Nature of Project:
Construct reconfigured rear addition with second story and wraparound porch; removed/replace/add windows; removed second door on front elevation; paint exterior

APPLICANT:
KENT KILPATRICK
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

026-18-CA  807 MCCULLOCH STREET
Applicant:  KENT KILPATRICK
Received:  02-08-2018  Meeting Date(s):
Submission date + 90 days: 05/09/2018  1) 04/26/2018

INTRODUCTION TO THE APPLICATION

Historic District:  BOYLAN HEIGHTS HISTORIC DISTRICT
Zoning:  HOD-G
Nature of Project:  Construct reconfigured rear addition with second story and wraparound porch; remove/replace/add windows; remove second door on front elevation; change exterior paint colors
DRAC:  An application was reviewed by the Design Review Advisory Committee at its December 22, 2017 and January 29, 2018 meetings. Members in attendance were Dan Becker, Jenny Harper, Curtis Kasefang, and David Maurer; also present were Melissa Robb and Tania Tully.

Staff Notes:

- 

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

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<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
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<td>Paint and Paint Color</td>
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<td>Change porch roof material</td>
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<td>2.7</td>
<td>Windows and Doors</td>
<td>Remove/add/replace windows; remove second door on front elevation</td>
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STAFF REPORT

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

A. Constructing a rear addition and removing the fence is not incongruous in concept according to Guidelines 1.3.1, 1.3.2, 1.3.6, 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; 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 (1927 addition) “one-story Bungalow; gable is perpendicular to the street; attached one-story porch, full facade. Dormer centered above. Projecting bay, left side - addition.”
2* Built area to open space analysis: The lot is ~6,098 SF. The footprint of the existing house is 1,808 SF; the new addition footprint will be 210 SF. The total built area is proposed to be 2,018 SF. The applicants state the proportion of built area to open space is currently ~30%, and will increase to 33%.

3* The applicants provided three examples in the historic district of similarly scaled projects which have received COA approvals for additions: 421 Cutler St (COA 044-97-CA), 225 W South St (this address appears to be an error and it is unknown which property the applicant is referring to), and 903 W Lenoir St (COA 085-15-CA).

4* The addition is at the rear of the house and includes a setback where the new addition meets the existing building on both the east and west elevations.

5* Over time, the house has had several additions to the rear of the structure, which likely were added prior to designation of the historic district, as no COA applications exist for this work.

6* The proposed addition alters the roofline and adds a wrap-around screen porch at the rear. The addition and alteration attempts to “correct some design flaws” that were caused by these previous additions.

7* The existing windows appear to be primarily one-over-one wood framed double hung. Existing windows on a previous addition are a combination of horizontal 14-pane windows on the second story or six-pane on the first story.

8* The proposed windows in the addition are all wood; specifications and details, including section drawings were provided.

9* Most of the windows on the addition are similarly proportioned to the existing wood double-hung one-over-one units or similar proportions to an upper sash. The exceptions are (see sheets labeled ‘Staff Evidence’ for corresponding letters):

   a. Two windows on the west elevation, three windows on the south elevation, and one on the east elevation which appear to be smaller, higher-set rectangular privacy windows. Labeled ‘D’ on staff evidence.

10* Paint colors were specified and samples provided.

11* The addition is proposed to be sided in wood to match the existing; window trim is proposed to match the existing in material and dimensions. Details were provided. The addition roof is proposed to be asphalt shingles.
12* The new porch and existing front porch roofs are proposed to be standing seam metal. Details and specifications were provided. The pan width and seam are traditional in size and design. The striations in the pan, however are not. Original metal roofs had flat pans.

13* 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.” The footprint of the proposed addition is within the critical root zone of at least one tree. The tree protection plan was not prepared by an arborist or landscaped architect.

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

B. Removal, addition, replacement of windows is not incongruous in concept according to Guidelines 2.4.1, 2.4.3, 2.7.1, 2.7.2, 2.7.6, 2.7.9; and the following suggested facts:

1* The existing windows appear to be primarily one-over-one wood framed double hung. Existing windows on a previous addition are a combination of horizontal 14-pane windows on the second story or six-pane on the first story.

