

City of Raleigh



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021-17-CA

602 E LANE STREET

OAKWOOD HISTORIC DISTRICT (HOD-G)

0 25 50 100
Feet



Nature of Project: Remove
enclosed rear porch; construct
new 2-story rear addition;
install front stair rail; remove
side porch; change side door
to window; remove 3 trees.

APPLICANT:
LEON & LAURA MALAHIAS

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 # 502684
 File # 021-17-CA
 Fee \$147
 Amount Paid \$147
 Received Date 2/6/17
 Received By McKay

Property Street Address **602 E Lane St**

Historic District **Historic Oakwood**

Historic Property/Landmark name (if applicable)

Owner's Name **Leon + Laura Malahias**

Lot size **.12 acres**

(width in feet) **48'**

(depth in feet) **105'**

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
223 Elm St	221 Elm St
229 Elm St	227 Elm St
601 E Lane St	226 Elm St
610 E Lane St	605 E Lane St
225 Elm St	525 E Lane St
218 Elm St	
603 E Lane St	
606 E Lane St	

Men

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 Leon + Laura Malahias

Mailing Address 602 E Lane St

City Raleigh

State NC

Zip Code 27601

Date 2/1/2017

Daytime Phone 919-889-8389

Email Address lgura.jost@gmail.com

Applicant Signature

Laura Malahias

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

2, 58, 75, 85,
29, 57

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)
4.2/55	Additions to Historic Bldgs	The addition will be constructed on the rear of the house. The addition will be placed where an enclosed porch sits currently and has been designed to be as tight as possible and still gain the much needed space for the home owners. This allows for the addition to not significantly change the proportion of built mass to open space. Neighboring houses have also added additions to the rear of their houses.
2.2/11	Archaeology: Guidelines	
2.3/13	Site and Setting	
3.7/39	Windows + Doors	
3.8/43	Entrances + Porches	
		A tree protection plan and an arborist's statement has been submitted with the application. The home owners are requesting the removal of 3 trees due to their location and current conditions.
		New windows will be wood and clear panes of glass without grilles to match existing. All siding and trim to be artisan hardie and reflect historic dimensions of a 1912 house in Oakwood. The house is currently covered in vinyl. New door to be wood, 3/4 lite no grilles.
		Home owners would like to add a wrought iron handrail down the middle of the front stairs for safety reasons. This will be thin and simple and functional.

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 <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"/>				

602 E Lane St Addition

The owners of 602 E Lane St would like to expand their neoclassical revival four square house on Lane St to include a mudroom, rear entry covered porch (which harkens back to the existing rear entry porch) and a master suite (with a much needed second bathroom) along with a laundry room on the second floor. The addition is located on the rear of the historic house and takes design and architectural forms from the existing historic house. The existing enclosed porch will be removed, due to the poor condition of the foundation and the proximity of the finish floor to the back yard grade. The addition will push out approximately 3' further than the current enclosed porch. The addition will be wider but will inset 12" from both corners of the original house.

This house was built at the same time as 606 E Lane St and 610 E lane St. 602 E Lane St was re-clad in vinyl siding and trim, 606 E Lane St was re-clad in asbestos shingles and 610 E Lane St we think has their original siding and trim still intact so we have used this house as a basis of our assumptions of the original siding and trim sizes as well as the prevalent characteristics of these items throughout Oakwood.

The home owners in the future hope to remove the vinyl siding on the historic house and in anticipation of that we are proposing that the addition will have smooth faced Artisan Hardie siding with a 4.5" exposure. All new trim will match the historic trim that would be found on this house before it was clad in vinyl. Corner boards will be 5" wide with an eased edge, 1.75" wood sills, and 1" wood cap over the window and door trim. Windows will be wood, Jeldwen Sitrine EX wood windows, one over one double-hungs and single full lite casements. The new windows will resemble in style and dimension the historic windows of the existing house (several of which have been replaced over time by previous owners). A brick foundation will be used for the addition to match the historic house. When the vinyl is removed off the rear portion of the house during construction of the addition, we will have a better understanding of what is still under the vinyl and in what condition it is. We may adjust the dimensions of the exterior materials in order to match what we find and resubmit these to the RHDC staff for approval.

The new roof for the addition will be a hip roof similar in form to the existing roof. The roofing material will be architectural asphalt shingles that will blend in color and tie in with the existing slate roof. Fascias, closed soffits and eaves will match existing. Overhangs are app. 20" for the existing main body of the house. The front porch and dormer overhangs appear to be app 12". The addition overhangs will be 12" to set the addition a part from the historic structure.

The rear entry door will be a wood $\frac{3}{4}$ lite door painted to match the front door. We are proposing to remove the side entry door and side porch that were added after the character defining period of Oakwood when the house was used as a duplex. The side door will be replaced with a window.

Separate from the addition but in this application, the home owners would like to request the removal of three trees from the back yard. Two are up against the fence and flank the driveway. The two trees appear to be in a compromised state, the tree closest to the house has a split trunk and the one closest to the rear property line has lost a significant amount of branches and has tried to re-orient itself for more light. These are marked for removal on the tree protection plan as well as the large black walnut tree in the center of the back yard. The home owners eventually would like to put a small one car garage in the rear yard and create a more landscaped rear yard. The location of the tree makes this difficult. See attached arborist's report for more information. There appears to be a brick retaining wall buried right at the edge of the tree trunk facing the house which the tree has adapted to by developing the majority of its root structure to the rear portion of the yard.

Home owners would also like to add a thin wrought iron handrail to run down the middle of the front steps for safety reasons. This can be added in a less obtrusive way to protect the integrity of the historic steps.

1704906261
MALAHIAS, LEON MALAHIAS, LAURA
602 E LANE ST
RALEIGH NC 27601-1146

1704904482
IVERSON, MARY KIRBY IVERSON, TERRY
ROBERT
1907 OLD RED MOUNTAIN RD
ROUGEMONT NC 27572-9488

1704905005
THE NORTHERN TRUST COMPANY
TRUSTEE THE HIGHLINE TR...
221 ELM ST
RALEIGH NC 27601-1133

1704905100
WARD, HENRY C
223 ELM ST
RALEIGH NC 27601-1133

1704905115
NUNNERY, JOSEPH R BLACK, DARCIA M
225 ELM ST
RALEIGH NC 27601-1133

1704905211
LEDO, MICHELE KRABILL, LAURA
227 ELM ST
RALEIGH NC 27601-1133

1704905226
OCONNOR, DANIEL
229 ELM ST
RALEIGH NC 27601-1133

1704905451
BRONSTEIN, RICHARD S BRONSTEIN,
JUANITA R
3025 WALBERT AVE
ALLENTOWN PA 18104-2305

1704906185
NEWSOM, ALFRED D NEWSOM, SUZANA
SILVA
226 ELM ST
RALEIGH NC 27601-1134

1704906379
BROWN, MATTHEW M
601 E LANE ST
RALEIGH NC 27601-1145

1704907100
CALLAHAN, RICHARD G CALLAHAN,
CYNTHIA MOORE
218 ELM ST
RALEIGH NC 27601-1134

1704907212
BISHOP, ASA ORIN III BISHOP, HEATHER
VICKERY
606 E LANE ST
RALEIGH NC 27601-1146

1704907252
FRANKLIN, JOSHUA B FRANKLIN, ANN
MARIE
610 E LANE ST
RALEIGH NC 27601-1146

1704907329
PETRO, JOHN FRANCIS PETRO, ANN
ELIZABETH
603 E LANE ST
RALEIGH NC 27601-1145

1704907369
SIGMON, MARK R SIGMON, ALLISON B
605 E LANE ST
RALEIGH NC 27601-1145

1935 RCD: Lawrence J. Smith
 1940 RCD: Willard Y. Currin
 1948 RCD: Ernest A. Green, employee State Commission for the Blind, wife Olivia
 1948 thru 51 RCD: Ernest Green, Green's Baby Shop
 1950 Sanborn: same as 1914 but composition roof, rear extended slightly [actually a lattice porch]
 1957 RCD: Ernest A. Green
 1963 RCD: Ernest A. Green
 1968 RCD: Olivia S. Green
 1973 RCD: Olivia Green
 2012 wakegov: similar to 1950 but back porch enclosed

=WA6859 602 E. Lane St. Edwards-Hinge House c.1912 This Neoclassical Revival frame foursquare and the two similar houses at 606 and 610 E. Lane were built for Cornelius Bryant Edwards, one of the founders of Edwards & Broughton Printers, vice-president of Mechanics Savings Bank, and a minor developer. It has long been believed that Edwards bought these houses as kits from the Sears catalog for \$650 each, but this cannot be verified. The first residents of this house were Goodman and Ida Lazarus; he was co-proprietor of Kline and Lazarus department store on Wilmington St.; he bought the house at 525 E. Lane in 1914. This house has a hipped roof sheathed in the original slate shingles with terne metal flashings and finials. There is a hipped-roof dormer in the front, with a double window with lozenge panes in the upper sashes. The front porch has a hipped roof supported by three square-section columns with a square-section balustrade. The partially glazed front door is set in a recess, and has a transom. Most windows are one-over-one. There are stone-capped brick knee walls astride the front steps. There is a back porch, most of which was enclosed after 1950. In c.1946 the house was divided into two apartments. A door to the upper apartment was added on the right side of the house, with a small porch. The upper apartment was numbered 228 Elm St. In c.1980, the house was sided with vinyl. It was returned to a single dwelling in 1993 by Graham and Margaret Poor. The interior was thoroughly restored in 2004-08 by Joe and Jodi Hinge. However, the side door and porch remain.

112:483 these 3 houses are lots 70 & 71 on Heck plat map, but those lots were only 102' along Lane St.

214:534 George C. & Eugene Heck to T. B. Wilkinson Apr 21, 1897 southern half of what is now 602 & 606 E. Lane, but only 102' deep

220:259 Thomas B. & Katie Wilkinson to Robert N. Simms Sep 18, 1907 \$500 223 & 225 Elm & southern half of what is now 602, 606, 610 Elm, 132' deep

220:260 John W. Cheek to R. N. Simms Sep 21, 1907 \$250 northern half of what is now 602, 606, 610, 132' deep

231:400 R. N. Simms to Evelyn Moseley Sep 21, 1908 "second parcel" is lot 70 of Heck plat map – northern half of what are now 602, 606, 610 – 52' on Elm, 132' on Lane; "third parcel" is lot 71 – southern half of those lots – 52' on Elm, 132' on Lane

259:579 T. B. & Evelyn Moseley to C. B. Edwards Feb 6, 1912 All three lots 132' on Lane x 105' on Elm, plus "all their right, title & interest in the 20' alleyway which bounds the above lots on the east."

547:186 C. B. Edwards to Nora D. Wood 1928 just this lot, 48' wide

556:555 Nora & Eugene Wood to Lottie Lewis, trustee 1928

795:79 Lottie Lewis, trustee, to Wake County 1938

894:595 Wake County to Milton Pegram 1943

898:691 Milton Pegram to W. H. Finch 1944

942:389 W. H. Finch to Alredges & Meachums

998:491 Alredges & Meachums to Ruth Stallings Howard 1948

2497:339 Ruth Stallings Howard to Miriam & Norman Neer 1977

3474:670 Neers to Moores 1985

3899:643 Moores to John Connors 1986 [He was City Naturalist who led establishment of Durant Nature Park and Horseshoe Farm.]

5853:009 John Connors to Graham & Margaret Poor Oct 29, 1993

10920:992 Poors to Joe & Jodi Hinge Jul 14, 2004 \$246K

1911-12 RCD: No listing

1913-14 RCD: Goodman Lazarus, propr Kline & Lazarus Department Store

1914 Sanborn: rectangular footprint, small back porch, slate roof

1915-16 RCD: Joseph S. Wiggs, building contractor

1922-23 RCD: Joseph S. Wiggs
 1924 RCD: Joseph S. Wiggs & Arthur Polier
 1925 RCD: Arthur Polier, salesman at Kline & Lazarus
 1930 RCD: John G. Nichols, Perry J. Benton
 1935 RCD: Burt L. Hall
 1940 RCD: J. Herman Jordan
 1948 RCD: Daniel H. Johnson. (Carl D. Watson at "228 Elm," which must have been the side door to this house. Duplex 224-226 not yet built.)
 1950 Sanborn: same as 1914
 1957 RCD: Edna Howard at 602; 228 Elm is vacant
 1961 RCD: Edna Howard
 1963: 228 Elm is vacant
 1968 RCD: Willie Barbera
 1973 RCD: Jerry Taylor
 1976 RCD: vacant
 1979 RCD: vacant
 2012 wakegov: similar to 1950, part of back porch enclosed into shed, little porch on front part of right side

=WA6860 **603 E. Lane St. John Herbert Buffaloe House c.1910** This Queen Anne frame cottage was built for John Herbert Buffaloe and his wife Rosa. He was co-proprietor of Rudy & Buffaloe Grocery on Hargett St. She was the daughter of Italian immigrants. They had three daughters and a son. The family lived here until they built the house at 605 E. Lane in 1923. From 1933 to 1940 this was the home of Rabbi Israel Rubenstein and his family. The house has a steeply-pitched hipped roof which was originally sheathed in wooden shingles. There is a hipped-roofed dormer in the front with a window with small square panes surrounding a central pane. There is a shallow gabled projection on the leftward part of the front, and there are gabled projections on the right side of the house, and the rear. The gables are pedimented and have lunette attic windows. The front porch wraps around the right side of the house to meet the projection. It has a hipped roof supported by seven turned posts with brackets and a particularly fine turned balustrade. The front door has a window with elaborate etching with the house number. The door also has a transom. Most windows are one-over-one. There is a small back porch. There is a full partially-finished basement. The house was initially restored by Barbara Wishy in 1978-79. It was fully restored by Jack and Ann Petro in 1979-89. The attic was finished into rooms in 1989.

Plaque application: John Herbert Buffaloe House c.1910 Margie Rose Buffaloe Hathaway, daughter of John H. Buffaloe, was born in the new house on Nov 9, 1911.

