



# City of Raleigh



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## 091-18-CA

410 N EAST STREET  
OAKWOOD HISTORIC  
DISTRICT (HOD-G)

0 30 60 120  
Feet



Nature of Project:  
Construct addition; reconstruct  
rear room; change siding

APPLICANT:  
JOHN AND RACHEL HAZELTON

## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

091-18-CA 410 N EAST STREET

Applicant: JOHN AND RACHEL HAZELTON

Received: 6/13/2018

Meeting Date(s):

Submission date + 90 days: 9/11/2018

1) 7/26/2018 2) 3)

### INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: GENERAL HOD

Nature of Project: Construct addition; reconstruct rear room; remove aluminum windows, change siding

DRAC: An application was reviewed by the Design Review Advisory Committee at its July 2, 2018, meeting. Members in attendance were Dan Becker, Curtis Kasefang, and Mary Ruffin Hanbury; also present were John Hazelton, applicant; Tania Tully and Collette Kinane, staff.

Staff Notes:

- COAs mentioned are available for review

### APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.3	Site Features and Plantings	Construct rear addition
2.5	Roofs	Construct rear addition; reconstruct rear room
2.6	Exterior Walls	Construct rear addition; reconstruct rear room; change siding
2.7	Windows and Doors	Construct rear addition; reconstruct rear room; remove aluminum windows
3.2	Additions to Historic Buildings	Construct rear addition

### STAFF REPORT

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

- A. Constructing an addition; reconstructing a rear room; removing aluminum windows, and changing siding are not incongruous in concept according to *Guidelines* sections 1.3.1, 1.3.2, 1.3.6, 1.3.7, 1.3.8, 2.5.1, 2.6.1, 2.6.11, 2.7.7, 2.7.11, 2.7.13, 3.2.1, 3.2.2, 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\* The application includes pages from the "Inventory of Structures in The Oakwood National Register Historic Districts" Raleigh, North Carolina By Matthew Brown, Historian, Society

for the Preservation of Historic Oakwood Researched and written from 2004 to 2015. That document describes the house as a Victorian gable-front-and-wing frame cottage, c.1887, with a rear ell that was possibly added by 1909, and a kitchen wing that was connected or enclosed by 1914. Several additional alterations have occurred over time. In the 1960s, the house was “modernized:” sided in aluminum and the original windows were replaced by aluminum windows.

- 2\* The subject property is within the original boundaries of Oakwood Historic Districts listed in the National Register in 1974. That nomination form does not contain an inventory list nor a clearly defined period of significance. The Commission has generally used the mid-1930s as the end date. A draft update of the nomination, including an inventory list is under review by the State Historic Preservation Office. That draft document reaffirms the information included in Matthew Brown’s inventory, and classifies the building as contributing.
- 3\* The application states that no trees are proposed to be removed. A site plan was provided showing tree sizes, species and critical root zones. A tree protection plan was also provided.
- 4\* The proposed addition is at the rear of the house.
- 5\* The proposed addition is at the same level as the historic house. The addition is offset from the existing house by a three-sided deck that serves as a spacer that will preserve the gable end of the house. The addition will be attached to the previously enclosed kitchen wing and porches.
- 6\* As shown in the side elevations, the roof ridge of the addition will be lower in height than the roof ridge height of the historic house. The elevations were not dimensioned.
- 7\* The addition is proposed to be clad in wood siding to match the existing wood siding found underneath the aluminum siding – the application notes that this is guessed to be 4.5” reveal wood siding - while the roofing is to be architectural shingles that match the existing roof.
- 8\* Paint is proposed to match the existing house.
- 9\* The foundation of both the addition and the rebuilt kitchen wing and enclosed porches will be painted brick to match the existing.
- 10\* Full lite French doors are proposed for the rear elevation and the proposed side deck. Specifications were provided.

- 11\* Three styles of windows are proposed. Wood double-hung two-over-two windows of two different sizes are proposed to replace the current aluminum windows. The elevations show windows of a comparable size to the style of the house, but the application notes that the actual window size will be determined when the framing is uncovered during the project. The applicant intends to install windows that fit the original opening, if possible. The windows will be installed as either single or paired units. Two smaller wood casement windows are proposed on the north facade, appearing to be the same dimensions as the top portion of the double-hung windows. Specifications were provided.
- 12\* **Built area to open space analysis:** According to the applicant, the lot is 8,639 SF. The footprint of the house is 3,297 SF. The proportion of built area to open space is currently 38%. The footprint of all the proposed built area is 3,700 SF. The proportion of built area to open space is proposed to be 43%.
- 13\* The application includes analysis of the existing built area to open space ratios of properties in the immediate neighborhood showing a range of 25% to 62%
- 14\* Exterior lighting was not shown on the drawings, nor were specifications provided.
- 15\* Gutters and downspouts were not shown on the drawings, nor were specifications provided.

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

1. That should a contractor/craftsman with experience rehabilitating historic buildings provide evidence that more than 50% of the original wood siding is deteriorated beyond repair on any given side the entire side may be replaced provided that:
  - a. The condition assessment be provided to and approved by staff;
  - b. That the new siding match the original wood siding in design, dimension, detail, texture, pattern, color, and material;
  - c. That the new siding specifications be provided to and approved by staff prior to removal of the existing wood siding.
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 installation or construction:



- a. Should the original window framing remain intact and alter the size of the specified windows in the application, provide new specifications to staff
- b. Manufacturer's specifications for exterior lighting, and location on the building;
- c. Specifications for the gutters and downspouts, and location on the building.

# 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 # 558547

File # 091-18-CA

Fee \$204

Amount Paid \$204

Received Date 10/13/18

Received By J. Garcia

Property Street Address 410 N East St

Historic District Historic Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name John + Rachel Hazelton

Lot size 0.20 acres

(width in feet) 62'-0"

(depth in feet) 140'-0"

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
405 N East St	511 Oakwood Ave
501 Oakwood Ave	519 Oakwood Ave
412 N East St	413 N East St
411 Elm St	500 Polk St
414 N East St	516 Polk St
510 Polk St	411 N East St
411 Oakwood Ave	408 N East St
507 Oakwood Ave	515 Oakwood Ave

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 + Rachel Hazelton

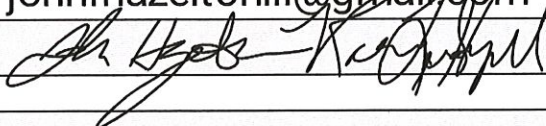
Mailing Address 400 W North St Unit 1022

City Raleigh State NC Zip Code 27603

Date 6/12/18 Daytime Phone 704-608-4591

Email Address johnfhazeltoniii@gmail.com

Applicant Signature



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

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

Office Use Only

Type of Work \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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)
1.3/23	Site Features and Plantings	<p>The owners of 410 N East St would like to remove the aluminum siding and aluminum windows from the existing house. The siding that we hope is underneath the aluminum siding will be repaired and replaced in kind where needed. Wood windows with simulated divided lites will be added in a style similar to other Victorian gable-front-wing frame cottages in the neighborhood. Shutters to be removed. Roof to be replaced with architectural asphalt shingles. Eaves to be repaired and replaced on the rear sections of the house where they are damaged and missing.</p> <p>The rear room on the existing house to be rebuilt with a painted brick foundation and true exterior walls and windows to create a continuous finished area.</p> <p>Heated square footage to be added to the north side of the elevation to create a true master suite for the house. A coffee deck is used to create outdoor space and preserve the original gable end of the historic house by providing a spacer between the existing house and the new addition. To the rear of the house will be a screen porch that will connect the house to the outside. The addition is in line with the footprint of other houses along the block and does not overly change the proportion of built space to open space, but is comparable to neighboring properties. The owners would also like to request the removal of an existing concrete pad and walkways to also help create more open permeable space.</p>
3.2/66-67	Additions to Historic Buildings	
2.1/	Wood	
2.7/51	Windows + Doors	
3.1/65	Decks	
3.2/67	Additions	



### 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 type="checkbox"/>	<input checked="" 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 <ul style="list-style-type: none"> <li><input type="checkbox"/> Plan drawings</li> <li><input type="checkbox"/> Elevation drawings showing the façade(s)</li> <li><input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required)</li> <li><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.</li> </ul>	<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"/>		✓		

1704902941  
HAZELTON, JOHN F III HAZELTON, RACHEL  
L  
410 N EAST ST  
RALEIGH NC 27604-1234

1704900895  
NOWAKOWSKI, KRISTA T  
405 N EAST ST  
RALEIGH NC 27604-1233

1704902707  
STUART, MOLLY M STUART, MICHAEL D  
501 OAKWOOD AVE  
RALEIGH NC 27601-1157

1704902969  
HUNN, MICHAEL CARTER  
412 N EAST ST  
RALEIGH NC 27604-1234

1704904813  
BERRY, RICHARD D MURPHREY, TINA  
LOUISE  
1140 WATER PLANT RD  
ZEBULON NC 27597-8609

1704905920  
BAXTER, CAROLE H  
411 ELM ST  
RALEIGH NC 27604-1931

1704912034  
HOBART, JOHN DONALD JR HOBART, KAY  
LINN  
414 N EAST ST  
RALEIGH NC 27604-1234

1704913028  
PACOFISKY, GREGORY J PACOFISKY, B  
MICHELLE  
510 POLK ST  
RALEIGH NC 27604-1960

1704900789  
YOUNGBLOOD, CURTIS E YOUNGBLOOD,  
PATRICIA A  
411 OAKWOOD AVE  
RALEIGH NC 27601-1155

1704900962  
HINTE, JAMES R HINTE, GAIL A  
9650 STRICKLAND RD STE 103-369  
RALEIGH NC 27615-1902

1704902758  
GRIFFIN, JUSTIN TYLER GRIFFIN,  
REBECCA D  
507 OAKWOOD AVE  
RALEIGH NC 27601-1157

1704903802  
THURSTON, JASON ALAN THURSTON, AMY  
HOUSE  
511 OAKWOOD AVE  
RALEIGH NC 27601-1157

1704904870  
SALDI, JENNY E TEAL, BRUCE SANFORD  
519 OAKWOOD AVE  
RALEIGH NC 27601-1157

1704910060  
SHOLAR, MICHAEL JOHN SHOLAR, CINDY  
MICHELLE  
413 N EAST ST  
RALEIGH NC 27604-1233

1704912101  
DAVID, ERIC M DAVID, SARAH W  
500 POLK ST  
RALEIGH NC 27604-1960

1704913098  
GALIFIANAKIS, JON MARK  
516 POLK ST  
RALEIGH NC 27604-1960

1704900830  
NEWFOUNDLAND LLC  
9650 STRICKLAND RD STE 103-369  
RALEIGH NC 27615-1902

1704900976  
KINDER, HEATHER  
411 N EAST ST  
RALEIGH NC 27604-1233

1704902835  
BENITO, JUAN ROYSTON  
408 N EAST ST  
RALEIGH NC 27604-1234

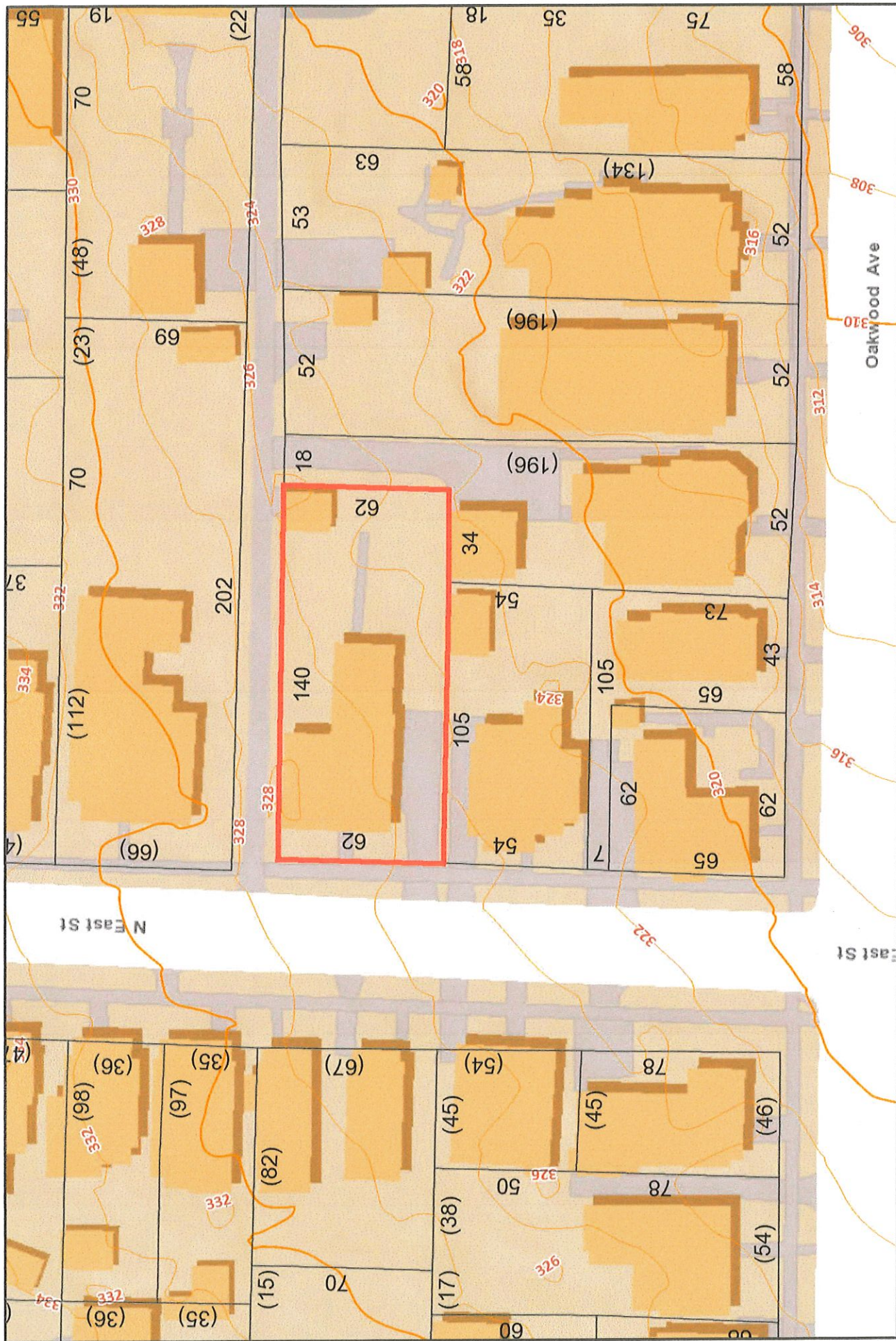
1704903862  
PINTHER, GEORGE C II PINTHER, ANITA  
BLOMME  
515 OAKWOOD AVE  
RALEIGH NC 27601-1157

1704904957  
MORROW, RONALD G  
415 ELM ST  
RALEIGH NC 27604-1931

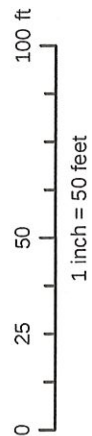
1704910064  
LAWLER, VIRGINIA TEMPLE  
415 N EAST ST  
RALEIGH NC 27604-1233

1704912150  
WALLACE, LEESA LANE  
502 POLK ST  
RALEIGH NC 27604-1960





410 N East St



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410 N East St - aerial

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1950 Sanborn: similar to 1914 but front porch expanded to wrap around left part of front of house, composition roof, two garages, one in current location

1963 RCD: Marguerite Britton, Larmer Blizzard

1995, 1999, 2004 photos on wakegov: front porch has turned posts

2007 photo on wakegov: front porch has Tuscan columns

2012 wakegov: similar footprint to 1950 but area between main house and kitchen is enclosed, and a small addition made behind left part of house, adjacent to enclosed section.