2* The proposed windows are all wood; specifications and details, including section drawings, include (see sheets labeled ‘Staff Evidence” for corresponding letters):
   a. The proposed design removes the four 14-pane windows and replaces each with two rectangular single pane windows that look to be the same proportions as an upper sash. The existing windows appear to have been installed at the time the addition was constructed. Labeled ‘A’ on staff evidence.
   b. One window on the east side near the front is proposed to be removed and replaced with a pair of windows. The applicant stated the reason for this was to rectify the awkward placement of the window resulting from the earlier addition. Labeled ‘B’ on staff evidence.
   c. One one-over-one window on the west side is proposed to be removed and replaced with a new square window. Labeled ‘C’ on staff evidence.

C. Replacing a door with a window is not incongruous according to Guideline 2.7.9, 2.8.9, and the following suggested facts:
1* The existing door proposed for removal on the front elevation is proposed to be replaced with an additional window to create a balanced entrance (window will be added directly next to the existing window). Structural evidence included in the application indicates that the door was added at an unspecified date and is not original to the design of the house.

2* The application includes an example of a similar door-window configuration at 1026 Dorothea Drive.

3* Door details and specifications were not provided.

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

1. That the metal roof have a flat pan.
2. That tree protection plans be implemented and remain in place for the duration of construction.
3. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
   a. A tree protection plan that addresses the critical root zones and provides staging areas for construction materials.
   b. That the tree protection plan for at least the tree closest to the house be prepared by an arborist certified by the International Society Arboriculture.
4. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
   a. doors
Raleigh Historic Development Commission –
Certificate of Appropriateness (COA) Application

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-998-2495
eFax 919-996-1831

For Office Use Only

<table>
<thead>
<tr>
<th>Transaction #</th>
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<tr>
<td>Fee</td>
<td>$147</td>
</tr>
<tr>
<td>Amount Paid</td>
<td></td>
</tr>
<tr>
<td>Received Date</td>
<td>02/08/18</td>
</tr>
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<td>Received By</td>
<td></td>
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</tbody>
</table>

Property Street Address 807 McCulloch St. Raleigh, NC 27603

Historic District Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name Kent Kilpatrick

Lot size 0.14 acres (width in feet) 60.80' (depth in feet) 102.00'

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys (Label Creator).

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>806 McCulloch St.</td>
<td>1112 W. Lenoir St.</td>
</tr>
<tr>
<td>324 Cutler St.</td>
<td>1110 W. Lenoir St.</td>
</tr>
<tr>
<td>322 Cutler St.</td>
<td>1108 W. Lenoir St.</td>
</tr>
<tr>
<td>402 Cutler St.</td>
<td>1104 W. Lenoir St.</td>
</tr>
<tr>
<td>404 Cutler St.</td>
<td>1201 W. Lenoir St.</td>
</tr>
<tr>
<td>410 Cutler St.</td>
<td>1114 W. Lenoir St.</td>
</tr>
<tr>
<td>414 Cutler St.</td>
<td>1115 W. Lenoir St.</td>
</tr>
<tr>
<td>418 Cutler St.</td>
<td></td>
</tr>
</tbody>
</table>
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**  
Angela and Kent Kilpatrick

**Mailing Address**  
336 Summit Ave.

**City**  
Raleigh

**State**  
NC

**Zip Code**  
27603

**Date**  
02/08/08

**Daytime Phone**  
919-625-0385

**Email Address**  
kwhauling@hotmail.com

**Applicant Signature**  
[Signature]

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

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

---

**Design Guidelines** - Please cite the applicable sections of the design guidelines (www.rhdc.org).

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.2 p.66-7</td>
<td>Additions</td>
<td>We would like to construct a reconfigured second floor for the existing structure at 807 McCulloch by changing the roof line in the rear of the House. The scope of the project will include a new roof elevation in back; a wrap around rear porch; removing/replacing/adding windows; remove second door on front of house; and painting exterior.</td>
</tr>
<tr>
<td>3.1 p.64-5</td>
<td>Decks</td>
<td></td>
</tr>
<tr>
<td>2.7 p.50-3</td>
<td>Windows and Doors</td>
<td>The renovation respects the existing architecture and keeps it's new footprint to a minimum. Concern in the design process has been placed upon not overwhelming the original house and leaves the street view relatively the same.</td>
</tr>
<tr>
<td>2.4 p.44-5</td>
<td>Paint Color</td>
<td>All materials will match existing conditions in size and type.</td>
</tr>
<tr>
<td>2.5 p.46-7</td>
<td>Roofs</td>
<td>Please see attached for additional descriptions.</td>
</tr>
</tbody>
</table>