112:483 May 27, 1891 Lot 69 is on corner of Lane & Elm, fronting Elm. Lot 68 is just to the north of 69. This is eastern half of those two lots

142:277 Mattie A. Heck to Alonzo R. Love Oct 1, 1897 \$150 lot 69. (But it erroneously says it starts at southeast corner of Lane & Elm)

142:278 Geo. C. Heck to Alonzo R. Love Oct 1, 1897 \$100, lot 68

248:134 A. R. & w Harry Love to John H. Buffalo Feb 19, 1910 \$500 this lot

John Herbert Buffaloe died 1934. His widow Rosa Buffaloe died 1945

953:217 Paul Buffaloe, exctr will of John Herbert Buffaloe, other Buffaloes to Pauline Buffaloe Poole Sep 24, 1946 \$5500

2615:297 Paul & Pauline Buffalo Poole to Bernard & Barbara Wishy May 1, 1978 \$15K

2734:187 Wishys to Cantrals May 1979 \$48K

3326:722 Cantrals to John & Ann Petro Jul 31, 1984 \$28K

1909-10 RCD: No listing

1911-12 RCD: John H. Buffaloe, grocer at Rudy & Buffaloe, which is on Hargett St.

1914 Sanborn: main section, small back porch partly under main roof, wooden shingle roof

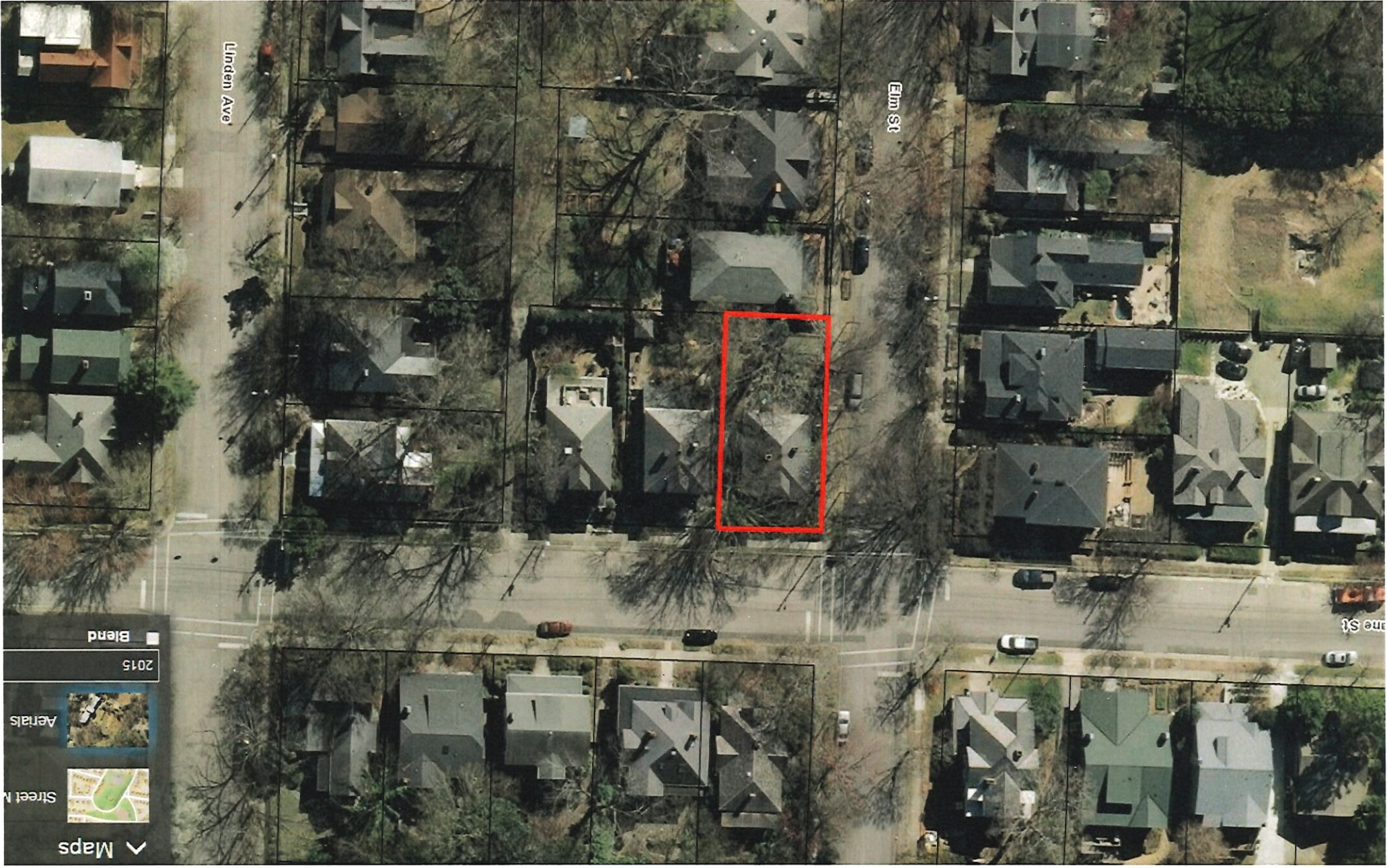
c.1915 photo owned by Petros shows this house, with details similar to 2014. Wooden shingle roof with tin ridge caps. Medium body color, light trim, dark shutters, black window sashes.

1920 census: J. H. & Rosa Buffaloe, ages 39 & 38, she is daughter of Italian immigrants. He is grocer. Children Martha, Pauline, Margie Rose, nephew Frank Hodge

1922-23 RCD: J. H. Buffalo

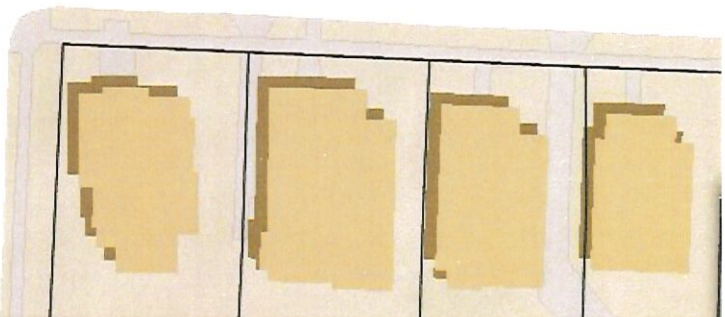
1925 RCD: C. F. Lewis

1930 RCD: F. Bruce Martin

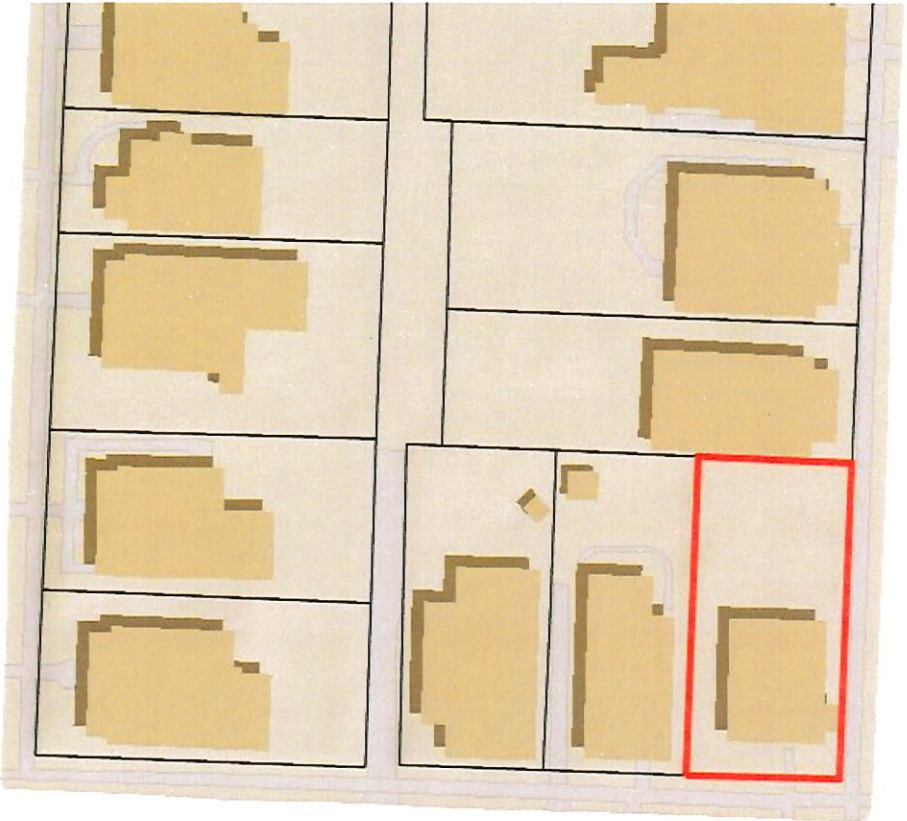




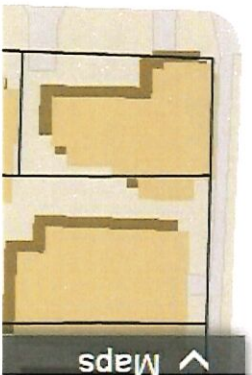
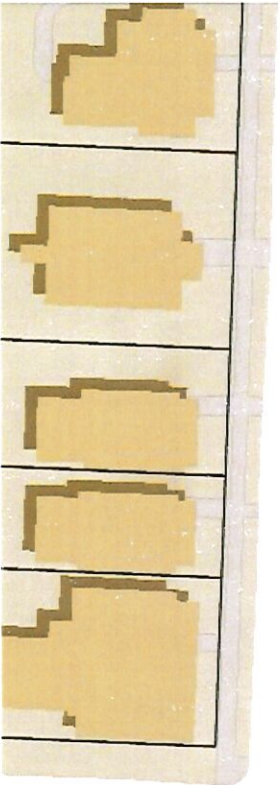
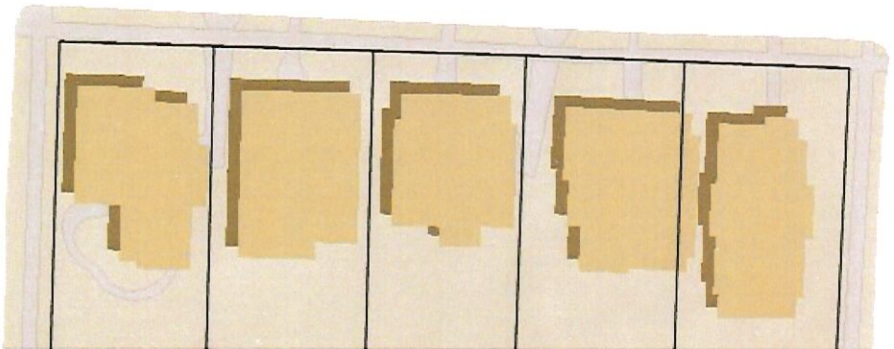
Elm St



ane St



Linden Ave



Maps

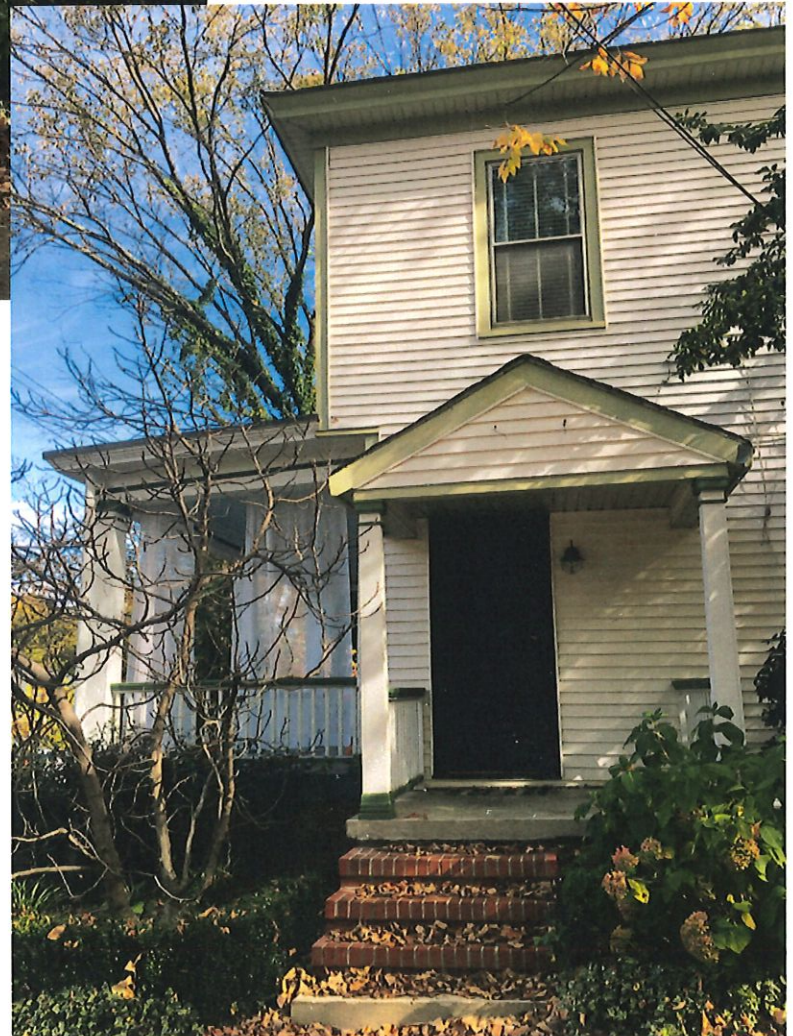
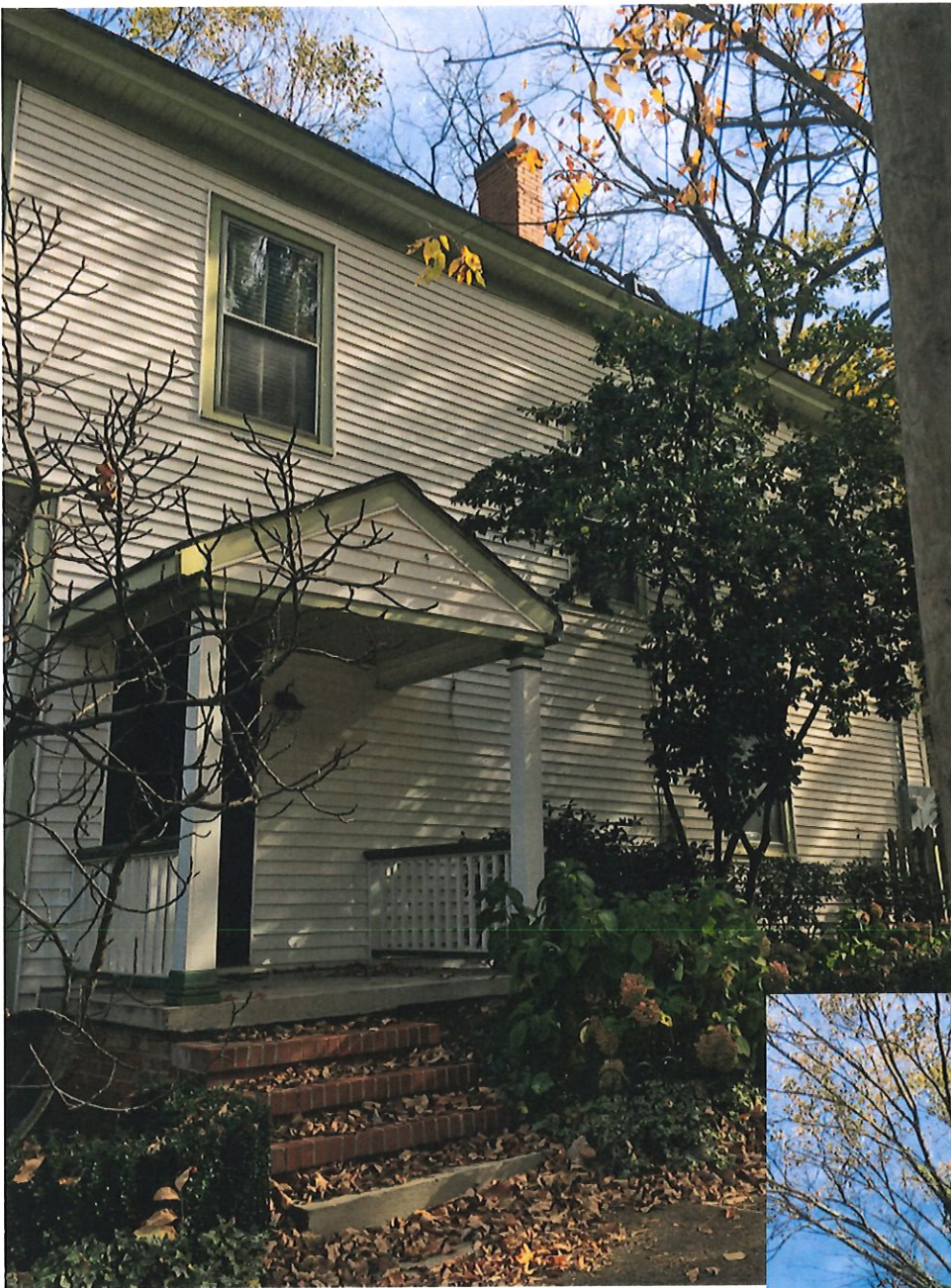
602
E Lane St



