

City of Raleigh



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COA-0004-2020

206 LINDEN AVE

OAKWOOD (R-10)

0 35 70 140
Feet



Nature of Project:
Construct addition; replace windows;
remove shed

APPLICANT:
NISSAN PATEL & LAURA FASOLAK
206 LINDEN AVE



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0004-2020 206 LINDEN AVENUE

Applicant: NISSAN PATEL AND LAURA FASOLAK

Received: 1/14/2020

Meeting Date(s):

Submission date + 90 days: 4/13/2020

1) 2/27/2020 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: GENERAL HOD

Nature of Project: Construct addition; replace windows; remove deck; remove shed

DRAC: An application was reviewed by the Design Review Advisory Committee at its January 6, 2020, meeting. Members in attendance were Dan Becker, David Maurer, Sarah David, and Jenny Harper; also present were Nissan Patel and Laura Fasolak, applicants; Ashley Morris, architect; 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 addition; remove shed
1.6	Garages & Accessory Structures	Remove shed
2.7	Windows and Doors	Construct addition; replace windows
3.2	Additions	Construct addition

STAFF REPORT

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

- A. Constructing an addition, replacing windows, and removing a deck are not incongruous in concept according to *Guidelines* sections 1.3.1, 1.3.2, 1.3.6, 1.3.7, 1.3.8, 2.7.7, 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 Queen Anne triple-A frame cottage, c.1906, with "a steeply-pitched side-gabled saddle roof... The front porch has a hipped roof supported by four turned posts with brackets and a non-original square-section balustrade... The transom

is original. The original windows were two-over-two. These were replaced with metal windows in c.1991.”

- 2* The subject property is within the Linden Avenue amendment boundaries of Oakwood Historic Districts listed in the National Register in 1987. That nomination form classifies the building as contributing.
- 3* The application states that no trees are proposed to be removed. A tree protection plan prepared by a certified arborist was provided showing tree sizes, species, critical root zones, site access, fencing, and storage areas.
- 4* The proposed addition is at the rear of the house and at the same level as the historic house.
- 5* The proposed addition includes shed and gable roof forms. The addition extends the rear gable. A north-south cross gable frames the east side of the non-historic previous addition. At the rear of the proposed addition, a shed roof projects over the screened porch.
- 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 – the application notes that this is guessed to be 4.5” reveal wood siding - while the roofing is to be architectural shingles.
- 8* The eaves, soffits, and overhangs are proposed to be similar to the existing. Detailed drawings were not provided.
- 9* Paint is proposed to match the existing house.
- 10* The foundation of the addition will be painted brick to match the existing.
- 11* A four-wide full lite French door with a fixed window on either side is proposed for the rear on the interior of the screen porch. Specifications were provided.
- 12* The application states that none of the existing windows are original to the house. Many are aluminum. While some of the existing windows are wood, photographs were provided to illustrate alterations to the trim that were made when the windows were replaced.
- 13* Seven styles of windows are proposed.
 - a. On the historic house, wood two-over-two double-hung windows 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. On the north façade, windows are proposed that are proportional to what would have been installed historically if that part of the house were original. The windows will be installed as single 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.

- b. On the proposed addition, three sizes of vertical casement windows are proposed. The windows are similar proportionally to the windows on the historic house. A triple window is proposed on the rear façade. The proposed windows have no grilles and a higher head height to distinguish the addition from the historic house.
- 14* The proposed window trim is to have flat casing on three sides, with a sill at the bottom.
- 15* A screened porch is proposed for the rear façade. The proposed porch is to be framed with treated lumber and painted to match the house. The underside of the porch will be screened.
- 16* The screening for the porch is to be on the inside of the pickets and railings as has been found to be congruous for other screened porches in Oakwood. A detailed drawing was not provided.
- 17* **Built mass to open space analysis:** According to the applicant, the lot is 5,515 SF. The original built mass including the footprint of the house and a historic shed that is no longer extant is 1,657 SF. The original proportion of built mass to open space was 30%. The footprint of the proposed built area is 2,452 SF. The proportion of built mass to open space is proposed to be 44%.
- 18* The application includes analysis of the existing built area to open space ratios of properties in the immediate neighborhood showing a range of 22% to 47%.
- 19* The application included a site plan and elevation drawings for a property that requested a similar sized addition (091-18-CA).
- 20* An existing deck is proposed to be removed to accommodate the addition. The deck was approved in 2010 (133-10-CA).
- 21* Exterior lighting was not shown on the drawings, nor were specifications provided.

22* Gutters and downspouts were not shown on the drawings, nor were specifications provided.

B. Removing a shed not incongruous in concept according to *Guidelines* sections 1.6.1, 1.6.2, 1.3.6, and the following suggested facts:

- 1* The application includes the removal of a shed in the rear yard.
- 2* The shed is not historic and was constructed in 2015 (174-15-MW).
- 3* Removal of accessory structures that are not architecturally or historically significant with total area less than 144 sq. ft is considered a minor work COA and is included here for administrative efficiency.

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

- 1. That tree protection plans be implemented and remain in place for the duration of construction.
- 2. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
 - a. Eave/soffit details;
 - b. Screened porch construction detail;
- 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.

Staff contact: Collette Kinane, collette.kinane@raleighnc.gov.

Type or print the following:

Applicant name: Nissan Patel + Laura Fasolak (Pell St Studio - Ashley Morris Architect)

Mailing address: 206 Linden Ave

City: Raleigh

State: NC

Zip code: 27601

Date: 1-8-2020

Daytime phone #: 336.340.3656

Email address: nissan.patel0312@gmail.com fasolak@gmail.com

Applicant signature:  

Minor work (staff review) – one copy

Major work (COA committee review) – ten
copies

Additions > 25% of building sq. footage

New buildings

Demolition of building or structure

All other

Post approval re-review of conditions of
approval

Office Use Only

Transaction #: _____

File #: COA-0004-2020

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 206 Linden Ave

Historic district: Oakwood

Historic property/Landmark name (if applicable):

Owner name: Nissan Patel + Laura Fasolak

Owner mailing address: 206 Linden Ave

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address	Property Owner Name & Address
208 Linden Ave	212 Linden Ave
221 Cooke St	217 Linden Ave
217 Cooke St	213 Linden Ave
547 E Jones St	205 Cooke St
225 Cooke St	206 Linden Ave
204 Linden Ave	207 Linden Ave

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

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: _____ _____ _____
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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).
2.1/39	wood	appropriate wood siding, trim, aluminum or ne
2.7/51	windows	replace existing windows where indicated
1.3/23	site features	proportion of built area to open space
3.2/67	additions	compatibility to existing historic structure

Minor Work Approval (office use only)

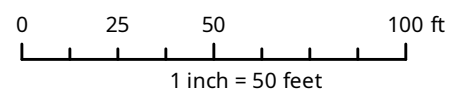
Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____.

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 _____

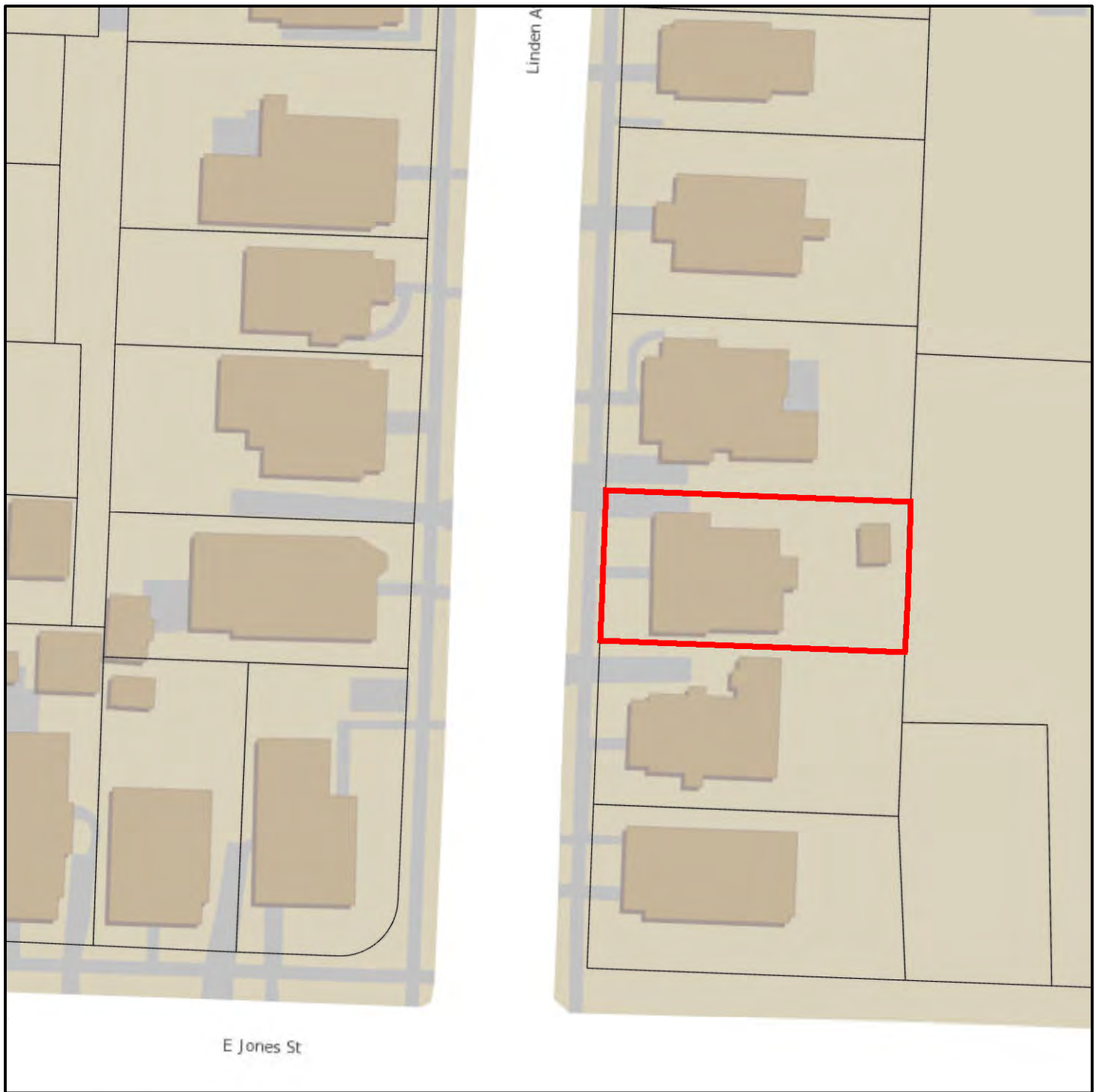


206 Linden Ave



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*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



206 Linden Ave



0 25 50 100 ft
1 inch = 50 feet

Disclaimer
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Proposed Restoration and Addition to 206 Linden Ave

The owners of 206 Linden Ave 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 (ceilings lowered, windows taken out, shortened and replaced with varying styles + materials, addition was added with low ceilings and a low slope roof line). An addition is also proposed that will add a family room, a larger more functional kitchen to the house and a new outdoor space (a screen porch).