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**Office Use Only**

**Type of Work**  
[ ]

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**Page 2 of 3**

WWW.RALEIGHNC.GOV

REVISION 08.29.16
**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

<table>
<thead>
<tr>
<th>TO BE COMPLETED BY CITY STAFF</th>
<th>YES</th>
<th>N/A</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
</table>

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.)

2. **Description of materials (Provide samples, if appropriate)**

3. **Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.**

4. **Paint Schedule (if applicable)**

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.**

6. **Drawings showing existing and proposed work**
   - [ ] Plan drawings
   - [ ] Elevation drawings showing the façade(s)
   - [ ] Dimensions shown on drawings and/or graphic scale (required)
   - [ ] 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.

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.**

8. **Fee (See Development Fee Schedule)**
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 & Roof Information
IX. Paint Schedule
X. Reconfigure Front Door
Project Overview

This is a proposed renovation for the back of the house that changes the second floor roofline and adds a wrap around screened-in porch. We have tried to design an addition that does not overwhelm the original house and leaves the street view relatively the same. This house has had several additions in its life, it is the goal of the remodel to respect the original character of the house while adding some space and correcting some design flaws that these prior additions have caused.

Windows - We propose changing some windows that are unusable and/or have been covered up during previous additions over the life of the house. (see attached plans)

Doors - We propose to remove the right door on the front of house and add an additional window for design balance. It is our belief that this door was added later and we have attached some documentation showing the differences in framing of the two doors (see front door and window information). See attached for door specifications.

Materials - All materials used will match existing conditions in dimensions and composition. Wood lap siding that is original will matched in size and composition on addition. All exterior trim and windows of addition or replacement windows will match existing conditions. For example all window trim will be of made wood with 1 x 4' 5" dimensions as existing original. All new soffit and eaves will match existing in design, dimension and composition.

Roof - We propose changing front porch roof to 1" standing seam metal roof that is consistent to period (see attached). The new addition roof will match existing shingle roof. The wrap around porch is proposed to be clad in metal matching the front porch (see attached).

Paint - We propose a new paint color for the exterior of the house. (see schedule)

Building mass and site features – The addition is in the rear of the house and the site view of the front remains basically unchanged. The overall footprint increases by 290 sqft which is the extensions of the back porch. There are no proposed site features such as driveways or walks.

Outside Lighting, mailbox and Gutters – All these will be addressed with a minor application in the future.

Thank you for your consideration and thanks to the design review board for their help.

Sincerely,

Kent and Angela Kilpatrick
II. Location & Context
Neighbor Notices

1703279365
KILPATRICK, KENT
336 SUMMIT AVE
RALEIGH NC 27603-2352

1703279139
CONCEPT 8 HOLDINGS LLC
307 S SALEM ST STE 200
APEX NC 27502-1845

1703279236
ALLEN, ALEXANDER ROBERT
1108 W LENOIR ST
RALEIGH NC 27603-1836

1703279304
SMITH, ETHAN O
1112 W LENOIR ST
RALEIGH NC 27603-1836

1703279308
HADLEY, DIANNE W
210 GROVELAND AVE
RALEIGH NC 27605-1631

1703279310
ADAMS, SAMUEL T
1110 W LENOIR ST
RALEIGH NC 27603-1836

1703370555
MASON STREET LLC
115 S MASON ST
APEX NC 27502-1916

1703370261
CROW, AMANDA R CROW, DANIEL P
414 CUTLER ST
RALEIGH NC 27603-1922

1703370277
410 CUTLER LLC
310 S HARRINGTON ST
RALEIGH NC 27603-1818

1703370362
RUSSELL, MELINDA E
404 CUTLER ST
RALEIGH NC 27603-1922

1703370377
JNC PROPERTIES OF RALEIGH, LLC
100 NORTHBROOK DR APT 203
RALEIGH NC 27609-7075

1703370497
SEAL, CYNTHIA G
2421 GLENWOOD AVE
RALEIGH NC 27608-1331

- William and Melissa Mcberkowitz
  322 Cutler St
  Ral NC 27603-1920

- (1201 W Lenoir St)
  Baylan Studios LLC
  1208 Farmers Market Pk.
  Ral NC 27603-2361