=WA0080 **409 N. East St. Stronach-Coburn House c.1898** This North Carolina Victorian frame shotgun house and its mirror-image twin at 407 N. East were built on a single lot for Alexander B. Stronach, a grocer, dry goods merchant, and developer, who lived at 411 N. Bloodworth St. The first resident of this house was W. Benjamin Perry, a horse trader. The house is three rooms deep and one room wide. It has a front-gabled saddle roof, which was originally sheathed in wooden shingles. There is a lozenge attic vent in the gable. The front porch has a hipped roof supported by slender square-section posts with sawnwork brackets and a square-section balustrade. The front door has a three-pane transom. Most windows are four-over-four. A back porch was added after 1950. A small shed-roofed bumpout was added to the right side between 1975 and 1990.

91:619 T. N. & Katie G. Jones to Alexander B. Stronach Jul 31, 1886 \$450 what is now 407 & 409 N. East & 412 N. Bloodworth (this deed not indexed)

202:73 A. B. & Mary A. Stronach to Warren Coburn Sep 5, 1905 407 & 409 N. East

Book of Wills I:488 Vermont C. Royster to several Roysters by will Aug 16, 1922 407 & 409

1035:477 Percy & Ann Royster to Wilbur Royster 1949 407 & 409

1944:652 to James N. Stronach, Jr. 407 & 409

8963:2738 James N. Stronach, Jr. to Harvey Bumgardner 2001 407 & 409

1891 RCD: F. P. Harris, machinist N.C. Car Co, w-Eddie, dressmaker

1896-97 RCD: no listing

1899-00 RCD: W. Benjamin Perry, married, works for M. M. Perry sales stables

1903 RCD: M. T. Ray

1909 Sanborn: shotgun house, tiny bumpout on south side (error or since removed), no bumpouts on north side, wooden shingle roof

1914 Sanborn: similar to 1909 but tiny bumpout on NORTH side, not south

1930 RCD: Jas. E. Lawton

1948 RCD: George T. O'Daniel

1950 Sanborn: similar to 1914 but composition roof

1963 RCD: Charles Bennett

c.1975 photo 145\_Misc\_20\_3 at N.C. Archives shows this house, four-over-four window, no balustrade, transom over front door, brackets same as current, no addition on right side

c.1977 photo in Harris Raleigh Architectural Inventory p.139 shows this house, four-over-four window, square-section porch posts, brackets same as current, no balustrade

2012 wakegov: similar to 1950 but small room has been added on right (north) side, and porch has been added across rear

=WA6674 **410 N. East St. Lewis-Earp House c.1887** This North Carolina Victorian gable-front-and-wing frame cottage was built for Julius Lewis & Company, a hardware and development firm which had eleven houses built in Oakwood. The first tenant was tinsmith E. S. Adams. From 1957 through the present (2014) this has been the home of the Earp family, owners of Earp's Seafood. The house has a front-gabled section on the left, and a side-gabled wing on the right. The roof was originally sheathed in wooden shingles. The original front porch probably had a hipped roof supported by chamfered square-section posts with brackets. There is an ell behind the side-gabled wing. This was either original or added prior to 1909. Behind this ell was a kitchen building connected to the house by a porch. This also was either original or added prior to 1909. Between 1909 and 1914 the connecting porch was enclosed. After 1950, another porch was added beside the old kitchen; this porch has also been enclosed. In the 1920s or 1930s the original front porch was replaced by the current porch. It has a shed roof sheathed in standing-seam metal, supported by four battered square-section posts on brick piers. In the early 1960s, the house was "modernized:" it was sided in aluminum, and the original windows were replaced by shorter wider aluminum windows in the "Mid-century Modern" style. In the late 1970s, the turned balusters on the porch were added; they



were made by Oakwood resident Al Rinne. The light in the front yard in the form of the Cape Hatteras Lighthouse was installed in 1999 in homage to the family's seafood business.

There is a saddle-roofed cinder block shed near the northeast corner of the lot, built in 1967 according to tax records.

94:726 R. S. Pullen to Julius Lewis & Co Mar 5, 1887

143:592 N. W. & Bessie West to Julius Lewis Feb \_\_, 1897 this is second tract

142:189 Julius & Abigail Lewis to Mrs. Sallie Strong Jul 19, 1897 \$1100 extends 140' back "to the line of a park made by R. S. Pullen then northwardly along the west line of said park 62."

346:349: Mrs. Sallie Strong to Mrs. Iva Hunter Oct 9, 1919

Iva W. & J. T. Hunter to Bolling Newsom 1924

457:533 Bolling & Pauline Newsom to Ral Rl Est & Tr 192

536:351 Raleigh Real Est & Tr to Rom S. & Julia C. Smith 1928

1287:115 Julia C. Smith to H. E. & Mary Earp Jun 24, 1957

1881 Map: part of R. S. Pullen prop

1882 Map: part of R. S. Pullen prop

1888 RCD: E. S. Adams, tinsmith

1891 RCD: P. H. Hughes, chief operator Western Union Telegraph office, w-May, 3 kids

1896-97 RCD: Robert G. Strong, lawyer, w-Daisy, & see listings for 408

1899-00 RCD: J. S. Gray, married

1901 RCD: Jos. S. Gray, merchandise broker, w-Lenora

1903 RCD: J. S. Gray

1907-08 RCD: J. S. Gray

May 8, 1909 *Raleigh Times*: For Rent – Three furnished rooms, light housekeeping; \$10.00 per month. Mrs. Lennore Gray

1909 Sanborn: gable front and wing, plus ell behind wing, separate kitchen behind ell, connected to house by small porch, wooden shingle roof

1911-12 RCD: J. S. Gray

1914 Sanborn: similar to 1909 but porch between house & kitchen has been enclosed, & tiny addition behind kitchen

1930 RCD: Rommel S. Smith

1948 RCD: Mrs. Julia Smith

1950 Sanborn: same as 1914 but composition roof

1963 RCD: Herbert E. Earp

2012 wakegov: similar to 1950 but porch has been added beside original kitchen, and then enclosed. Tiny addition in rear is gone

=WA6675 **411 N. East St. Stronach-Hillebrenner House c.1910** This Neoclassical Revival frame cottage was built for Frank Stronach, auctioneer and owner of a horse-and-buggy emporium, who lived at 414 N. Bloodworth St., behind this house. The first resident of this house was Charles Annan, a traveling salesman. The house remained in the Stronach family until 2001. It has a hipped roof sheathed in slate shingles. The current slate roof was installed in 2009 and replicates the original. There is a gabled dormer on the front with a Palladian window/vent. The central arched window has fine Neoclassical tracery. This window was crafted in 2013 by Charlie Parker and Will Hillebrenner to replicate the original. There are attic vents in the flanking spaces. The front porch has a hipped roof with built-in gutters. It is supported by coupled and tripled square-section colonnettes on brick pedestals, with a square-section balustrade. The front porch was completely rebuilt as part of a major restoration by Dawn and Will Hillebrenner in 2012-13. The partially-glazed front door has a transom. Most windows are one-over-one. The chimney is stuccoed and has a battered top.

91:619 deed for 407 & 409 refer to this as part of J. L. Wright's lot Jul 1886

107:307 Cynthia K. & I. L. Wright to Frank Stronach Dec 17, 1886 \$1900 what is now 414 N. Bloodworth & 411 & 413 N. East

94:254 Frank & M. C. Stronach to Cynthia K. Wright Dec 31, 1886 mortgage for \$1400 411 & 413 N. East & 414 N. Bloodworth

No deeds from Frank Stronach through 1915

## **Proposed Restoration and Addition to 410 N East St**

The owners of 410 N East St would like to restore the existing portion of the historic house to be more in keeping with what historically the house use to be before it was "modernized" in the 1960's. An addition is also proposed that will add a true master suite to the house and two new outdoor spaces (a screen porch and an open deck).

**Section 2.1 #11** It is not appropriate to replace or cover historic wooden siding, trim, or window sashes with contemporary substitute materials.

The owners of 410 N East St would like to remove the aluminum siding, aluminum trim and aluminum windows from the existing house. The siding, trim work + porch details that we hope are underneath the aluminum siding will be repaired and replaced in kind where needed and painted.

**Section 2.7 #7** If a historic window or a door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.

Owners would like to remove the aluminum windows that were installed in the existing house in the 1960's. Wood windows with simulated divided lites will be added in a style similar to other Victorian gable-front-wing frame cottages in the neighborhood. Windows were shortened when the house went through major changes in the 1960's and the ceilings were dropped. During this project we will be taking the ceilings back to their original height and adding back windows that would be more in keeping with the windows that use to be part of the house. Dimensions of the windows suggested in this application maybe slightly modified during the demolition phase as we uncover the original framing of the historic windows. Existing shutters to be removed, they were added in the 1960's since they match the shorter window sizes. Main house roofs to be replaced with architectural asphalt shingles, these areas have asphalt shingles which need to be replaced. Eaves to be repaired and replaced on the rear sections of the house where they are damaged and missing.

**Section 2.7 #9** If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining facade of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but not to duplicate the original.

The rear room on the existing house will be rebuilt with a painted brick foundation and true exterior walls with new windows to create a continuous finished area. Several old porches were closed in over time to create the rear rooms as they exist now. These areas will now become a new kitchen, dining room and family room and new windows have been added to help create the new space. New patio doors will be added to the north elevation to this area to allow for the space to open up to the new coffee deck off the kitchen.

**Section 1.3 #8** In the residential historic districts, it is not appropriate to alter the residential character of the district by significantly reducing the proportion of the original built area to open space on a given site through new construction, additions, or surface paving.

440 SF of heated space will be added to the north side of the existing house to create a true master suite. A 116 SF coffee deck will be added to create an outdoor space and preserve the original gable end of the historic house by providing a spacer between the existing house and



the new addition. To the rear of the house will be a 270 SF screen porch that will connect the house to the rear yard. The new footprint of the proposed house is in line with the footprints of other houses along the block and does not significantly change the proportion of built space to open space and is comparable to neighboring properties. The owners would also like to request the removal of an existing concrete pad and walkways to also help create more open permeable space.

Existing % of Built Space to Open Space – 3297 SF of built space /8639 SF of site = 38%  
New Site Plan % of Built Space to Open Space – 3700 SF of built space/8639 SF of site = 43%

Other houses on block –

500 Polk St app Built Space to Open Space – 1914 SF of built space/4959 SF of site = 38.6%  
414 N East St app Built Space to Open Space – 1921 SF of built space /4911 SF of site = 39%  
412 N East St app Built Space to Open Space – 3595 SF of built space /13529 SF of site = 25%  
408 N East St app Built Space to Open Space – 2757 SF of built space /5683 SF of site = 49%  
501 Oakwood Ave app Built Space to Open Space – 2511 SF of built space /4030 SF of site = 62%

**Section 3.1 Decks #1** Locate and construct decks so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure.

The new small coffee deck will be structurally self-supporting and becomes a spacer between the historic gable end of the house and the new addition which helps preserve the historic house and gives a visual separator between the two structures.

**Section 3.2 Additions #1** Construct additions, if feasible, to be structurally self-supporting to reduce any damage to the historic building. Sensitively attach them to the historic building so that the loss of historic materials and details is minimized.

The master suite addition has been located on the side of the house but in a way that it stays hidden from the street view. The master suite addition is designed with a shed roof and gable roof so that it can be over-framed onto the existing rear gable roof. The screen porch has been located to the rear elevation of the house which is the least character defining elevation of the house. The roof for this will be created from the existing gable roof line over the kitchen that will be extended back. Eaves and overhangs will be added to the new roof to create a more cohesive aesthetic and help protect the structure.

**Section 3.2 #8** Design an addition to be compatible with the historic building in mass, architectural style, materials, color, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.

The historic portion of the house will be brought back to be more in keeping with what it used to look like before it was modernized. The rear porch areas that were closed in overtime and the new addition have more windows designed into the plans to help discern the updated and new areas from the historic portion of the house. The addition follows the shape and footprint of the existing house and will not be visible from the street as you face the house. The roof lines of the addition are equal to or lower than the historic house gable ridge heights. Siding, eaves, overhangs, windows and trim shall be consistent between the new and existing sections of the house to help create a cohesive overall aesthetic.

