
- VI. Comparable Projects
- VII. Tree Protection
- VIII. Window & Door Information
- IX. Paint Schedule



# **I. Project Overview**

# Project Overview

## Summary

The owners of 917 W South Street hope to expand their existing 2-bedroom, 1 ½ bath historic bungalow to include a larger living space and master suite, as well as a walk-out basement with a fourth bedroom, family room and workshop below. The scope of the project will include removing an existing screen porch and raised deck and steps at the rear of the home. The rear of the house is currently the least character-defining elevation. The character of the addition is in keeping with the existing architectural style, massing and design. The new footprint and built-area has been minimized, while still maintaining adequate, yet comparable room sizes with the existing plan and flow of the house.

## Addition Massing & Roofs

The proposed addition is to the rear of the home in an inconspicuous area. It extends only 2'-4" beyond the existing house width on the southeast side and is narrower on the west side with the exception of a gable bump-out in a portion of the addition which is in-line with the existing west side of the house. The addition will be discernible from the existing structure by maintaining the existing corner board between new and old on the east elevation and an 18" jog in the plan on the west side, thereby retaining the existing southwest corner of the home. The jog on the west side was motivated by a desire to pull the addition away from an existing mature tree. The existing slope of the lot was also considered with this design. In order to keep the existing slope and have a walk-out lower level, the first floor addition steps up four risers.

The main roof ridge line of the addition will be extruded from the existing gable roof, therefore no increase in height is proposed. Additional counter and nested gables will roof additional square footage of the addition. These gables will have the same roof slope as the existing, and be in keeping with the style (see the existing counter gable at the existing kitchen volume for an example of this precedent). The roof material will be 30-year architectural shingles to match the existing roof shingles in style and color. The existing house was re-roofed in 2013.

The proposed addition increases the built area as percentage of lot size from 33% to 46%. The built area calculation for 917 W South includes existing house (1,440 sf), proposed addition (863 sf), existing front porch (224 sf), existing front paved walk (70 sf), proposed deck and steps (186 sf), and proposed stoops (42 sf). The total proposed built area is 2,825 sf. The lot size is 6,098 sf. Comparable projects in the neighborhood have been recently approved at 48% and 49% (see section VI).

# Project Overview

## Exterior Materials

The siding for the addition will be smooth-faced wood siding with a 4 5/8" exposure to match the existing siding. New corner boards and window trim will be 5/4 x 6 painted to match existing. Window head trim will be 5/4 x 6 with a 1 x 2 cap to match existing. Window sills to be 1 1/2" to match existing. The roof will be architectural fiberglass shingles to match the existing roof. The existing 24" overhangs will be matched. Wood 1 x 8 fascia boards, rafter tails, and eave materials will match existing.

## Decks

A new deck with steps down to the backyard is proposed on east side of the house. Due to mature foliage on that elevation, the deck is will not be visible from the curb and will be largely obscured by this foliage if viewing the east elevation at an oblique angle. Traditional wood deck materials (not composite materials) will be used including skirt boards and square lattice. Wood posts, railings and simple balustrades will be required due to the height of the deck above grade.

## Windows & Doors

The new windows will be wood simulated divided-light windows by Sierra Pacific. The exterior of the windows will be painted black to match the existing windows. New windows will be similar in size and proportions to existing windows and will have grill patterns to match existing (eight over one light for all new double hung windows and eight divisions for all awning windows).

## Paint Colors

The existing house was painted under previously approved COA certificate number 110-15-MW, issued 7-24-15. The paint colors on the addition will match all existing approved house colors.

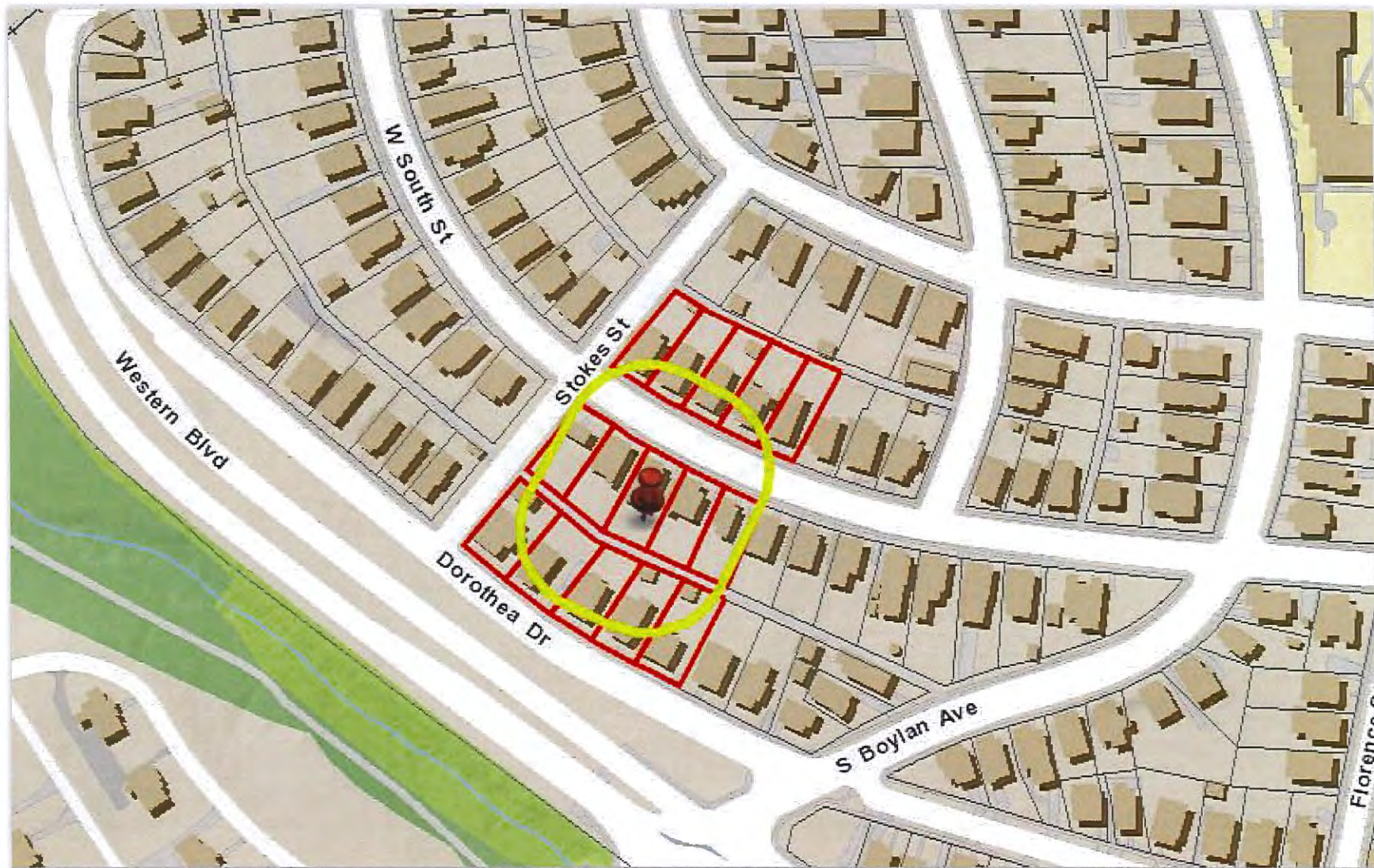
## Trees

A crepe myrtle on the eastern border of the lot is currently at risk due to new construction at 915 W. South. Combined with stress of this proposed project and future confinement from both additions, the owners propose removing the tree and re-planting a mature crepe myrtle in the southeast corner of the property. All trees on the lot were taken into account with this addition, and no other trees are believed to be placed at risk by the proposed project. A detailed tree protection strategy is outline later in this document.

## **II. Location & Context**

# Locator Map

Showing mailing list recipients located within 100 ft buffer; per <http://maps.raleighnc.gov/PlanMailList/>





Completed in 2013

SURVEY FOR  
JOHN DEMLER  
&  
ARLEN GELFOND

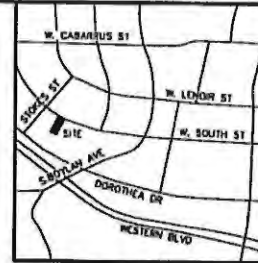
LOT 243, BOYLAN HEIGHTS SUBDIVISION  
917 WEST SOUTH STREET  
PIN# 1703.10-26-8366  
D.B. 13849, PAGE 2246  
B.M. 1885, PAGE 114

CITY OF RALEIGH  
WAKE COUNTY, NORTH CAROLINA  
SEPTEMBER 4, 2013

SEPTEMBER 4, 2013



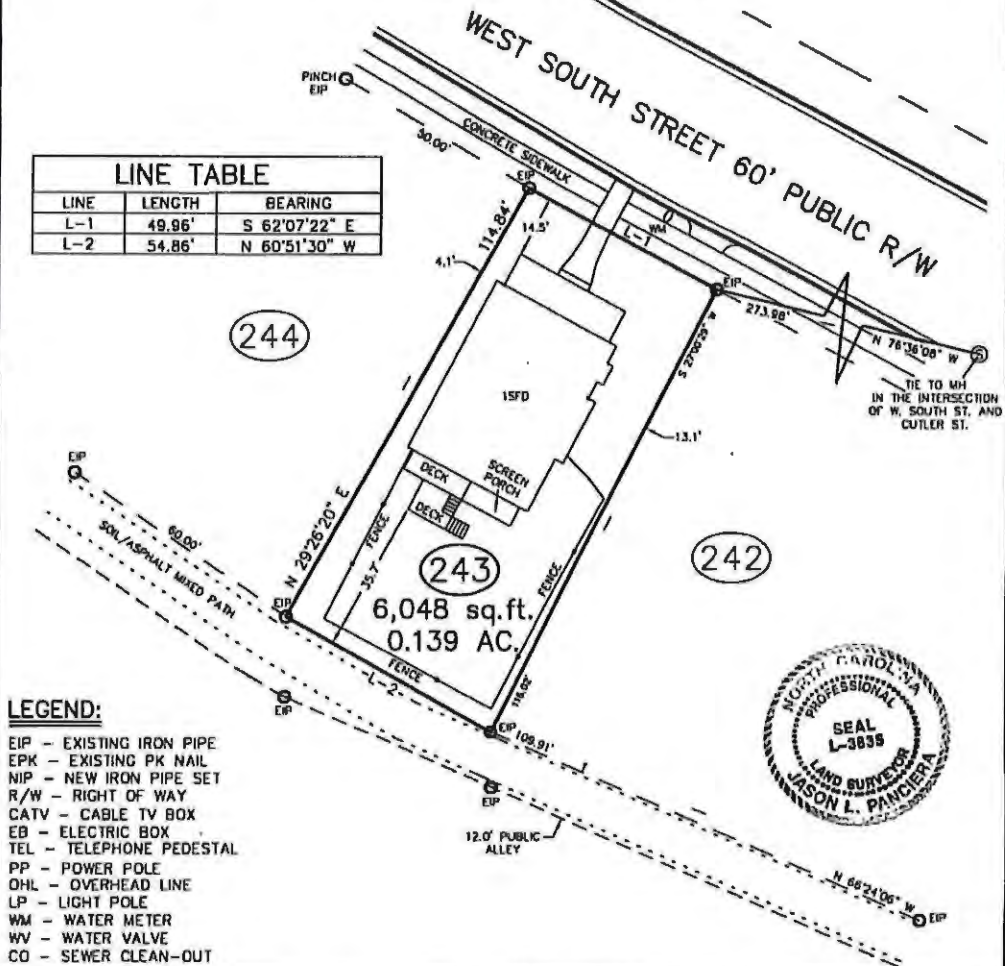
SCALE 1"=30'



VICINITY MAP

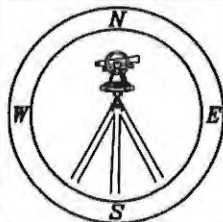
ADOPTED FROM B.M. 1999, PAGE 2250

LINE TABLE		
LINE	LENGTH	BEARING
L-1	49.96'	S 62°07'22" E
L-2	54.86'	N 60°51'30" W



**LEGEND:**

EIP - EXISTING IRON PIPE  
EPK - EXISTING PK NAIL  
NIP - NEW IRON PIPE SET  
R/W - RIGHT OF WAY  
CATV - CABLE TV BOX  
EB - ELECTRIC BOX  
TEL - TELEPHONE PEDESTAL  
PP - POWER POLE  
OHL - OVERHEAD LINE  
LP - LIGHT POLE  
WM - WATER METER  
WV - WATER VALVE  
CO - SEWER CLEAN-OUT



CAWTHORNE, MOSS  
& PANCIERA, P.C.

Professional Land Surveyors  
C-1525

333 S. White Street  
Post Office Box 1253  
Woke Forest, N.C. 27588  
(919)556-3148

DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1800) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

PROFESSIONAL LAND SURVEYOR

# National Register of Historic Places

Proposed work would not alter description.