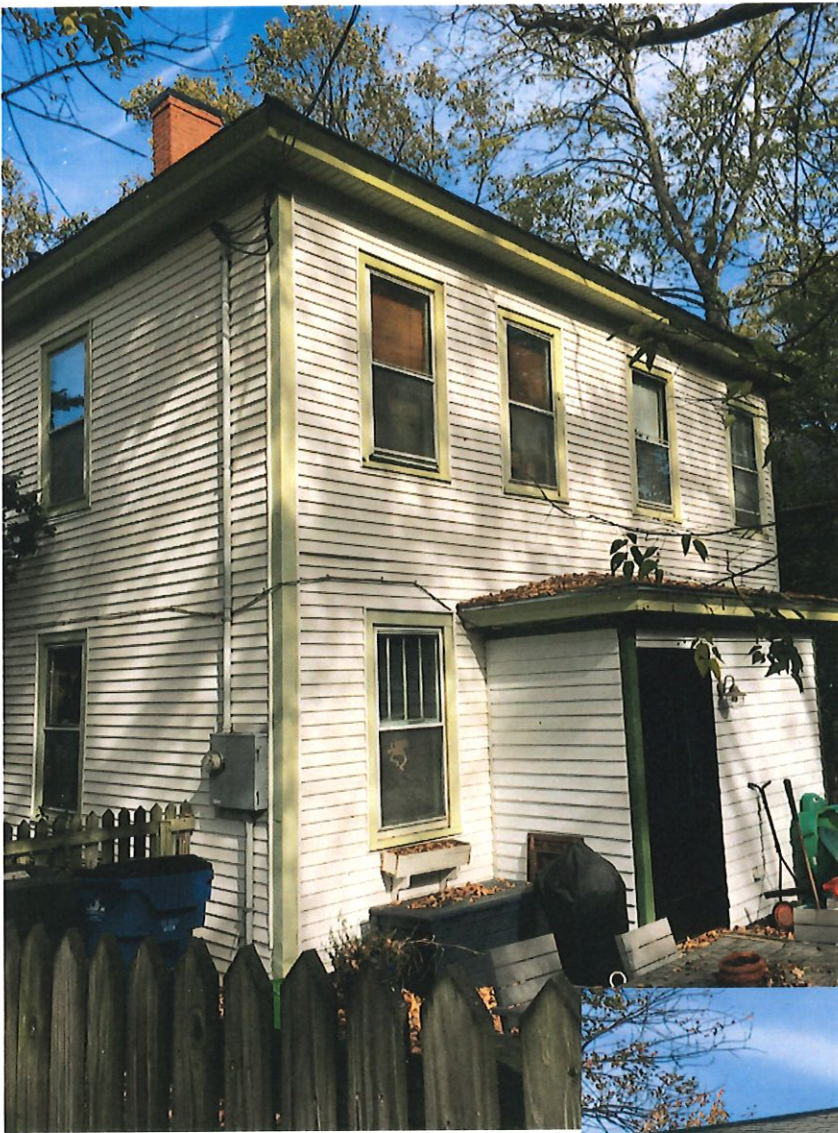
602
E Lane St



602
E Lane St



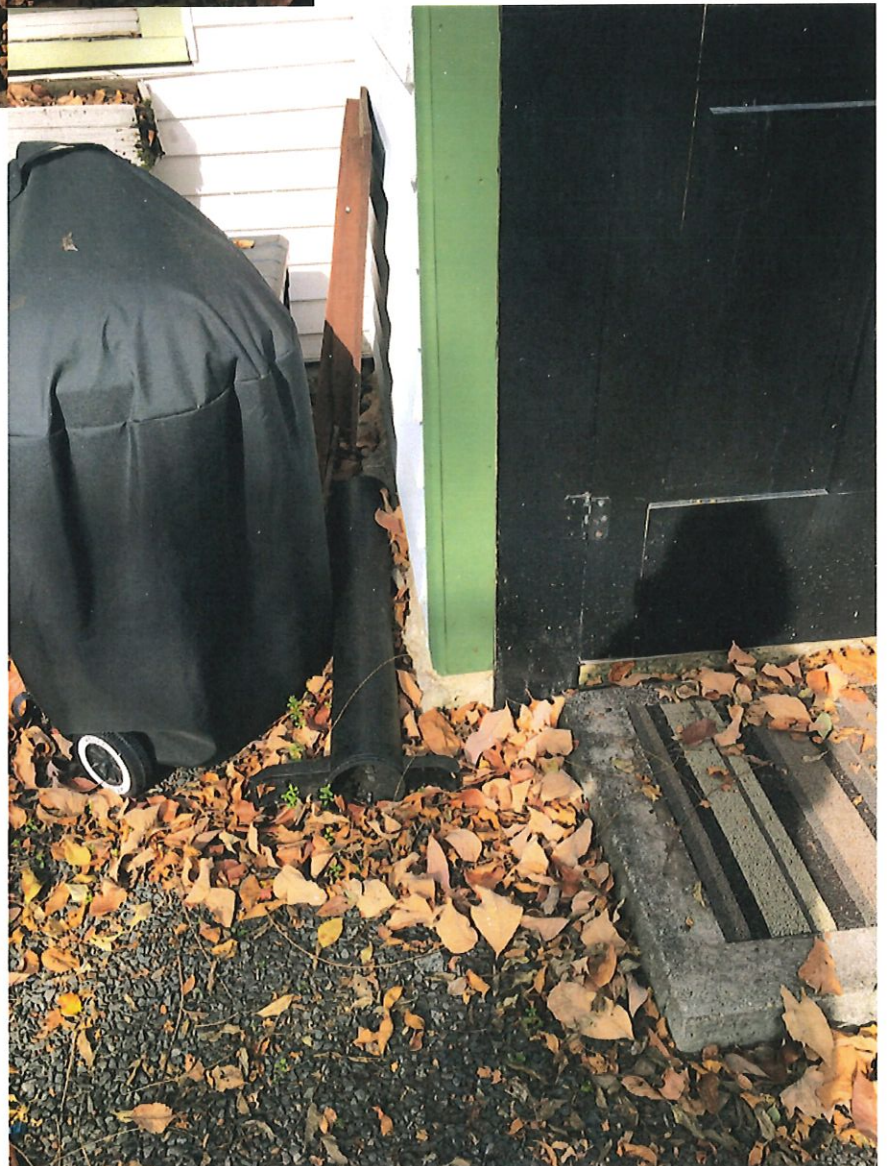
602
E Lane St





602
E Lane St

Vinyl siding close up and
close up of the foundation
under the existing enclosed
porch at rear of house



602
E Lane St

Rear neighboring house
and the black walnut tree





602
E Lane St

Side neighboring house
and the black walnut tree
with brick showing at root
system



602

E Lane St

Trees flanking driveway that are
being requested for removal

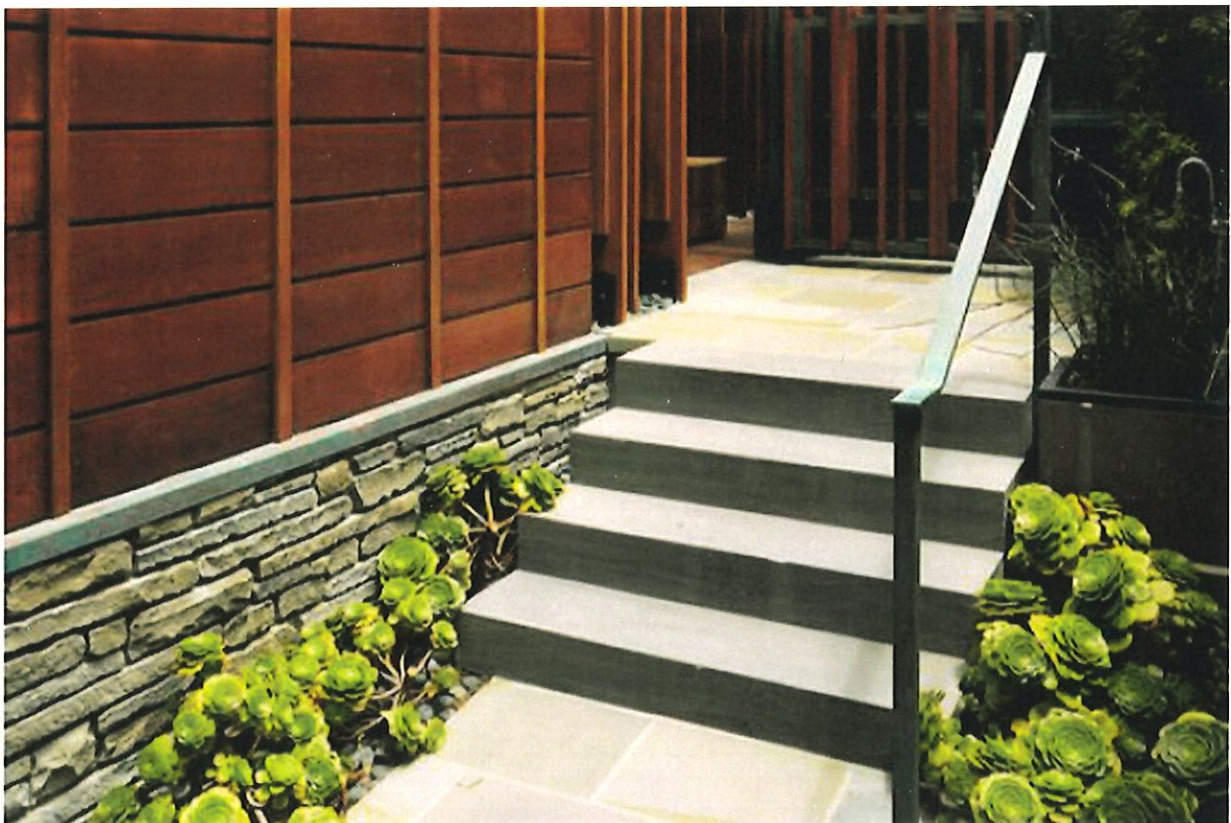


602

E Lane St

Wrought iron rail to be
similar to the metal rail
shown here

added for safety reasons



From: Kelly Godwin <kelly.godwin@leaflimb.com>

Date: Mon, Jan 23, 2017 at 11:34 AM

Subject: Walnut tree

To: Laura Malahias <laurajost@gmail.com>

Cc: Joseph Joyner <joe.joyner@leaflimb.com>

Hello Laura,

I appreciate your patience while we put together for you. You may have anyone that is involved in the plans or the city contact me if there is more information necessary.

Crown Health:

-32" Walnut tree at the back property appears to have a healthy crown and the client has shown a maintenance interest by removing dead limbs. There is a 14" co-dominant stem with a prominent area of inclusion at an approximate height of 20'. This stem makes up approximately 25% of the canopy and is more susceptible to failure than a properly collared limb. This stem should be removed or (at a minimum) supported with the addition of a steel cable system.

Root Collar Excavation:

Root collar excavation was performed under the supervision of a Certified Arborist on 1/17/17 with the findings listed below:

- During excavation, we found a double row brick wall, several layers deep, flush up against the tree.
- Instead of a girdling root causing the abnormal flare development, it was the wall.
- The flare and root zone is definitely underdeveloped on the backside of the tree
- The tree appears to have grown to adapt and account for the presence of the wall by bolstering the other buttress roots
- There is a small (12inch by 12inch) patch of bark on the root flare that has rotted. It appears to be only sapwood rot at this time, and localized to this small area. Directly beneath (approximately 6 to 12 inches down) this area of sapwood decay was a brick that was pressed up against the trunk

Arborist Comments: Tree appears structurally sound, and there is no visual indicator of root disease, significant decay, or anything else leading me to think the tree would be likely to fail under normal weather conditions.