## Materials –

New siding will be wood siding that matches the exposure of the historic siding found underneath the aluminum siding (most likely 4.5" exposure smooth wood siding). Trim to match existing trim again most likely 4.5" window and door trim. The windows most likely will have a 1" drip cap once they have been uncovered. Corner boards to match existing (5"). Windows will be 2 over 2 double hung windows to be more in keeping with the time period of the existing house. There are several examples of Victorian gable front and wing frame cottage type houses throughout Oakwood. Roofing to be replaced in kind with new architectural asphalt shingles. Brick foundation will match existing and be painted. Decking to be pressure treated stained decking on both the coffee deck and the screened porch. Screen porch ceiling to be painted beadboard. Painted or stained 1x4 slats to screen below the screen porch between the painted brick piers. New eaves, soffits and overhangs to match existing.





410  
N East St







410  
N East St





410  
N East St





410  
N East St





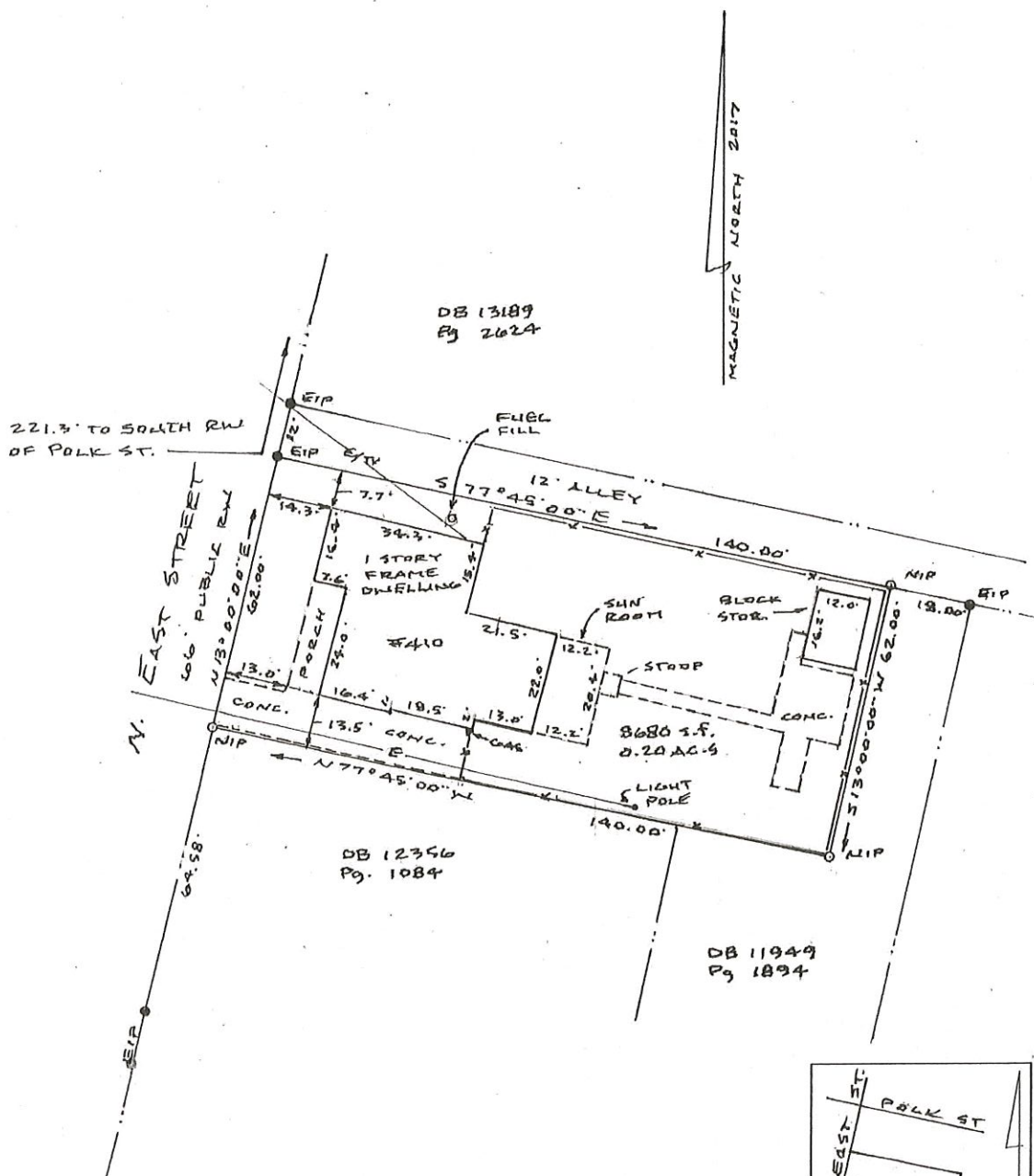
410  
N East St





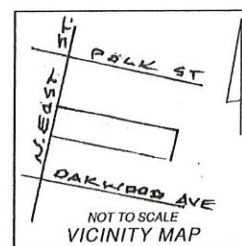
410  
N East St





LEGAL: BEING ALL OF THE PROPERTY  
DESCRIBED IN DEED BOOK 16363  
PAGE 825 WAKE COUNTY REGISTRY.

NOTE: ALL FENCES ARE CLEAR  
OR COMMON USE. —X—



- LEGEND —
- Lot Boundary Line
  - - - Adjoining Lot Line  
(Lines not Surveyed)
  - EIP - Existing Iron Pipe
  - NIP - New Iron Pipe
  - EIS - Existing Iron Stake
  - PKN - P. K. Nail (Existing)
  - MBL - Min. Bldg. Line
  - NI - No Iron (Set or Found)
  - PC/PT - Point of Curve / Tangent



RITEHIE SURVEYING COMPANY

RALEIGH, NC  
919-801-9559

MAP OF PROPERTY OF

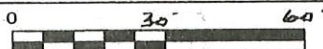
JOHN HAZELTON & RACHEL HAZELTON

410 N. EAST STREET, RALEIGH, RALEIGH TNSH, WAKE Co., NC

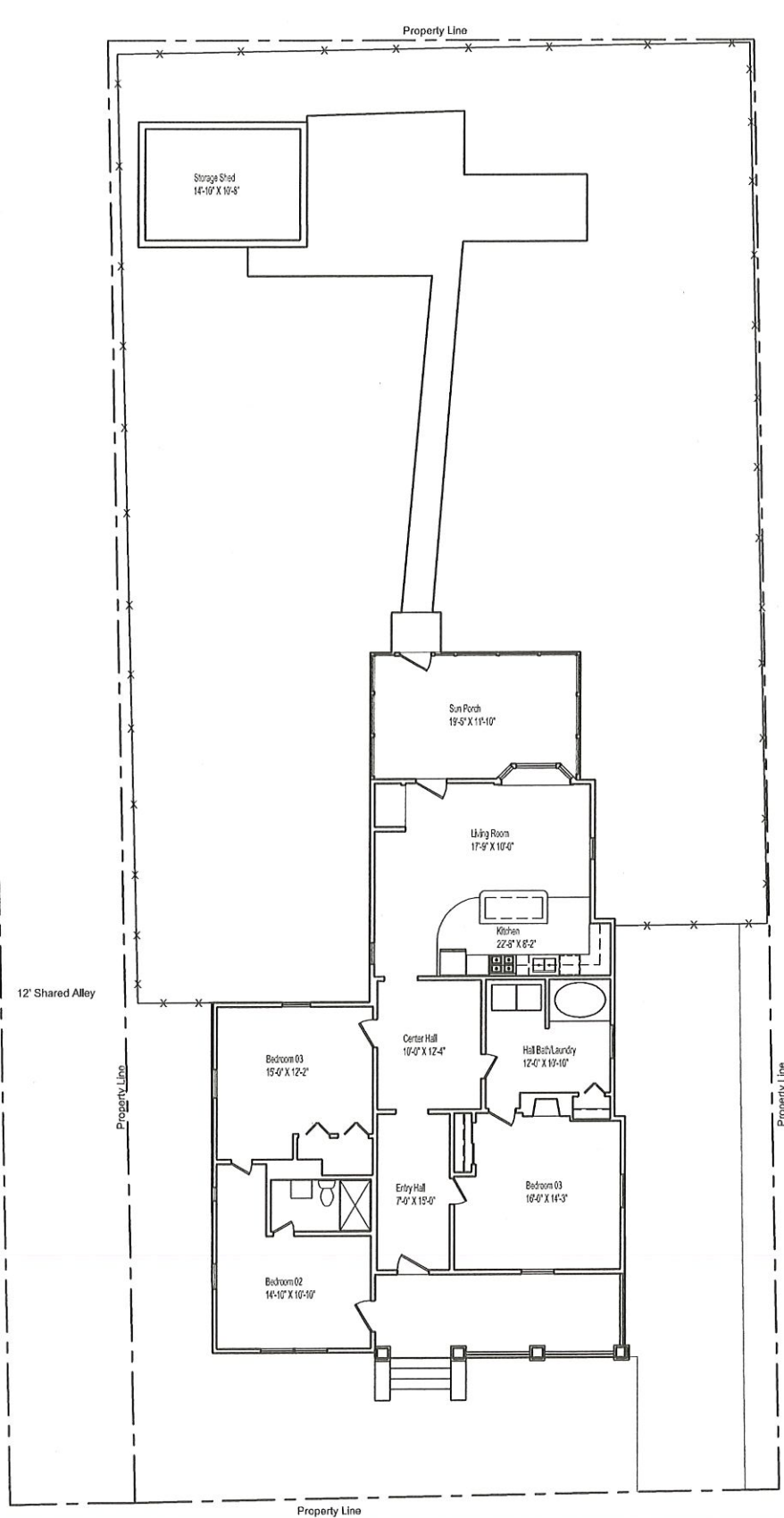
RITEHIE SURVEYING CO., 7704 LONGSTREET DR., RALEIGH, NC 27615  
F-0110

SCALE: 1" = THIRTY FEET

MARCH 15, 2017



JOB # 170304 FB# 42P39



# 410 East St - Existing Site Plan

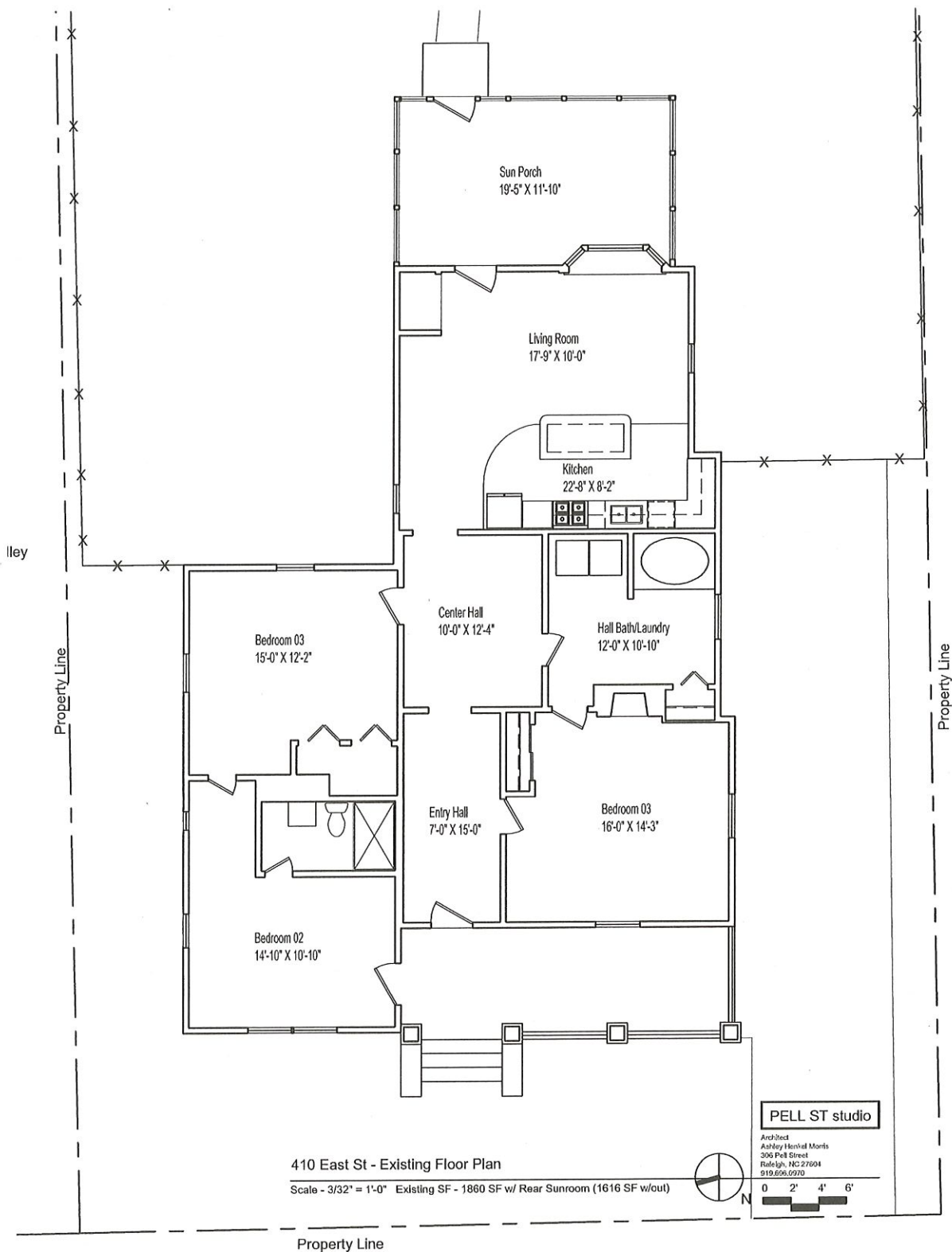
Scale - 1/16" = 1'-0" Existing SF - 1860 SF