NPS Form 10-900-a  
(5-82)

OMB No. 1024-0018  
Exp. 10-31-84

United States Department of the Interior  
National Park Service

## National Register of Historic Places Inventory—Nomination Form



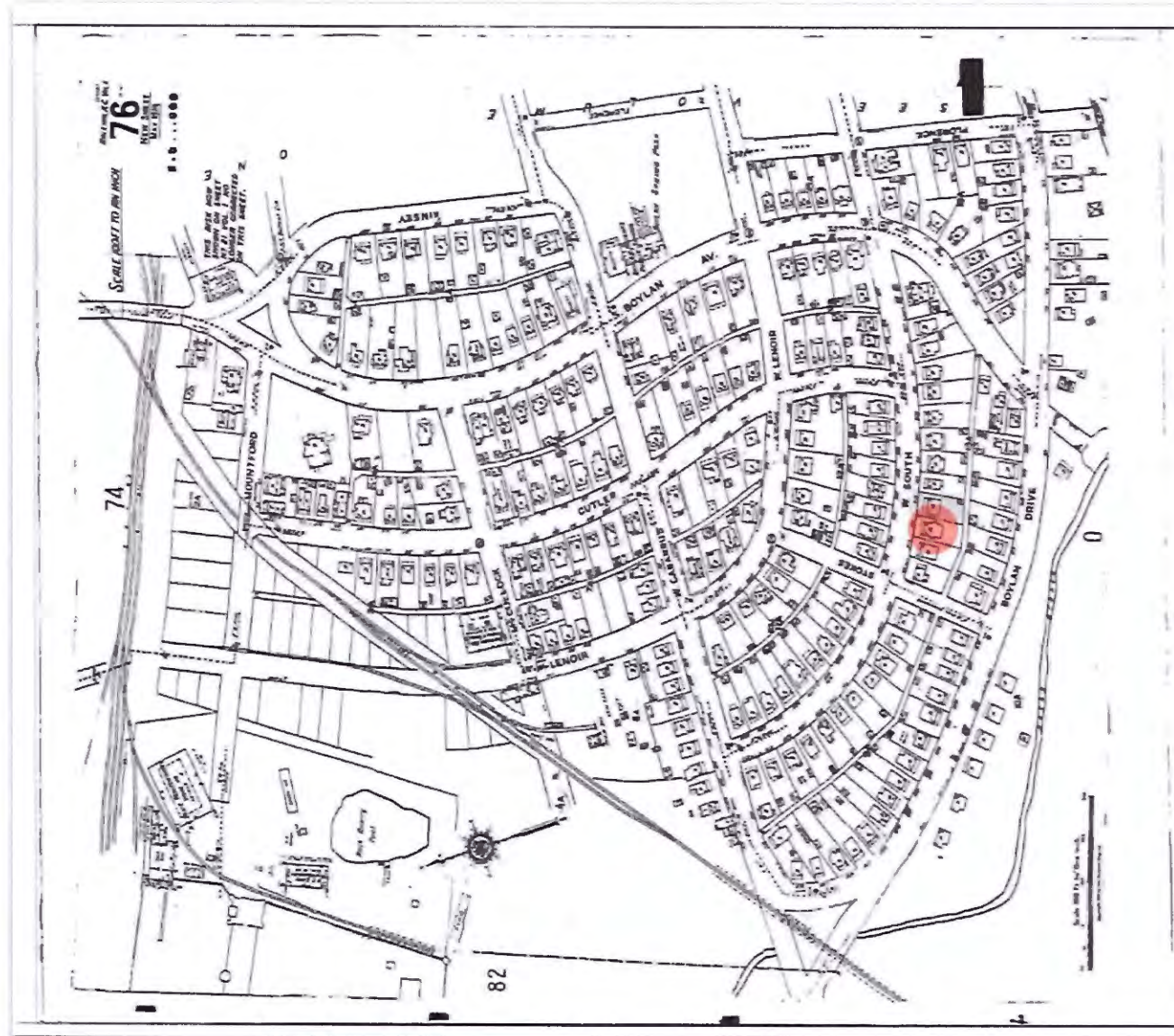
Continuation sheet Boylan Heights Item number 7 Page 23

- |     |                               |  |   |
|-----|-------------------------------|--|---|
| 210 | 919 W. South St.<br>1922      | One-story Bungalow; gable is perpendicular to the street; engaged one-story porch, full facade. Gable dormered centered above.       | C |
| 211 | 917 W. South St.<br>1922      | One-story Bungalow; clipped gable; attached one-story porch, full facade.  | C |
| 212 | 915 W. South St.<br>1922      | One-story Bungalow; gable; attached one-story porch, full facade.  | C |
| 213 | 913 W. South St.<br>1922      | Colonial two-story Box, Bungalow elements; gable faces street, attached, one-story porch, almost full facade.                        | C |
| 214 | 911 W. South St.<br>ca. 1910  | One-story, Queen Anne cottage elements; hip roof with intersecting gables, attached full facade porch wrapping corner.               | C |
| 215 | 907/907½ W. South St.<br>1911 | One-story Bungalow; hip roof with intersecting gable; attached one-story porch, full facade.   | C |
| 216 | 903 W. South St.<br>1918      | One and one half-story Bungalow; gable is perpendicular to the street; engaged porch, full facade; dormer with porch centered above. | C |
| 217 | 901 W. South St.<br>1917      | Colonial two-story Box; gable faces street; hip roofed dormer on left side; attached one-story porch, full facade.                   | C |
| 218 | 811 W. South St.<br>1923      | One-story Bungalow; gable roof extends over engaged porch, full facade. Dormer centered above.                                       | C |
| 219 | 908 W. South St.<br>1923      | One-story Bungalow; gable is perpendicular to the street; attached one-story porch, full facade; dormer centered above.              | C |
| 220 | 807 W. South St.<br>1922      | One-story Bungalow; gable is perpendicular to the street; full facade. Gabled dormer centered above.                                 | C |



# Sanborn Fire Insurance Map Company

Date of Publication 1950 - Item No 335572 - Image Title 00286. Site property highlighted in red.



# Neighbor Notices

List of property owners within 100 feet of property for mailing.

1703268366  
DEMLER, JOHN ROBERT GELFOND,  
CARLEN DAY  
917 W SOUTH ST  
RALEIGH NC 27603-2159

1703267302  
PLEASANTS, JACQUELINE A  
916 DOROTHEA DR  
RALEIGH NC 27603-2140

1703268318  
WILKINS, CHARLES P JR  
919 W SOUTH ST  
RALEIGH NC 27603-2159

1703269303  
WEST, JESSICA B  
915 W SOUTH ST  
RALEIGH NC 27603-2159

1703269561  
LEE, JAMES M  
912 W SOUTH ST  
RALEIGH NC 27603-2160

1703267258  
QUEEN, CHARLES A  
914 DOROTHEA DR  
RALEIGH NC 27603-2140

1703267472  
WUBBENHORST, JACOB T. HOFFMAN,  
RIANE B.  
921 W SOUTH ST  
RALEIGH NC 27603-2159

1703268585  
WILKINS, CHARLES P JR  
919 W SOUTH ST  
RALEIGH NC 27603-2159

1703269351  
MILLER, ROBERT M TRUSTEE OSVOLD,  
LISE L TRUSTEE  
913 W SOUTH ST  
RALEIGH NC 27603-2159

1703360409  
BARABASH, IGOR M BARABASH, MARY  
JANE  
910 W SOUTH ST  
RALEIGH NC 27603-2160

1703267295  
BURTON, RAY T BURTON, LINDA B  
912 DOROTHEA DR  
RALEIGH NC 27603-2140

1703268252  
CHIAVATTI, ANTHONY J CHIAVATTI,  
MELANIE C  
910 DOROTHEA DR  
RALEIGH NC 27603-2140

1703269109  
ROGERS, CLAUDIA WINSTEAD  
908 DOROTHEA DR  
RALEIGH NC 27603-2140

1703269513  
WEISLO, LAURA J BALL, EMORY S  
914 W SOUTH ST  
RALEIGH NC 27603-2160

1703360447  
CAUDILL, CHRISTOPHER R  
NIKETOPOULOS, RACHEL I  
908 W SOUTH ST  
RALEIGH NC 27603-2160

### **III. Photos of Existing Site**



## North Elevation

Taken from Sidewalk. Proposed addition will not be visible from this vantage point.





## North Elevation

Taken from opposite side of street. Proposed addition will not be visible from this vantage point.





## East Elevation

Mature foliage will limit visibility of new addition and decking. Character-defining chimney and kitchen windows (obscured by foliage) will not be disturbed.





## East Elevation

Additional photos from previous page. Character-defining chimney and kitchen windows (obscured by foliage) will not be disturbed.





## East Elevation

Viewer is required to walk relatively deep into lot in order to gain visibility to new proposed structure. Existing window below will be replaced with sliding door to a proposed deck.





## South Elevation

Proposed addition impacts the least character-defining elevation. Existing screened porch and decking will be removed. Fence will also be removed.





# South Elevation

Care taken in plans to avoid mature tree (southwest corner of existing structure). Proposed addition will jog inwards on the southwest corner to alleviate impact. Note that despite positioning of current fence, lot line of 917 extends to vantage point of photographer as indicated; there is more breathing room on western elevation than might be assumed from current positioning of fence. Lot line approximated below (red). See Plat of Survey and Existing Site Plan for fence and property line locations.





## West Elevation

Southwest corner of existing structure from neighboring lot. New footprint proposed to extend roughly to location of bird house. Inward jog on this elevation alleviates impact to mature tree in center of photo and helps visually differentiate old from new.





## West Elevation

Looking south. Plan will jog inwards to alleviate impact to mature tree in center of frame. Note that lot extends roughly to point indicated below in red despite current placement of fence. Proposed design allows for ample breathing room on west elevation.





## West Elevation

Looking southeast. The main roof ridge line of the addition will be extruded from the existing gable roof; no increase in height is proposed.

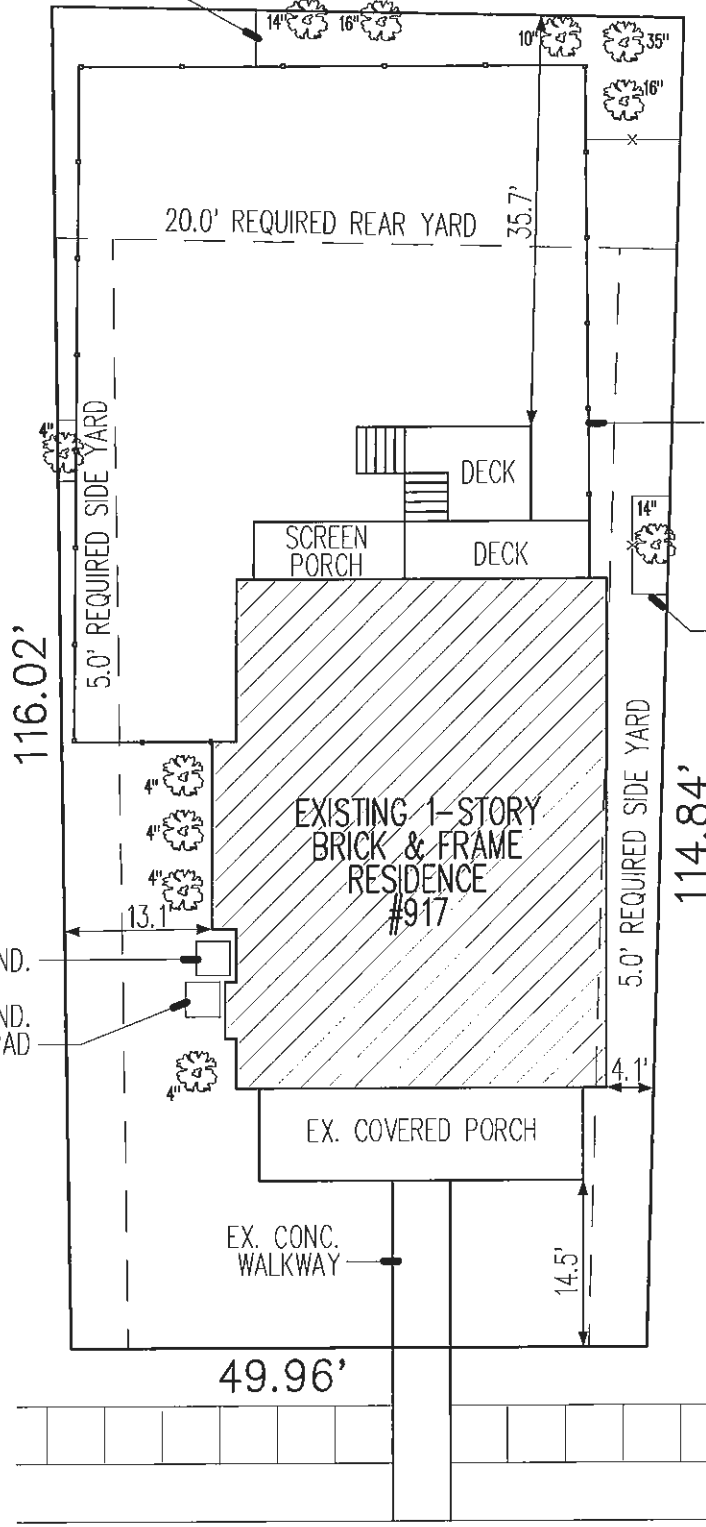


## **IV. Existing Plans**



TREE PROTECTION  
FENCING AS REQUIRED  
BY RHDC, TYP.

54.86'



EX. FENCE

TREE PROTECTION  
FENCING AS REQUIRED  
BY RHDC, TYP.

EX. AC COND.

NEW AC COND.  
ON CONC. PAD

EXISTING 1-STORY  
BRICK & FRAME  
RESIDENCE  
#917

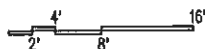
EX. COVERED PORCH

EX. CONC.  
WALKWAY

W. SOUTH STREET

SITE PLAN: existing

SCALE: 1/16" = 1'-0"



hayes  
A+D

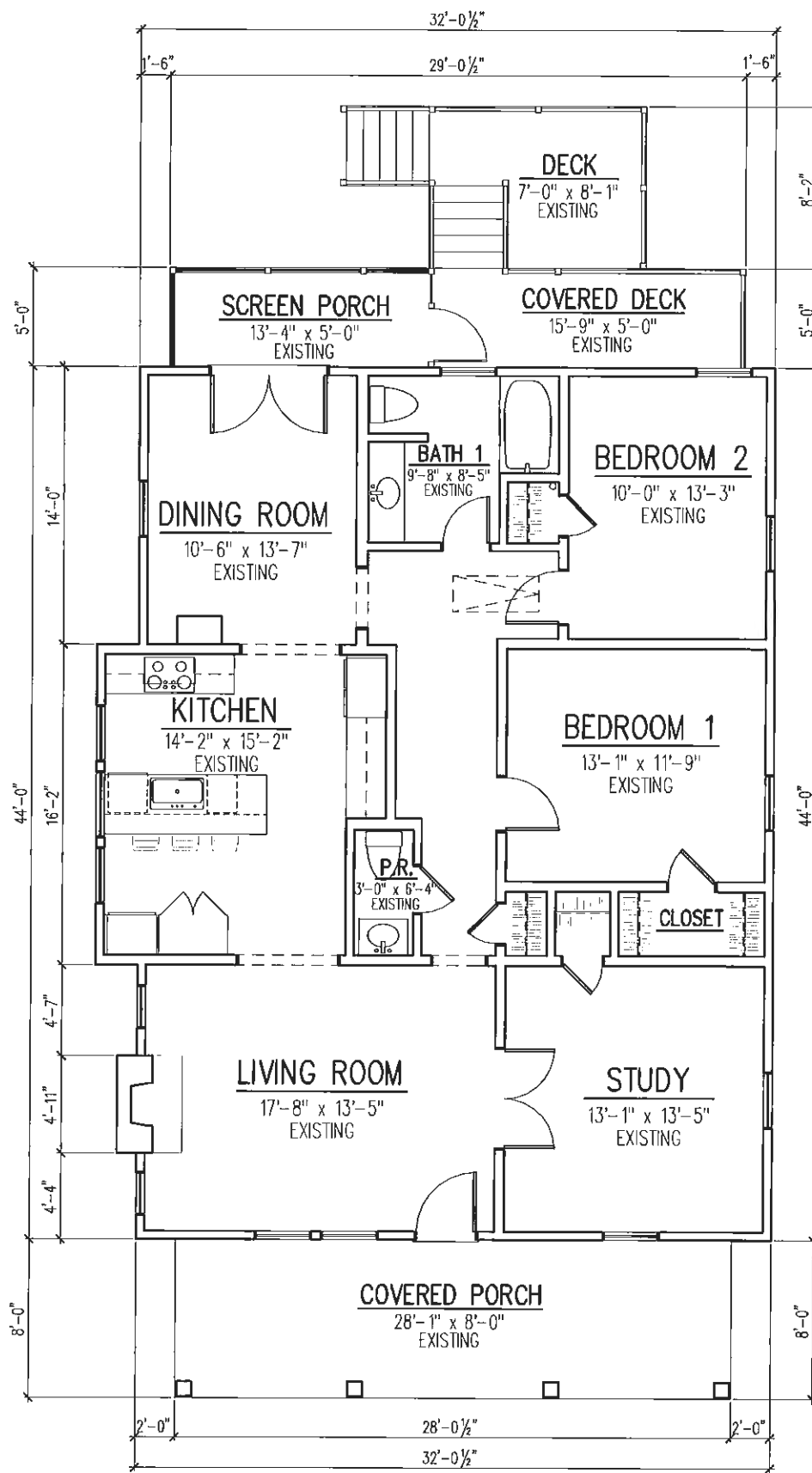
elizabeth d. hayes  
RA NCARB

4140 n. damen ave.  
chicago, il 60618  
p: 847.975.8703  
liz@hayes-ad.com

DEMLER RESIDENCE  
917 W. SOUTH STREET  
RALEIGH, NC 27603

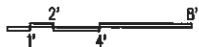
COA SUBMITTAL

DATE: 12.07.17



# 1ST FLOOR PLAN: existing

SCALE: 1/8" = 1'-0"



hayes  
/A+D

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p: 847.975.8703  
liz@hayes-ad.com