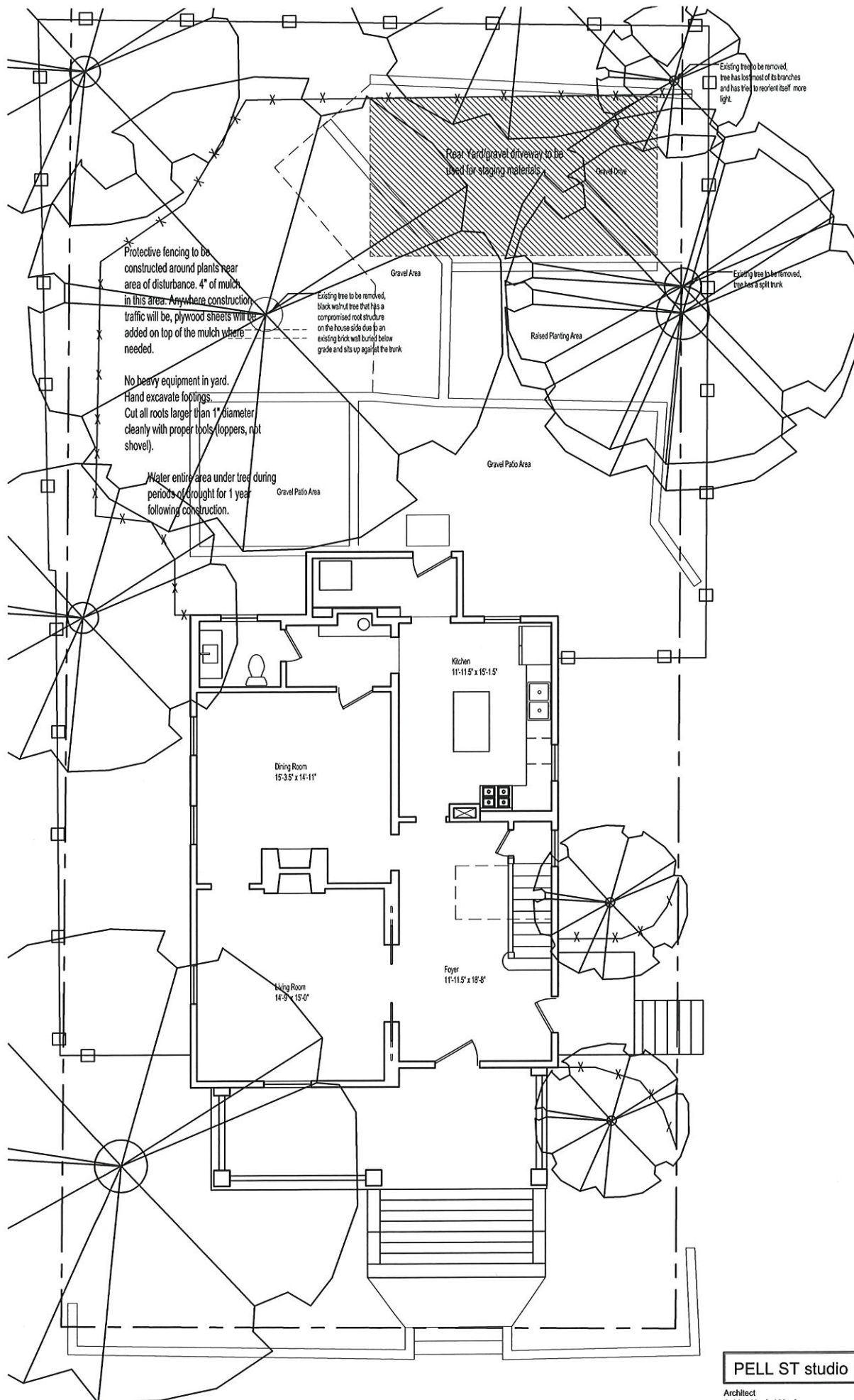
Construction Notes:

- The construction footprint of the planned garage will seriously reduce the critical root zone of this tree.

- This loss of anchorage, lack of root flare and an underdeveloped root zone will seriously put this tree at risk for failure.
- The loss of critical root zone will put this tree at risk of construction related stress and decline.

Final Conclusion: Taking the planned construction into account we recommend the removal of this tree.

Kelly Godwin, CTSP
ISA Certified Arborist - MA-4020A
Leaf & Limb
www.leaflimb.com
511 Nowell Road
Raleigh, N.C. 27607 USA
Tel: (919) 787-9551
Cell: (919) 451-3242



602 E Lane St - Tree Protection Plan + Existing Site plan

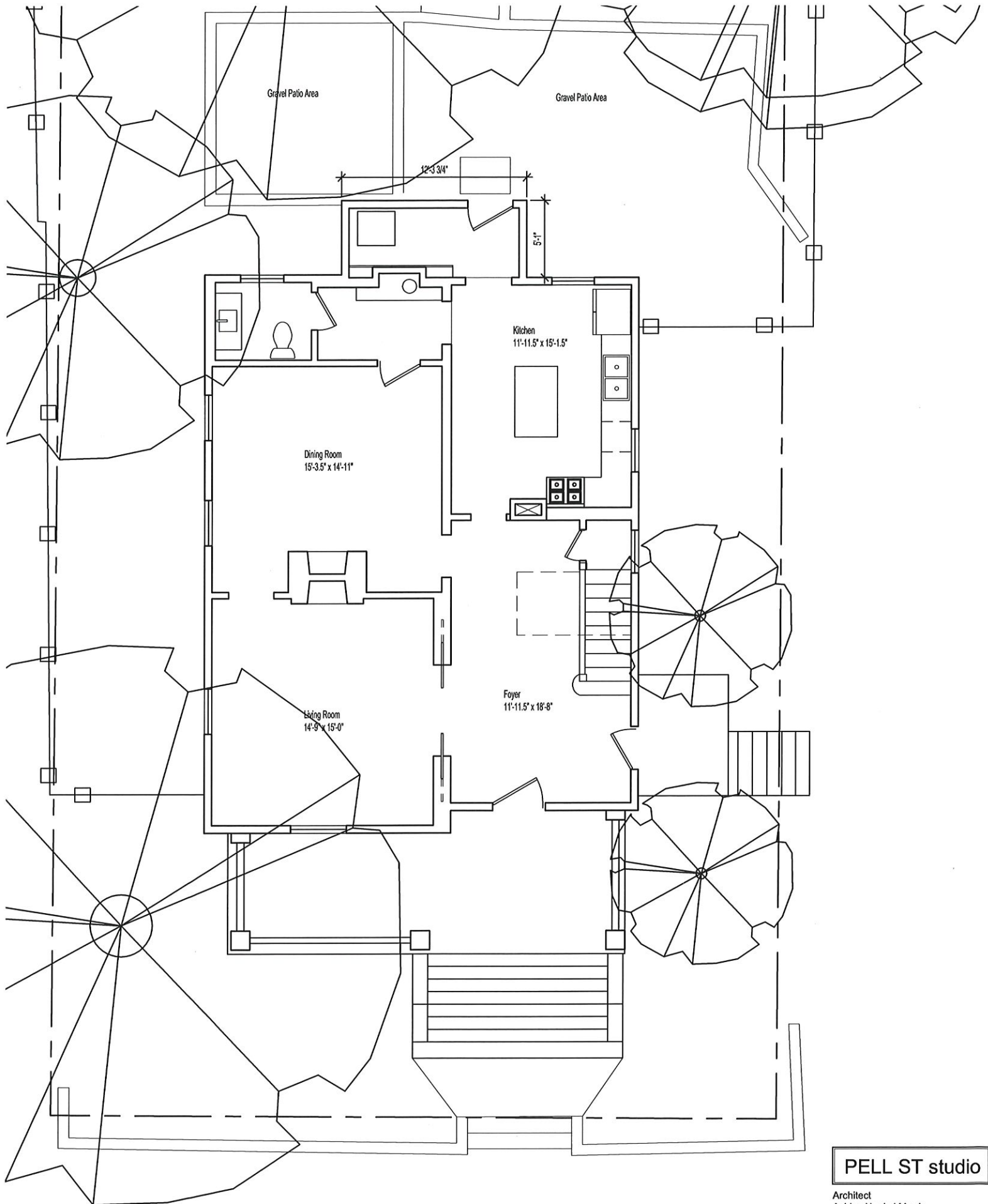
Scale - 3/32" = 1'-0"



PELL ST studio

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





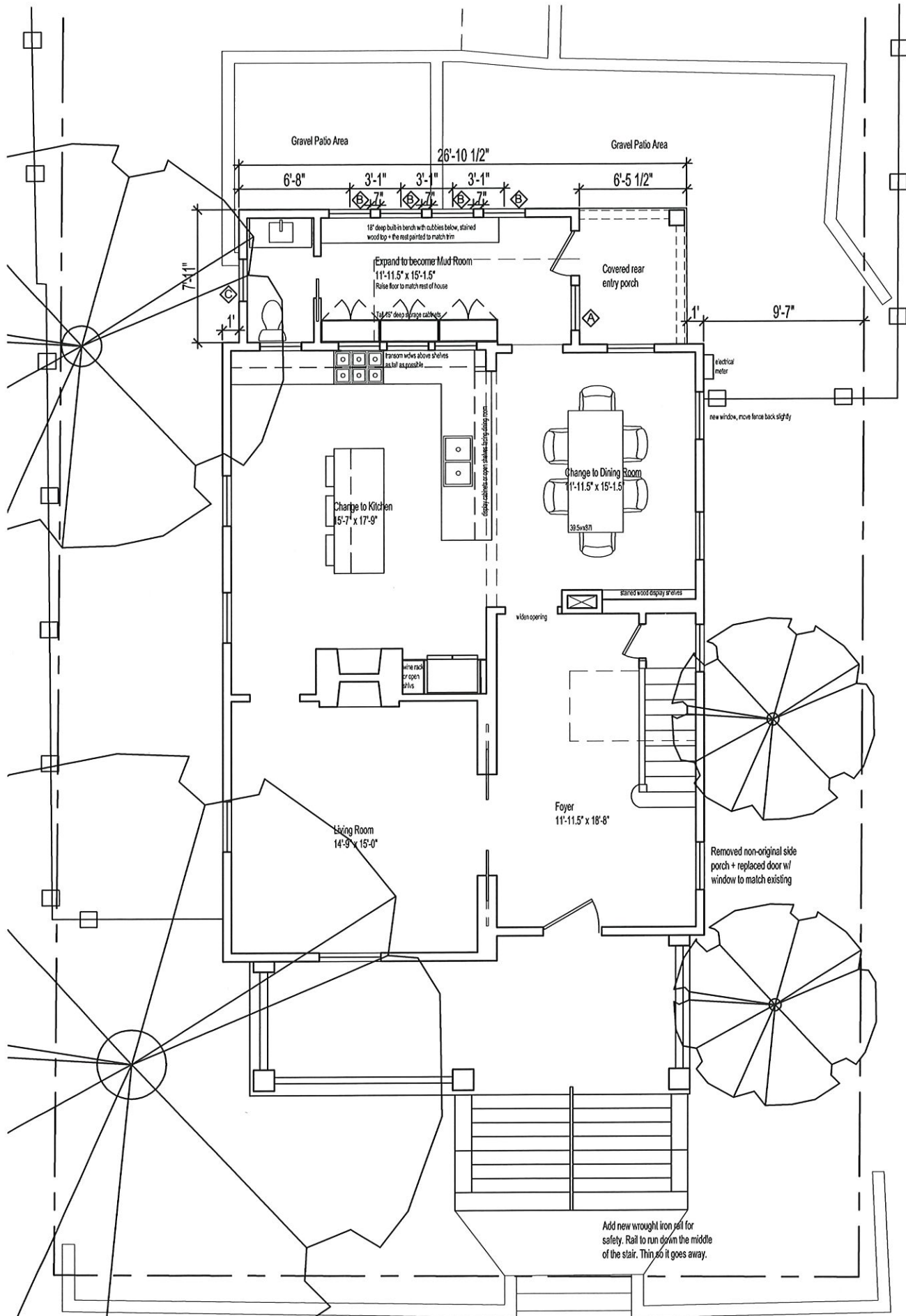
602 E Lane St - Existing Ground Floor Plan 1022 SF