(1115 W. Lenoir St.)
H. Glenn White Jr.
1009 Schieffelin Rd.
 Apex, NC 27502-1777

418 Keglers, Villis
5224 Malbourne Rd.
Raleigh, NC 27603
III. Photos of Existing Site
North Elevation, front of house

Proposed addition will not be visible from this vantage point
East Elevation
South Elevation, back of house an SW Corner
West Elevation
IV. Existing Plans

And Demolition
DEMOULISH GABLE
DEMOULISH ROOF
DEMOULISH WINDOWS
DEMOULISH CHIMNEY
DEMOULISH PORCH
DEMOULISH STAIRS

ROOF - EXISTING
20' - 1 1/2" ⬅️

SECOND FLOOR - EXISTING
10' - 0" ⬅️

FIRST FLOOR - EXISTING
0' - 0" ⬅️

 Rivera - EAST - DEMOLITION
3/16" = 1'-0"
ROOF - EXISTING
20'-1 1/2"

SECOND FLOOR - EXISTING
10'-0"

PAINTED WOOD SIDING

FIRST FLOOR - EXISTING
0'-0"

ELEVATION - SOUTH - EXISTING
3/16" = 1'-0"
V. Proposed Plans
KILPATRICK RENOVATION
807 MCCULLOCH ST, RALEIGH NC

EXISTING BUILDING FOOTPRINT SF: 1800 SF
NEW PORCH FOOTPRINT: 210 SF

1/16" = 1'-0"
1. ELEVATION - EAST - RENOVATED

3/16" = 1'-0"
VI. Comparable Projects
Comparable Projects

The following pictures of 412 Cutler St. show a COA approved rear addition that the design advisory council suggested we consider for shared design concepts and lot characteristics. The proposed addition at 807 McCulloch would align with massing proportions and lot characteristics. In the street view of 807 McCulloch renovation, the rear rooflines would be blocked due to the raised elevation of the lot from the center of the street (page 1).

Also included are two previous COA approved porch renovations that are similar in design, material and architectural stylings to the proposed rear screened-in porch of 807 McCulloch (page 2).
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
VIII. Window & Door & Roof Information
Window and Door Information.

All new windows will match in size and proportion and materials to the decorative elements and architectural stylings of the existing building and neighborhood design – see attached manufacturer details.

Exterior trim and sills will match in dimension, composition of materials and slope.

Existing windows will be reused based upon functionality and conditions of materials, if replaced the replacements will match in size, proportion and materials.

Exterior door will be reused in front – see attached photo.

Back and porch side door will be consistent with architectural stylings of neighborhood – see attached photos.
Exterior Doors

Exterior doors will be reused or any replacement will be refurbished or replacement door adhering to architectural style of the neighborhood period.
Roofs.

Front porch existing roof is proposed to be replaced with advantage-Lok II, it comes with 1" seam and 16" coverage that is consistent with terne metal roofing of the neighborhoods architectural period – see attached manufacturers details.

New wrap around back porch is proposed to be clad in same matching material as above.

Remaining new and existing roof will be reshingled to match existing, see existing photos.
Residential / Post Frame Color Chart

- SMP* Paint System
- 29 & 26 Gauge Galvalume® Steel Substrate
- 40 Year and Lifetime Warranty

Arctic White
TSR = 46%

White
TSR = 46%

Ivory
TSR = 58%

Light Stone
TSR = 51%

Sahara Tan
TSR = 36%

Pearl Gray
TSR = 35%

Cocoa Brown
TSR = 29%

Burnished Slate
TSR = 32%

Light Brown
TSR = 36%

Clay
TSR = 32%

Charcoal Gray
TSR = 31%

Black
TSR = 25%

Patriot Red
TSR = 34%

Terracotta Red
TSR = 32%

Burgundy
TSR = 25%

Copper Metallic†
TSR = 46%

Gallery Blue
TSR = 25%

Royal Blue
TSR = 31%

Evergreen
TSR = 26%

Marine Green
TSR = 30%

Non-Painted

Acrylic Coated Galvalume
TSR = 55%

Denotes Energy Star™ certified high reflectance color which can reduce cooling costs.