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 206 Linden Ave would like to replace any siding, wood trim and aluminum or new windows from the existing house that are not historically appropriate. Attached are photos of the windows and trim that are currently on the house.

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 shortened aluminum and newer windows that were installed in the existing house over time. Wood windows with simulated divided lites will be added in a style similar to what use to be on the house (one original window still exists in the rear of the house) and the neighboring house is the same aesthetic and period of this house. 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. New roof lines are designed to be more in keeping with the style of the house, matching eave heights and lines as well as allow the ceiling heights to be the same throughout the house.

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.

New windows and configuration will be on the driveway side of the house due to change in room use. This part of the house is the addition that was created with a lower ceiling height and low sloped roof. We are raising the eave height and adding a new shed roof here which will allow us to put in more consistent windows with matching head heights to continue the overall aesthetic of the original historic house. The addition will have casement windows without grilles and the head heights will be higher to show that this is a new section of the house. The windows in the addition are to be clad, this will also further differentiate new from old

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.

616 SF of heated space will be added to the east side of the existing house to create a more private family room and a larger more functional kitchen. To the rear of the house will be a 216

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 will remove the existing shed to help preserve more open space.

Existing % of Built Space to Open Space – 1766 SF of built space / 5515 SF of site = 32%

New Site Plan % of Built Space to Open Space – 2452 SF of built space / 5515 SF of site = 44%

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 addition has been located on the rear of the house and stays inline with the massing of the existing house. The addition is designed so that it really only touches the rear ell of the existing structure. The new shed roof over the existing addition has been pulled up to overframe the existing gables of the historic portion of the house. 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 a shed roof with skylights to help bring in light to the rear of the house. Eaves and overhangs will be similar to the historic roof lines 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 existing addition will be updated to make it more in keeping with the historic house, and its location helps discern it from the original by being pushed back from the historic side gable massing. The new 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. The windows on the addition will be casements without grilles, have a higher head height, and be clad which will differentiate the new from the old.

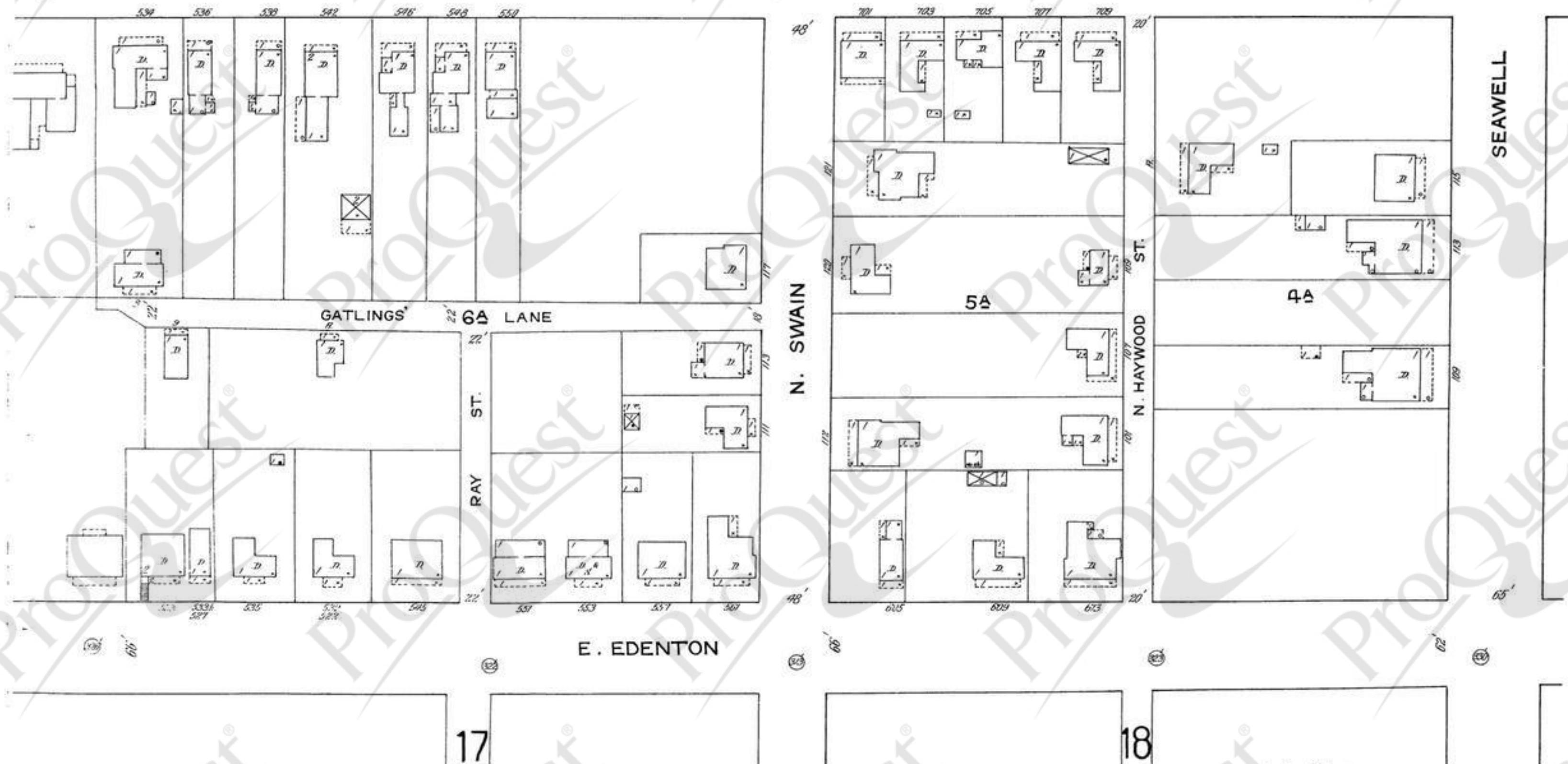
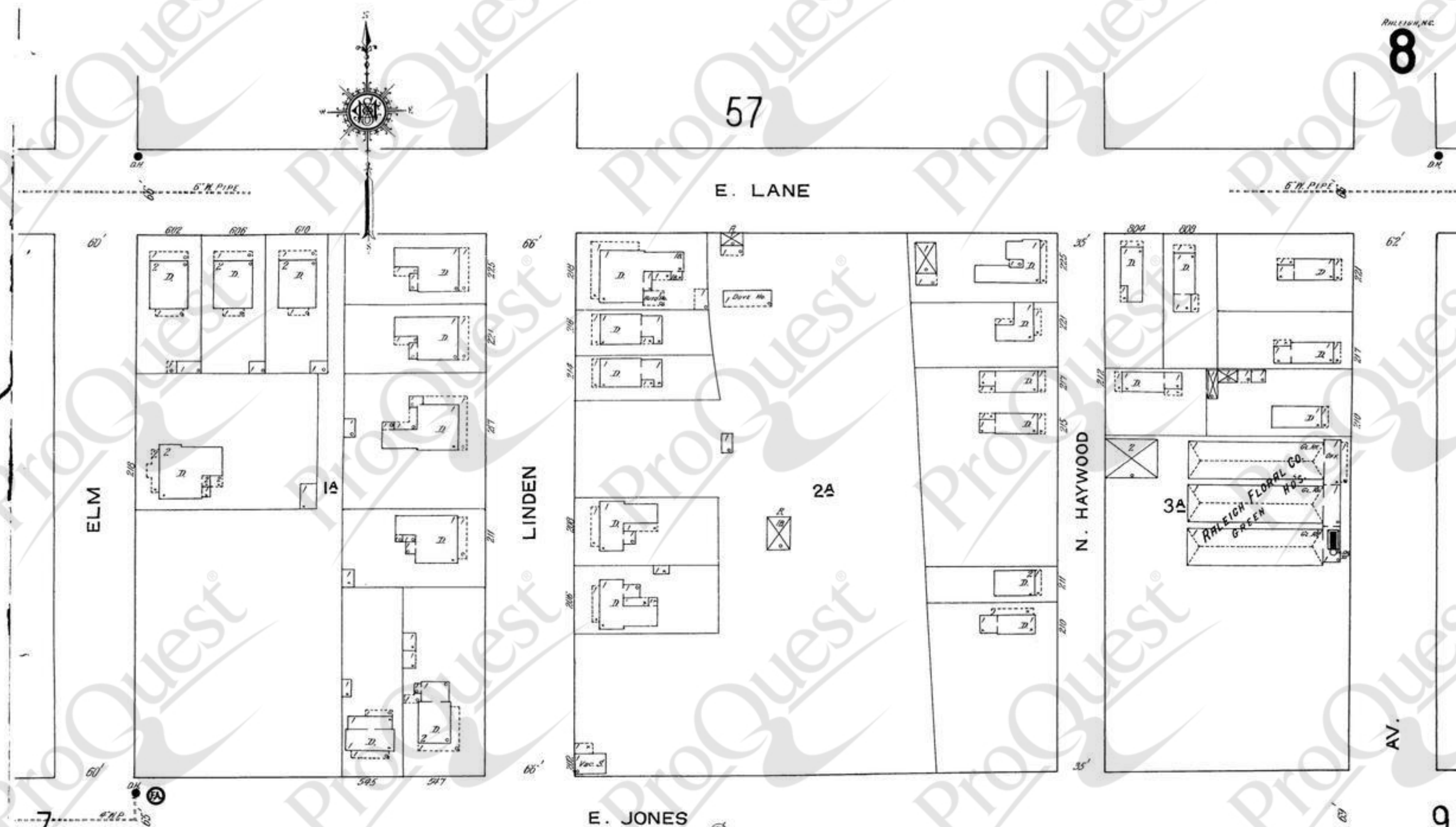
Materials –

New siding will be wood siding that matches the exposure of the historic siding (most likely 4.5" exposure smooth wood siding). There are areas around the house where the siding has been replaced overtime that does not match the existing, owners are hoping as they continue to work on the house to replace these areas with siding that does match. Trim to match existing trim 4.5" window and door trim (see original window and neighboring house). The windows 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 and all wood windows in the existing house. New windows in the addition to be clad and no grilles. There are several examples of this style house throughout Oakwood. Roofing to be architectural asphalt shingles. Brick foundation will match existing and be painted. Decking to be pressure treated stained decking or ipe on 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.