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

PELL ST studio

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



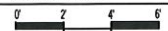


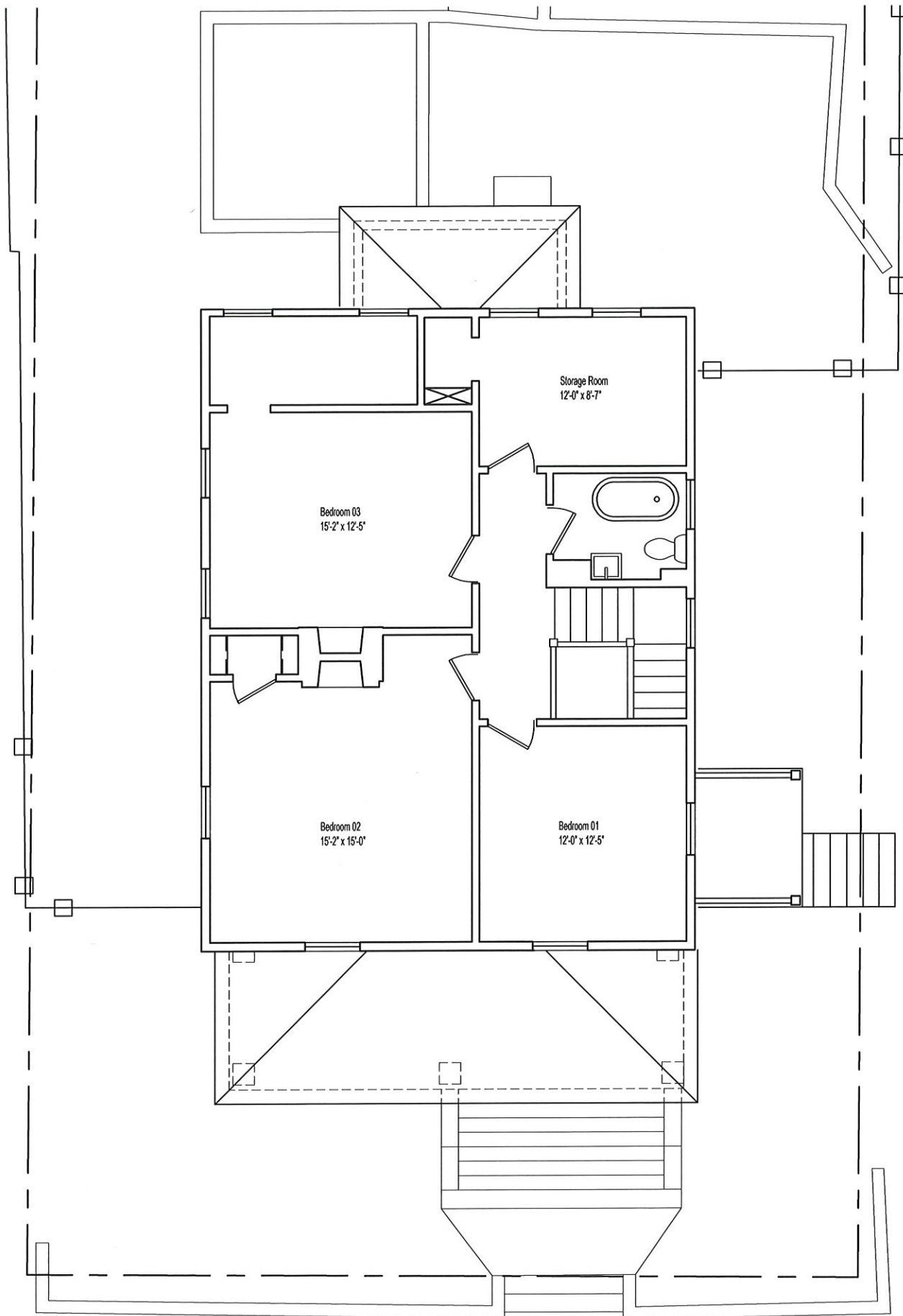
602 E Lane St - New Ground Floor Plan 1121 SF

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

PELL ST studio

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





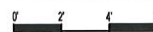
602 E Lane St - Existing Second Floor Plan 948 SF

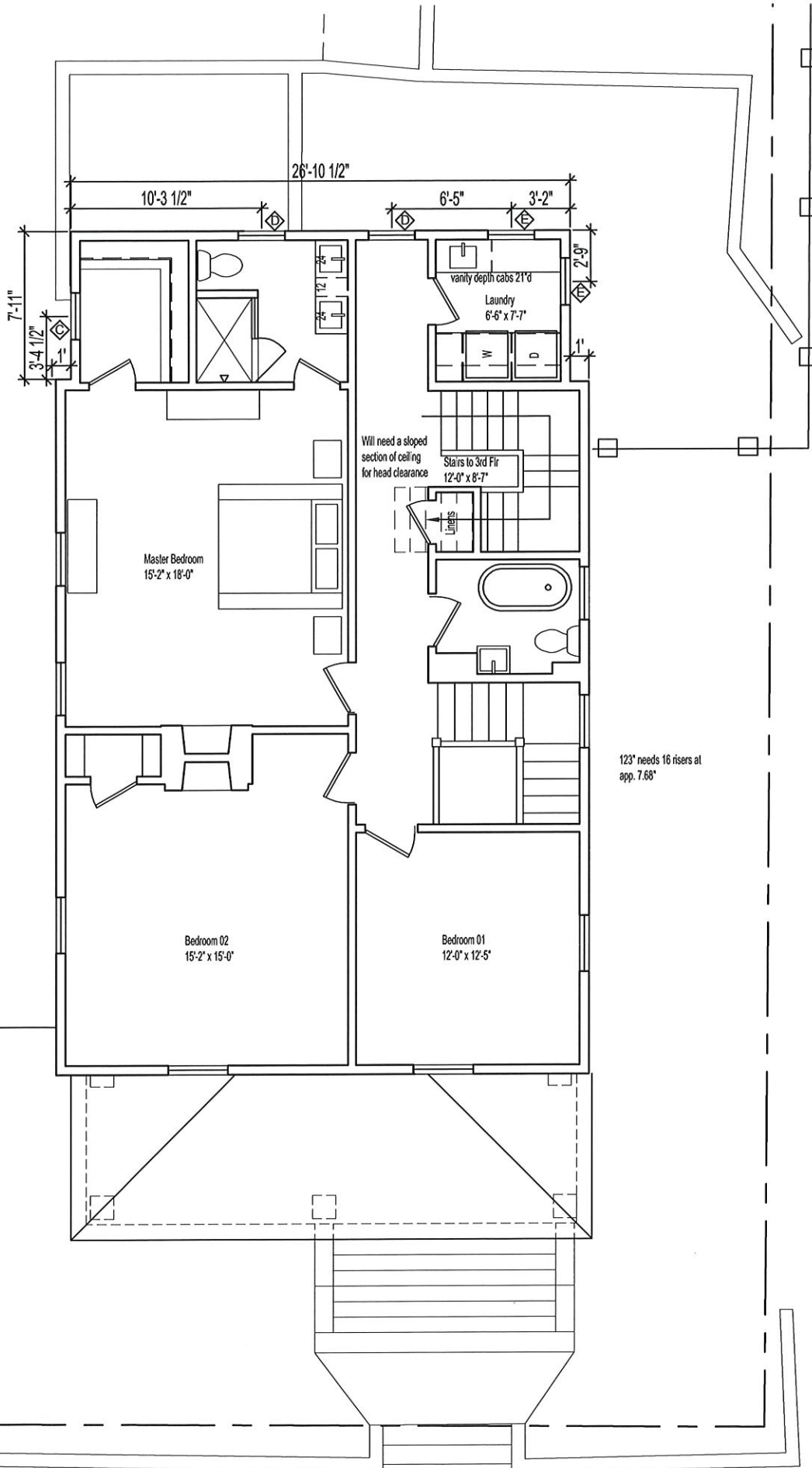
Scale - 1/8" = 1'-0"



PELL ST studio

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





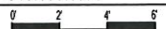
602 E Lane St - New Second Floor Plan 1157 SF

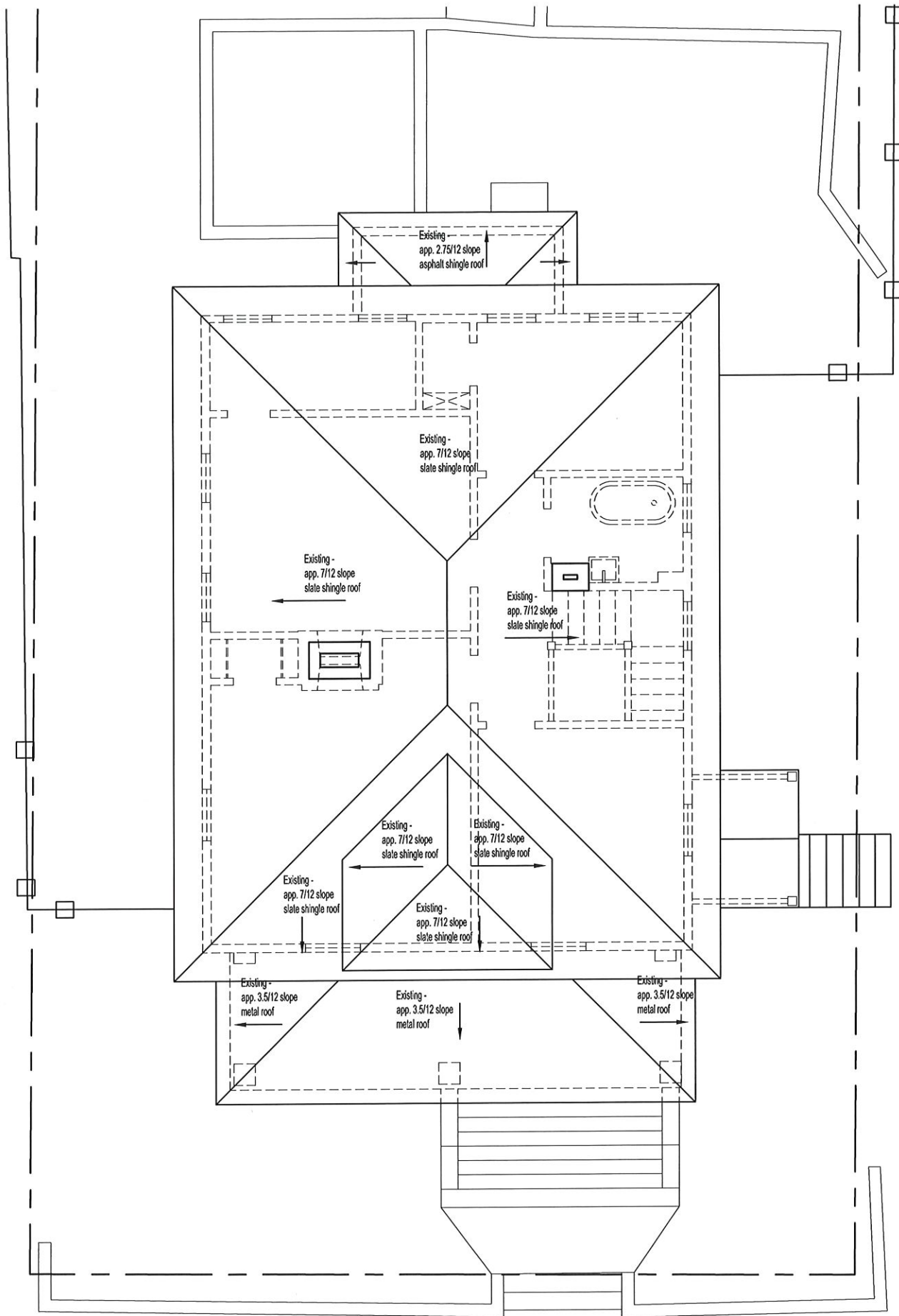
Scale - 1/8" = 1'-0"



PELL ST studio

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





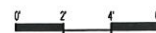
602 E Lane St - Existing Roof Plan

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



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

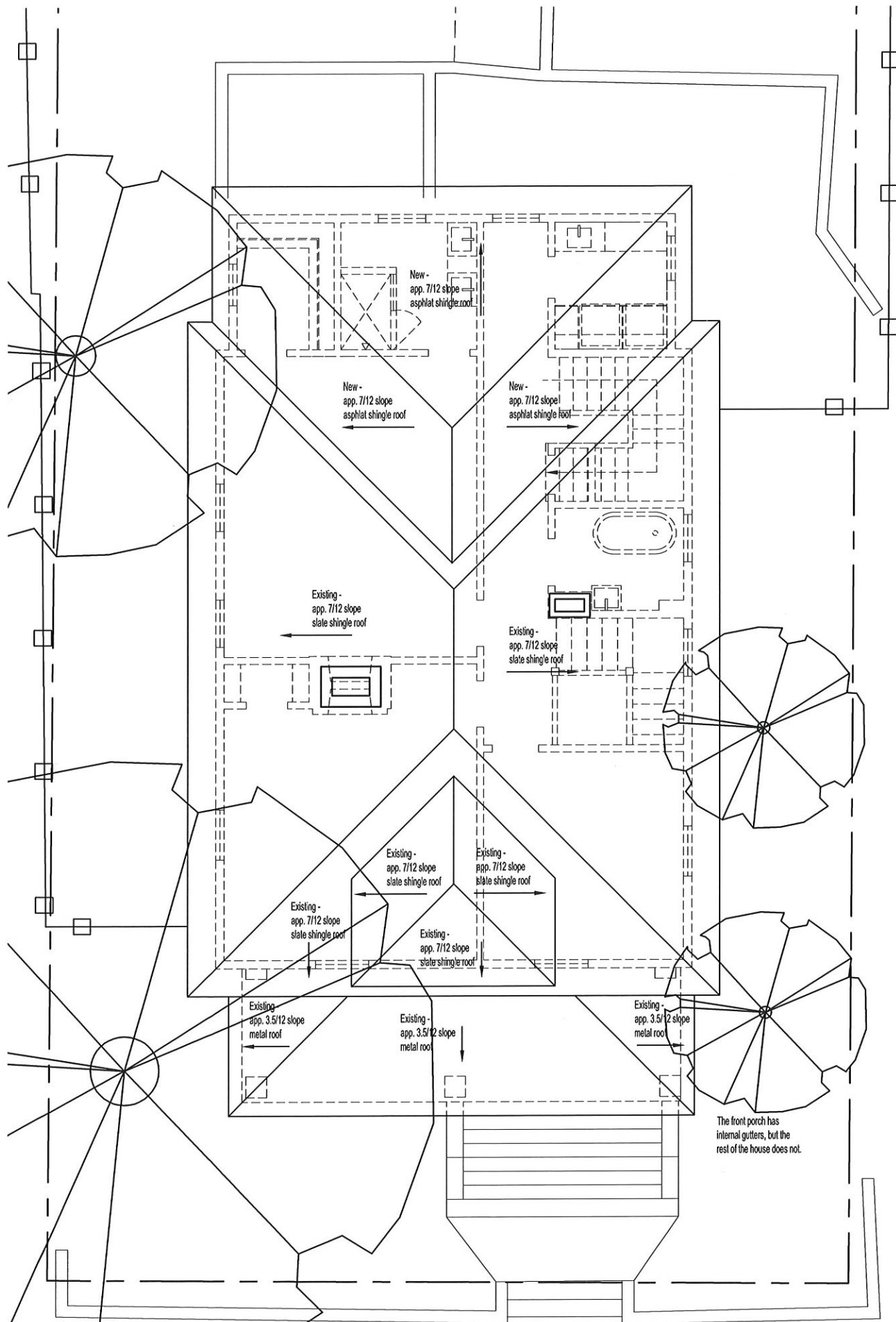
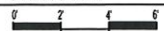