DEMLER RESIDENCE  
917 W. SOUTH STREET  
RALEIGH, NC 27603

COA SUBMITTAL

DATE: 09.18.17

hayes  
A+D

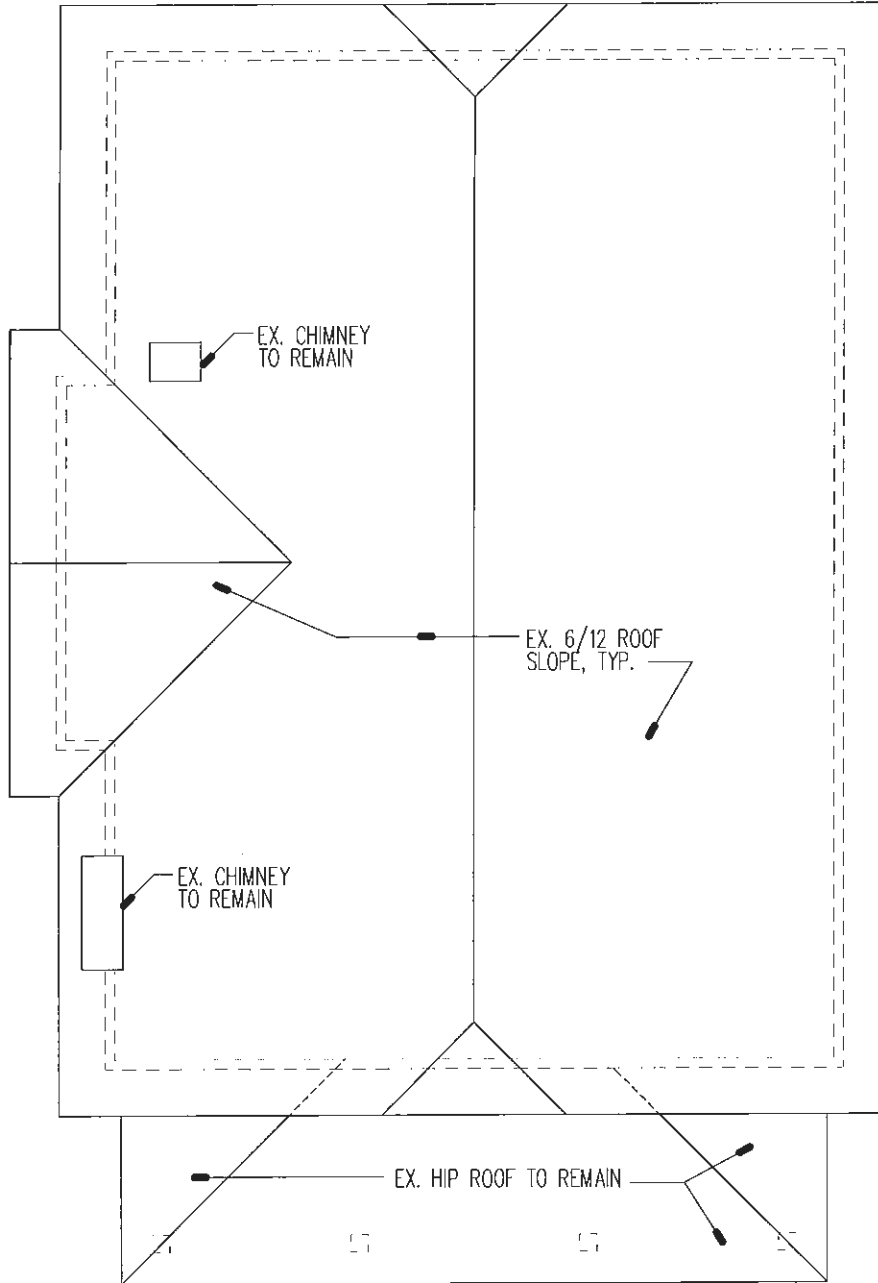
elizabeth d. hayes  
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chicago, il 60618  
p: 847.975.8703  
liz@hayes-ad.com

DEMLER RESIDENCE  
917 W. SOUTH STREET  
RALEIGH, NC 27603

COA SUBMITTAL

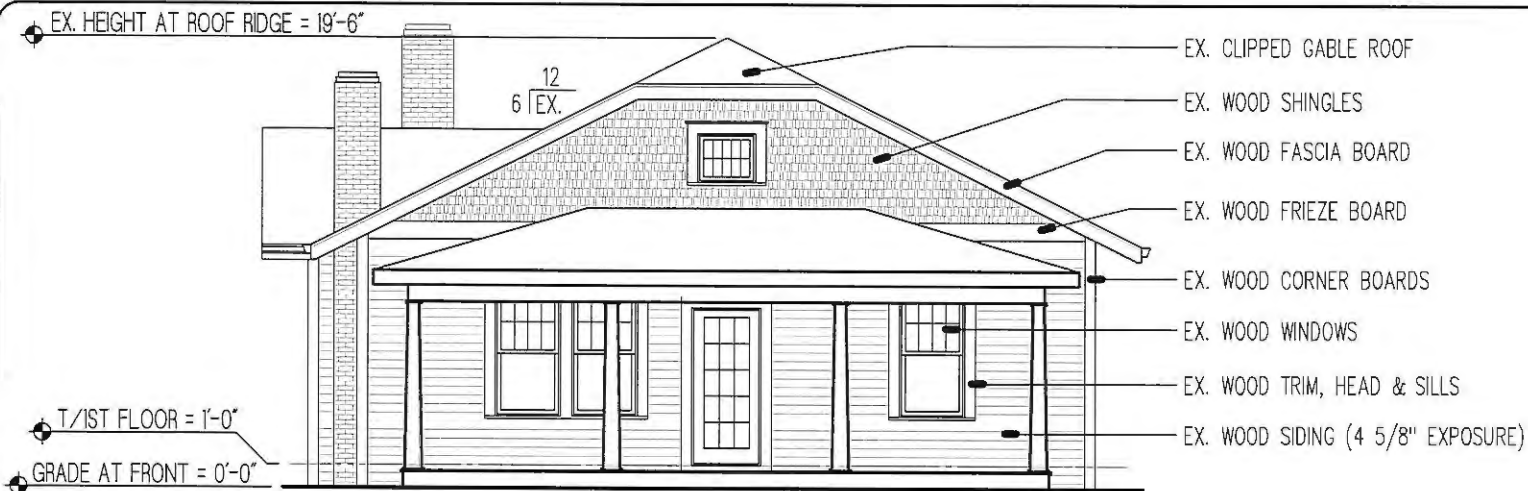
DATE: 12.07.17



ROOF PLAN: existing

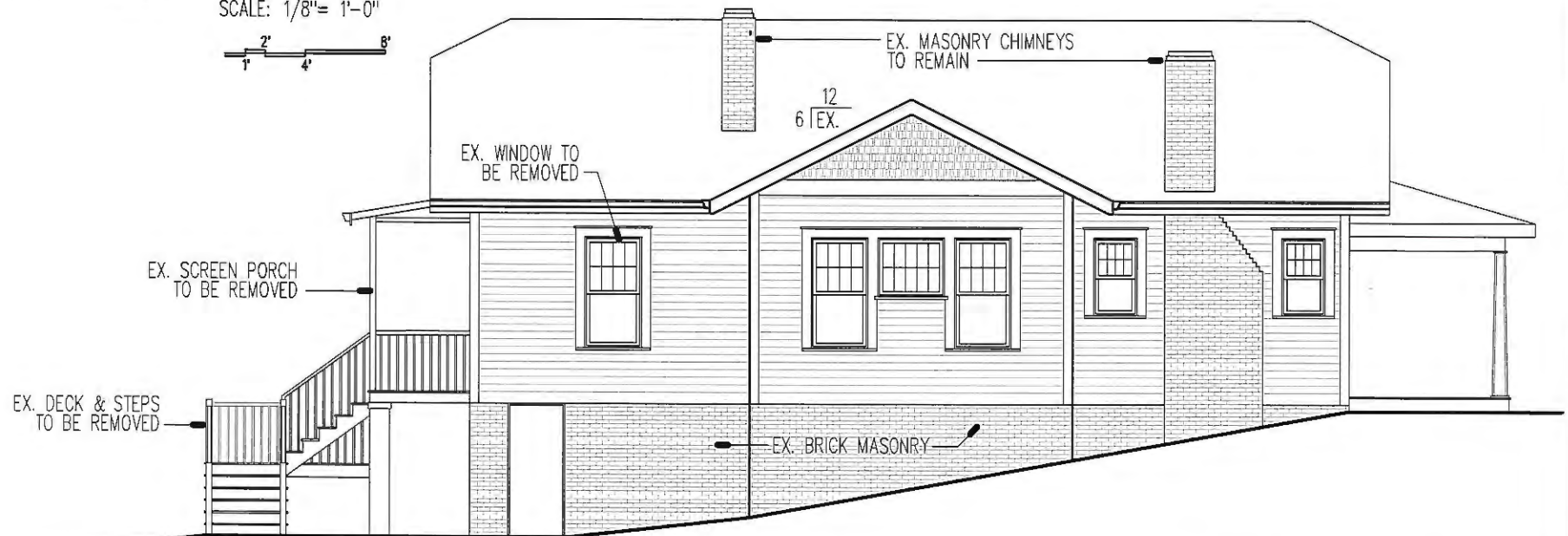
SCALE: 1/8" = 1'-0"





**NORTH ELEVATION: existing**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION: existing**

SCALE: 1/8" = 1'-0"

**COA SUBMITTAL**

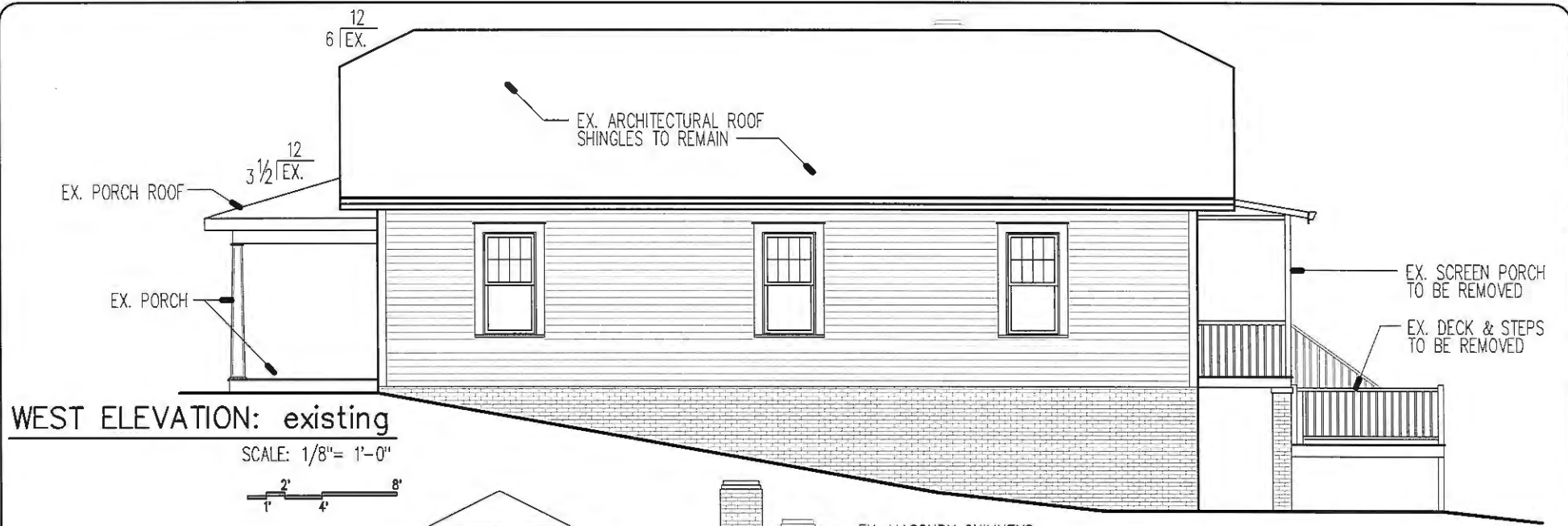
**DATE: 12.07.17**

**DEMLER RESIDENCE**  
**917 W. SOUTH STREET**  
**RALEIGH, NC 27603**

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 liz@hayes-ad.com

**hayes**  
**A+D**



COA SUBMITTAL

DATE: 12.07.17

DEMLER RESIDENCE  
917 W. SOUTH STREET  
RALEIGH, NC 27603

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4140 n. damen ave.  
chicago, il 60618  
p: 847.975.8703  
liz@hayes-ad.com