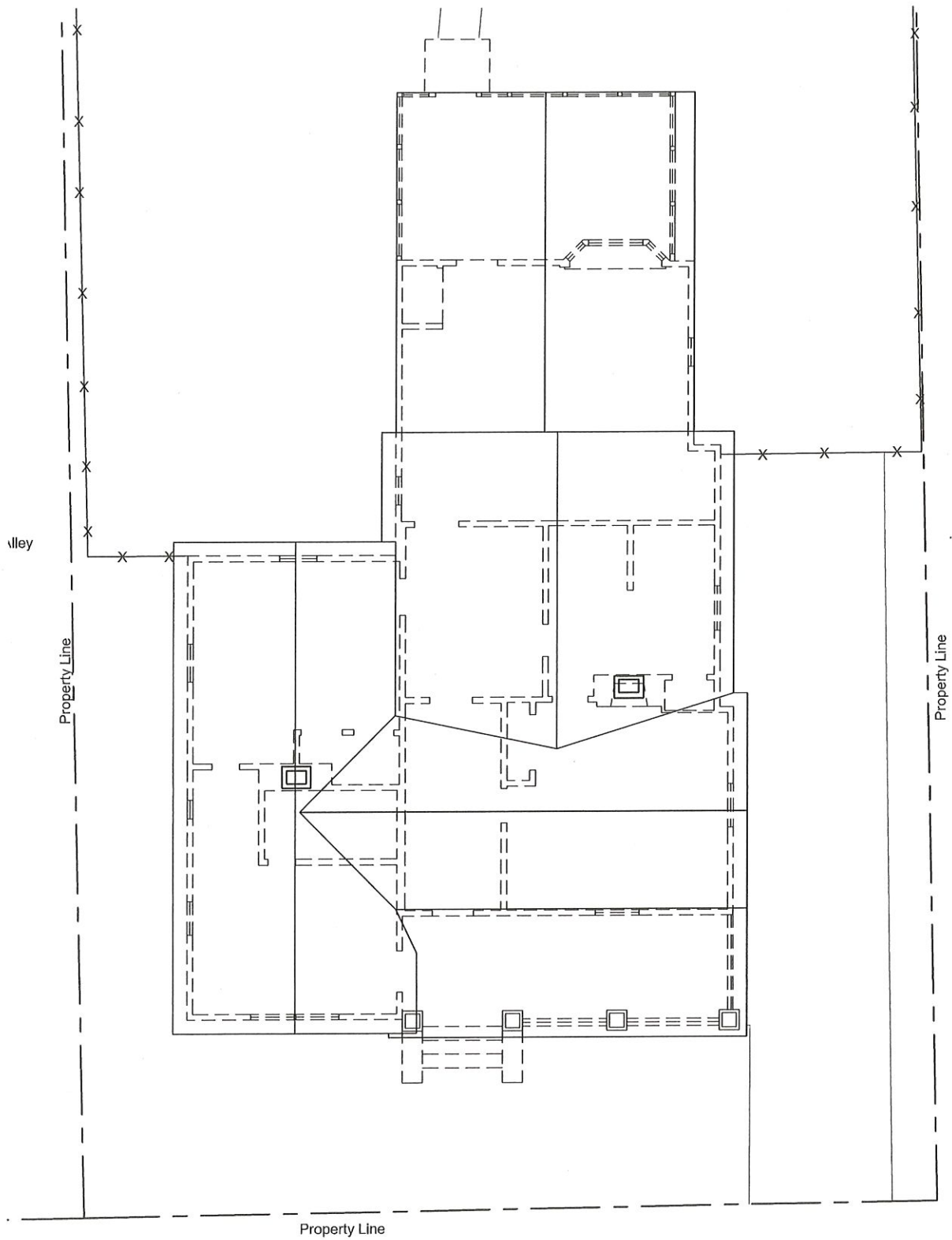


PELL ST studio

Architect  
Ashley Hensel Morris  
306 Pell Street  
Raleigh, NC 27604  
919.955.0970







410 East St - Existing Roof Plan

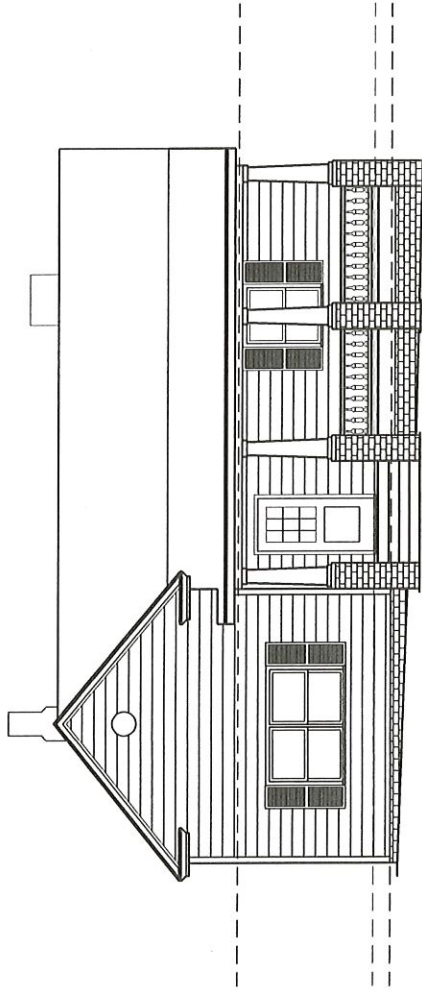
Scale - 3/32" = 1'-0" Existing SF - 1860 SF w/ Rear Sunroom



PELL ST studio

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

0 2' 4' 6'

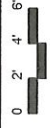


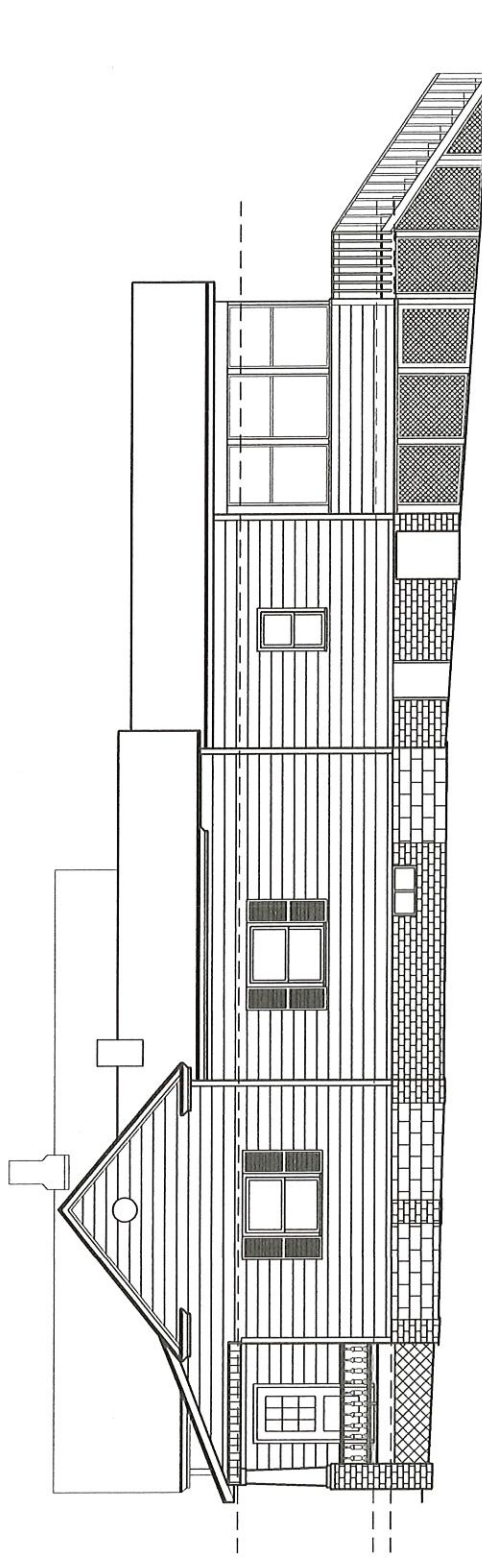
410 N East St - Existing Front Elevation

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

PELL ST studio

Architect  
410 N East St  
305 Fall Street  
Raleigh, NC 27604  
919.696.0970



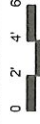


PELL ST studio

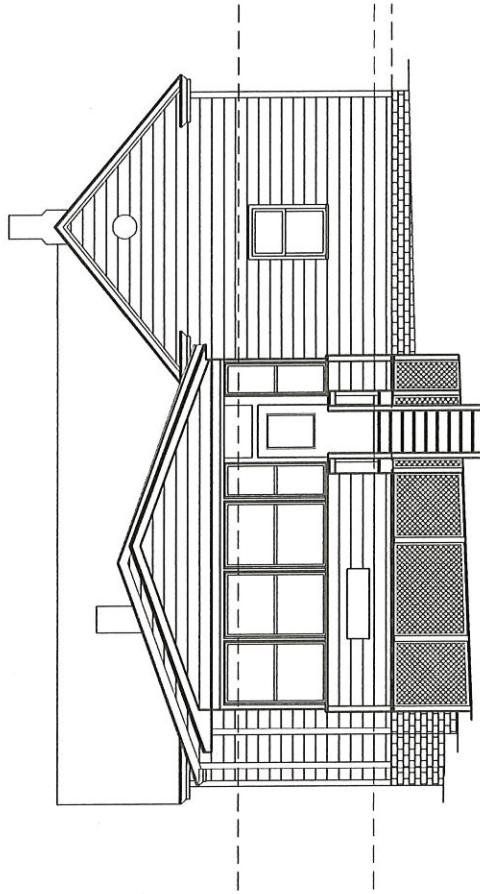
Architect  
Ashley Hunkeler Worth  
305 Pell Street  
Raleigh, NC 27604  
313.653.9719

410 N East St - Driveway Side Elevation

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







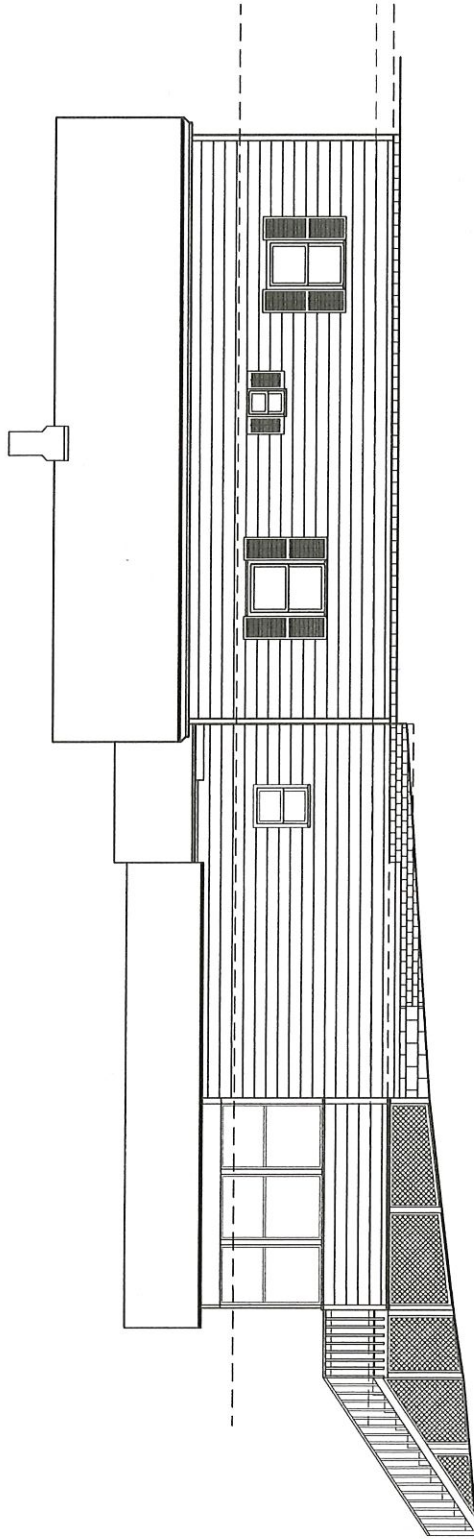
PELL ST studio

Architect  
Ashley Hensel Morris  
309 Pell Street  
Raleigh, NC 27604  
919.866.9970

410 N East St - Existing Rear Elevation

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





PELL ST studio

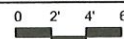
Architect  
Ashley Hensel Morris  
308 Pell Street  
Raleigh, NC 27604  
919.655.0570