602 E Lane St - New Roof Plan

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

PELL ST studio

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



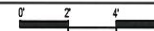


602 Lane St - Existing Front Elevation

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

PELL ST studio

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



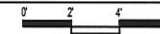


PELL ST studio

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

602 Lane St - New Front Elevation

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





New addition to be a
raised slab w/ brick
foundation due to grade

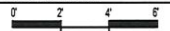
Addition

602 Lane St - New Side Elevation

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

PELL ST studio

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



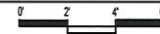


602 Lane St - Existing Side Elevation

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

PELL ST studio

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



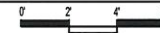


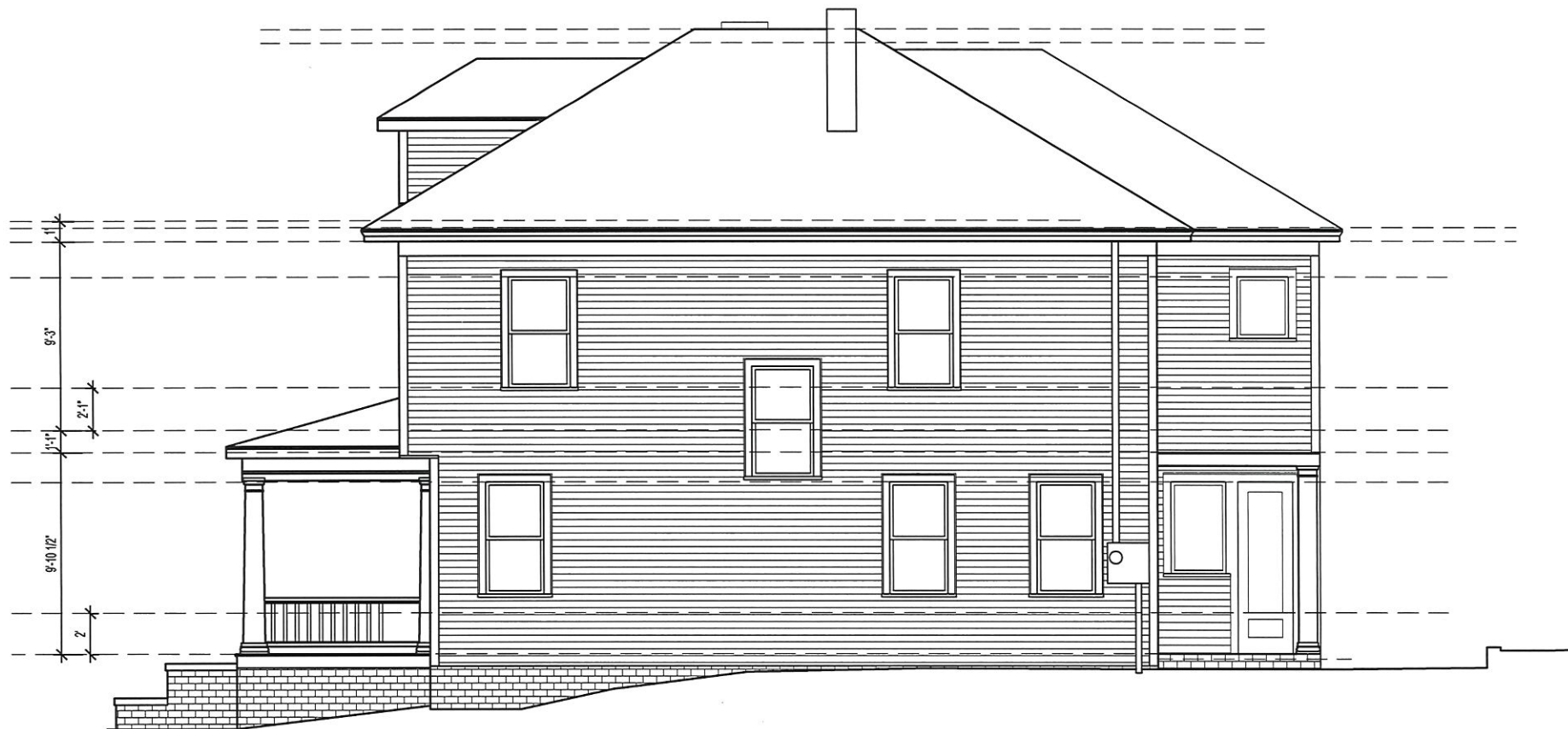
602 Lane St - Existing Side Street Elevation

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

PELL ST studio

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



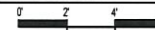


602 Lane St - New Side Street Elevation

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

PELL ST studio

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



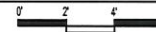


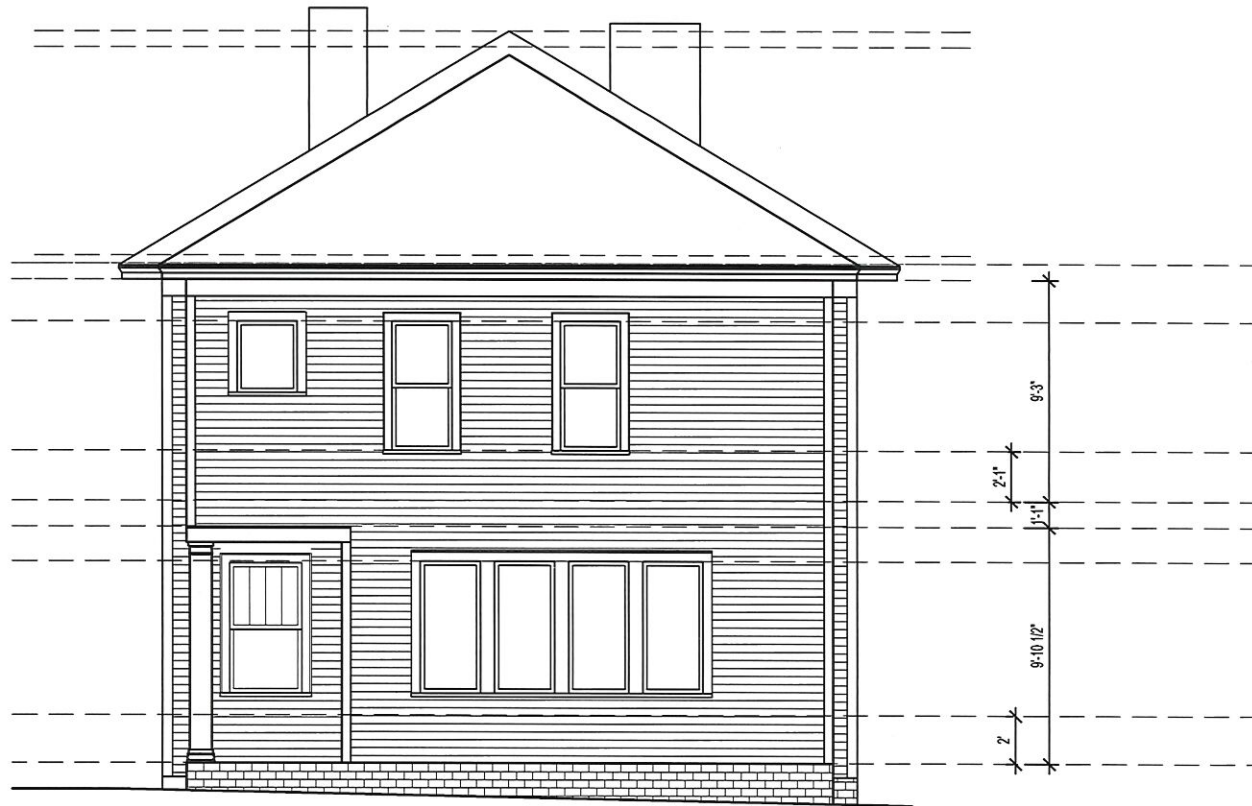
602 Lane St - Existing Rear Elevation

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

PELL ST studio

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



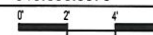


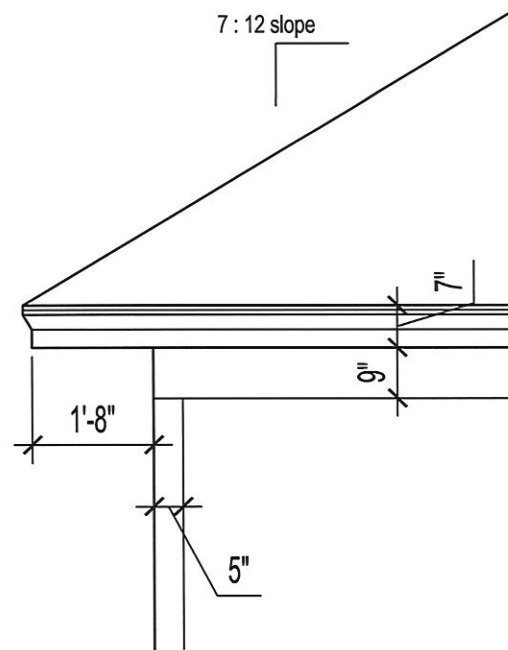
602 Lane St - New Rear Elevation

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

PELL ST studio

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





602 E. Lane St - New Eave/Soffit Detail

Scale - $\frac{3}{8}'' = 1'-0''$

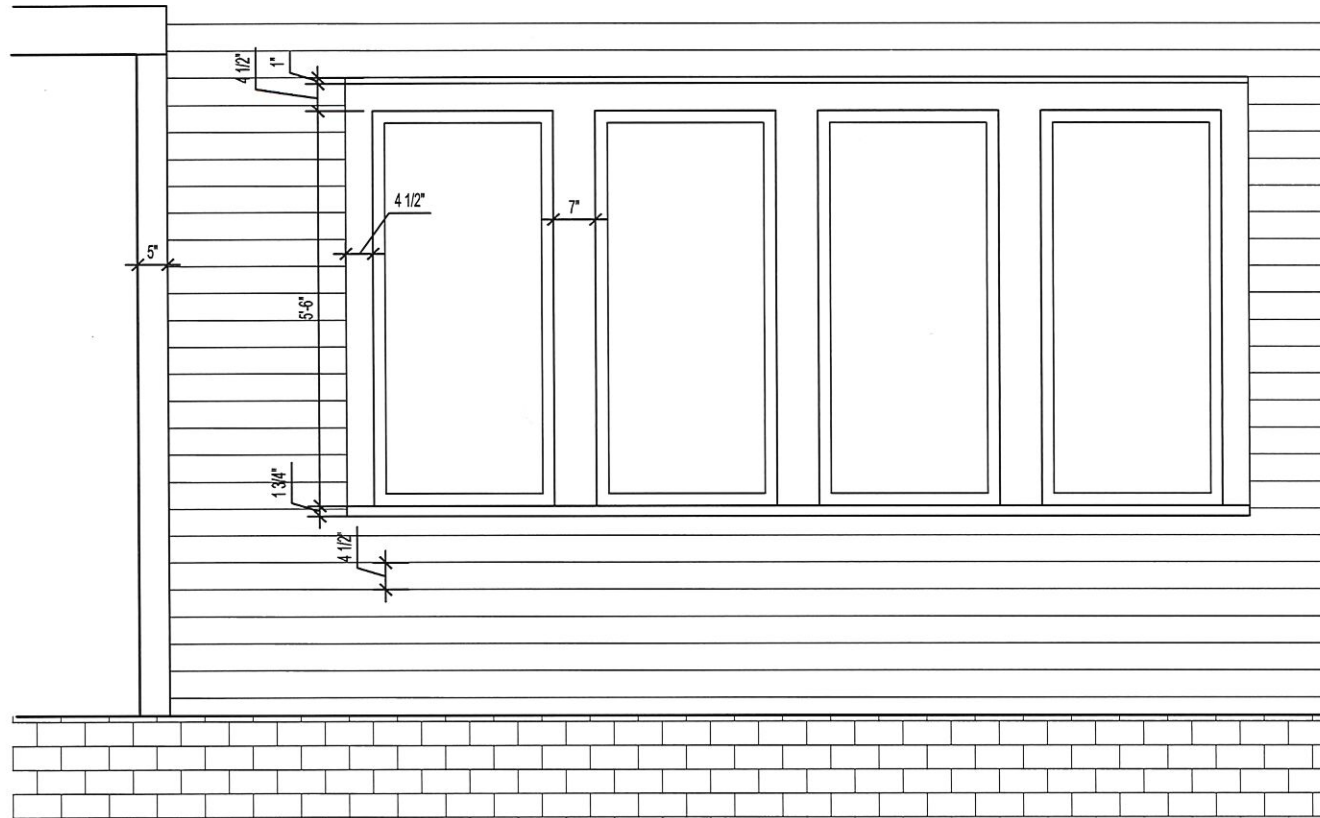


N



PELL ST studio

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

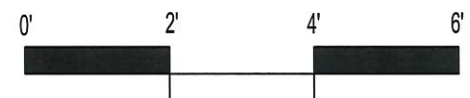


PELL ST studio

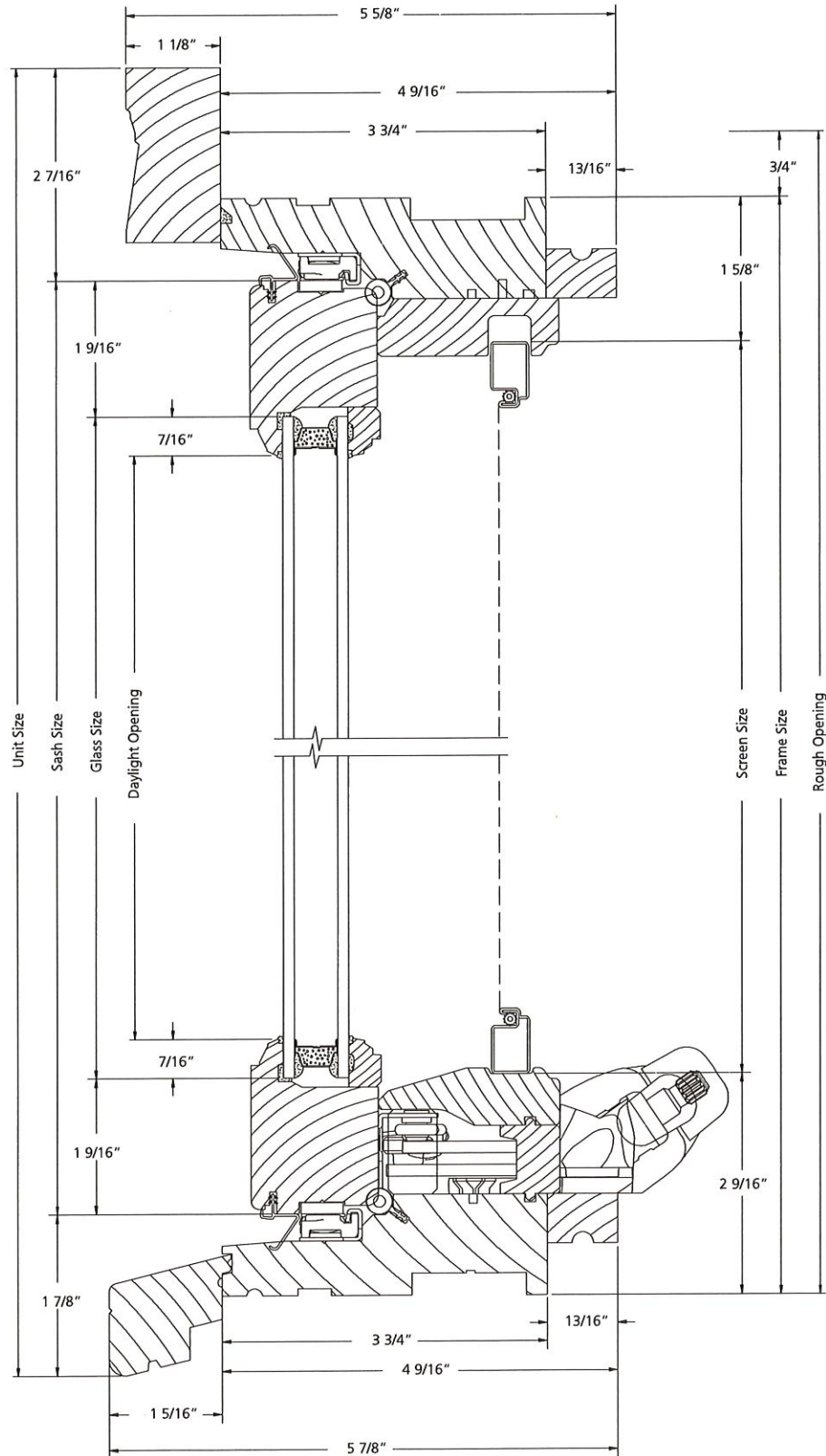
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