hayes  
A+D



## **V. Proposed Plans**

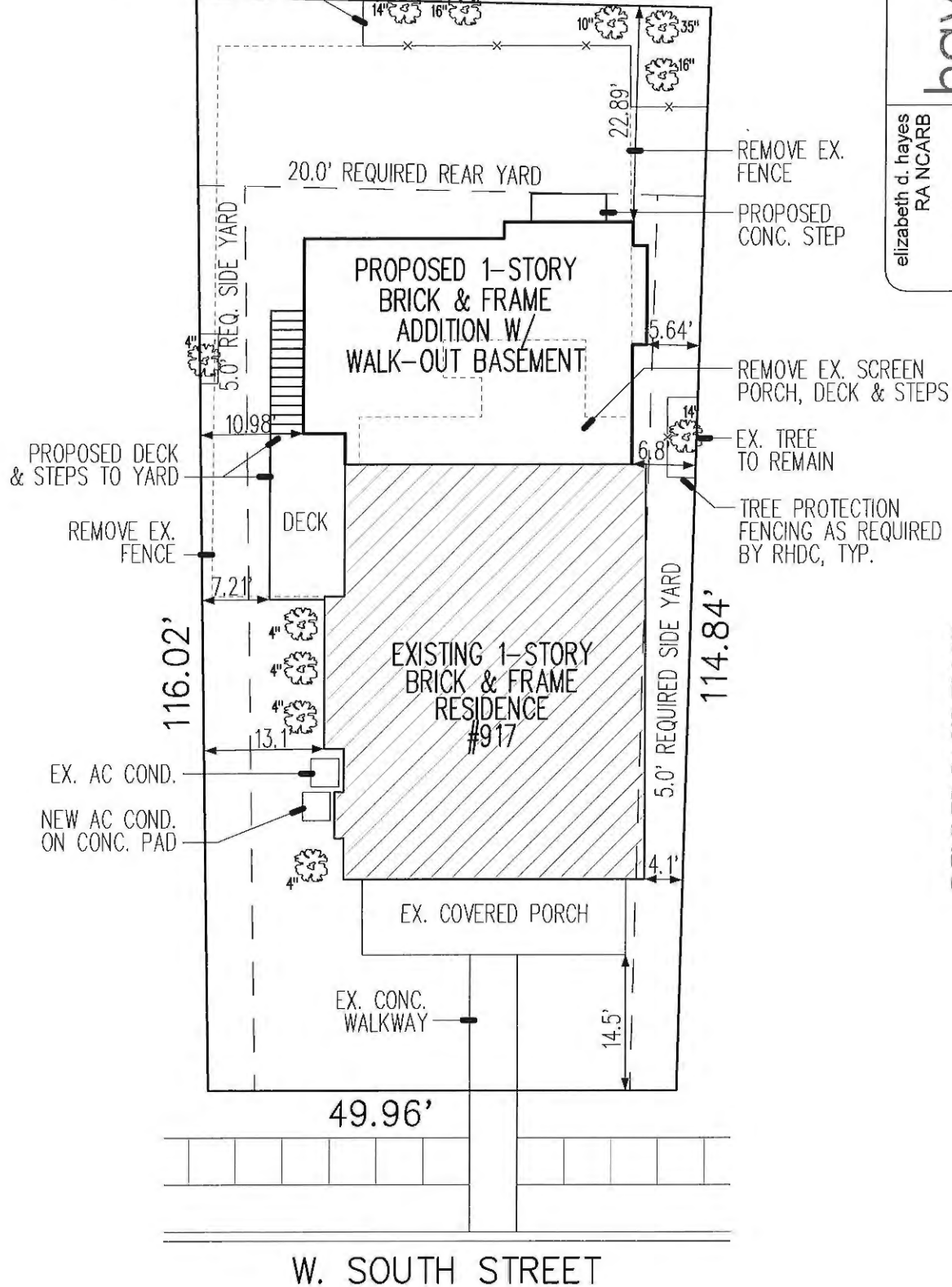
TREE PROTECTION  
FENCING AS REQUIRED  
BY RHDC, TYP.

54.86'

hayes  
A+D

elizabeth d. hayes  
RA NCARB

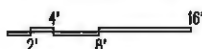
4140 n. damen ave.  
chicago, il 60618  
p: 847.975.8703  
liz@hayes-ad.com



DEMLER RESIDENCE  
917 W. SOUTH STREET  
RALEIGH, NC 27603

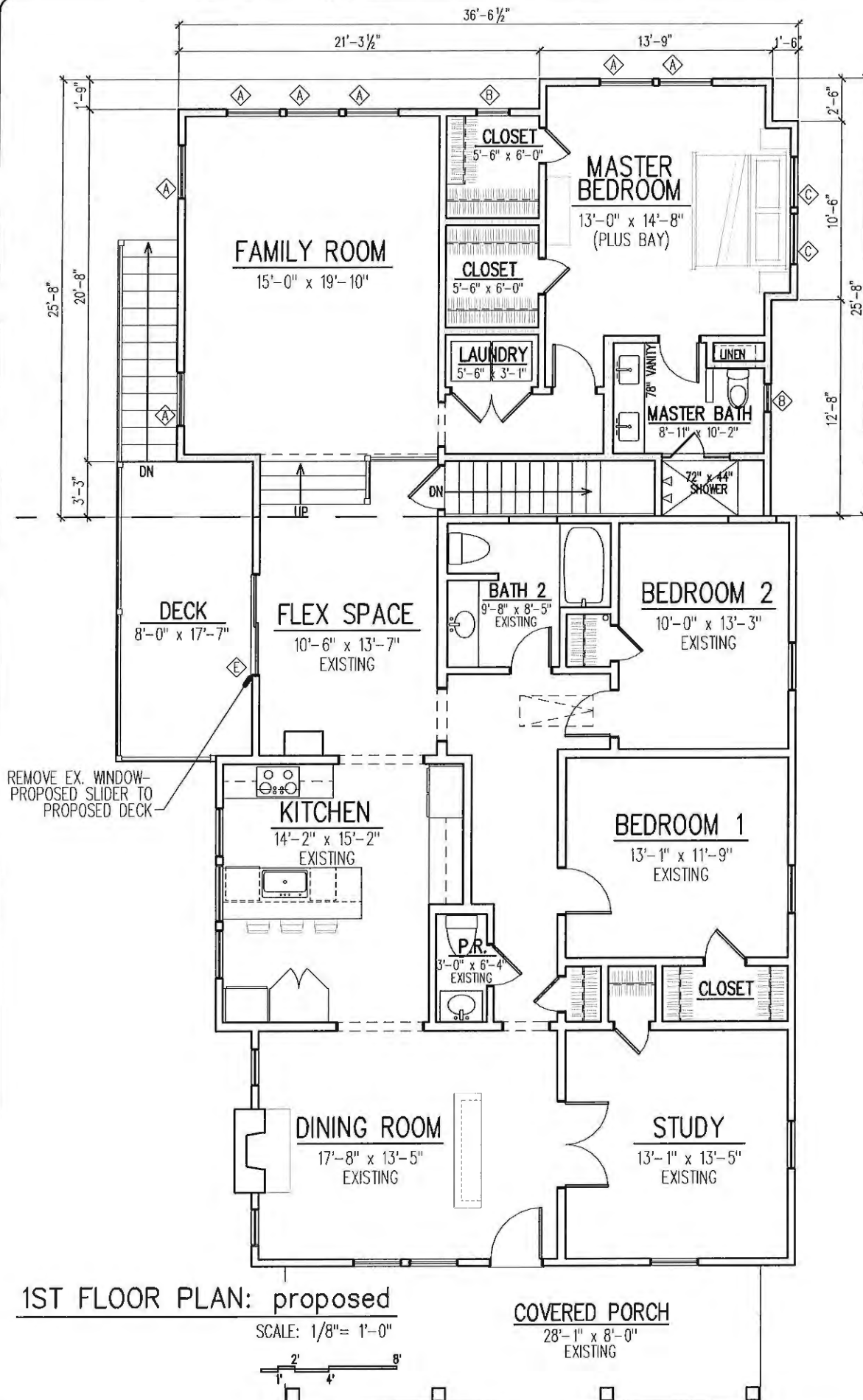
SITE PLAN: proposed

SCALE: 1/16" = 1'-0"



COA SUBMITTAL

DATE: 12.07.17



hayes  
A+D

elizabeth d. hayes  
RA NCARB

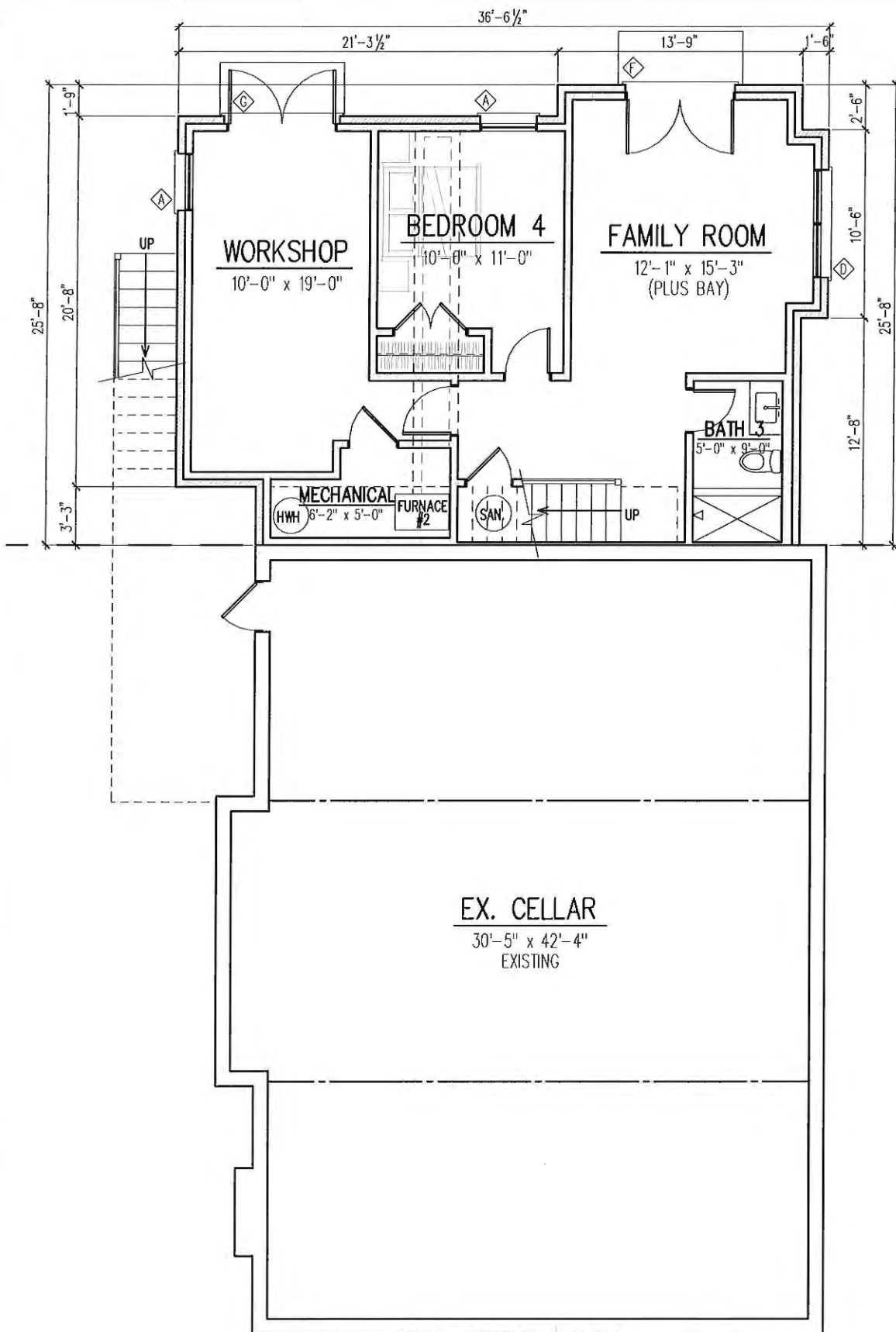
4140 n. damen ave.  
chicago, il 60618  
p: 847.975.8703  
liz@hayes-ad.com

PROPOSED  
EXISTING

DEMLER RESIDENCE  
917 W. SOUTH STREET  
RALEIGH, NC 27603

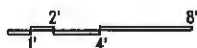
COA SUBMITTAL

DATE: 12.07.17



BASEMENT PLAN: proposed

SCALE: 1/8" = 1'-0"



hayes  
A+D

elizabeth d. hayes  
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p: 847.975.8703  
liz@hayes-ad.com

EXISTING ← PROPOSED →

DEMLER RESIDENCE  
917 W. SOUTH STREET  
RALEIGH, NC 27603

COA SUBMITTAL

DATE: 12.07.17

hayes  
A+D

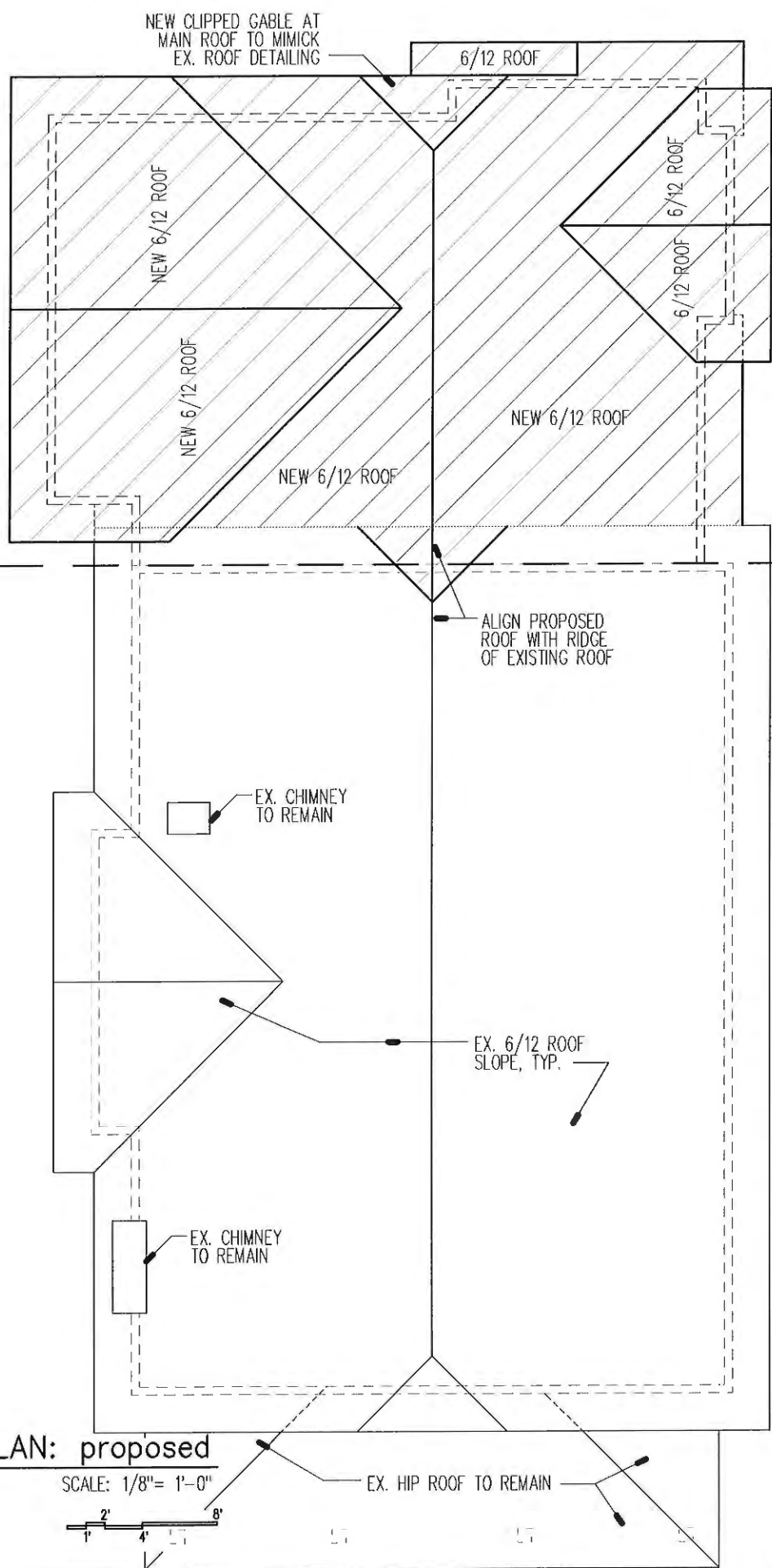
elizabeth d. hayes  
RA NCARB

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chicago, il 60618  
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liz@hayes-ad.com