=WA0206 **206 Linden Ave. Norfleet B. Gulley House c.1906** This Queen Anne triple-A frame cottage was built by carpenter/contractor Norfleet B. Gulley for his own family's home. It has a steeply-pitched side-gabled saddle roof which was originally sheathed in wooden shingles. In c.1925 it was roofed with embossed terne-metal shingles. In c.1991 they were replaced with a composition roof. There is a flush gable in the center of the front. There are quatrefoil attic vents in the gables. The front porch has a hipped roof supported by four turned posts with brackets and a non-original square-section balustrade. The non-original front door has a window with eight large panes. The transom is original. The original windows were two-over-two. These were replaced with metal windows in c.1991. There is an original gabled ell on the southern part of the rear. After 1950, a large shed-roofed addition was made to the northern part of the rear. An extra small window was added to the right of the front door in c.1980. This was removed in c.2012.

155:93 George C. Heck to John C. Drewry Feb 24, 1894 \$575 what is now 206,208, 212, 214, 216, 218 Linden
208:189 John & Kittie Drewry to A. M. Prince Apr 28, 1906 \$1175 east side of Linden btw Jones & Lane, except 202. This is lot 19
207:328 A. M. Prince to N[orfleet] B. Gulley, Sept 1906 price illegible, three digits, possibly \$275. This lot
259:180 N. B. Gulley to W. G. Matthews Sep 18, 1911 this lot
364:252
2150:178
2312:155
1905-06 RCD: no listing
1907-08 RCD: Norfleet B. Gulley, carpenter
1909-10 RCD: N. B. Gulley
1910 census: Norwood B. Gulley, age 50, carpenter, wife Mamie
1911-12 RCD: N. B. Gulley
1914 Sanborn: original footprint: front section, large ell on southern part of rear, tiny ell on northern part, porch between, wooden shingle roof
1920 census: S. T. Bell, age 23, conductor steam railroad, wife Seila age 21, brother J. A. age 18, conductor steam railroad, brother-in-law W. T. High
1948 RCD: Clarence Barbee
1950 Sanborn: same as 1914 but metal roof
1956 RCD: Clarence Barbee
1963 RCD: Clarence D. Barbee
1982 *Early Raleigh Neighborhoods & Buildings*: tin roof
1989 slide at Olivia Rainey: tin shingle roof
Dec 28, 1995 photo on wakegov: composition roof, metal windows, extra small window to right of front door



Scale of Feet.
0 50 100 150

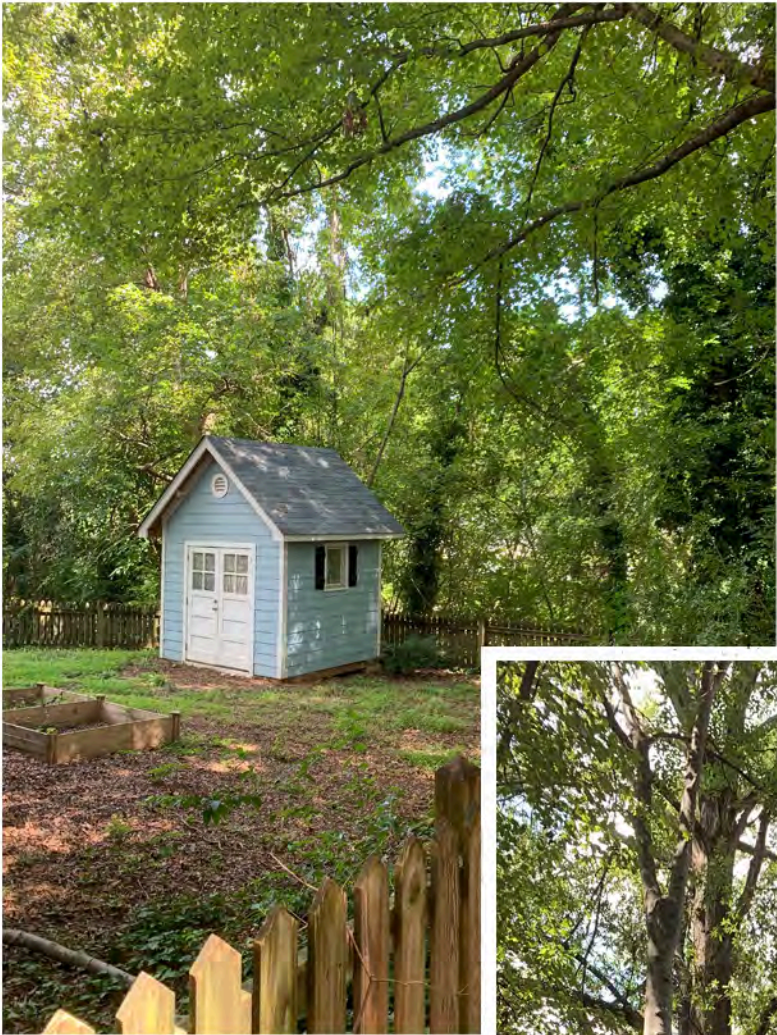






A lot of the windows look like this one - the trim is pushed back from the face of the siding, trim has been patched in several places + new inner trim is proud of the older trim, and a single board is popped out under the window and painted the color of the siding. All windows are not original but one and very in material.





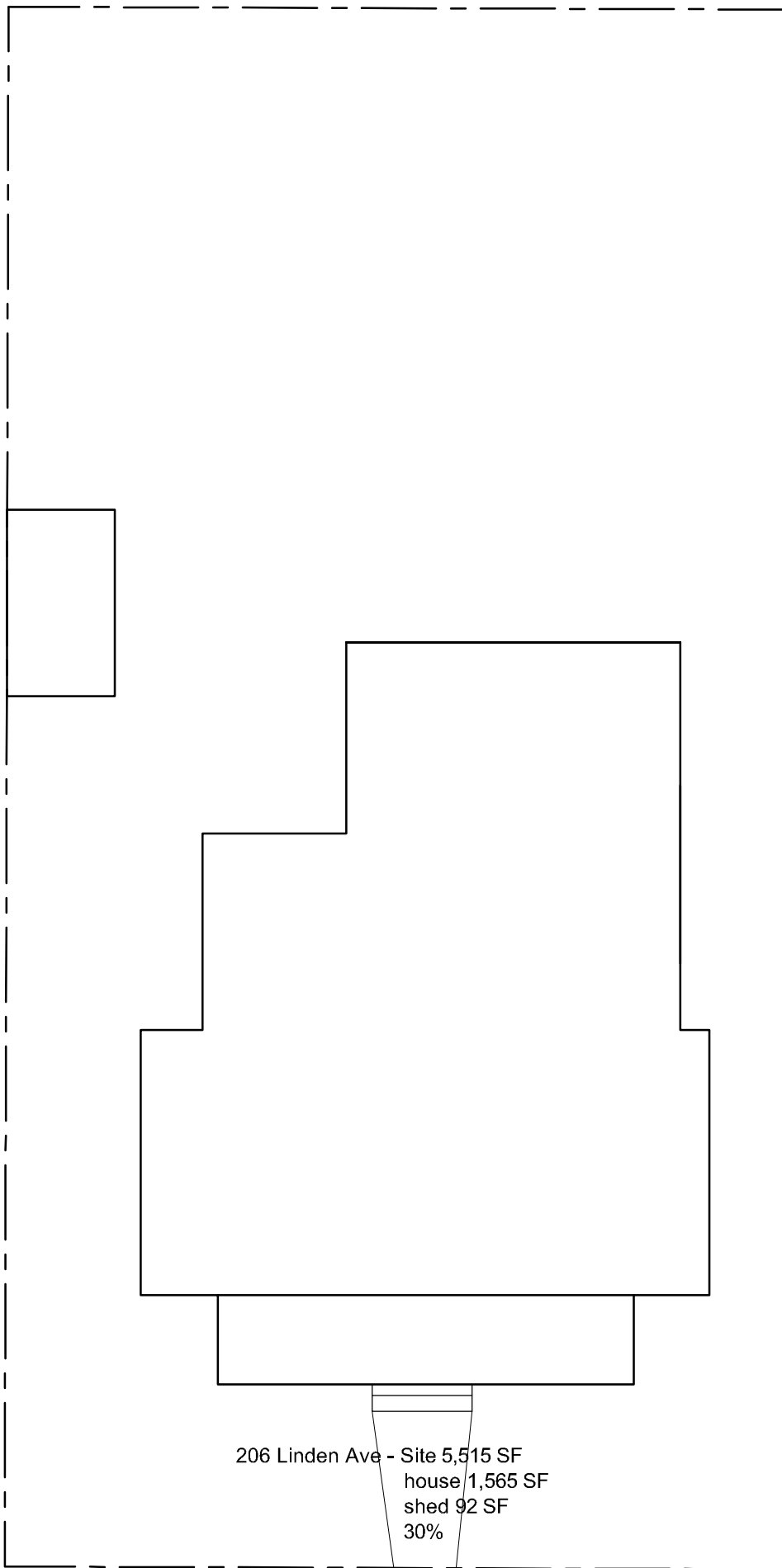


208 Linden Ave -
same historic massing
and aesthetic as 206
taking some cues on
what type of windows
and sizes would have
been on 206