602 E. Lane St - Window Trim Dimensions

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



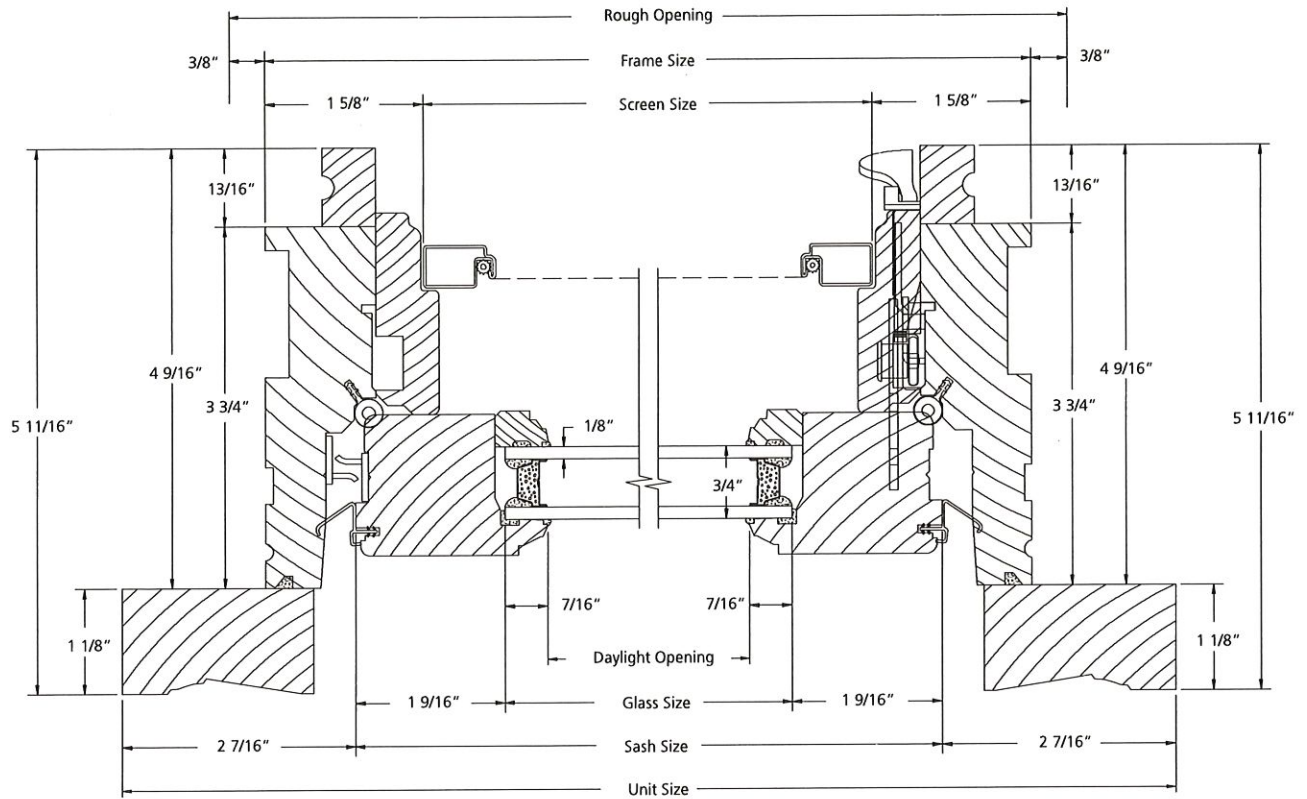
1-WIDE UNIT



VERTICAL SECTION

SCALE: 6" = 1'





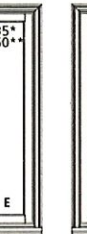






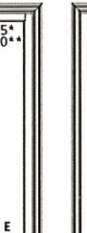













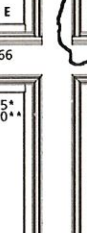





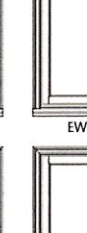

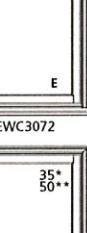
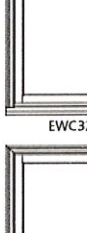
1-WIDE UNIT



HORIZONTAL SECTION

SCALE: 6" = 1'

1-WIDE UNITS

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)
56 15/16" (1446) 58 7/16" (1484) 54 3/4" (1391) 54" (1372) 48 3/32" (1222)							
62 15/16" (1599) 64 7/16" (1637) 60 3/4" (1543) 60" (1524) 54 3/32" (1374)							
68 15/16" (1751) 70 7/16" (1789) 66 3/4" (1695) 66" (1676) 60 3/32" (1526)							
74 15/16" (1903) 76 7/16" (1942) 72 3/4" (1848) 72" (1829) 66 3/32" (1679)							
80 15/16" (2056) 82 7/16" (2094) 78 3/4" (2000) 78" (1981) 72 3/32" (1831)							
































































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 UNITS

M.O. BRICKMOLD M.O. ADAMS/FLAT CASING ROUGH OPENING FRAME SIZE DAYLIGHT OPENING	21 1/2" (546) 24 1/2" (622) 18 3/4" (476) 18" (457) 12 3/32" (307)	23 1/2" (597) 26 1/2" (673) 20 3/4" (527) 20" (508) 14 3/32" (358)	27 1/2" (699) 30 1/2" (775) 24 3/4" (629) 24" (610) 18 3/32" (460)	31 1/2" (800) 34 1/2" (876) 28 3/4" (730) 28" (711) 22 3/32" (561)	33 1/2" (851) 36 1/2" (927) 30 3/4" (781) 30" (762) 24 3/32" (612)	35 1/2" (902) 38 1/2" (978) 32 3/4" (832) 32" (813) 26 3/32" (663)	39 1/2" (1033) 42 1/2" (1080) 36 3/4" (933) 36" (914) 30 3/32" (764)
14 15/16" (379) 16 7/16" (418) 12 3/4" (324) 12" (305) 6 3/32" (155)	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**
20 15/16" (532) 22 7/16" (570) 18 3/4" (476) 18" (457) 12 3/32" (307)	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**
22 15/16" (583) 24 7/16" (621) 20 3/4" (527) 20" (508) 14 3/32" (358)	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**
26 15/16" (684) 28 7/16" (722) 24 3/4" (629) 24" (610) 18 3/32" (460)	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**
30 15/16" (786) 32 7/16" (824) 28 3/4" (730) 28" (711) 22 3/32" (561)	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**
32 15/16" (837) 34 7/16" (875) 30 3/4" (781) 30" (762) 24 3/32" (612)	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**
38 15/16" (989) 40 7/16" (1027) 36 3/4" (933) 36" (914) 30 3/32" (764)	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**
44 15/16" (1141) 46 7/16" (1180) 42 3/4" (1086) 42" (1067) 36 3/32" (917)	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**
50 15/16" (1294) 52 7/16" (1332) 48 3/4" (1238) 48" (1219) 42 3/32" (1069)	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**	 35* 50**
	EWC1812	EWC2012	EWC2412	EWC2812	EWC3012	EWC3212	EWC3612
	EWC1818	EWC2018	EWC2418	EWC2818	EWC3018	EWC3218	EWC3618
	EWC1820	EWC2020	EWC2420	EWC2820	EWC3020	EWC3220	EWC3620
	EWC1824	EWC2024	EWC2424	EWC2824	EWC3024	EWC3224	EWC3624
	EWC1828	EWC2028	EWC2428	EWC2828	EWC3028	EWC3228	EWC3628
	EWC1830	EWC2030	EWC2430	EWC2830	EWC3030	EWC3230	EWC3630
	EWC1836	EWC2036	EWC2436	EWC2836	EWC3036	EWC3236	EWC3636
	EWC1842	EWC2042	EWC2442	EWC2842	EWC3042	EWC3242	EWC3642
	EWC1848	EWC2048	EWC2448	EWC2848	EWC3048	EWC3248	EWC3648

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 UNITS

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

24 1/2" (622)
27 1/2" (699)
22 1/8" (562)
21 3/8" (543)
14 13/16" (376)

28 1/2" (724)
31 1/2" (800)
26 1/8" (664)
25 3/8" (645)
18 13/16" (478)

32 1/2" (826)
35 1/2" (902)
30 1/8" (765)
29 3/8" (746)
22 13/16" (579)

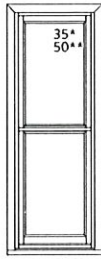
34 1/2" (876)
37 1/2" (953)
32 1/8" (816)
31 3/8" (797)
24 13/16" (630)

36 1/2" (927)
39 1/2" (1003)
34 1/8" (867)
33 3/8" (848)
26 13/16" (681)

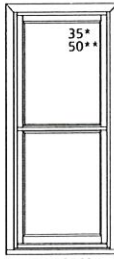
40 1/2" (1029)
43 1/2" (1105)
38 1/8" (968)
37 3/8" (949)
30 13/16" (783)

44 1/2" (1130)
47 1/2" (1207)
42 1/8" (1070)
41 3/8" (1051)
34 13/16" (884)

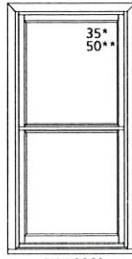
62 11/16" (1592)
64 3/16" (1630)
60 3/4" (1543)
60" (1524)
25 1/16" (637) [2]



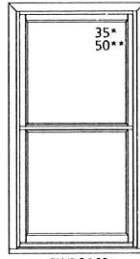
EWD2160



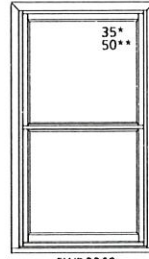
EWD2560



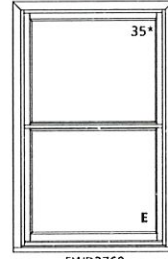
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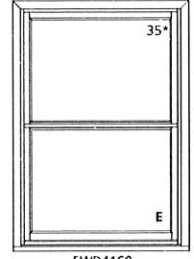
EWD3160



EWD3360

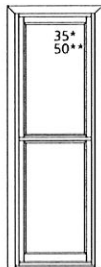


EWD3760

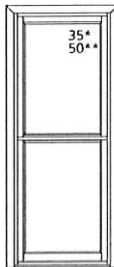


EWD4160

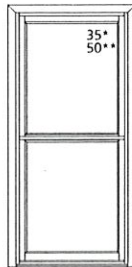
66 11/16" (1694)
68 3/16" (1732)
64 3/4" (1645)
64" (1626)
27 1/16" (687) [2]



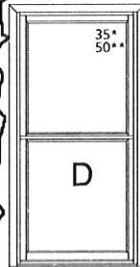
EWD2164



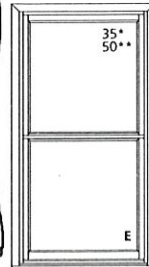
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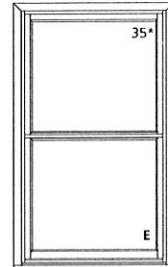
EWD2964



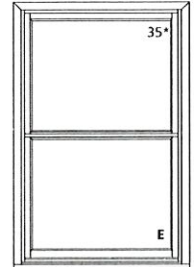
EWD3164



EWD3364

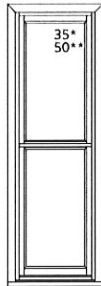


EWD3764

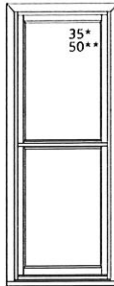


EWD4164

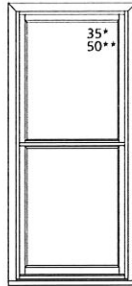
70 11/16" (1795)
72 3/16" (1834)
68 3/4" (1745)
68" (1727)
29 1/16" (738) [2]