DEMLER RESIDENCE  
917 W. SOUTH STREET  
RALEIGH, NC 27603

COA SUBMITTAL

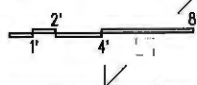
DATE: 12.07.17



NEW  
EXISTING

ROOF PLAN: proposed

SCALE: 1/8" = 1'-0"







NORTH ELEVATION: proposed

SCALE: 1/8" = 1'-0"



**COA SUBMITTAL**

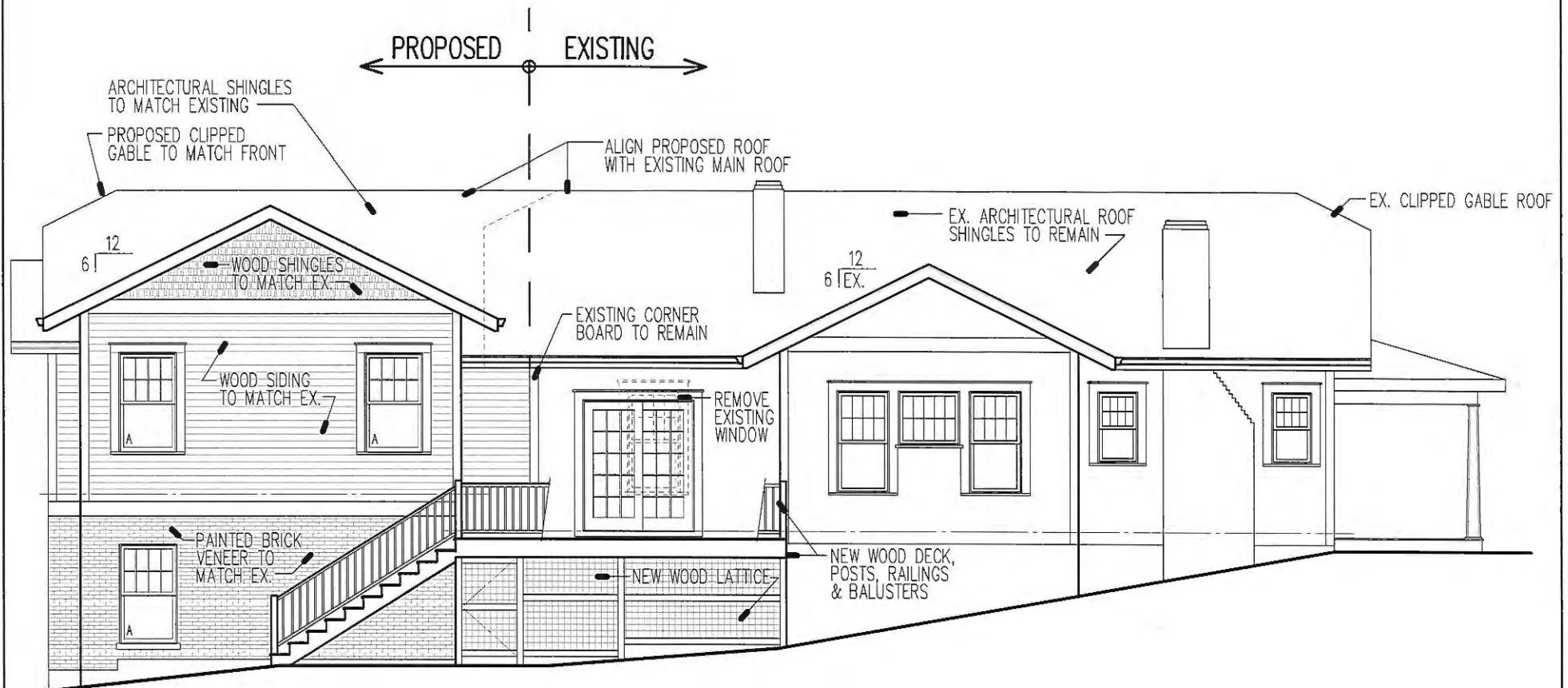
**DATE: 12.07.17**

**DEMLER RESIDENCE  
917 W. SOUTH STREET  
RALEIGH, NC 27603**

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RA NCARB

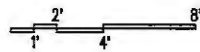
4140 n. damen ave.  
chicago, il 60618  
p: 847.975.8703  
liz@hayes-ad.com

**hayes**  
**A+D**



EAST ELEVATION: proposed

SCALE: 1/8" = 1'-0"



COA SUBMITTAL

DATE: 12.07.17

DEMLER RESIDENCE  
917 W. SOUTH STREET  
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liz@hayes-ad.com

hayes  
A+D



# SOUTH ELEVATION: proposed

SCALE: 1/8" = 1'-0"



COA SUBMITTAL

DATE: 12.07.17

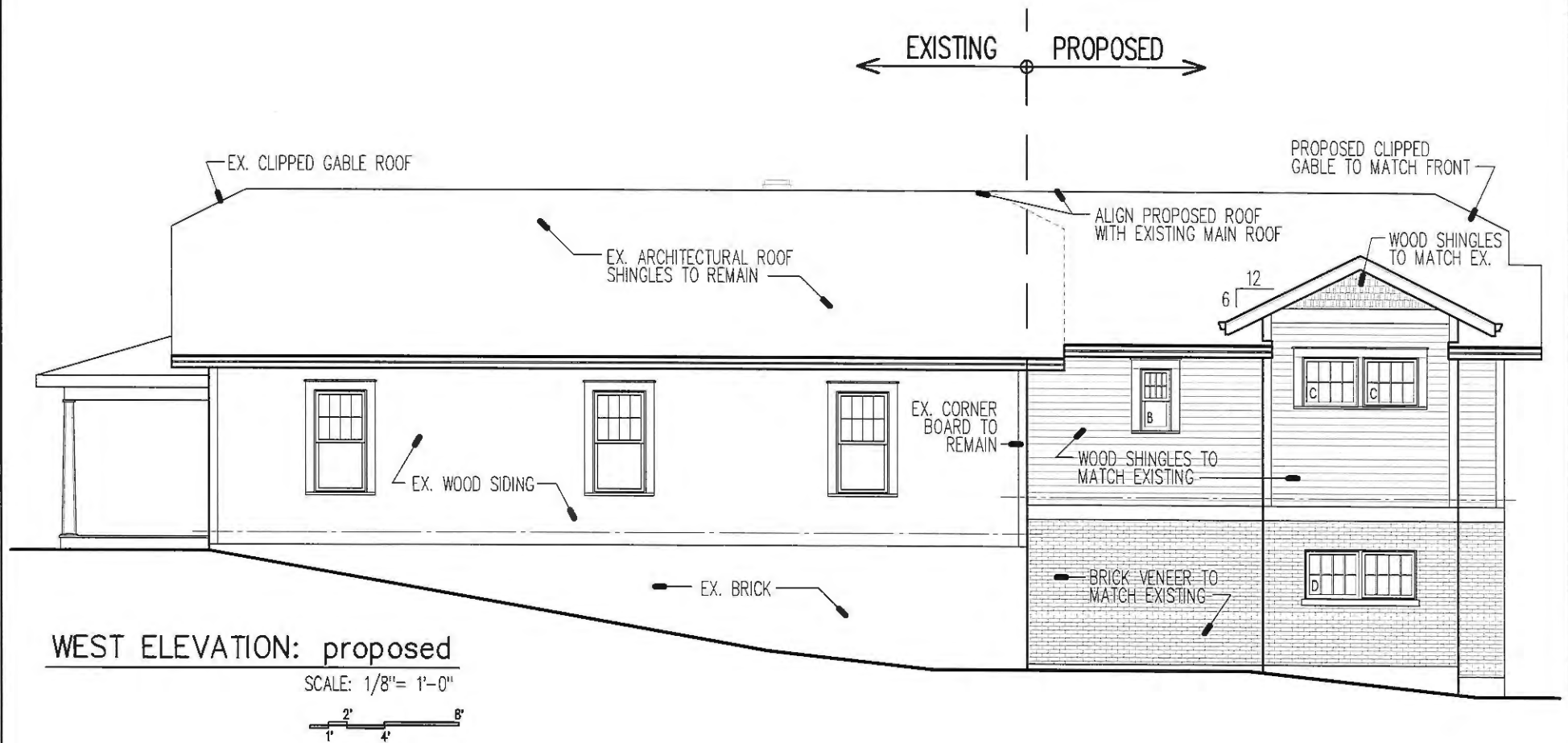
DEMLER RESIDENCE  
917 W. SOUTH STREET  
RALEIGH, NC 27603

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COA SUBMITTAL

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hayes  
A+D

## **VI. Comparable Projects**

# Comparable Projects

Properties were chosen based on shared design concepts and lot characteristics



## **915 W South**

Located directly next door. Actively under renovation - COA 104-17-CA

*Reference for built area / lot increase precedent*



## **1012 W Cabarrus**

Actively under renovation - COA 125-17-CA

*Similar in design concept; reference for built area / lot increase precedent*



## **1027 W South St**

Located on next block of South. Recent work done under 85-13-CA.

*Similar in design concept and lot characteristics*



## **1003 W South St**

Located on next block of South. Recent work done under COA 188-16-CA

*Similar in design concept and lot characteristics*



## 915 W South

Property directly next door (east). Actively under renovation - see COA 104-17-CA. The project served as reference for built area / lot precedent.



### Key Design Consideration

915 W South was approved with a proposed final built area / lot ratio of **48%** (see COA 104-17-CA).

917 W South is proposing a **46%** completed built area / lot ratio.

Built Area defined as footprint of home + all impervious surfaces (paved driveway, walkway, patio, decking, etc)



## 915 W South

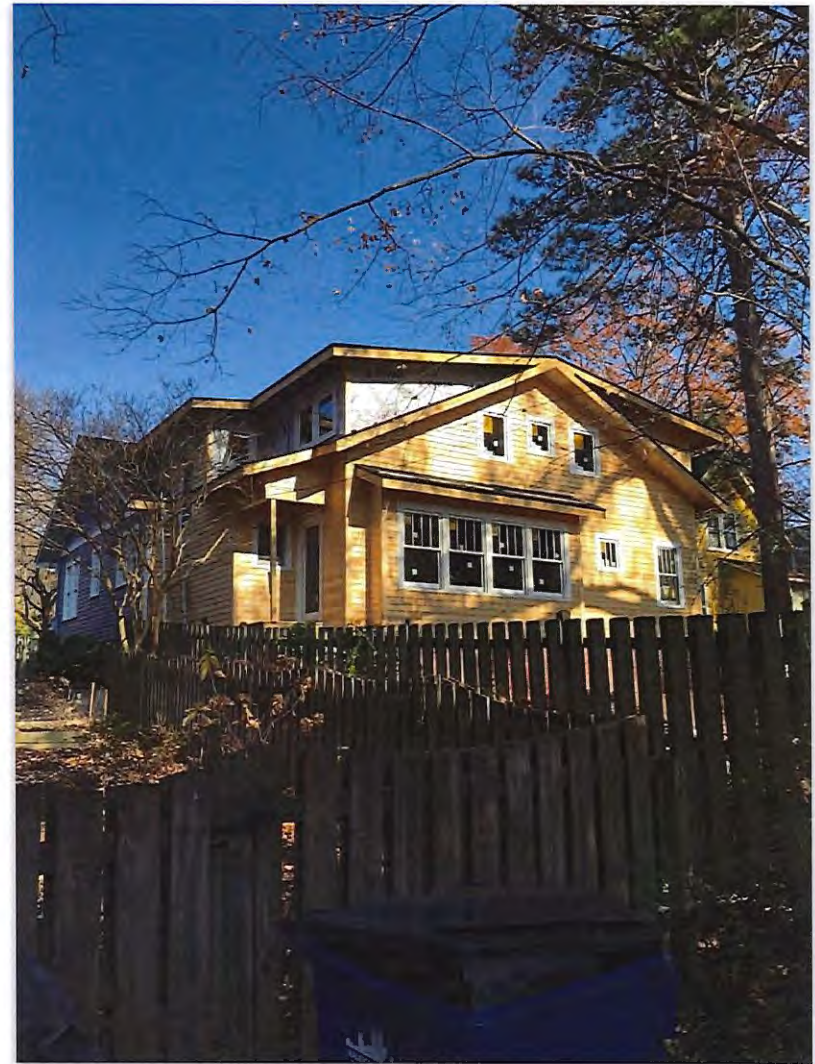
Proposed 917 W South project would align with general massing proportions and built area / lot characteristics of adjacent 915 W South.





## 915 W South

Proposed 917 W South project would align with general massing proportions and built area / lot characteristics of adjacent 915 W South.





# 1012 W Cabarrus

Actively under renovation - COA 125-17-CA. Similar in design concept and served as a reference for built area / lot size and built area increase precedents.



## Key Design Consideration

1012 W Cabarrus was approved with a proposed final built area / lot ratio of **49%** (see COA 104-17-CA).

917 W South is proposing a **46%** completed built area / lot ratio.

Built Area defined as footprint of home + all impervious surfaces (paved driveway, walkway, patio, decking, etc)



## 1012 W Cabarrus

1012 W Cabarrus was approved under a similar design proposal, extruding the existing gable.





## 1027 W South

Located on next block of South Street. Recent work done under 85-13-CA. Similar in design concept and lot characteristics.





## 1027 W South

The design of 1027 W South includes a more significant bump-out on the eastern elevation than proposed by 917 W South (only 2' 4" beyond the existing eastern kitchen wall).





## 1027 W South

The rear elevation of 1027 W South extends well into the yard but does not overwhelm the plot; similar to proposed proportions of 917 W South.





## 1003 W South

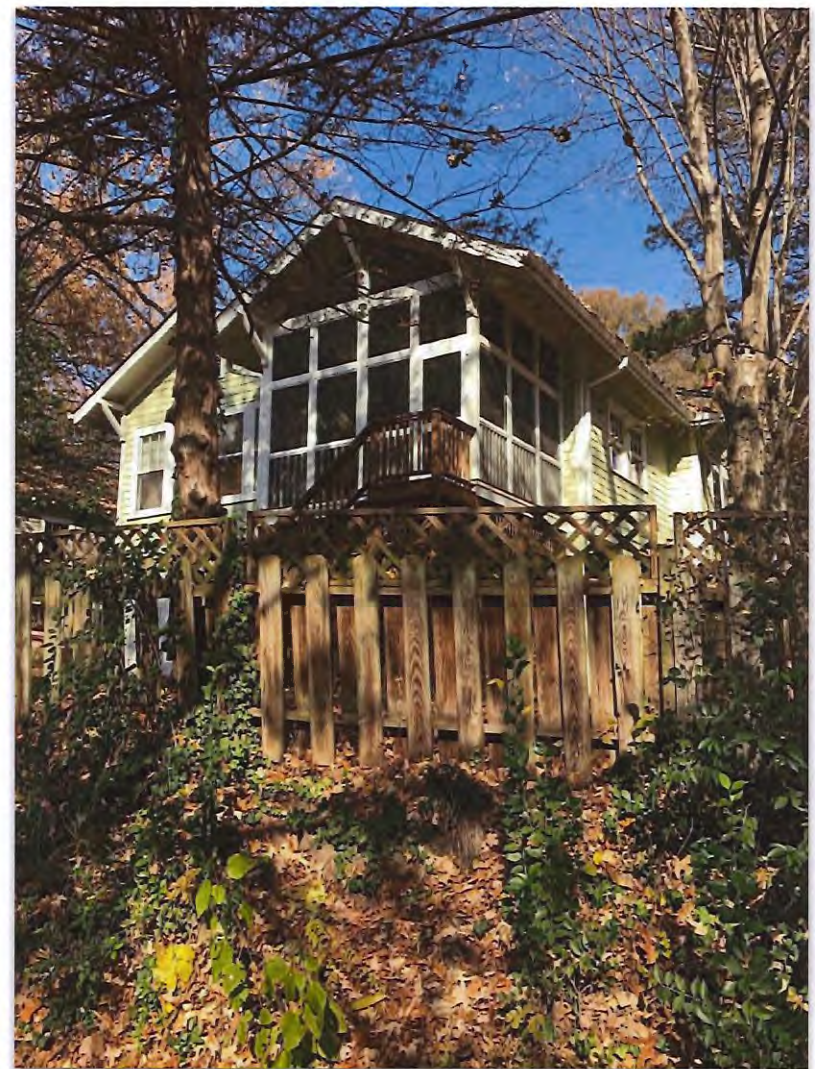
Located on next block of South Street. Recent work done under COA 188-16-CA. Similar in design concept and lot characteristics.