* Union utilizes the most advanced Siliconized Modified Polyester paint system in the industry, based on Akzo Nobel’s Cera-M-A-Star 1050 technology.

NOTE: Colors shown have been matched as accurately as possible to actual finish. For exact colormatch, please request a metal color sample. Availability of colors and materials is subject to change. Most panels available are available in bare galvanized or bare galvalume.

† TSR = Total Solar Reflectance. An Energy Star certified color must meet the following FSR requirements: 25% initial, 15% after 3 years of exposure testing.

‡ Premium color. To ensure proper color match, orders for metallic colors should be placed so that they come from the same batch.

(888) MTL-ROOF (685-7663) • www.unionmetalroofing.com
Description
Standing seam roofing panels have been used on traditional and contemporary homes for more than a century. Their clean, graceful lines have been an enduring favorite on a wide range of architecture. Advantage-Lok II is a premium standing seam panel that was designed with low profile ribs to increase strength and wind resistance. This product utilizes a high-strength snap-locking system and installs in the same manner as our original Advantage-Lok panels. It’s a perfect choice for upscale residential and commercial applications in severe weather areas.

Gauges
- 26, 24

Finish Options
- PVDF (Kynar®) and Siliconized Modified Polyester Paints Available
- Energy Star Certified Colors Available
- Unpainted Galvalume®

Approvals and Certifications
- Metal Construction Association Certified
- Miami-Dade Approved
- Florida Building Code Approved
- Energy Star Certified
- Highest UL Ratings for Wind Uplift, Fire and Impact Resistance
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**Dimensional Windows**

W-2500 Wood Double-Hung windows may be specified as "dimensional", by adjusting the desired rough opening width or height in 1/8" increments from standard.

W-2500 Wood Double-Hung windows feature fully operating upper and lower sash. Counterbalancing is achieved with compression spring extension systems hidden in weatherable PVC jambliners. Operating units are supplied with cam-type sash locks installed. There are several hardware finish options. Refer to the Specifications for available finish options.

**Multiple Assemblies**

W-2500 Wood Double-Hung windows may be mullioned beside other wood double-hungs or wood picture windows, or below wood transom windows, to fulfill a wide variety of needs. Factory assembled mulls are limited in height (100"), width (114"), and a total area (75 square feet).
W-2500 Wood Double-Hung windows are available with removable grilles in 7/8", 1-1/8" and 1-3/8" widths, grilles between glass (GBG), and Simulated Divided Lites. Standard lite cuts are rectangular, and conform to the layouts noted in the charts on the next page. To use the chart, refer to the appropriate table by the type of window and type of bars or grilles the section drawings illustrate. Then simply cross reference the frame Height and Width to determine the standard lite cut.

**Lite Cut Options**

Special lite cut patterns can include a wide variety of straight line and radius patterns. The illustrations shown here represent just a few of the possibilities. Rectangular, horizontal, vertical and Prairie lite patterns are available in all standard size Wood Double-Hung windows. Uneven, diamond, radius and Gothic lite cuts are available, subject to approval. Approvals are based on the ability to fulfill the design requirement while maintaining the construction integrity of the finished product.

**Bar Alignment**

Alignment of divided lite muntin bars from one window to the next is often required by fine architectural design. Wood grilles, GBG's, and Simulated Divided Lites may be specified with muntin bars aligned.
Double-Hung Operation:
When the sash are locked at the check rails the sash are closed and sealed in the sash opening of the frame.

When the sash are unlocked the lower sash travels vertically to any position desired. The upper sash can also be positioned as desired.