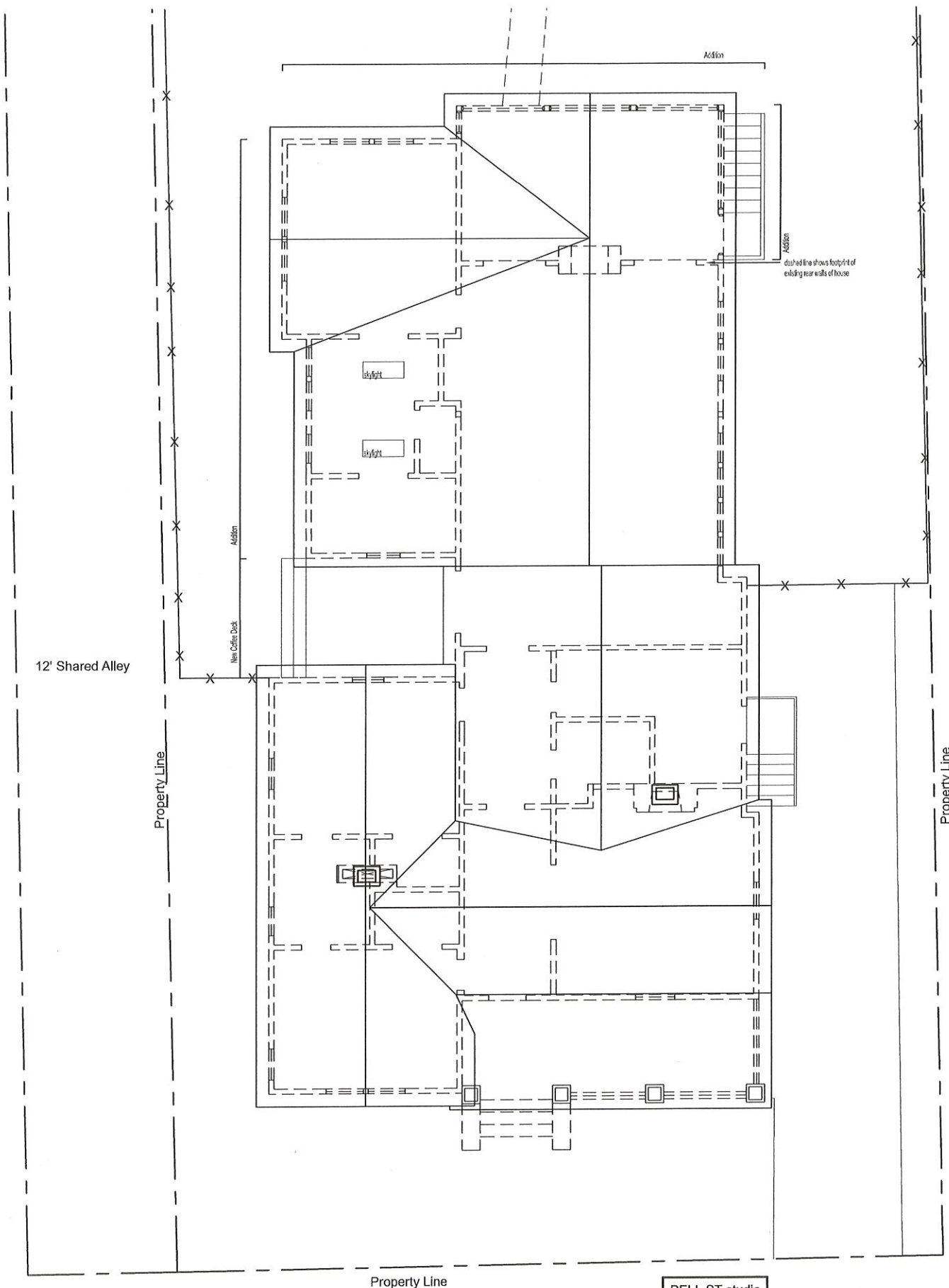


410 N East St - Existing Side Elevation

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

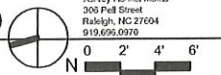






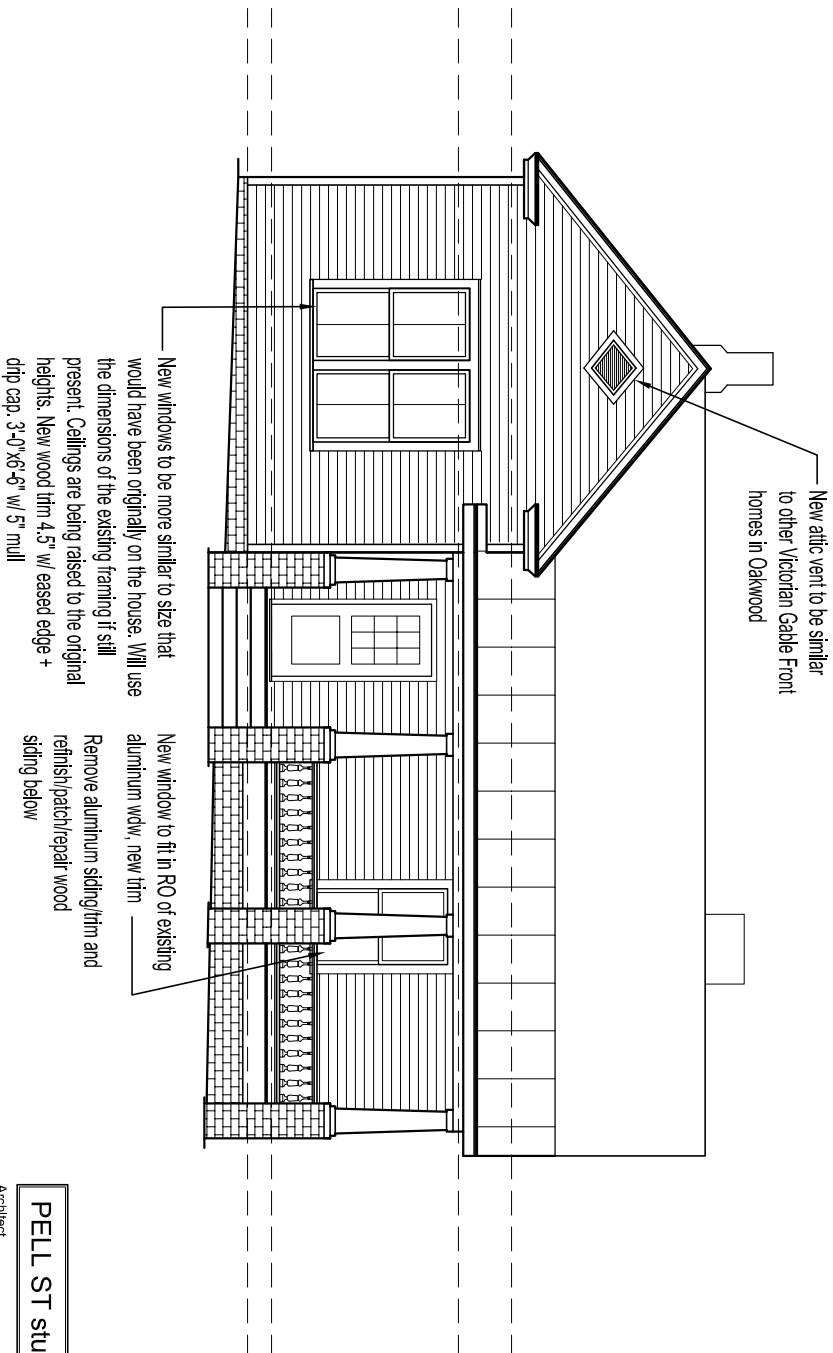
410 East St - New Roof Plan - Total New SF 2322 SF (heated)

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



PELL ST studio

Architect  
Ashley Marshall Morris  
300 Pull Street  
Raleigh, NC 27604  
919.696.0970



410 N East St - New Front Elevation

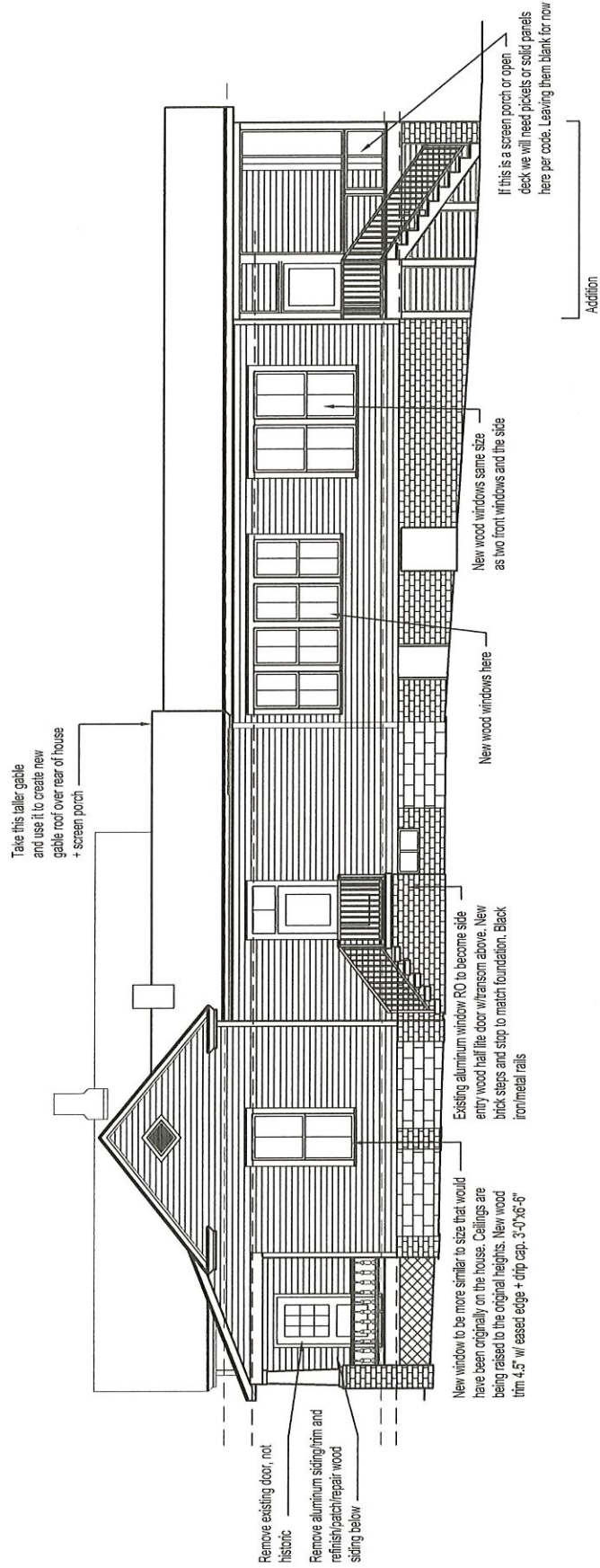
Scale - 3/32" = 1'-0"

PELL ST studio

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







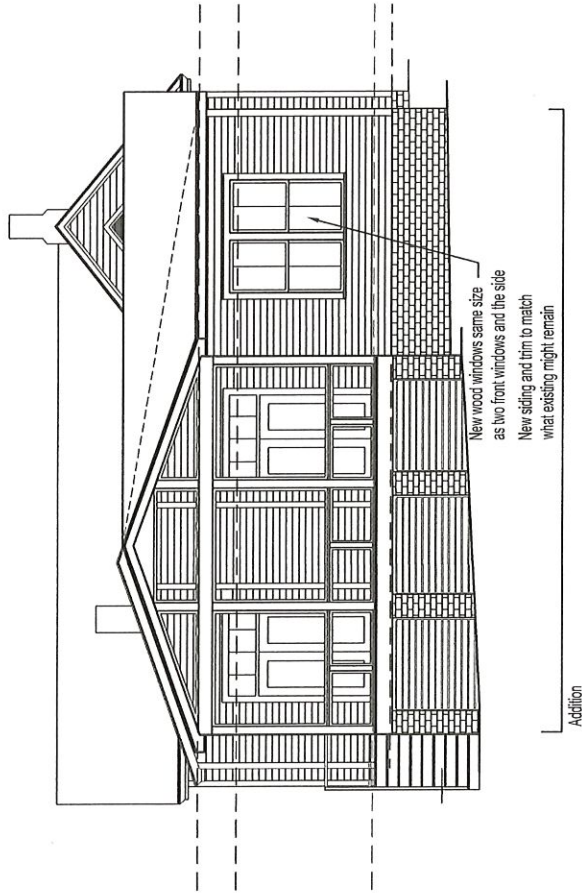
PELL ST studio

Architect  
Ashley Henkel Morris  
306 Pell Street  
Baltimore, MD 21204  
410.586.0870



410 N East St - New Driveway Side Elevation

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



PELL ST studio

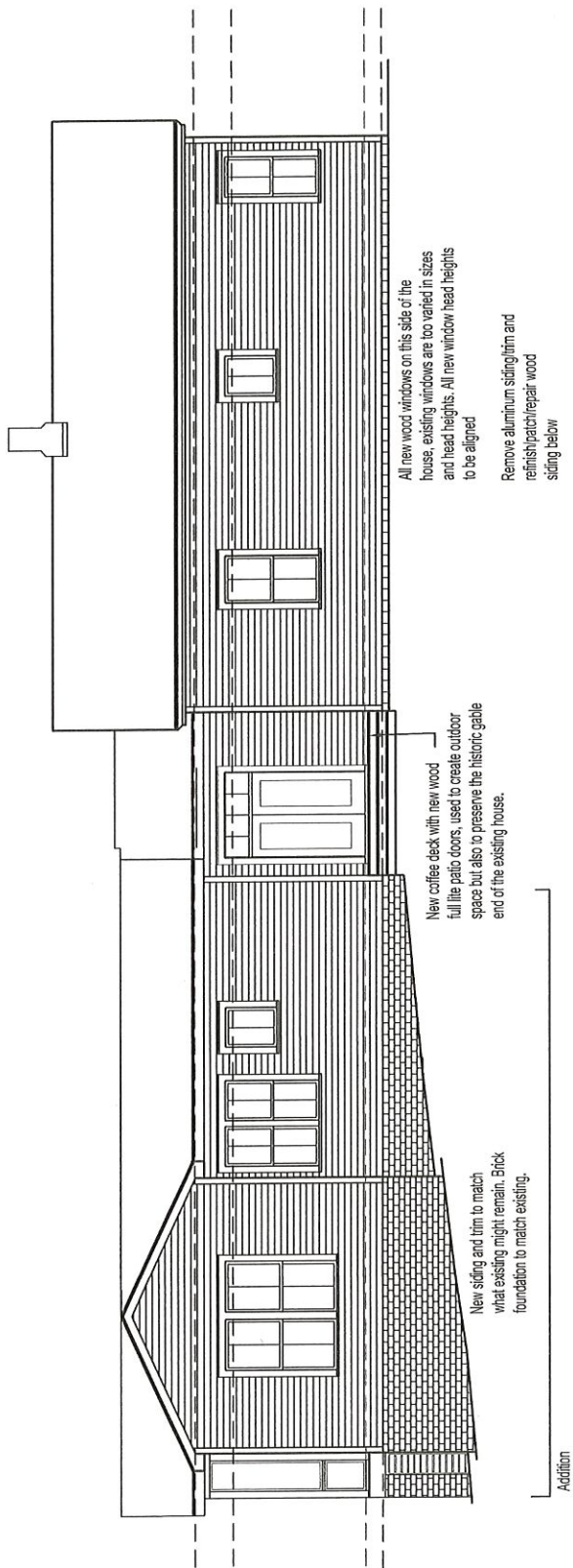
Architect  
Curry Perceal Morris  
2001  
Raleigh, NC 27604  
919.696.0970