## 1003 W South

Proposed 917 W South project would share similar characteristics to 1003 W South in terms of lot versus built mass proportioning.



## **VII. Tree Protection**



# Tree Protection

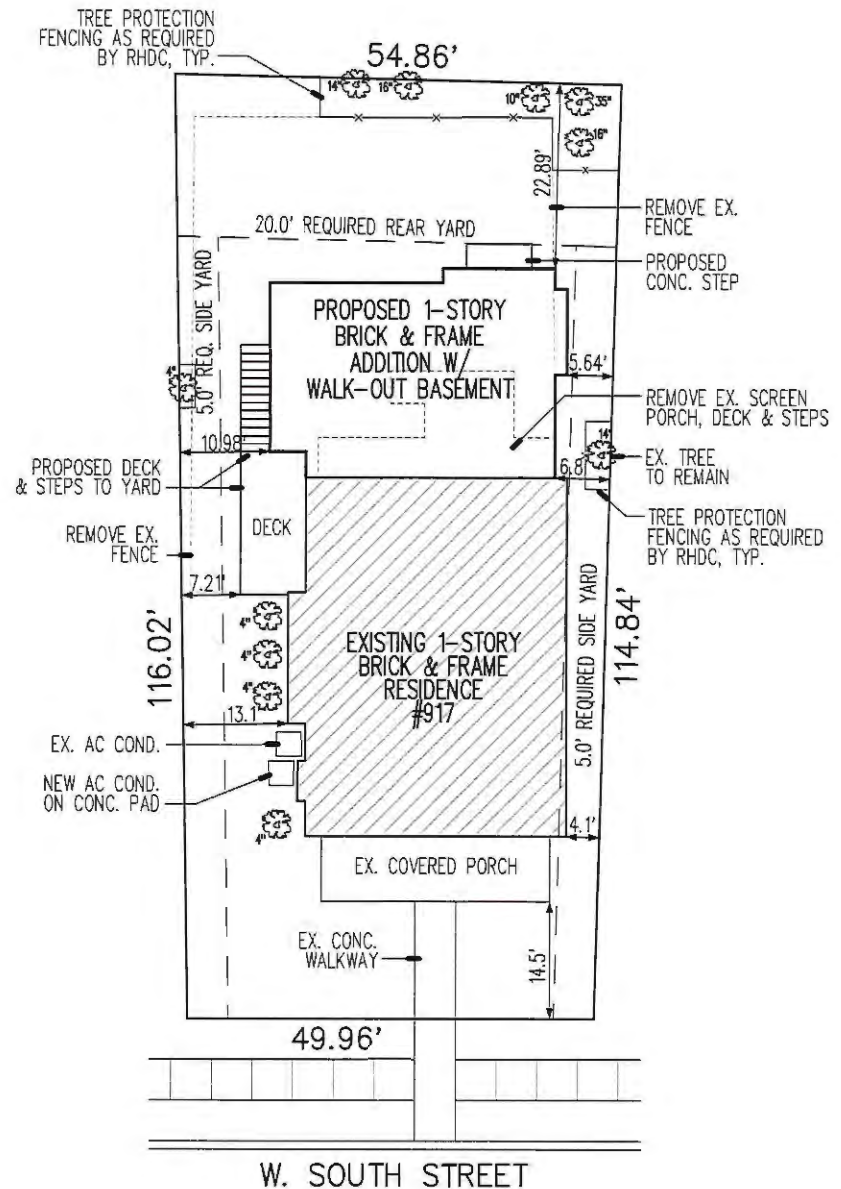
## General Strategy

- Construct tree protection fence as indicated; leave in place through duration of project
- Excavate all new footings / foundation with extreme care
- Keep heavy equipment and vehicles out of tree canopy as much as possible
- Store heavy equipment away from trees to mitigate soil compaction
- Cut any roots larger than 1" in diameter with proper tools
- Regularly water area under any disturbed tree canopies for 1 year following construction

## Crepe Myrtle Proposal

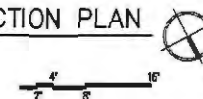
A mature crepe myrtle currently sits on the eastern side of the lot. The tree sits directly on the lot line between 917 and 915 W South. The tree is under threat from renovation currently underway at 915 W. South. See photos on following page.

The owners of 917 W South propose removing the tree and re-planting a mature crepe myrtle in the southeast corner of the property. If advisable by a licensed tree consultant, the owners would also consider moving the current tree to the empty southeast corner of the lot.



TREE PROTECTION PLAN

SCALE: 1/16" = 1'-0"





# Tree Protection

Mature crepe myrtle under threat from construction at 915 W South. Proposed construction on 917 W South would further confine the tree.





# Tree Protection

Mature crepe myrtle under threat from construction at 915 W South. Proposed construction on 917 W South would further confine the tree.



## **VIII. Window & Door Information**



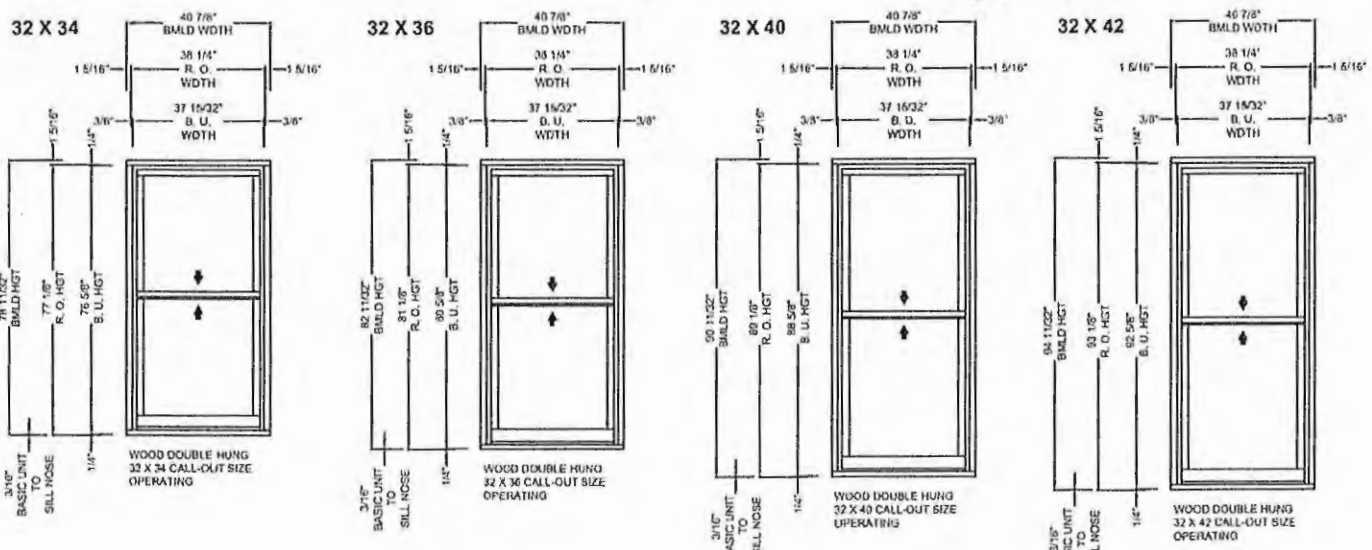
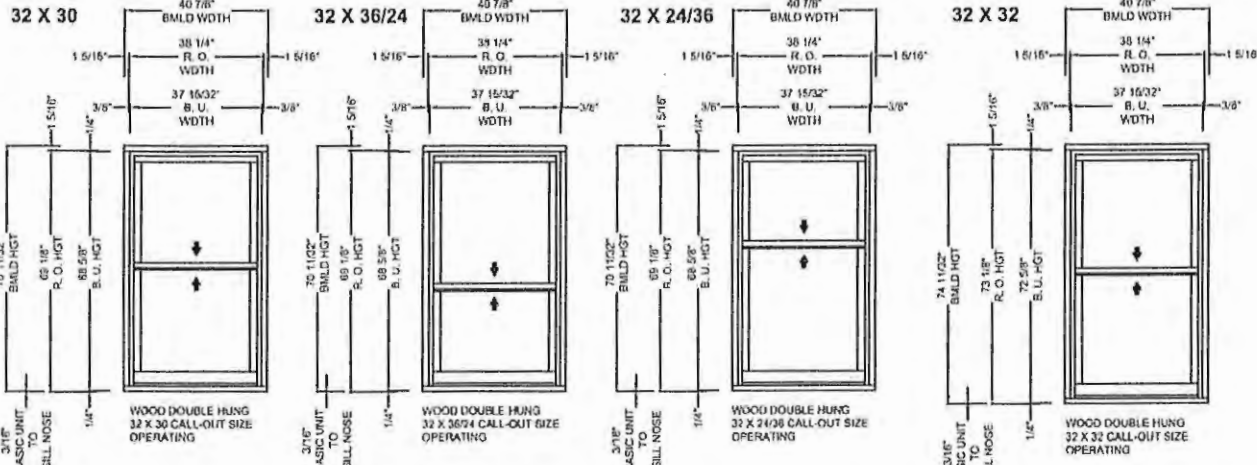
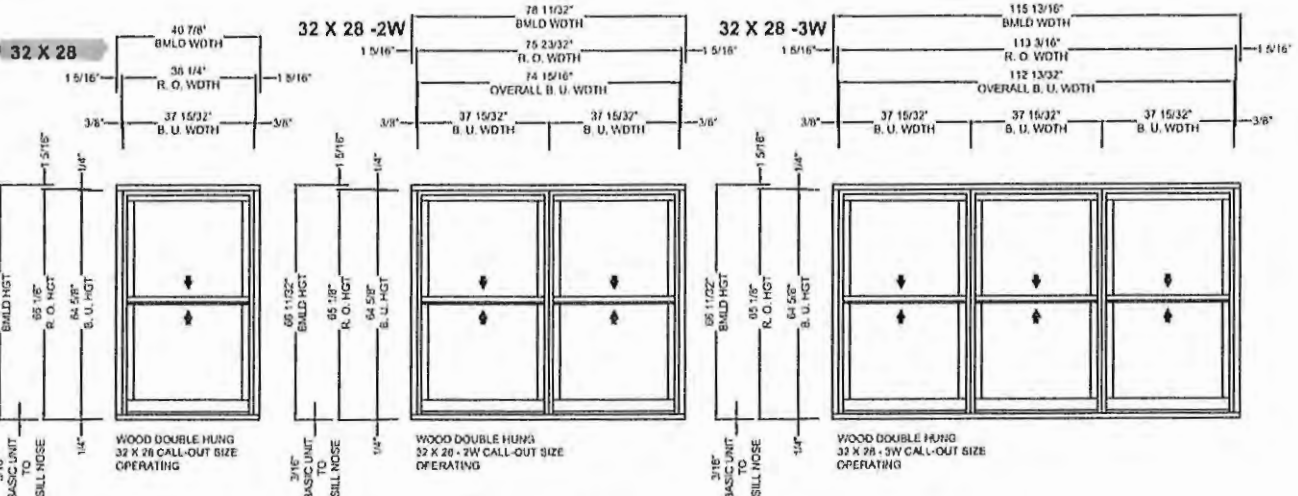