They have a modern
addition on the side
and rear of the home



204 Linden Ave - the other adjacent neighbor



206 Linden Ave - Site 5,515 SF
house 1,565 SF
shed 92 SF
30%

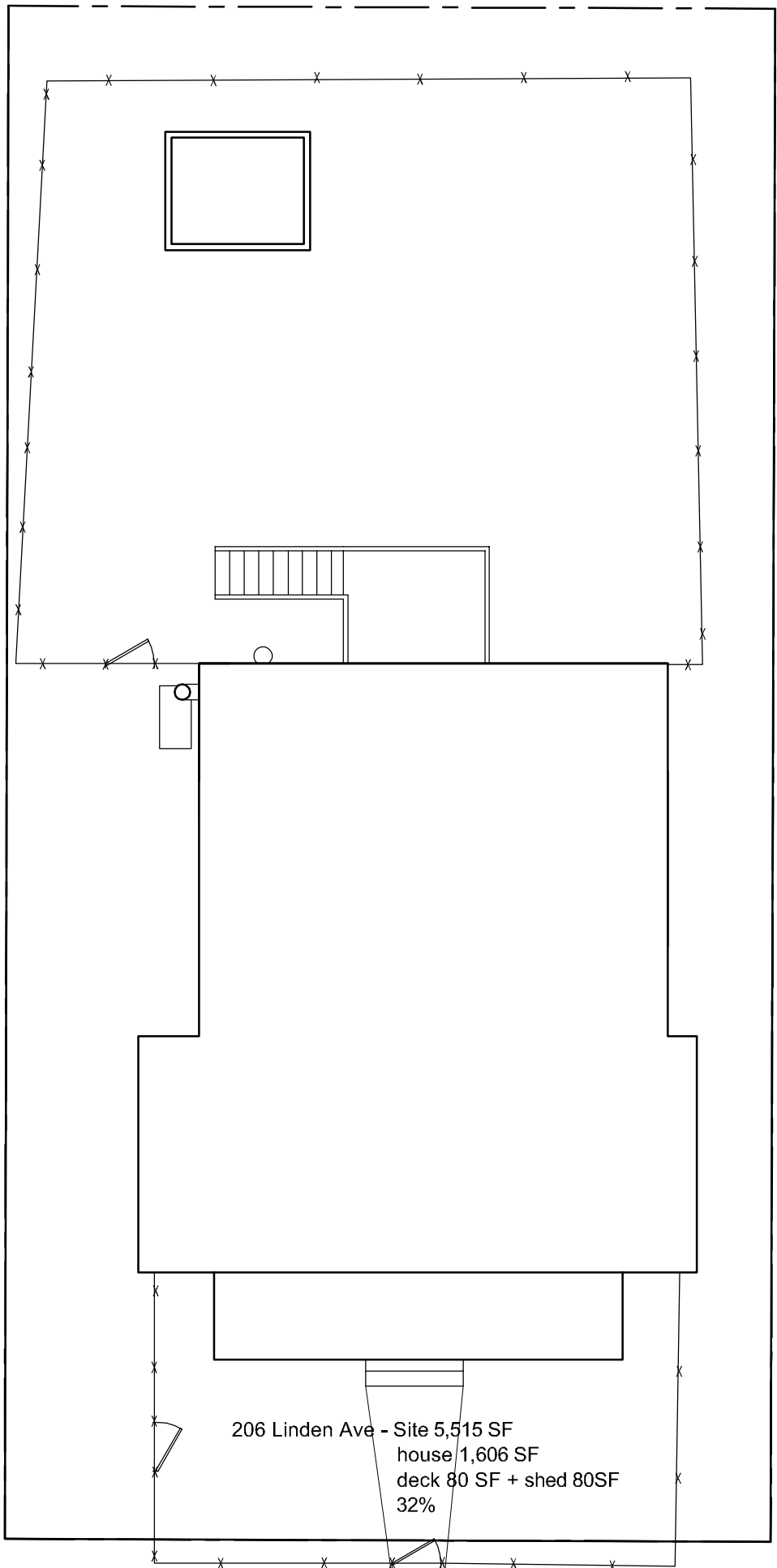
PELL ST studio

206 Linden Ave - Historic Built to Open Space

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



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

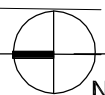


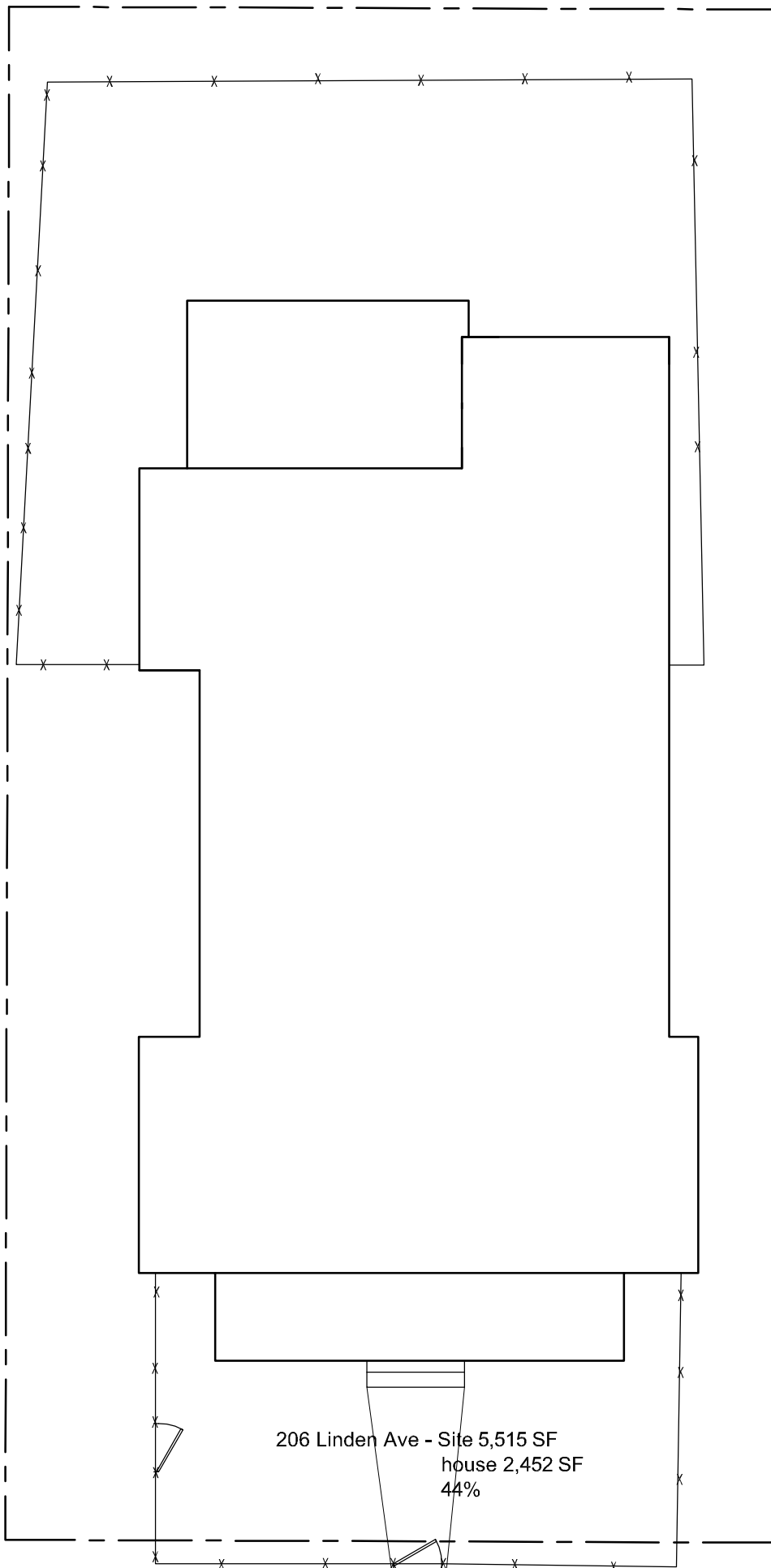
PELL ST studio

206 Linden Ave - Existing Built to Open Space

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

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





206 Linden Ave - Site 5,515 SF
house 2,452 SF
44%

PELL ST studio

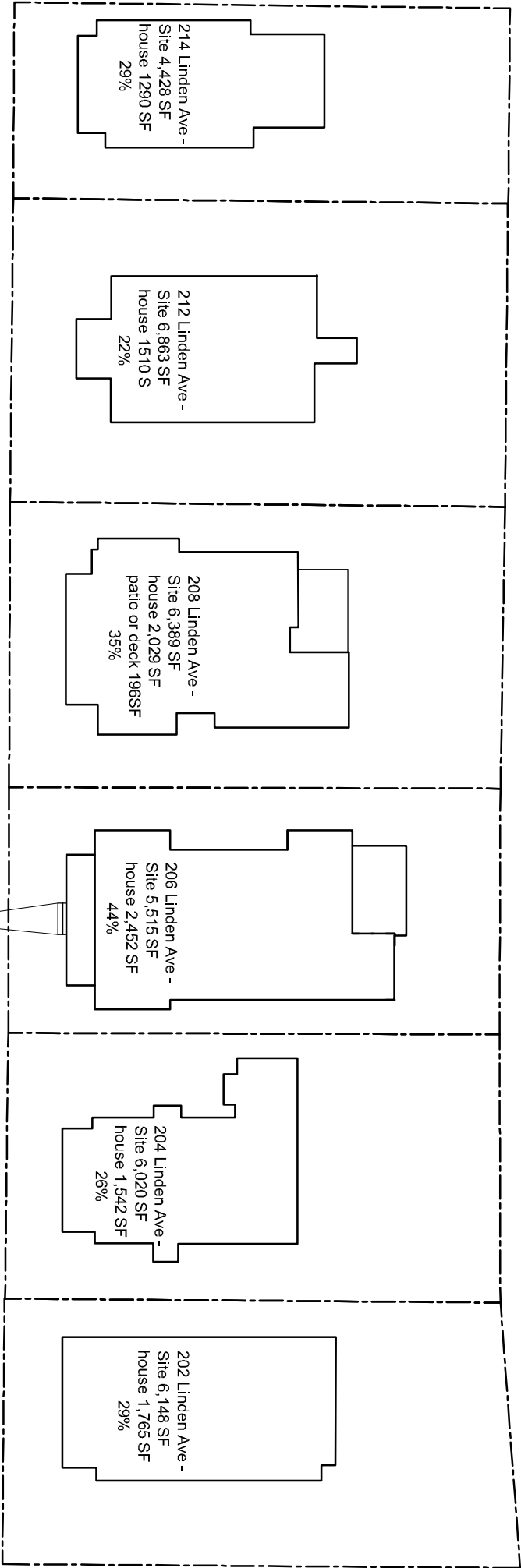
206 Linden Ave - New Built To Open Space