Sash Tilting for Washing
The Tradition Plus Double-Hung window will allow the sash to be tilted or removed for easy cleaning.
CLEAR OPENING LAYOUT

Double-Hung
Clear Opening Formula

Interior Glazed Sash
Vertical
(Frame Height /2) - 4 13/16" = Clear Opening

Horizontal
Frame - 3 9/32" = Clear Opening

Double-Hung Window

Cottage & Reverse Cottage
Consult the Design Data Tables for clear opening information. For dimensional units, contact Jeld-Wen - Bend Window Division Technical Services Department for Clear Opening information.
PICTURE - HORIZONTAL SECTION

Rough Opening

Frame Size

Sash Size

Daylight Opening

Unit Size

Scale: 6" = 1' - 0"
MULLION OPTIONS

3/4" Wood Spread Mull

1 1/2" Wood Spread Mull

2" Wood Spread Mull

4" Wood Spread Mull

Scale: 3" = 1' - 0"
MULLION OPTIONS

Twin Operating Double-Hung

Double-Hung with Double-Hung Picture

Double-Hung Transom Over Double-Hung

Direct Set Geometric Over Double-Hung

Direct Set Radius Over Double-Hung
JAMB EXTENDER & PREP FOR STOOL OPTIONS

6 9/16" Wall
9/16" Jamb Thickness (Option)

8 5/8" Wall

6 9/16" Wall
4/4 Jamb Thickness (Standard)
Kerfed Extension Shown

8 5/8" Wall
4/4 Jamb Thickness (Standard)

9 5/16" Wall
12" Wall
4/4 Jamb Thickness (Standard)
2 PC Jamb Extension Shown

Note: Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.

Architectural Design Manual
October 2017

Scale: 3' = 1' - 0"
TRIM OPTIONS

Exterior Trim

Brickmould

3 1/2" Flat Casing

1 X 4 Backband

Williamsburg

Sill Options

Standard 15/32"

2" Nosing 1 3/8"
SDL & GBG OPTIONS

Exterior –––– Interior

SDL Options

1/4"  
5/8"  
5/8"  
5/8"  
1/4"

1/4"  
7/8"  
7/8"  
7/8"  
1/4"

1/4"  
1 1/8"  
1 1/8"  
1 1/8"  
1/4"

1/4"  
1 3/8"  
1 3/8"  
1 3/8"  
1/4"

5/8" Bead SDL  
7/8" Bead SDL  
1 1/8" Bead SDL  
1 3/8" Bead SDL

1/4"  
5/8"  
5/8"  
5/8"  
1/4"

1/4"  
7/8"  
7/8"  
7/8"  
1/4"

5/8" Putty SDL  
7/8" Putty SDL

GBG Options

3/16"  
5/8"  
3/16"  
23/32"  
5/16"

5/8" Grille  
23/32" Grille  
1" Grille

Note: Various Combinations of the SDL Bars Shown are Available
UNIT SIZING & MASONRY OPENINGS

General Notes:
Unit size is always the maximum size of the window with or without trim.

Masonry Opening:
Masonry opening is 1/2" over (height and width) the unit size or the outside of the trim of the window.

Rough Opening:
Rough opening is always 3/4" over frame size of the window.

<table>
<thead>
<tr>
<th>Trim Option</th>
<th>Dimension</th>
<th>Frame +</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brickmould (BM)</td>
<td>A</td>
<td>2 5/8&quot;</td>
</tr>
<tr>
<td>Williamsburg (W)</td>
<td>B</td>
<td>5 1/8&quot;</td>
</tr>
<tr>
<td>3 1/2&quot; Flat Casing (FC)</td>
<td>C</td>
<td>5 5/8&quot;</td>
</tr>
<tr>
<td>1 X 4 Backband (BB)</td>
<td>D</td>
<td>7 5/8&quot;</td>
</tr>
</tbody>
</table>

Horizontal exterior trim offerings below are the same with or without sill nose.