# All Wood Tilt Double Hung Windows

Available in 50/50,  
60/40 & 40/60 Splits

32" Glass Unit Widths;  
1, 2 & 3 Wide Units  
Scale: 1" = 1"  
Page 3 of 3

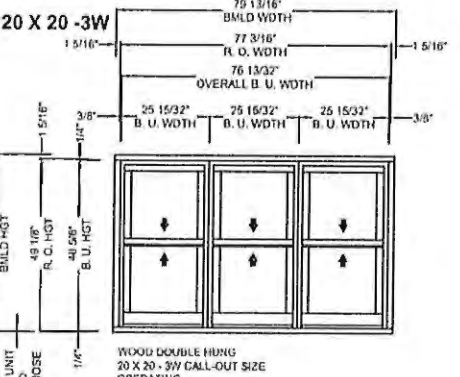
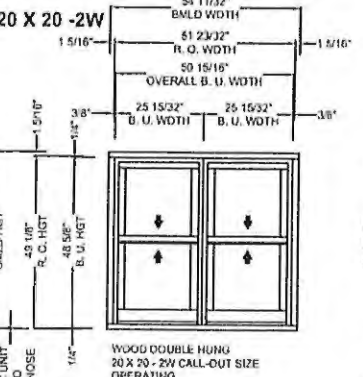
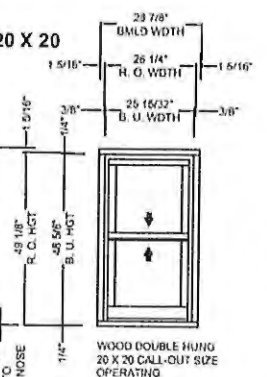
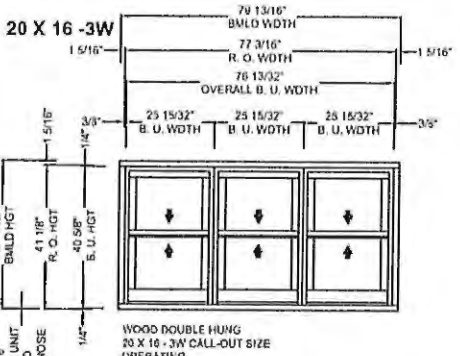
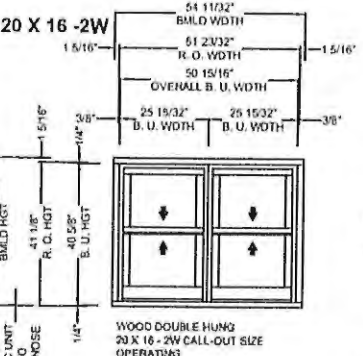
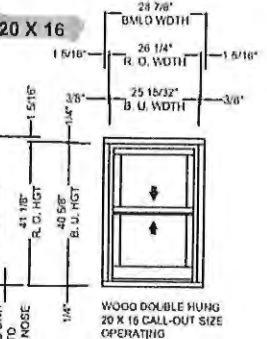
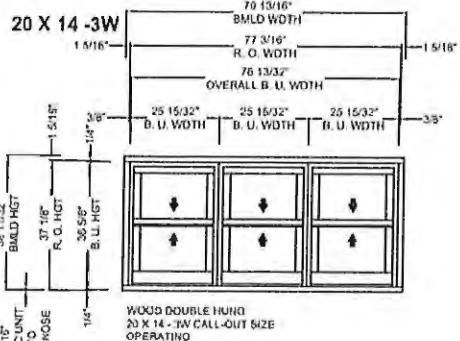
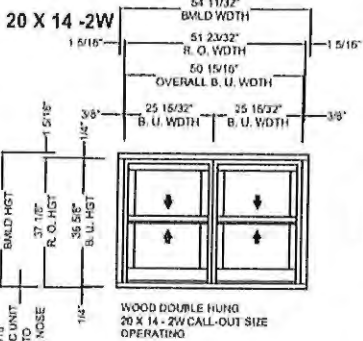
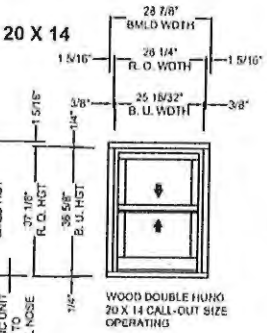
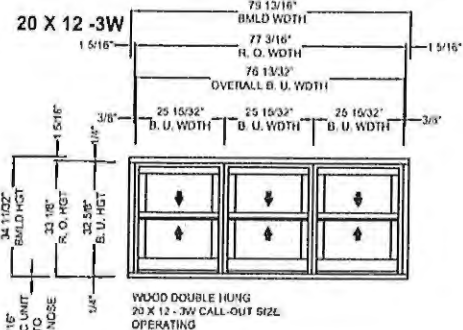
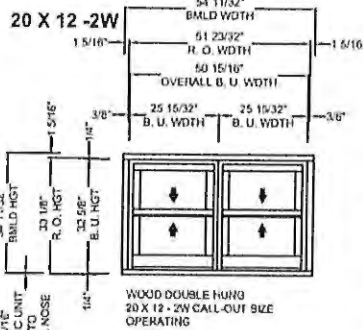
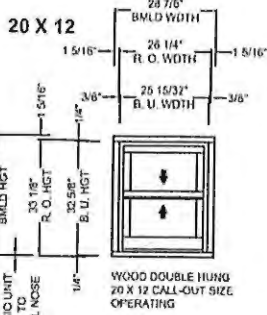
A





# All Wood Tilt Double Hung Windows

20" Glass Unit Widths;  
1, 2 & 3 Wide Units  
Scale: 1" = 1"  
Page 1 of 3







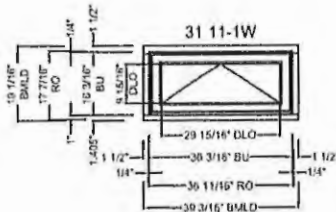
# All-Wood Awning Window Elevations

## 31" Glass Widths, 1 Wide Units

Printed to: 1/4" = 1"  
Drawn Full Scale

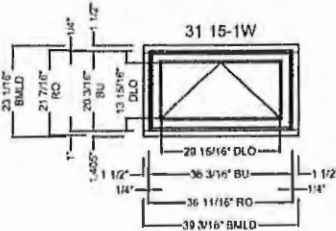
### Call Out / Glass 31 11-W

Basic Unit Frame Width 36.1875"  
Basic Unit Frame Height 16.1875"  
Rough Opening Width 36.6875"  
Rough Opening Height 17.4375"  
Sash Width 34.594"  
Sash Height 14.594"



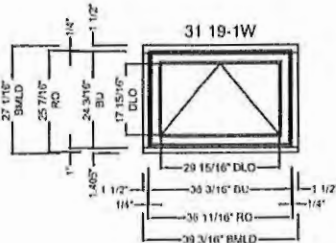
### Call Out / Glass 31 15-W

Basic Unit Frame Width 36.1875"  
Basic Unit Frame Height 20.1875"  
Rough Opening Width 36.6875"  
Rough Opening Height 21.4375"  
Sash Width 34.594"  
Sash Height 18.594"



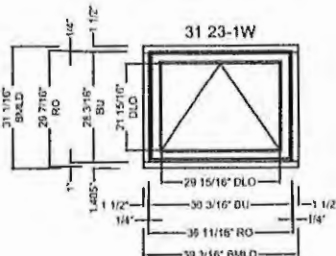
### Call Out / Glass 31 19-W

Basic Unit Frame Width 36.1875"  
Basic Unit Frame Height 24.1875"  
Rough Opening Width 36.6875"  
Rough Opening Height 25.4375"  
Sash Width 34.594"  
Sash Height 22.594"



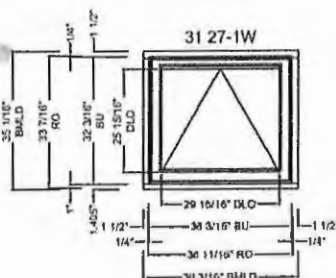
### Call Out / Glass 31 23-W

Basic Unit Frame Width 36.1875"  
Basic Unit Frame Height 28.1875"  
Rough Opening Width 36.6875"  
Rough Opening Height 29.4375"  
Sash Width 34.594"  
Sash Height 26.594"



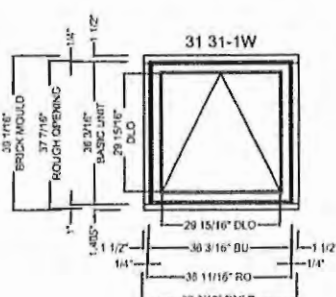
### Call Out / Glass 31 27-W

Basic Unit Frame Width 36.1875"  
Basic Unit Frame Height 32.1875"  
Rough Opening Width 36.6875"  
Rough Opening Height 33.4375"  
Sash Width 34.594"  
Sash Height 30.594"



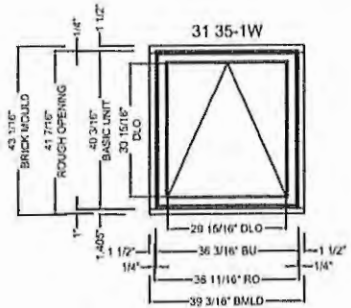
### Call Out / Glass 31 31-W

Basic Unit Frame Width 36.1875"  
Basic Unit Frame Height 36.1875"  
Rough Opening Width 36.6875"  
Rough Opening Height 37.4375"  
Sash Width 34.594"  
Sash Height 34.594"



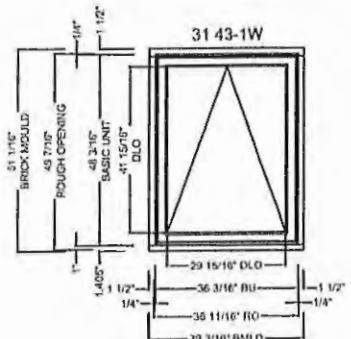
### Call Out / Glass 31 35-W

Basic Unit Frame Width 36.1875"  
Basic Unit Frame Height 40.1875"  
Rough Opening Width 36.6875"  
Rough Opening Height 41.4375"  
Sash Width 34.594"  
Sash Height 38.594"



### Call Out / Glass 31 43-W

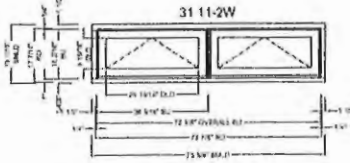
Basic Unit Frame Width 36.1875"  
Basic Unit Frame Height 48.1875"  
Rough Opening Width 36.6875"  
Rough Opening Height 49.4375"  
Sash Width 34.594"  
Sash Height 46.594"



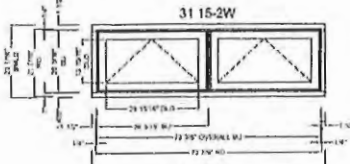
**Brick Mould to Basic Unit Size Conversion  
Formulas (Based on Standard 2" Brick Mould)**  
BASIC UNIT WIDTH + 3.00" = BRICK MOULD UNIT WIDTH  
BASIC UNIT HEIGHT + 2.905" = BRICK MOULD UNIT HEIGHT

**2-Wide 31" Glass Widths**

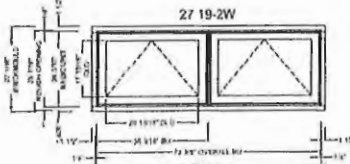
**Cell Out / Glass 31 11-2W**  
Basic Unit Frame Width 72.375"  
Basic Unit Frame Height 16.1875"  
Rough Opening Width 72.875"  
Rough Opening Height 17.4375"  
Sash Width 34.594"  
Sash Height 14.524"



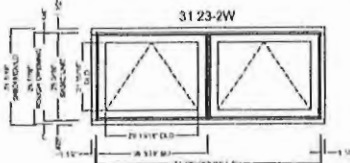
**Cell Out / Glass 31 15-2W**  
Basic Unit Frame Width 72.375"  
Basic Unit Frame Height 20.1875"  
Rough Opening Width 72.875"  
Rough Opening Height 21.4375"  
Sash Width 34.594"  
Sash Height 18.594"



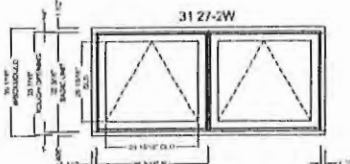
**Cell Out / Glass 31 19-2W**  
Basic Unit Frame Width 72.375"  
Basic Unit Frame Height 24.1875"  
Rough Opening Width 72.875"  
Rough Opening Height 25.4375"  
Sash Width 34.594"  
Sash Height 22.594"



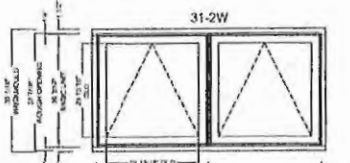
**Cell Out / Glass 31 23-2W**  
Basic Unit Frame Width 72.375"  
Basic Unit Frame Height 28.1875"  
Rough Opening Width 72.875"  
Rough Opening Height 29.4375"  
Sash Width 34.594"  
Sash Height 26.594"



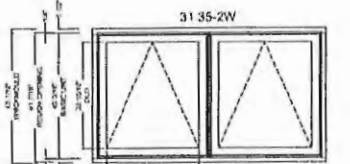
**Cell Out / Glass 31 27-2W**  
Basic Unit Frame Width 72.375"  
Basic Unit Frame Height 32.1875"  
Rough Opening Width 72.875"  
Rough Opening Height 33.4375"  
Sash Width 34.594"  
Sash Height 30.594"



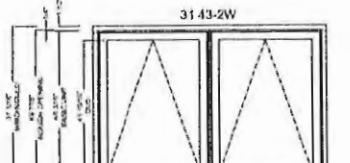
**Cell Out / Glass 31 31-2W**  
Basic Unit Frame Width 72.375"  
Basic Unit Frame Height 36.1875"  
Rough Opening Width 72.875"  
Rough Opening Height 37.4375"  
Sash Width 34.594"  
Sash Height 34.594"



**Cell Out / Glass 31 35-2W**  
Basic Unit Frame Width 72.375"  
Basic Unit Frame Height 40.1875"  
Rough Opening Width 72.875"  
Rough Opening Height 41.4375"  
Sash Width 34.594"  
Sash Height 38.594"



**Cell Out / Glass 31 43-2W**  
Basic Unit Frame Width 72.375"  
Basic Unit Frame Height 48.1875"  
Rough Opening Width 72.875"  
Rough Opening Height 49.4375"  
Sash Width 34.594"  
Sash Height 46.594"







**JELD-WEN**  
WINDOWS & DOORS

CUSTOM WOOD  
WOOD PATIO DOOR  
SLIDING PATIO DOOR

### WIDE STILE - 2 PANEL UNITS

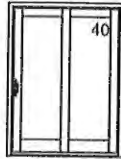
M.O. Brickmould  
M.O. Adams/Flat Casing  
**Rough Opening**  
Frame Size  
Daylight Opening

61 3/4" [1568]  
64 13/16" [1646]  
**59 3/8" [1507]**  
58 5/8" [1489]  
21 3/16" [538]

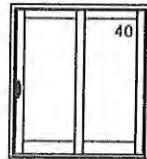
73 3/4" [1873]  
76 13/16" [1951]  
**71 3/8" [1812]**  
70 5/8" [1794]  
27 3/16" [691]

97 3/4" [2403]  
100 13/16" [2561]  
**95 3/8" [2423]**  
94 5/8" [2403]  
39 3/16" [985]

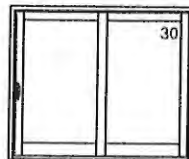
81 5/16" [2085]  
82 27/32" [2104]  
**80 1/4" [2038]**  
79 1/2" [2019]  
64 15/16" [1649]



WWGPDR5068

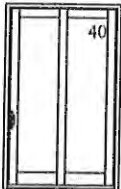


WWGPDR6068

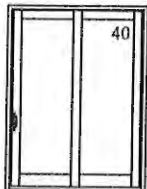


WWGPDR8068

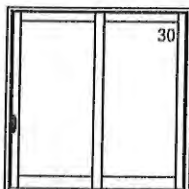
87 5/16" [2272]  
88 27/32" [2311]  
**96 1/4" [2445]**  
95 1/2" [2426]  
80 15/16" [2096]



WWGPDR5080



WWGPDR6080

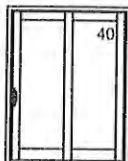


WWGPDR8080

65 3/4" [1670]  
68 13/16" [1748]  
**63 3/8" [1610]**  
62 5/8" [1591]  
23 3/16" [589]

77 3/4" [1975]  
80 13/16" [2053]  
**75 3/8" [1914]**  
74 5/8" [1895]  
29 3/16" [741]

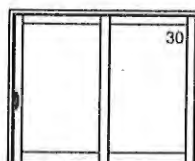
101 3/4" [2584]  
104 13/16" [2662]  
**99 3/8" [2524]**  
98 5/8" [2505]  
41 3/16" [1046]



WWGPD5068

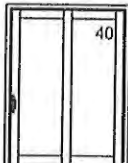


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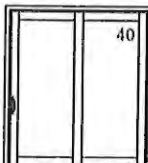


WWGPD8068

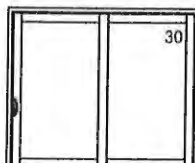
84 5/16" [2142]  
85 27/32" [2180]  
**83 1/4" [2115]**  
82 1/2" [2096]  
67 15/16" [1728]



WWGPD5070



WWGPD6070



WWGPD8070

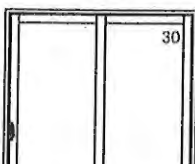
88 5/16" [2243]  
89 27/32" [2282]  
**87 1/4" [2216]**  
86 1/2" [2197]  
71 15/16" [1832]