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



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

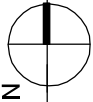
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PELL ST studio

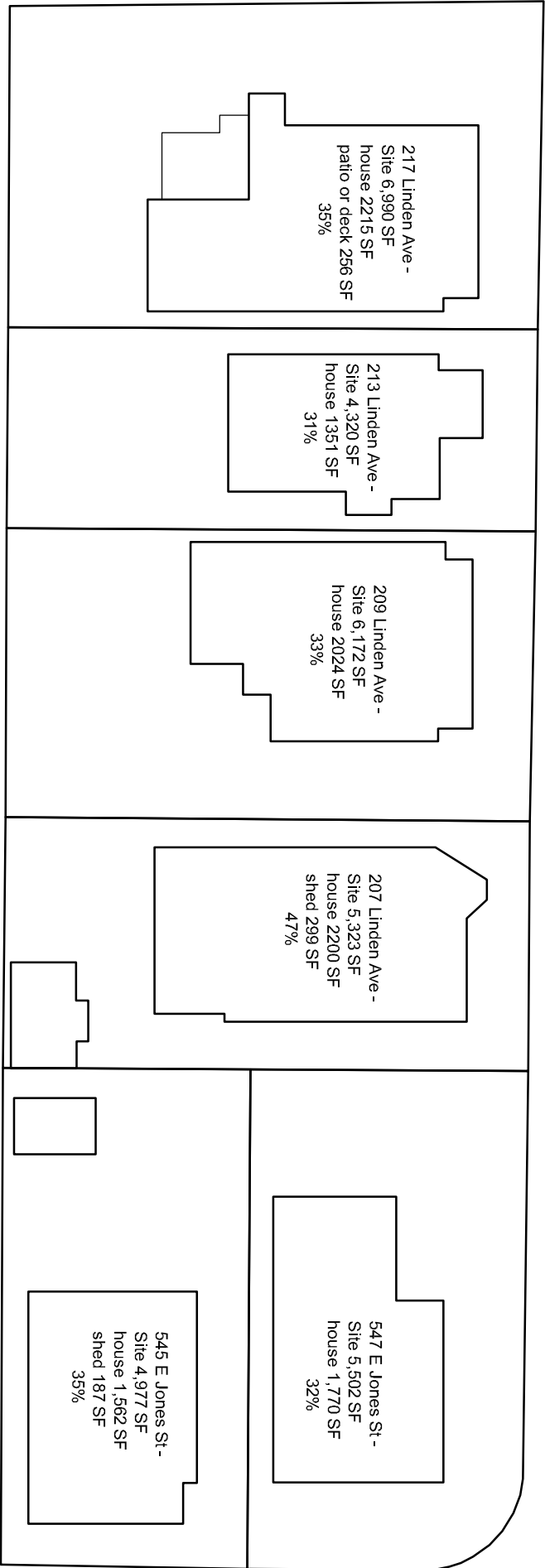
Built To Open Space on Block of Linden Ave

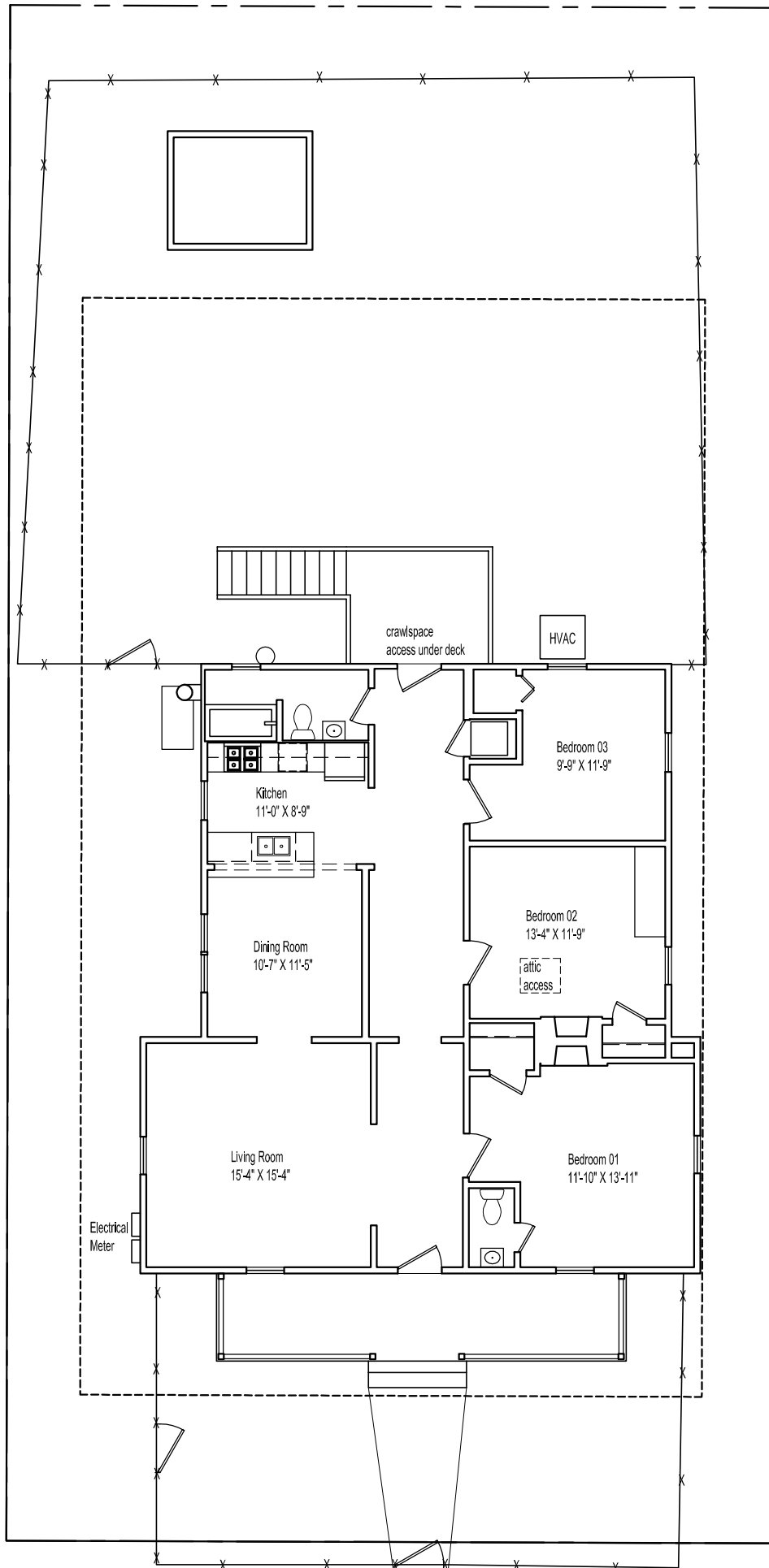
Scale - 1/32" = 1'-0"



Architect:
Ashley / Henrik Morits
306 Pell Street
Raleigh, NC 27604
919.896.0970

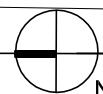
0 6' 12' 18'