410 N East St - New Rear Elevation

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

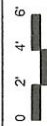






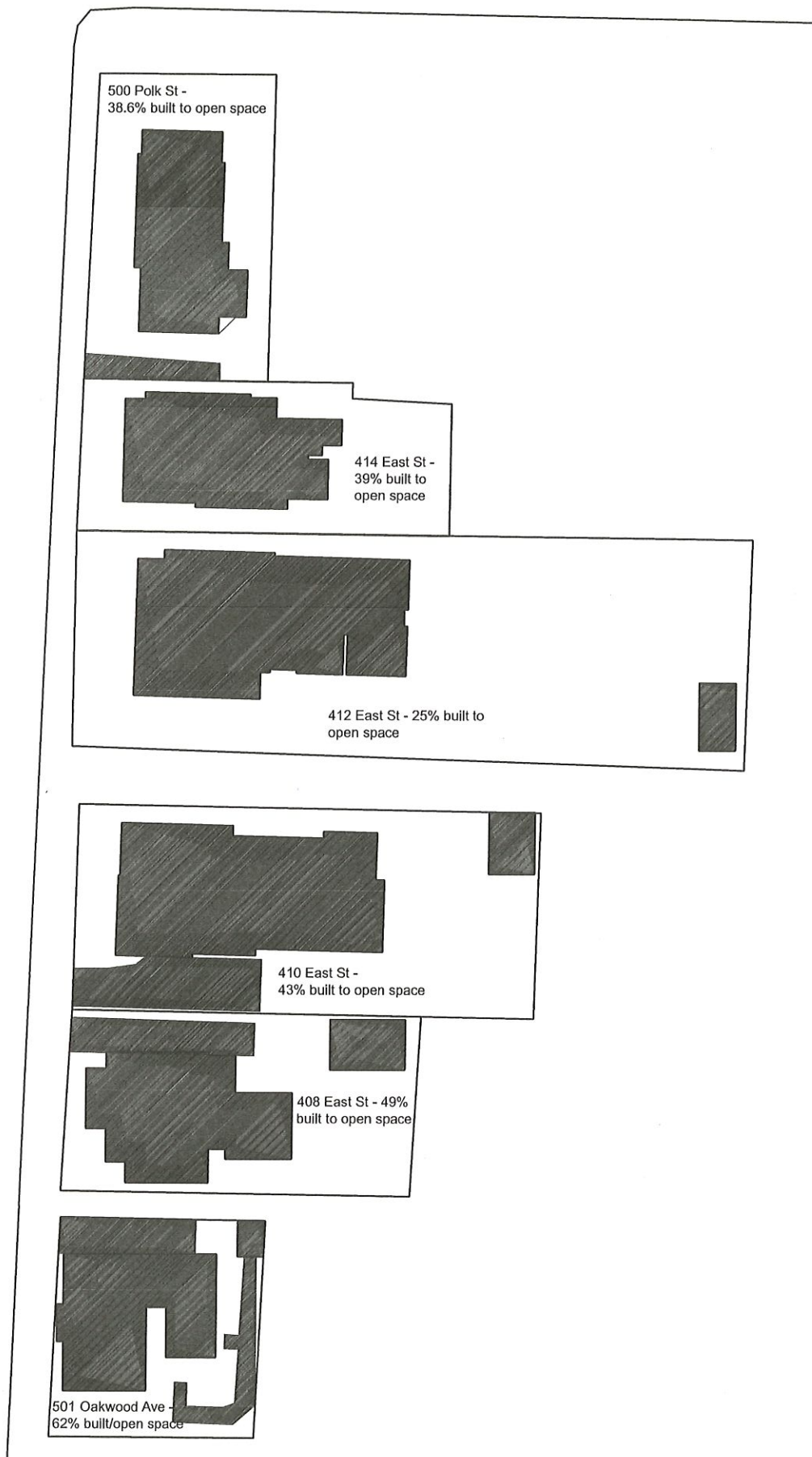
PELL ST studio

Architect  
Ashley Henkel Morris  
300 Pell Street  
New York, NY 10004  
919.595.0970



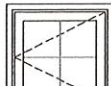

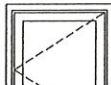
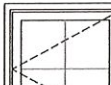
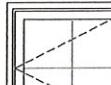

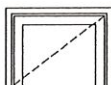
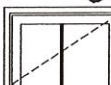
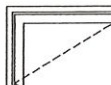
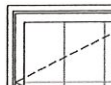

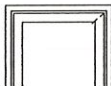
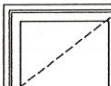
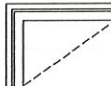
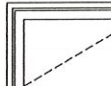

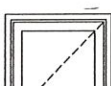
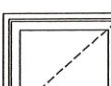
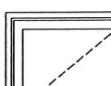
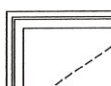

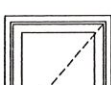

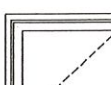
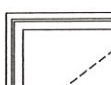


410 N East St - New Side Elevation

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



Built to Open Space Diagram of 400 Block of East St

ROUGH OPENING					
	18 3/4"	24 3/4"	28 3/4"	30 3/4"	36 3/4"
	18"	24"	28"	30"	36"
GLASS SIZE	12 13/16"	18 13/16"	22 13/16"	24 13/16"	30 13/16"
18 3/4"	 WC-1818				
24 3/4"	 WC-1824	 WC-2424			
30 3/4"	 WC-1830	 WC-2430	 WC-2830	 WC-3030	
36 3/4"	 WC-1836	 WC-2436	 WC-2836	 WC-3036	 WC-3636
42 3/4"	 WC-1842	 WC-2442	 WC-2842*	 WC-3042*	 WC-3642*
48 3/4"	 WC-1848	 WC-2448*	 WC-2848*	 WC-3048*	 WC-3648*
54 3/4"	 WC-1854	 WC-2454*	 WC-2854*	 WC-3054*	 WC-3654*

\* Review for Egress. Refer to the "Egress Information Chart" PDF file.

- Standard units shown. Custom sizes in 1/16" increments.
- Any unit shown can be operable or stationary - Left hand shown as viewed from exterior.
- To obtain masonry openings on units with brickmould, add 3 3/8" to horizontal and 2 5/8" to vertical frame dimensions.



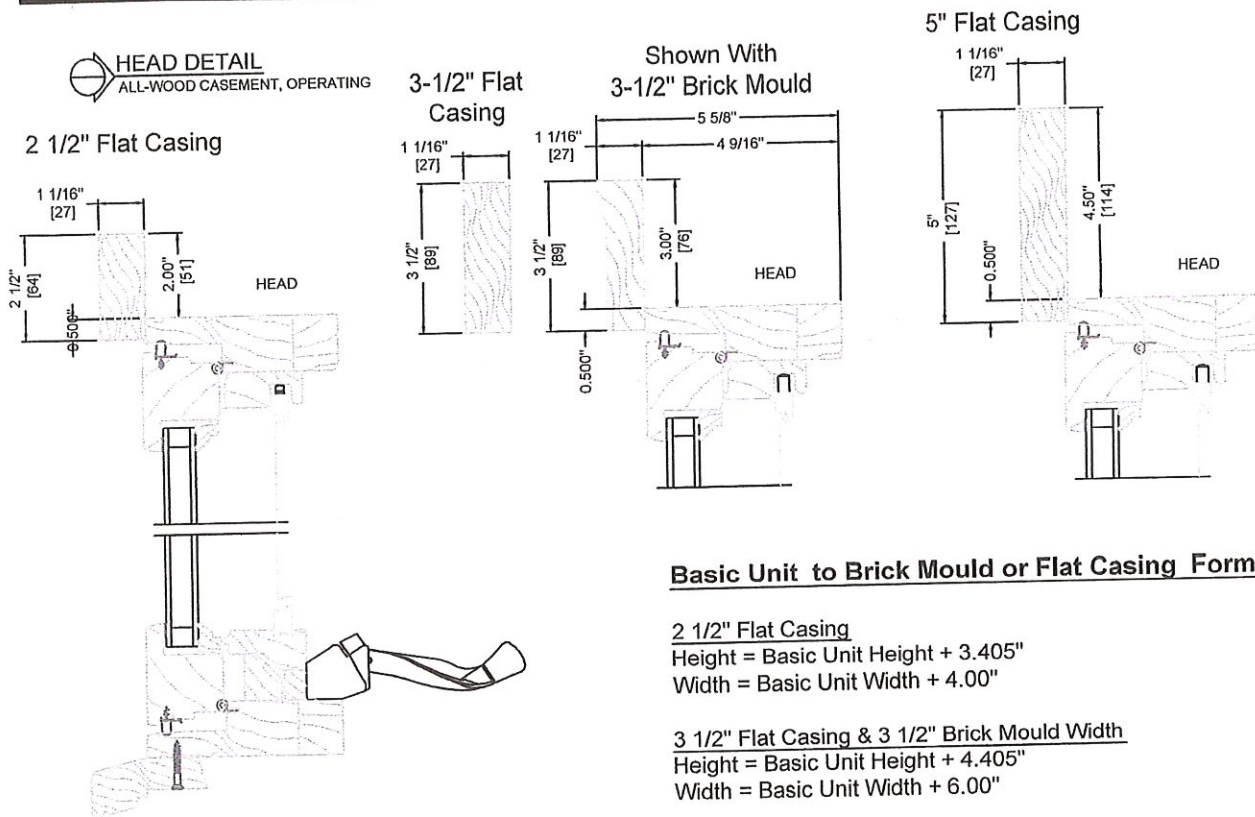


# SIERRA All-Wood PACIFIC Casement Window WINDOWS

SECTION DETAILS  
DRAWN TO 1"=1" SCALE  
Printed Scale 3" = 1"

PAGE 2 of 4

## HEAD DETAIL ALL-WOOD CASEMENT, OPERATING



## Basic Unit to Brick Mould or Flat Casing Formulas

### 2 1/2" Flat Casing

Height = Basic Unit Height + 3.405"  
Width = Basic Unit Width + 4.00"

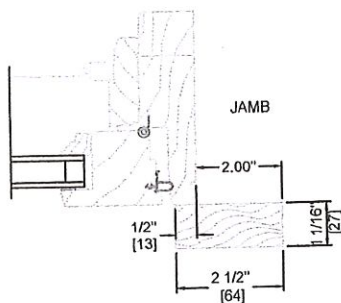
### 3 1/2" Flat Casing & 3 1/2" Brick Mould Width

Height = Basic Unit Height + 4.405"  
Width = Basic Unit Width + 6.00"

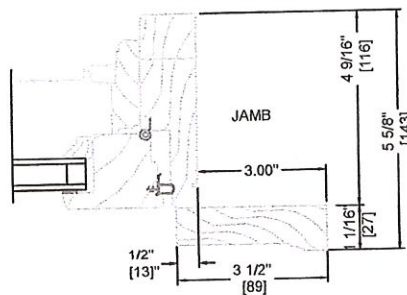
### 5" Flat Casing

Height = Basic Unit Height + 5.905"  
Width = Basic Unit Width + 9.00"

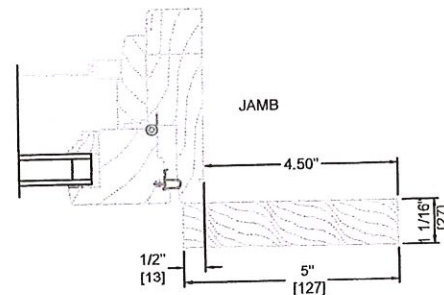
## 2 1/2" Flat Casing



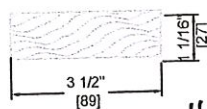
## 3-1/2" Brick Mould



## 5" Flat Casing

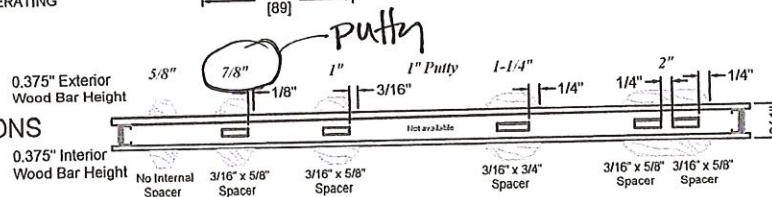


## 3-1/2" Flat Casing



## SILL DETAIL ALL-WOOD CASEMENT, OPERATING

## GLAZING OPTIONS



PLEASE NOTE: STANDARD SPACER COLOR IS MILL FINISH

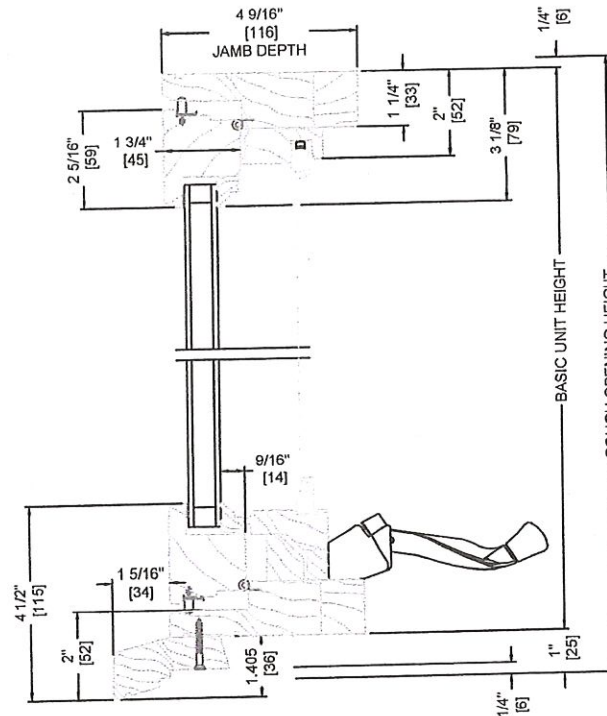


SIERRA All-Wood  
PACIFIC Casement Window, No Brickmould w/ Sill Nosing  
WINDOWS