WWGPD5080



WWGPD6080



WWGPD8080

M.O. = MASONRY OPENING  
VALUES IN BRACKETS [ ] ARE MILLIMETER CONVERSIONS



**JELD-WEN**  
WINDOWS & DOORS

CUSTOM WOOD  
WOOD PATIO DOOR  
INSWING PATIO DOOR

## 2-PANEL FRENCH DOOR UNITS

M.O. Drickmould  
M.O. Adams/Flat Casting  
**Rough Opening**  
Frame Size  
Daylight Opening

53 3/4" [1365]  
56 13/16" [1443]  
**51 3/8" [1305]**  
50 5/8" [1286]  
14 5/8" [371] (2)

84 5/16" [2142]  
85 27/32" [2180]  
**83 1/4" [2115]**  
82 1/2" [2096]  
88 11/16" [1745]

86 5/16" [2243]  
89 27/32" [2282]  
**87 1/4" [2216]**  
86 1/2" [2197]  
72 11/16" [1846]

100 5/16" [2548]  
101 27/32" [2587]  
**99 1/4" [2521]**  
98 1/2" [2502]  
84 11/16" [2151]

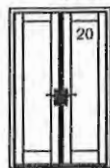
112 5/16" [2853]  
113 27/32" [2892]  
**111 1/4" [2826]**  
110 1/2" [2807]  
96 11/16" [2456]

65 3/4" [1670]  
68 13/16" [1748]  
**63 3/8" [1610]**  
62 5/8" [1591]  
20 5/8" [524] (2)

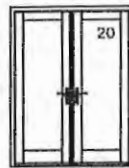
69 3/4" [1772]  
72 13/16" [1849]  
**67 3/8" [1711]**  
66 5/8" [1692]  
22 5/8" [575] (2)

77 3/4" [1975]  
80 13/16" [2053]  
**75 3/8" [1916]**  
74 5/8" [1895]  
28 5/8" [676] (2)

89 3/4" [2280]  
92 13/16" [2357]  
**87 3/8" [2219]**  
86 5/8" [2200]  
32 5/8" [820] (2)



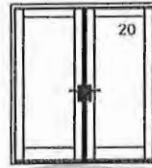
WIFRT4068



WIFRT5068



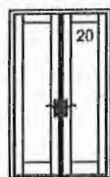
WIFRT5468



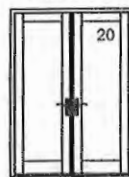
WIFRT6068



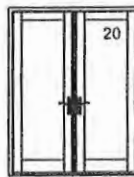
WIFRT7068



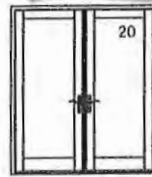
WIFRT4070



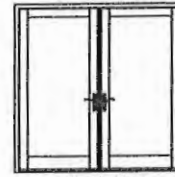
WIFRT5070



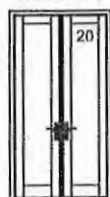
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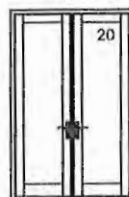
WIFRT6070



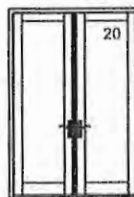
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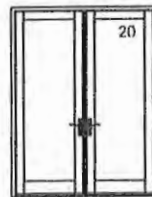
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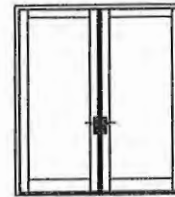
WIFRT5080



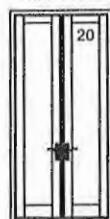
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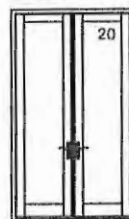
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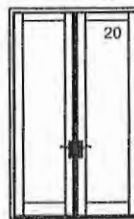
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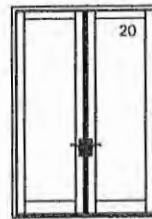
WIFRT4090



WIFRT5090



WIFRT5490



WIFRT6090

**ELEVATION SYMBOL LEGEND:**  
F PANEL IS AVAILABLE AS FIXED ONLY

# NUMBER INDICATES DESIGN PRESSURE (DP) RATING WITH STANDARD GLAZING.

M.O. = MASONRY OPENING  
VALUES IN [ ] ARE MILLIMETER CONVERSIONS  
VALUES IN ( ) ARE NUMBER OF DAYLIGHT OPENINGS PER UNIT





**JELD-WEN**  
WINDOWS & DOORS

CUSTOM WOOD  
WOOD PATIO DOOR  
OUTSWING PATIO DOOR

## 2-PANEL FRENCH DOOR UNITS

M.O. Brickmould  
M.O. Adams/Flat Casing  
**Rough Opening**  
Frame Size  
Daylight Opening

54 3/8" [1381]  
57 7/16" [1459]  
**51 3/8" [1304]**  
50 5/8" [1286]  
14 5/8" [371] (2)

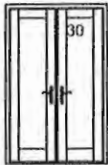
66 3/8" [1686]  
69 7/16" [1764]  
**63 3/8" [1610]**  
62 5/8" [1591]  
20 5/8" [524] (2)

70 3/8" [1788]  
73 7/16" [1865]  
**67 3/8" [1711]**  
66 5/8" [1692]  
22 5/8" [575] (2)

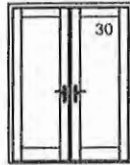
78 3/8" [1991]  
81 7/16" [2069]  
**75 3/8" [1914]**  
74 5/8" [1895]  
26 5/8" [676] (2)

80 3/8" [2059]  
83 7/16" [2137]  
**87 3/8" [2219]**  
86 5/8" [2200]  
32 5/8" [829] (2)

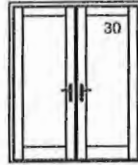
83 15/16" [2132]  
85 15/32" [2171]  
**82 9/16" [2097]**  
81 13/16" [2078]  
58 11/16" [1745]



WOFRT4068



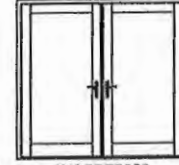
WOFRT5068



WOFRT5468



WOFRT6068

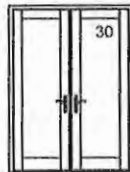


WOFRT7068

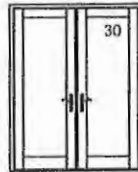
87 15/16" [2234]  
89 15/32" [2273]  
**86 9/16" [2199]**  
85 13/16" [2180]  
72 11/16" [1846]



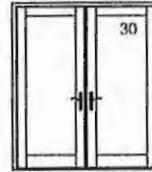
WOFRT4070



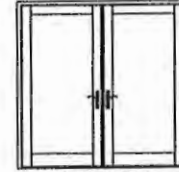
WOFRT5070



WOFRT5470



WOFRT6070

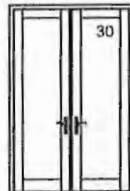


WOFRT7070

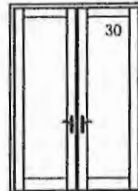
95 15/16" [2538]  
101 15/32" [2577]  
**98 9/16" [2497]**  
97 13/16" [2484]  
85 3/4" [2178]



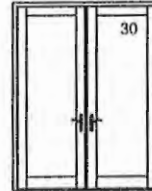
WOFRT4080



WOFRT5080



WOFRT5480



WOFRT6080



WOFRT7080

111 15/16" [2843]  
113 15/32" [2882]  
**110 9/16" [2808]**  
109 13/16" [2789]  
96 11/16" [2458]



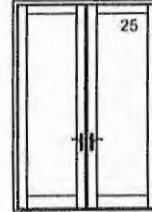
WOFRT4090



WOFRT5090



WOFRT5490



WOFRT6090

### ELEVATION SYMBOL LEGEND:



PANEL IS AVAILABLE AS FIXED ONLY



NUMBER INDICATES DESIGN PRESSURE (DP) RATING WITH STANDARD GLAZING.

M.O. = MASONRY OPENING

VALUES IN [ ] ARE MILLIMETER CONVERSIONS

VALUES IN ( ) ARE NUMBER OF DAYLIGHT OPENINGS PER UNIT

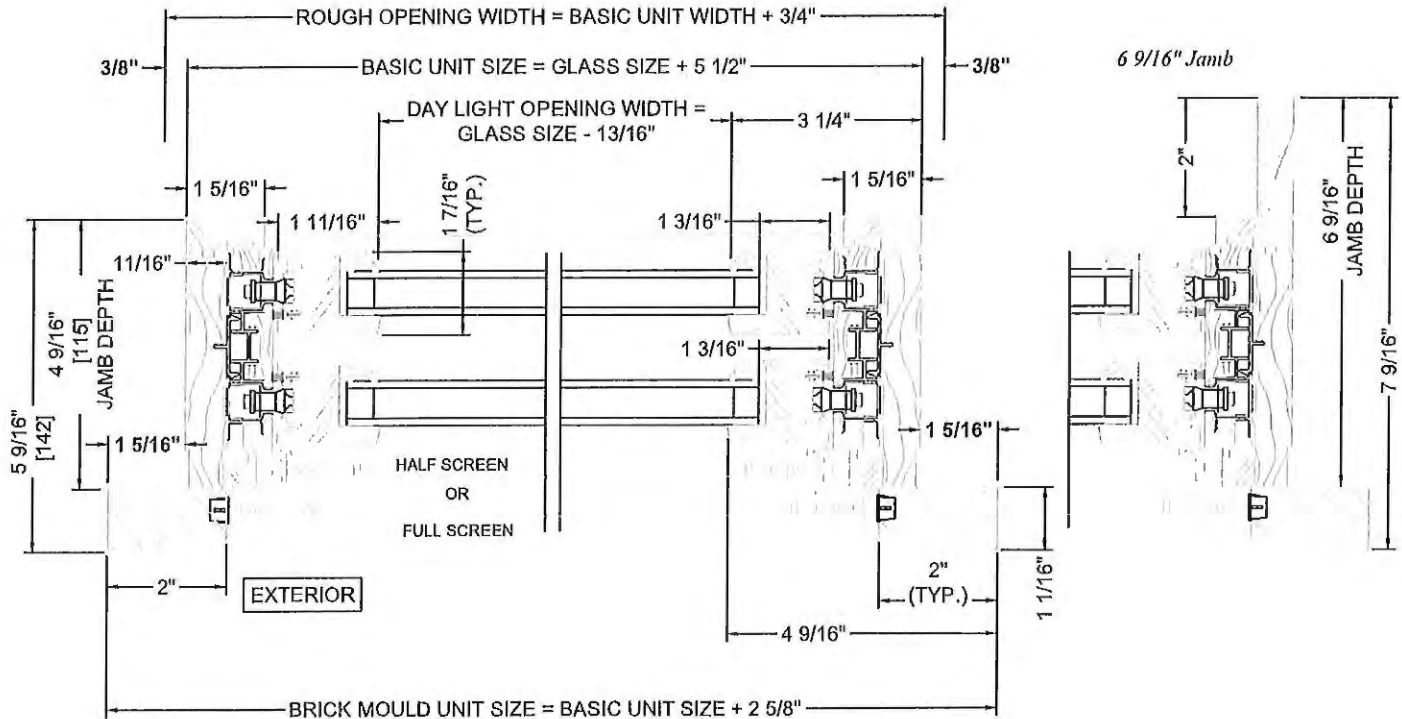






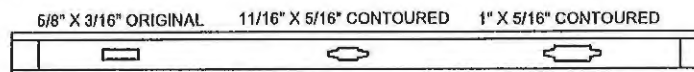
# All-Wood Tilt Double Hung Windows

Jamb Details  
Page 2 of 8  
Drawn to Full Scale  
Printed Scale 4" = 1"

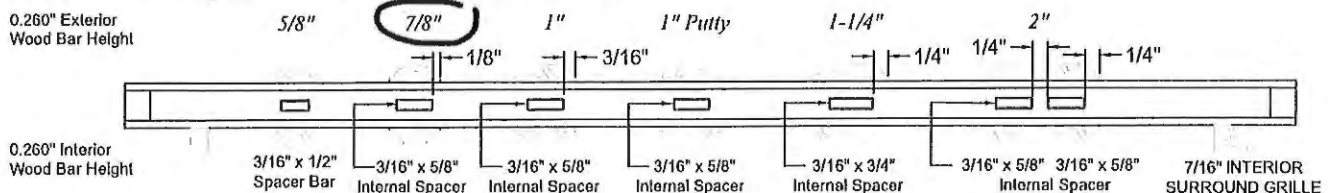


## GLAZING OPTIONS

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



## HDL, Surround and KD Grille Bar Chart

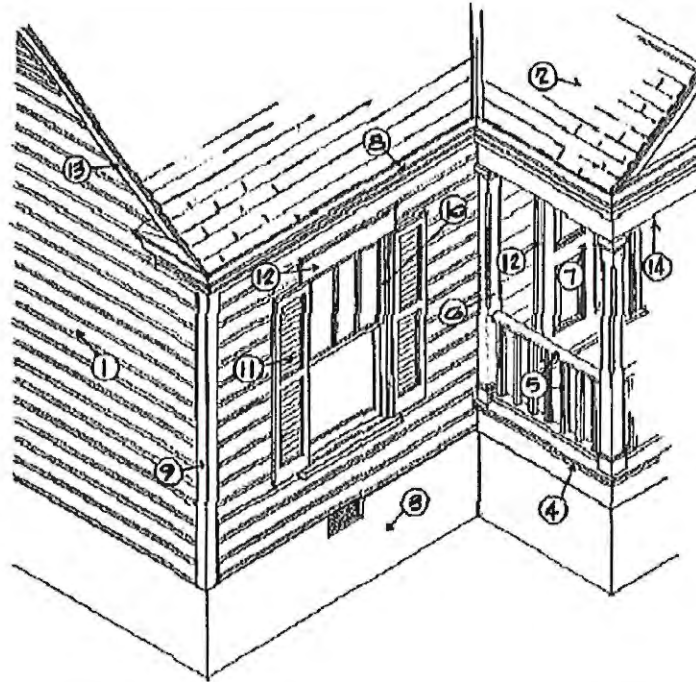


PLEASE NOTE: STANDARD INTERNAL SPACER COLOR IS MILL FINISH

## **IX. Paint Schedule**



# Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



Applicant John & Carlen Gelfond

Address 917 W South Street

Paint Manufacturer (Please submit color chips with this schedule) Sherwin Williams / Valspar

## Color Schedule

1	Body of House	Valspar "Royal Navy" 4011-4
2	Roofing	to match existing
3	Foundation	Sherwin Williams "Roycroft Pewter" SW2848
4	Porch Floor	Valspar "Ultra White" 7006-24
5	Railing	Valspar "Ultra White" 7006-24
6	Columns	N/A
7	Entrance Door	Valspar "Ultra White" 7006-24
8	Cornice	Valspar "Ultra White" 7006-24
9	Corner Boards	Valspar "Ultra White" 7006-24
10	Window Sash	Valspar "Ultra White" 7006-24
11	Shutter	N/A
12	Door & Window Trim	Valspar "Ultra White" 7006-24
13	Rake	Valspar "Ultra White" 7006-24
14	Porch Ceiling	N/A
15	Other	