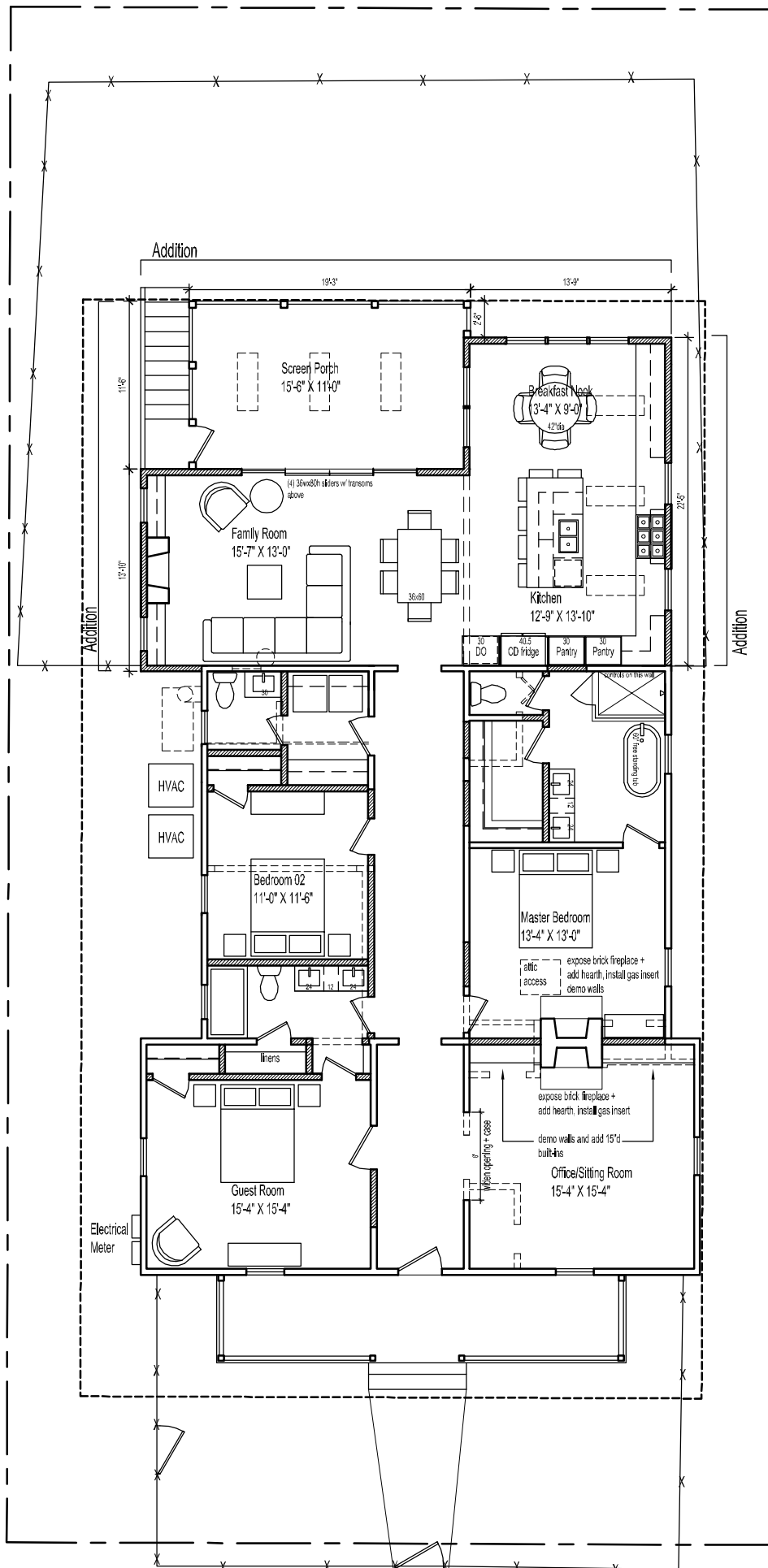
206 Linden Ave - Existing Ground Floor

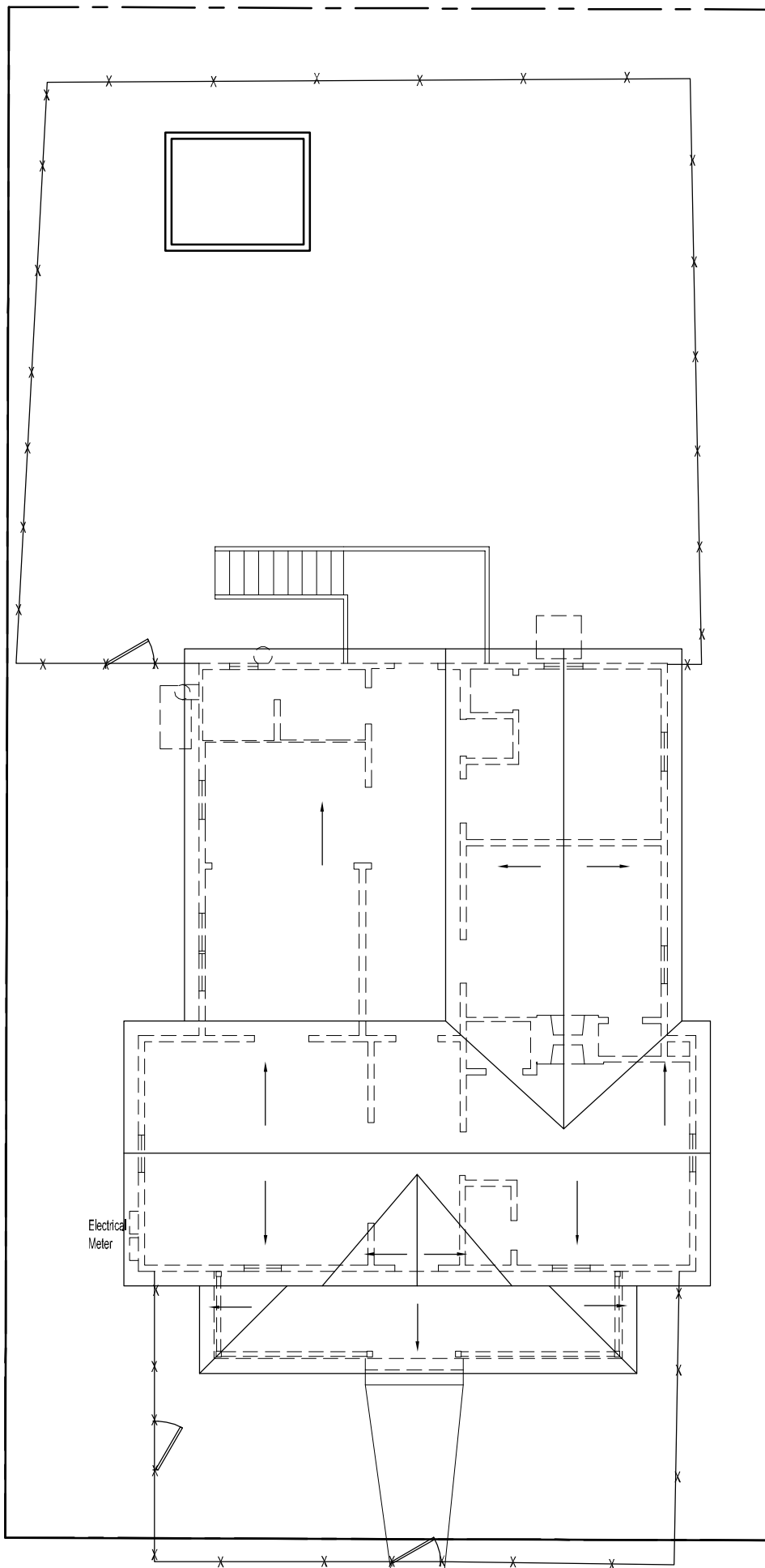
Scale - 3/32" = 1'-0"