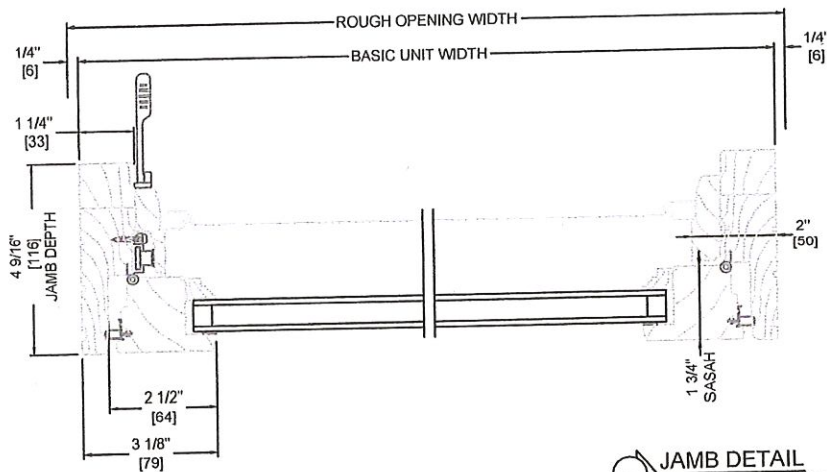
For Product Built 06/25/2012 to Present

SECTION DETAILS  
Drawn to 1" = 1" Scale  
Printed Scale 3" = 1'  
4 9/16" JAMB

HEAD DETAIL  
ALL-WOOD CASEMENT, OPERATING



SILL DETAIL  
ALL-WOOD CASEMENT, OPERATING

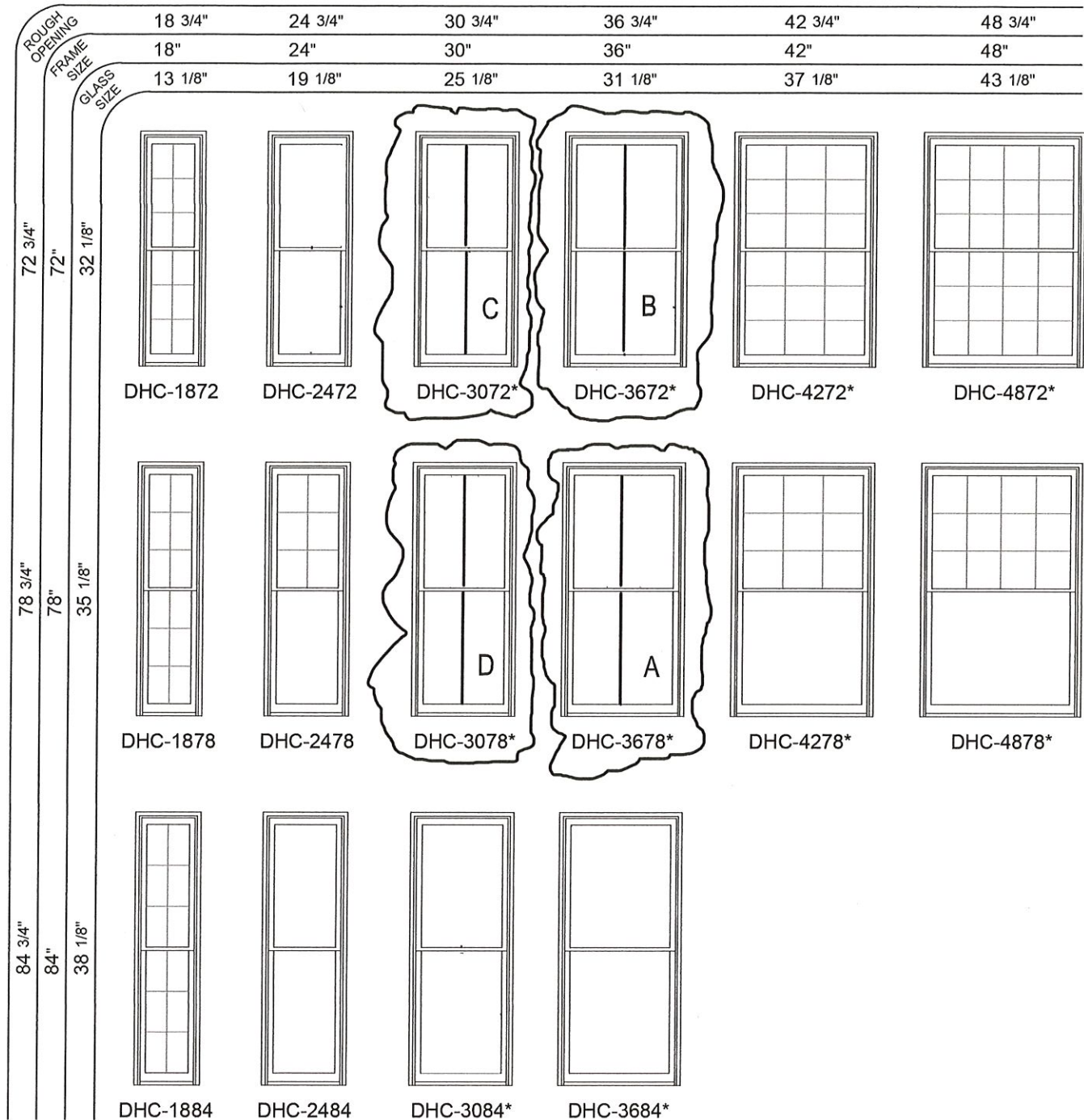


JAMB DETAIL  
ALL-WOOD CASEMENT, OPERATING



Wood Carmel Double Hung

Scale: 1/4" = 1'-0"



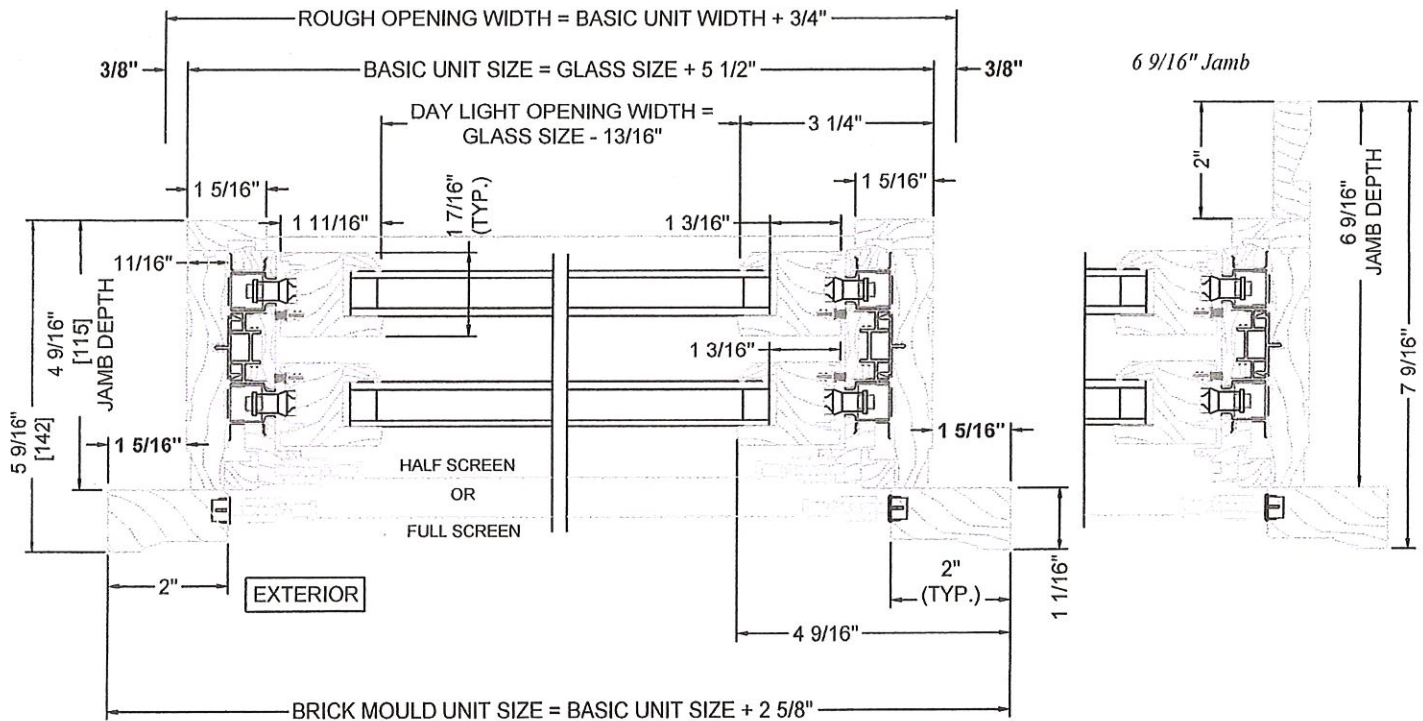
\* Review for Egress. Refer to the "Egress Information Chart" PDF file.





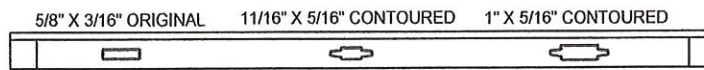
# All-Wood Tilt Double Hung Windows

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

0.260" Exterior  
Wood Bar Height

5/8"

7/8"

1"

Putty

1-1/4"

2"

0.260" Interior  
Wood Bar Height

3/16" x 1/2"  
Spacer Bar

3/16" x 5/8"  
Internal Spacer

3/16" x 5/8"  
Internal Spacer

3/16" x 5/8"  
Internal Spacer

3/16" x 3/4"  
Internal Spacer

3/16" x 5/8"  
Internal Spacer

3/16" x 5/8"  
Internal Spacer

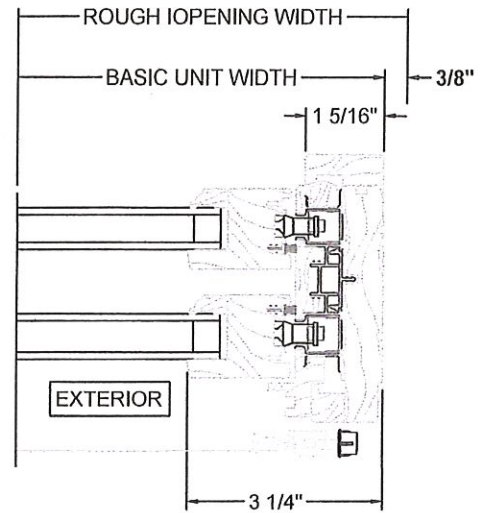
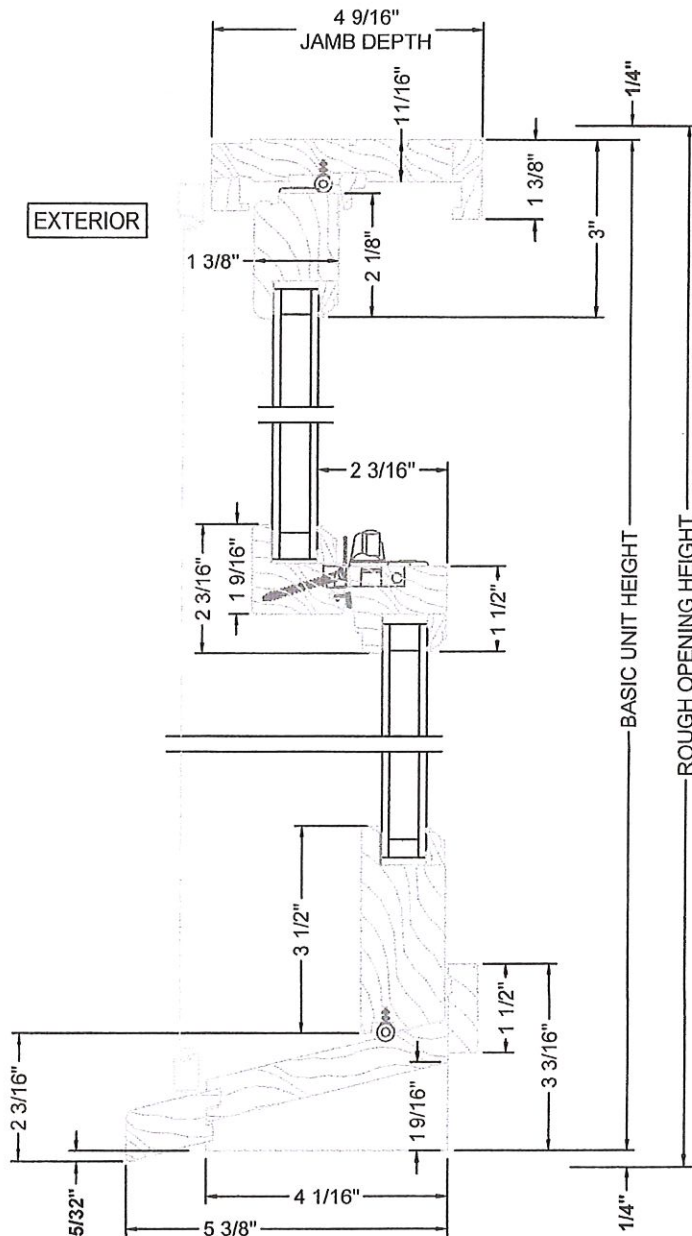
7/16" INTERIOR  
SURROUND GRILLE

PLEASE NOTE: STANDARD INTERNAL SPACER COLOR IS MILL FINISH



# All-Wood Tilt Double Hung Windows with Sill Nosing & No Brickmould


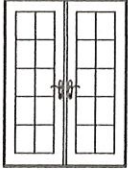
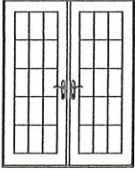
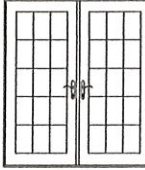
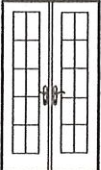

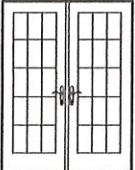
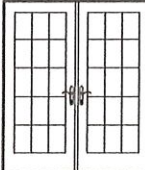