<table>
<thead>
<tr>
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<th>Frame +</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brickmould (BM)</td>
<td>E</td>
<td>1 25/32&quot;</td>
</tr>
<tr>
<td>Williamsburg (W)</td>
<td>F</td>
<td>3 1/32&quot;</td>
</tr>
<tr>
<td>3 1/2&quot; Flat Casing (FC)</td>
<td>G</td>
<td>3 9/32&quot;</td>
</tr>
<tr>
<td>1 X 4 Backband (BB)</td>
<td>H</td>
<td>4 9/32&quot;</td>
</tr>
</tbody>
</table>

Vertical exterior trim offerings with standard sill nosing. Trim on 3 sides.
IX. Paint Schedule
Applicant: Angela and Kent Kilpatrick
Address: 807 McIlhock St

Paint Manufacturer (Please submit color chips with this schedule)

Color Schedule

1. Body of House: SW 7081 Sensuous Grey
2. Roofing: Match existing shingles / Porches - Union CC Charcoal Grey
3. Foundation: Match existing brick / No Paint * See Roof Section
4. Porch Floor: Front leave as existing, Back stain Natural Wood
5. Railing: Valspar 7006-24 Ultra White
6. Columns: Valspar 7006-24 Ultra White
7. Entrance Door: Leave as is - No Paint
8. Cornice: Valspar 7006-24 Ultra White
9. Corner Boards: Valspar 7006-24 Ultra White
10. Window Sash: SW 7083 Owl Cream
11. Shutter: N/A
12. Door & Window Trim: Valspar 7006-24 Ultra White
13. Rake: Valspar 7006-24 Ultra White
14. Porch Ceiling: SW 6211 Rainwashed
15. Other: SW 6211 Rainwashed

Page 1 of 1

Revision 01.12.12
X. Reconfigure Front Door

The goal of this project is to take a historic house that has had several transformations and rehabilitate it into a single-family dwelling while retaining its historic character. Part of that process is the reconfiguration of the front entrance. We have supplied some evidence of framing inconsistency's that lead us to believe that the second door on the right is not original (please see attached report).

We propose losing the right door and adding a double window on right side for design balance (please see renovated plans for reference). We have supplied an example of a similar configuration located at 1026 Dorthea Dr. in an attached photo that exemplifies a similar architectural style.
Ben Hale
Benjamin Hale Builders, Inc.
5100 Avent Ferry Rd.
Raleigh, N.C. 27606
(919) 427-0784
Halebuilt@gmail.com

Feb. 7, 2018

To whom it may concern:

I am writing to offer my considered opinion as to the original framing design of the dwelling located at: 807 McCulloch St, in the Boylan Heights Historic District, Raleigh, N.C. 27603.

This particular home was built in 1923 and was purchased by the current owner in 2000. The current owner is planning to renovate the property and has a current application with RHDC for renovation of the property.

The home currently has two front doors, and was obviously a duplex at some point, with the ground floor converted to two units. When purchased by the current owner the home was actually configured as a triplex, with the top floor having been (obviously) converted to a separate unit sometime later on.

In the current configuration the home has two front doors, both located near the center of the front porch. For consideration of this letter we will refer to the doors as the “Left Door” and the “Right Door”, as viewed from the street.

The current owner, Mr. Kent Kilpatrick, is seeking, as part of his renovation plans, to eliminate the Right door.

It is our opinion and contention that the Right Door was not part of the original design or construction of the dwelling.

As part of his renovation process, Mr. Kilpatrick has removed the plaster and lathing from the interior of the home, revealing the original framing members.

As indicated by the accompanying photographs, each original door or window opening was framed with a solid 4 by 4 inch “double” stud on either side of the opening. No headers were inserted above this “dual post” set-up. The windows on the front of the house are framed in this manner and are symmetrical in layout, on the front of the house. The porch columns are asymmetrical to the house and may have been moved at some time.
The left front door has been framed as described, with a solid 4 by 4 column on each side. I believe this to be the original front door.

The right front door is both shorter and narrower than the left door. (Had both doors been installed at the same time, they would have probably been the same size.) The interior wall framing around the door does not have the 4 by 4 columns on each side, but shows that a wall stud was cut off and the door rather crudely inserted into the wall, with no structural studs, as present in other original openings.

Based on my observation of this detail, my conclusion is that: the house was originally built as a single family dwelling, that the right door was added after the initial construction, when the house was converted into a duplex (or possibly a triplex.) In my opinion, the duplex conversion happened early on, perhaps in the early thirties, when many homes in this neighborhood were split up as a result of the depression.

I would be happy to discuss this further if necessary, please feel free to contact me.

Benjamin Hale, (919) 427-0784

Halebuilt@Gmail.com
4x4 Double Stud

Left door
Exterior Window