PELL ST studio

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





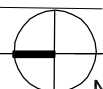
Electrical
Meter

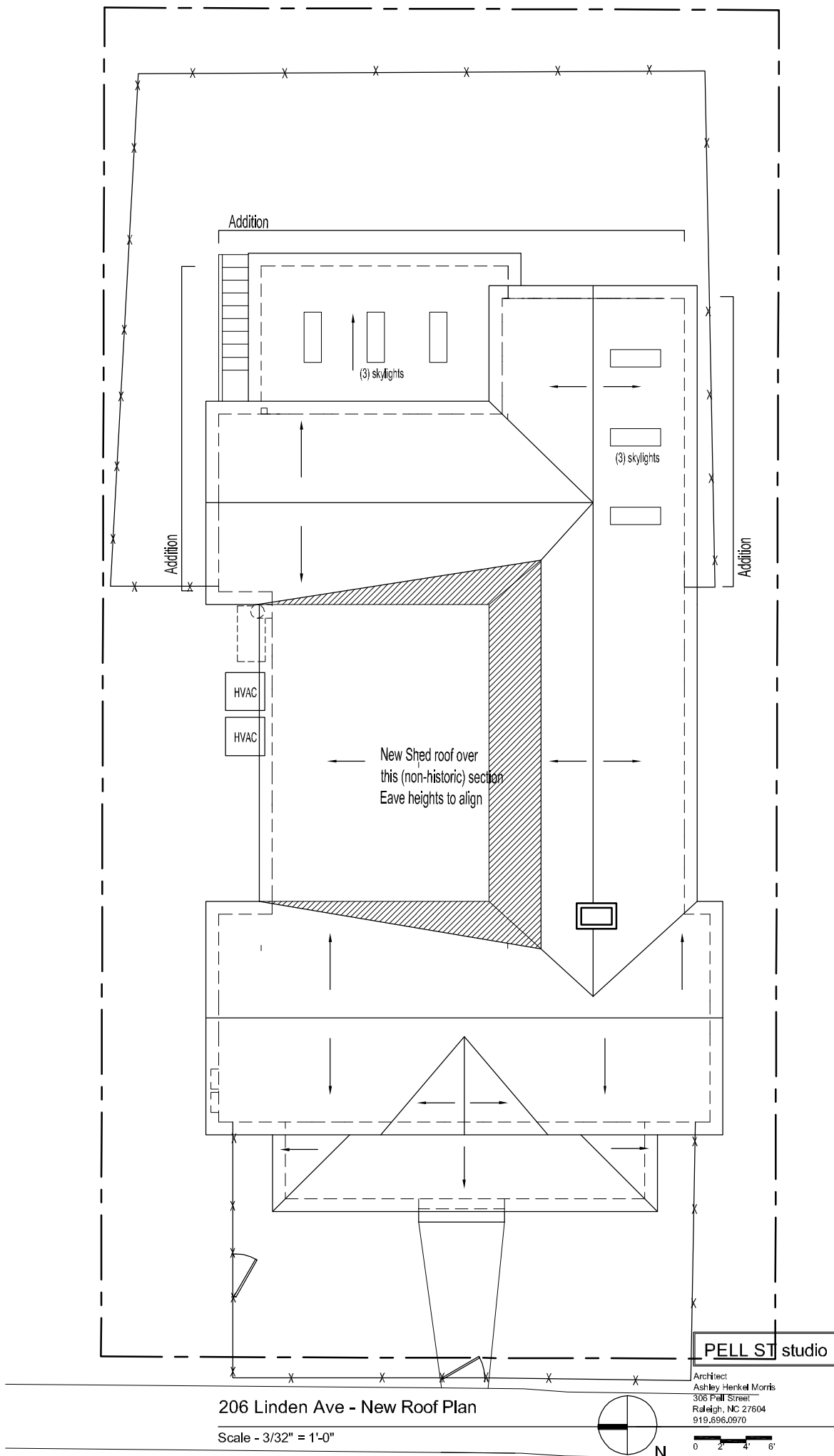
206 Linden Ave - Existing Roof Plan

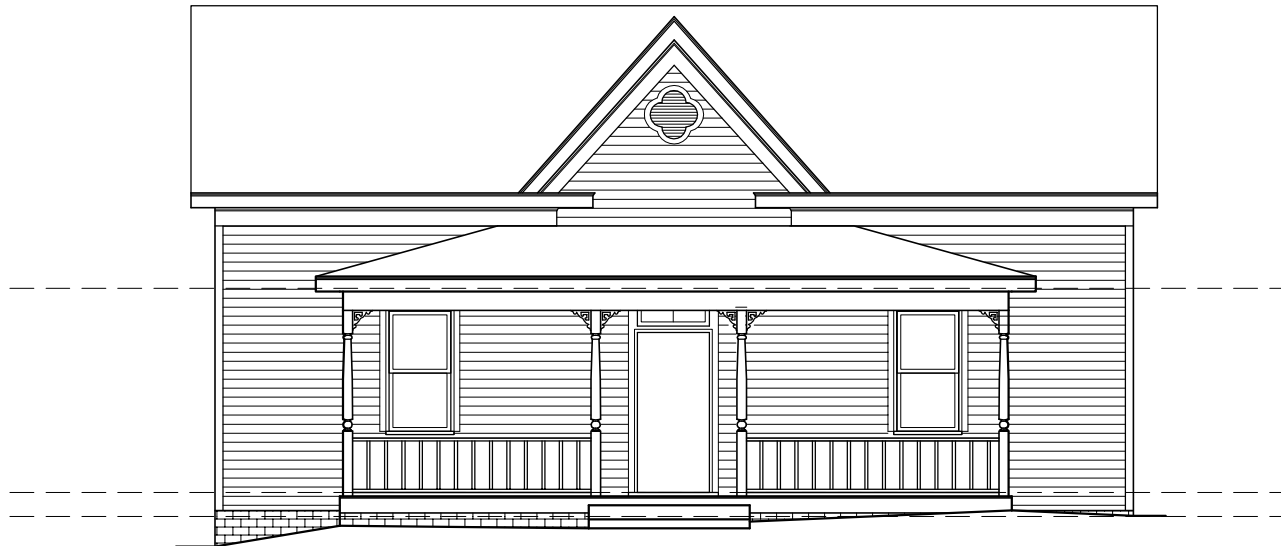
Scale - 3/32" = 1'-0"