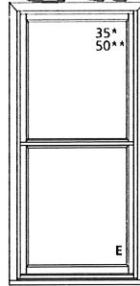
EWD2168



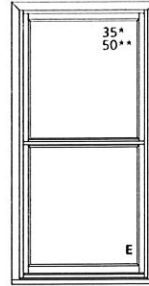
EWD2568



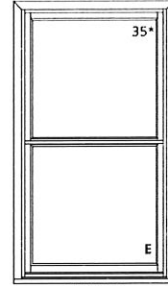
EWD2968



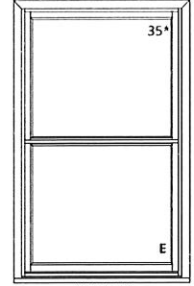
EWD3168



EWD3368

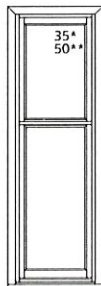


EWD3768

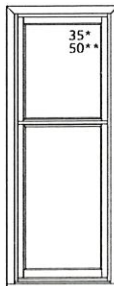


EWD4168

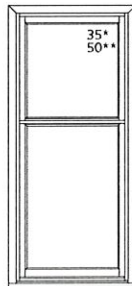
70 11/16" (1795)
72 3/16" (1834)
68 3/4" (1746)
68" (1727)
35 1/16" (891) 23 1/16" (586)



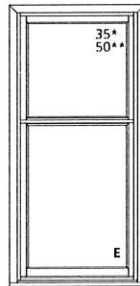
EWD2168C



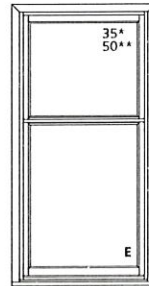
EWD2568C



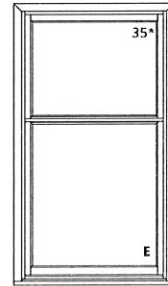
EWD2968C



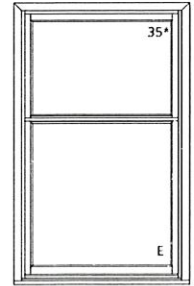
EWD3168C



EWD3368C

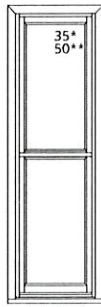


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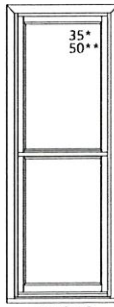


EWD4168C

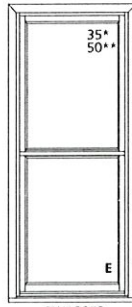
74 11/16" (1897)
76 3/16" (1935)
72 3/4" (1848)
72" (1829)
31 1/16" (789) [2]



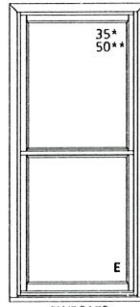
EWD2172



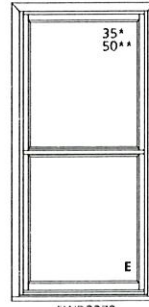
EWD2572



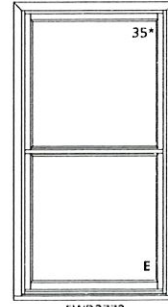
EWD2972



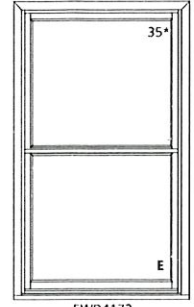
EWD3172



EWD3372



EWD3772



EWD4172

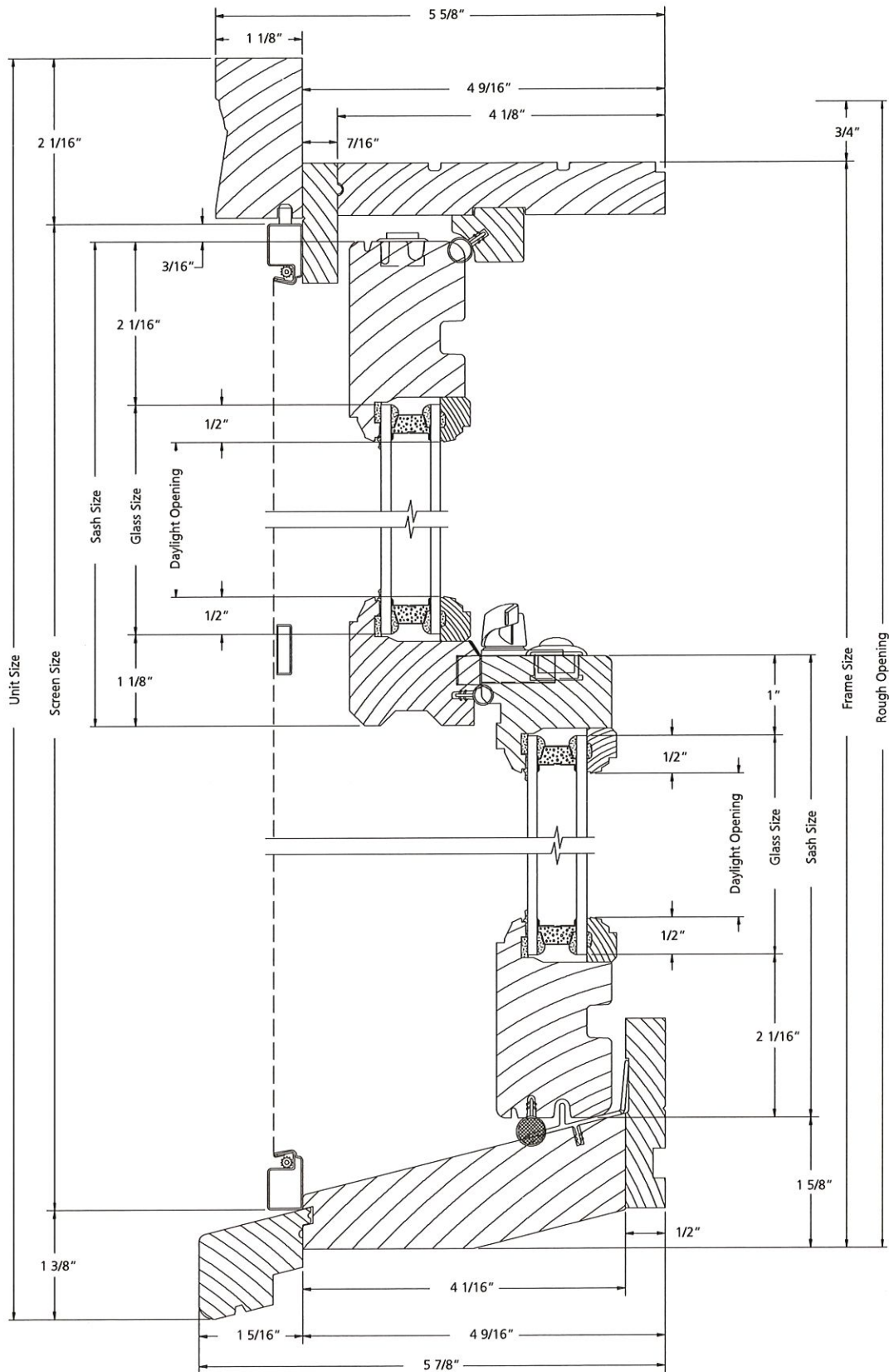
ELEVATION SYMBOL LEGEND:

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'

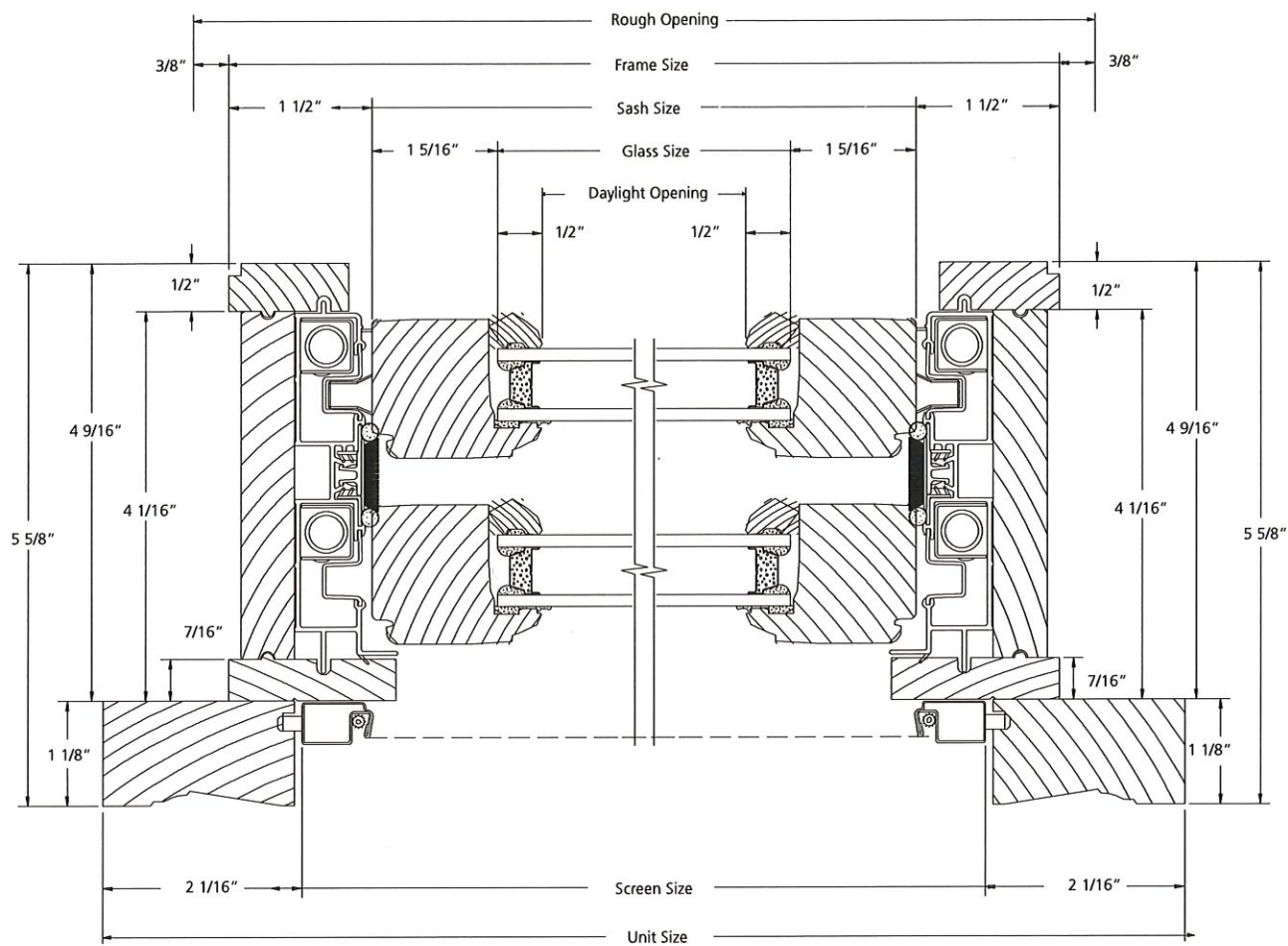
**1-WIDE UNIT
DP50**



VERTICAL SECTION

SCALE: 6" = 1'

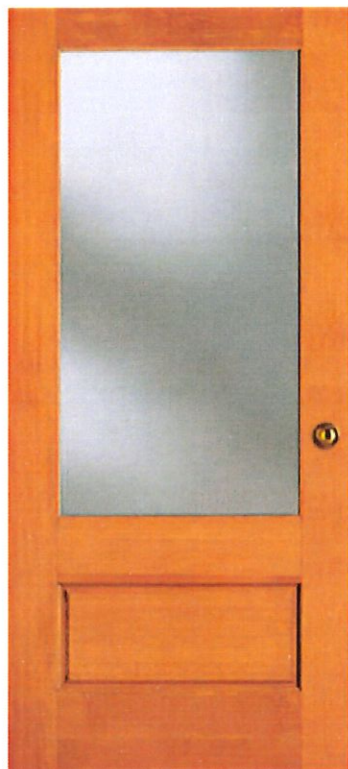
1-WIDE UNIT



HORIZONTAL SECTION

SCALE: 6" = 1'

7501 — THERMAL SASH (TDL)



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: 1-7/16" Innerbond®

Double Hip-Raised Panel

Glass: 3/4" Insulated Glazing

STANDARD FEATURES



Any Wood Species



Virtually Any Size

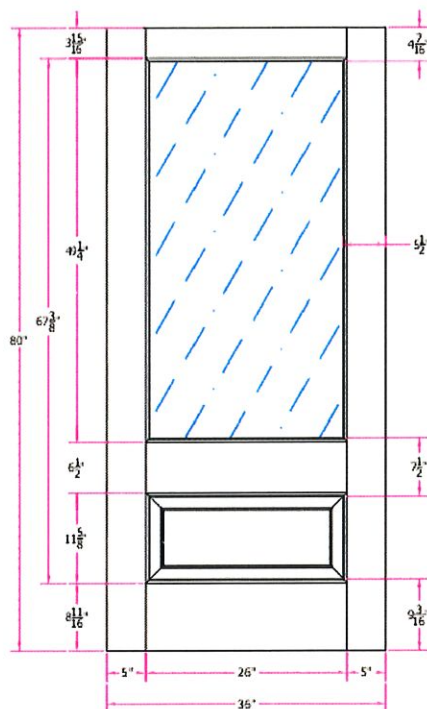


Glass Options

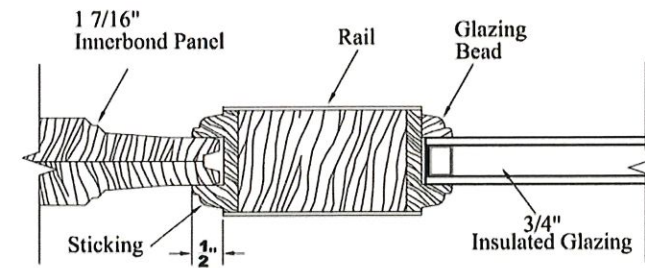


Privacy Rating: 1

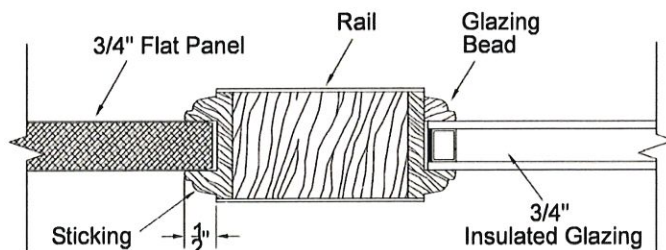
DETAILED DRAWING



DETAILS



(Standard)



(Optional)