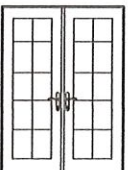
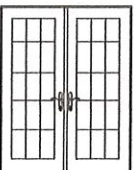
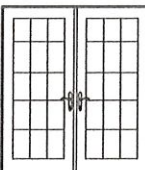
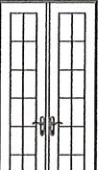
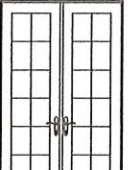
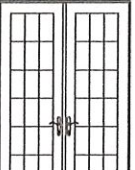
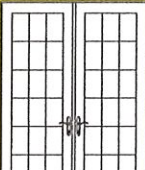
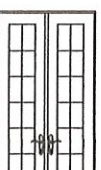
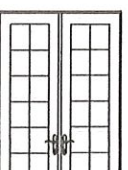
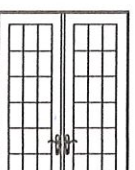
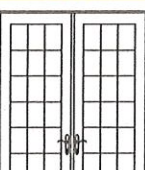
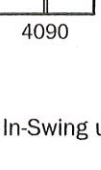
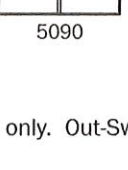
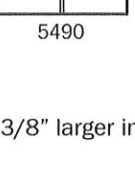
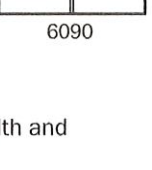
Head & Sill Details  
Page 1 of 8  
Drawn to Full Scale  
Printed Scale 4" = 1'





# TECHNICAL DATA: ELEVATIONS

## French Swing Patio Doors

<div> <div>Primed Unit Dimension</div> <div>Rough Opening</div> <div>Frame</div> <div>Glass</div> </div>	4'-4 $\frac{3}{16}$ "	5'-4 $\frac{3}{16}$ "	5'-8 $\frac{3}{16}$ "	6'-4 $\frac{3}{16}$ "
	4'-2 $\frac{1}{16}$ "	5'-2 $\frac{1}{16}$ "	5'-6 $\frac{1}{16}$ "	6'-2 $\frac{1}{16}$ "
	4'-1 $\frac{15}{16}$ "	5'-1 $\frac{15}{16}$ "	5'-5 $\frac{15}{16}$ "	6'-1 $\frac{15}{16}$ "
	14 $\frac{15}{16}$ "	20 $\frac{15}{16}$ "	22 $\frac{15}{16}$ "	26 $\frac{15}{16}$ "
80 $\frac{1}{16}$ "				
	4066	5066	5466	6066
82 $\frac{13}{16}$ "				
	4068	5068	5468	6068
87 $\frac{3}{8}$ "				
	4070	5070	5470	6070
86 $\frac{3}{4}$ "				
	4080	5080	5480	6080
96 $\frac{5}{16}$ "				
	4090	5090	5490	6090
108 $\frac{3}{16}$ "				
	4090	5090	5490	6090

Unit Dimension given for primed In-Swing units only. Out-Swing 3/8" larger in width and 3/16" larger in height.

Clad Unit Dimension is identical to Frame Size

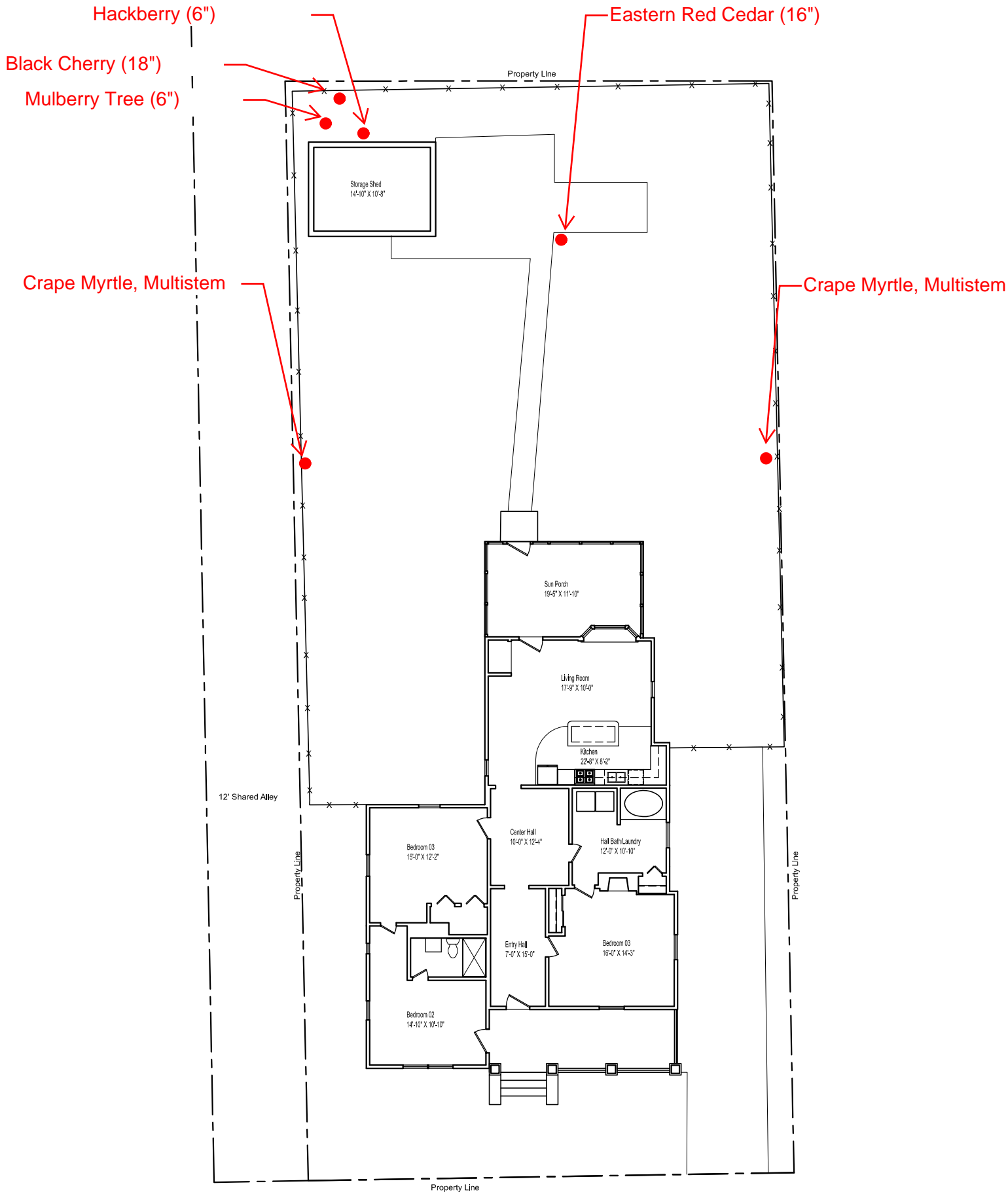
Masonry Opening: Recommended minimum of Unit or Frame Dimension plus 1/4"

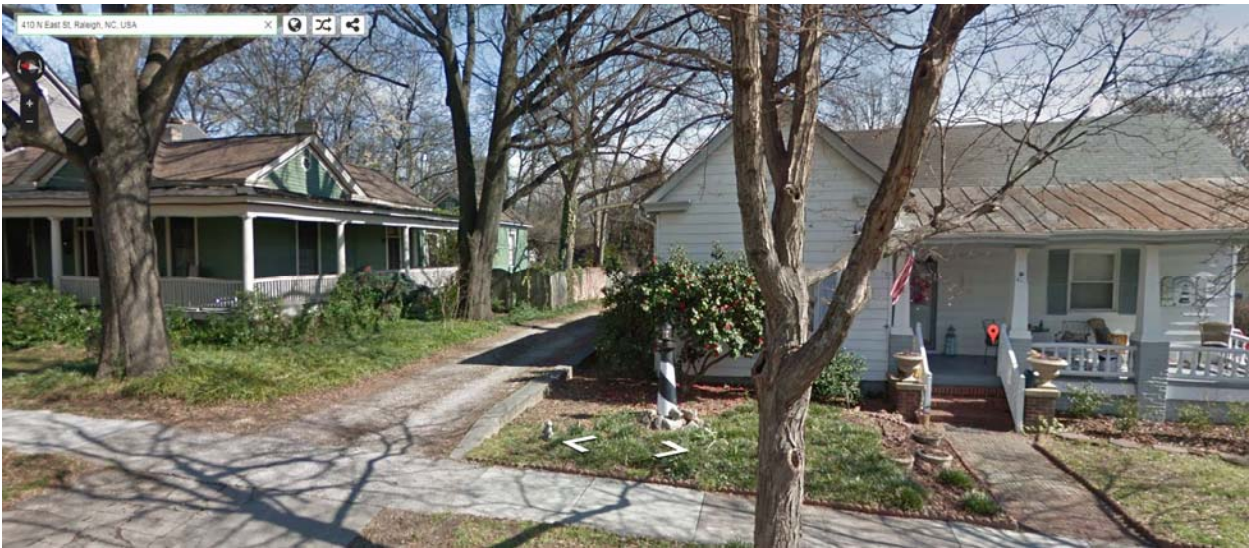
Standard lite division depicted on single doors

Swing doors are available as in-swing or out-swing.

leaf & limb  
HEALTHY TREES. HAPPY PEOPLE.







Adjacent Neighbor – 412 N East (left)

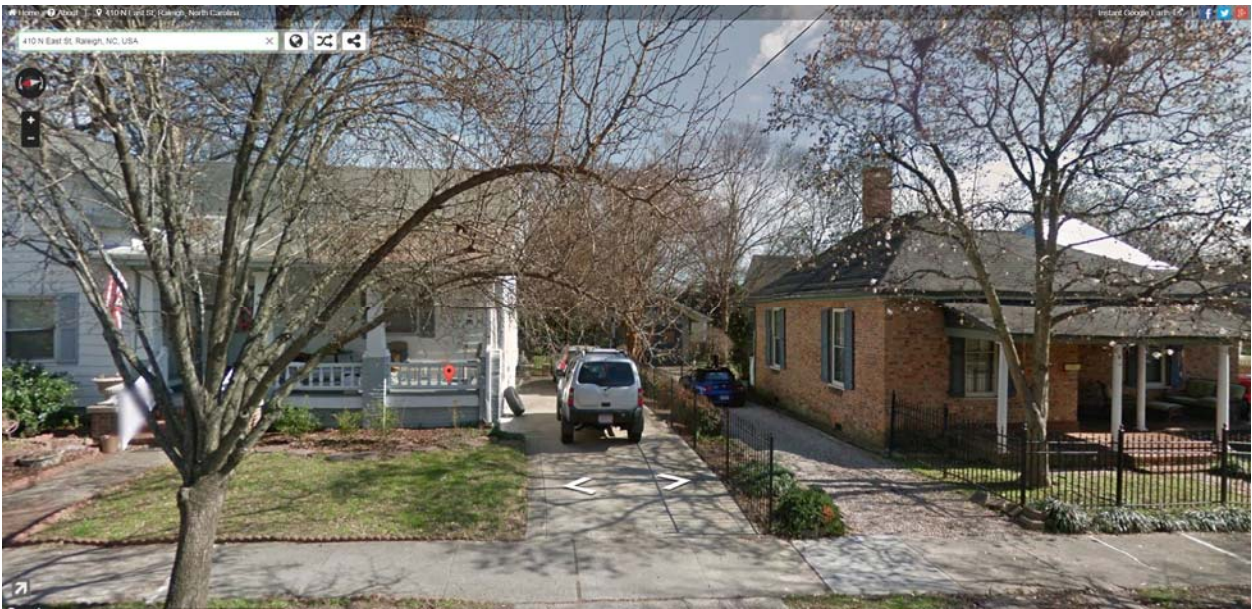


Adjacent Neighbor – 412 N East

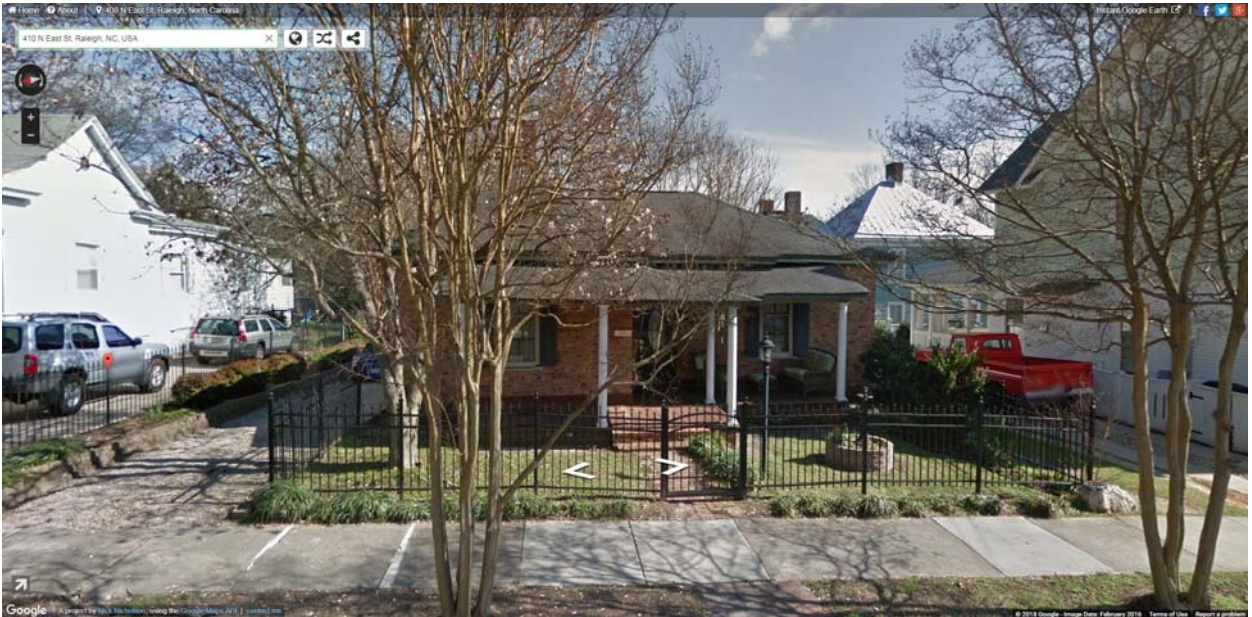


Adjacent Neighbor – 414 N East (left) and 412 N East (right)





Adjacent Neighbors –408 N East (right)



Adjacent Neighbors – 408 N East