PELL ST studio

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







206 Linden Ave - Existing Front Elevation

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

PELL ST studio

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

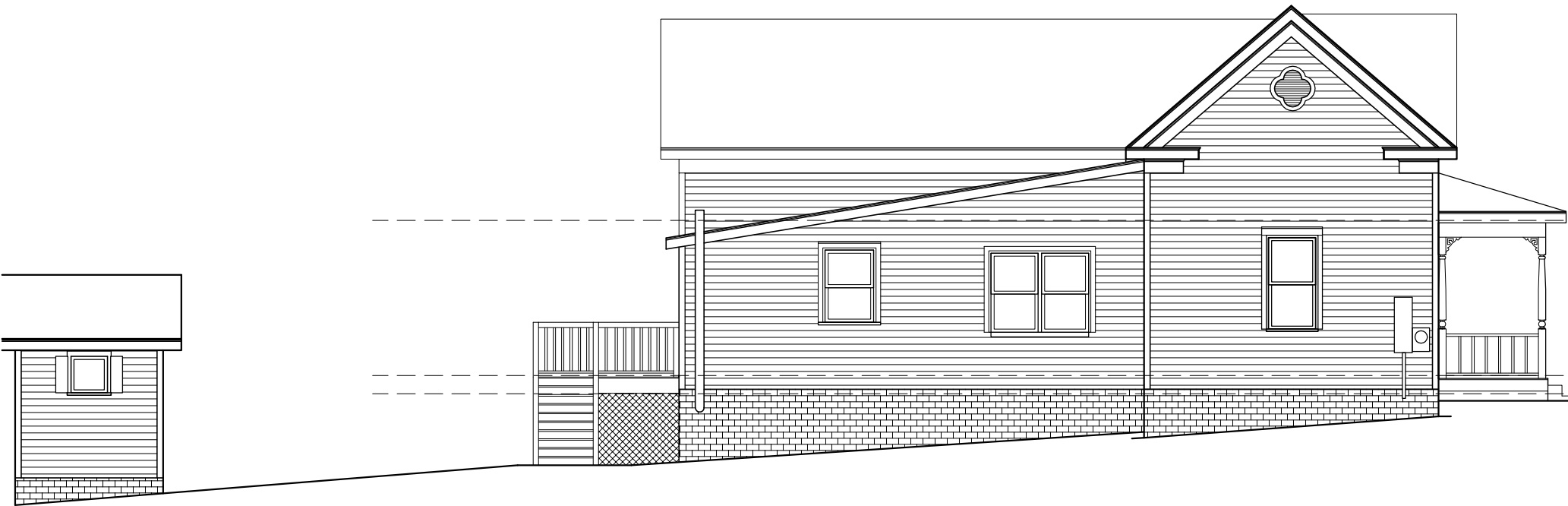


206 Linden Ave - New Front Elevation

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

PELL ST studio

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

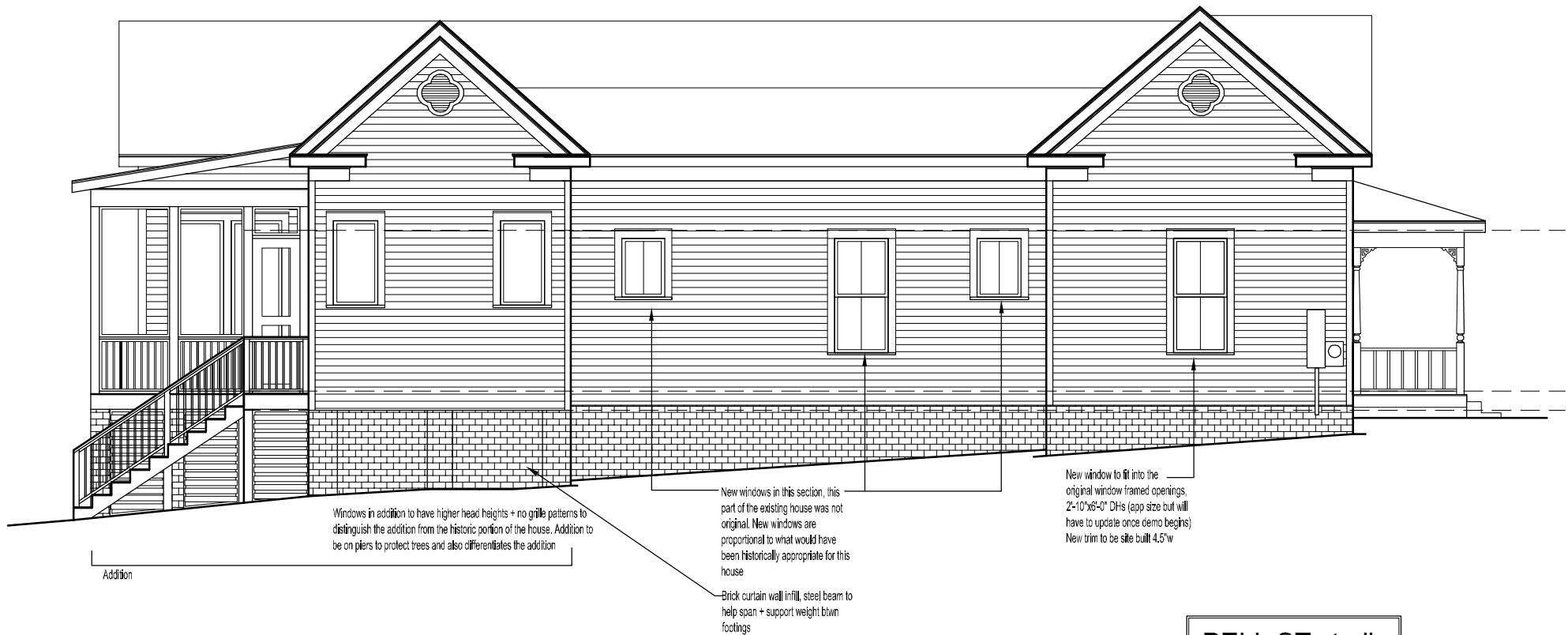


PELL ST studio

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

206 Linden Ave - Existing Driveway Side Elevation

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

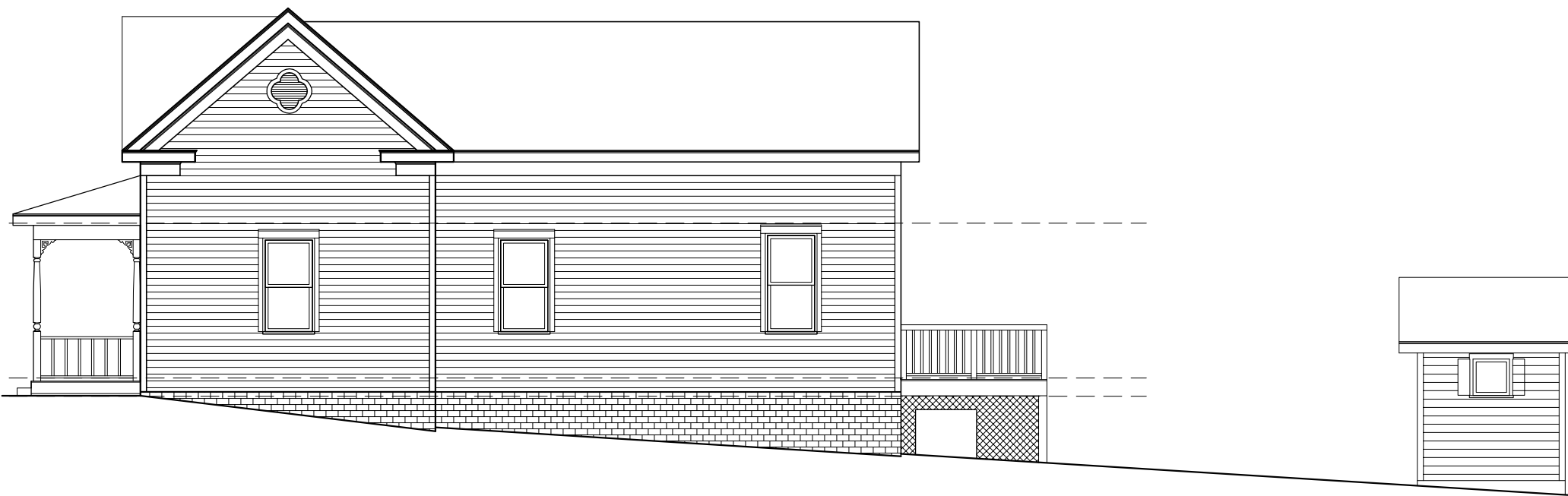


PELL ST studio

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

206 Linden Ave - New Driveway Side Elevation

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

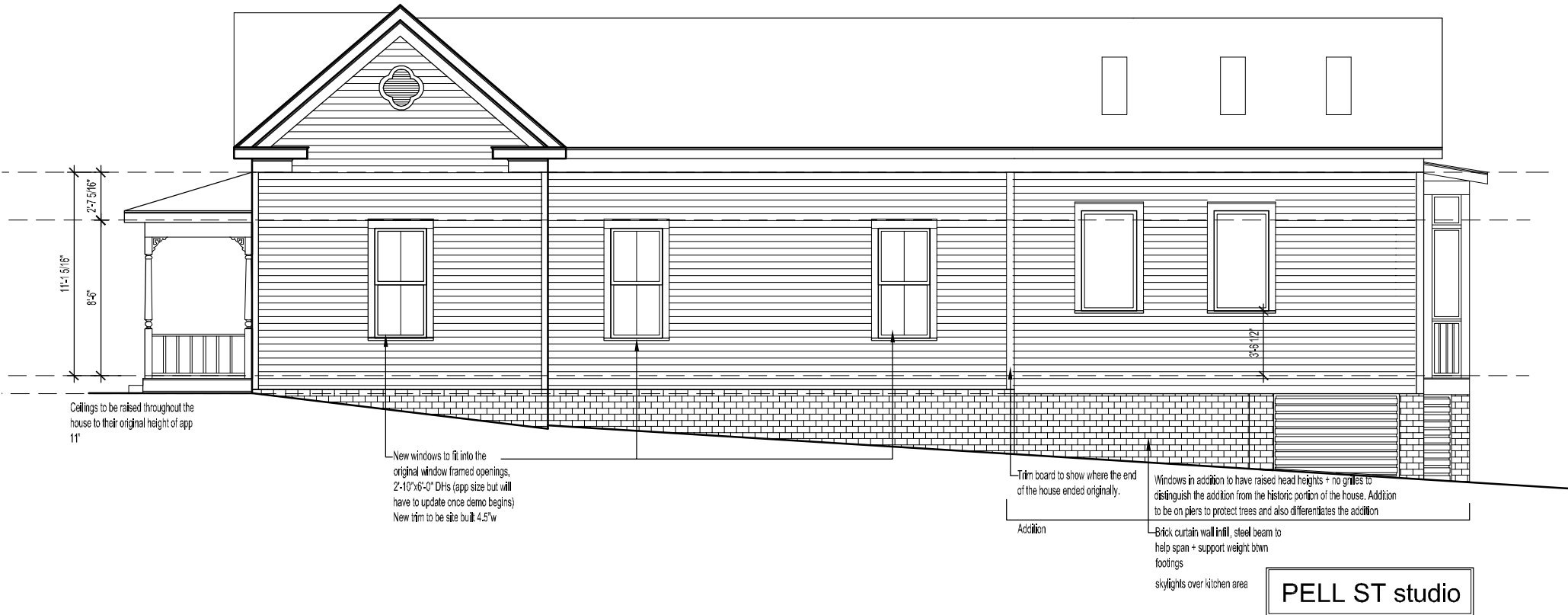


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919.696.0970

206 Linden Ave - Existing Side Elevation

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



206 Linden Ave - New Side Elevation

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

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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

206 Linden Ave - Existing Rear Elevation

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



PELL ST studio

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

206 Linden Ave - New Rear Elevation

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

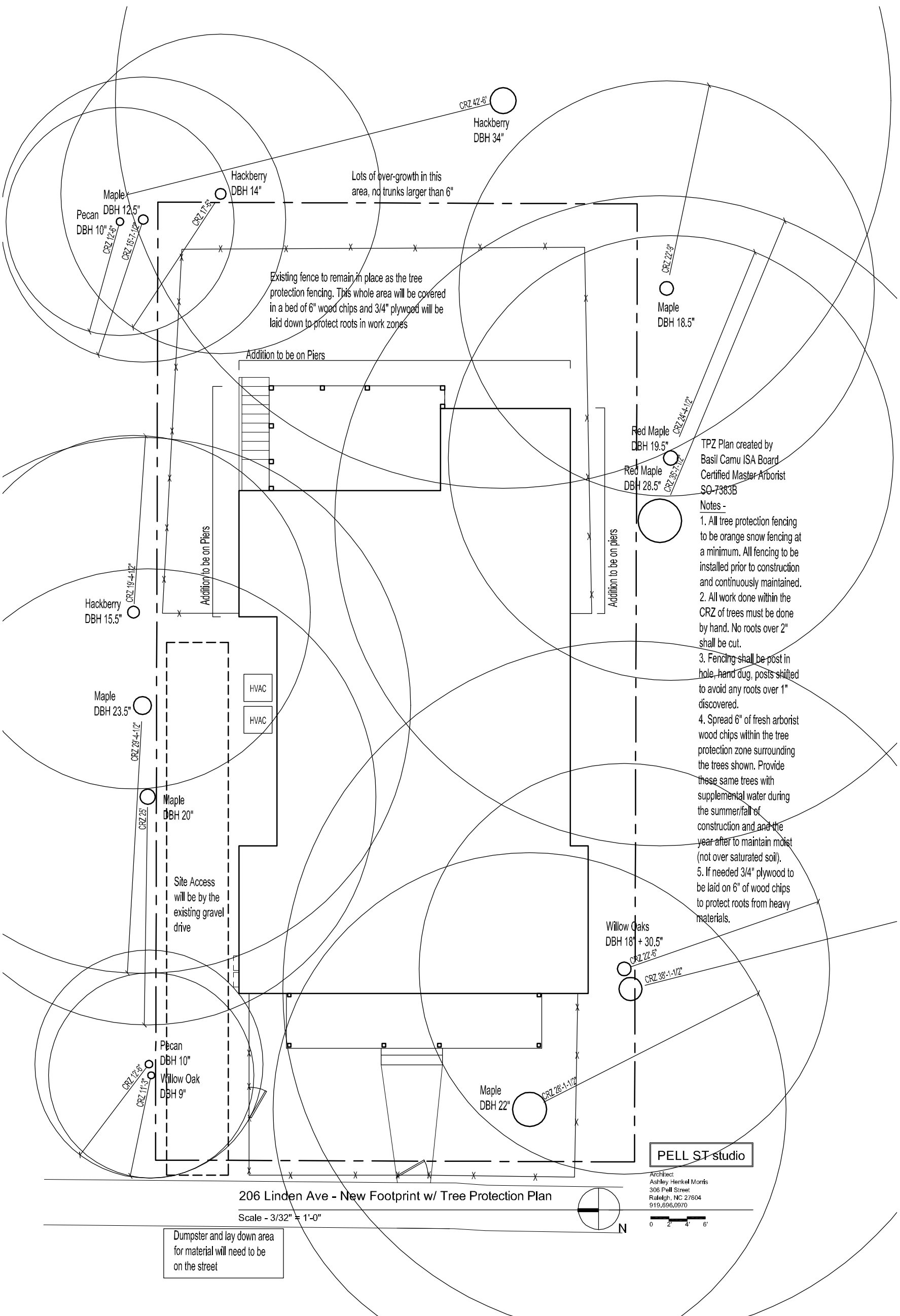


PELL ST studio

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

206 Linden Ave - New Rear Elevation

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





In preparation for completing the staff report, staff has made an initial review of your application regarding clarity and completeness and has the following questions, comments, and suggestions:

1. Please provide a detail photograph of the one original window. Do you plan to reinstall the original window on another façade?

On further inspection, we do not think any of the existing windows are original. There are two that look like they have been salvaged possibly from another house when they were dropping the ceilings. They are one over one wood windows, but from the interior you can tell that they are smaller windows than the original rough-opening. They have added to the trim/casing around the windows to make them fit in the rough-opening. One is on the rear elevation and the other is in the same room but on the side elevation, the glass has been replaced (there is a sticker for the glass) and the sashes are not the same height so it has been modified to fit. Both of these wood windows have sashes that now run on an aluminum track. See Pics below.



2. The written description states that some of the windows are aluminum. Besides the one original window, what other window types/materials are present?

Most of the windows that were replaced are wood windows with vinyl/fiberglass frame (a replacement insert that would be slightly smaller than the original window) most replacements are double glazed aluminum/vinyl windows with wood trim

ELEVATIONS

Double Hung Unit Elevations

		24"	28"	32"	34"	36"	38"	40"	44"	48"
Primed Unit Dimension	Rough Opening	21 ⁷ / ₈ "	25 ⁷ / ₈ "	29 ⁷ / ₈ "	31 ⁷ / ₈ "	33 ⁷ / ₈ "	35 ⁷ / ₈ "	37 ⁷ / ₈ "	41 ⁷ / ₈ "	45 ⁷ / ₈ "
	Frame	21 ¹ / ₈ "	25 ¹ / ₈ "	29 ¹ / ₈ "	31 ¹ / ₈ "	33 ¹ / ₈ "	35 ¹ / ₈ "	37 ¹ / ₈ "	41 ¹ / ₈ "	45 ¹ / ₈ "
	Sash Opening	1' 8"	2' 0"	2' 4"	2' 6"	2' 8"	2' 10"	3' 0"	3' 4"	3' 8"
	Glass	16"	20"	24"	26"	28"	30"	32"	36"	40"
*7/8 putty grille, 14" transom above addition windows										
34 ¹ / ₂ "	38 ¹ / ₂ "	42 ¹ / ₂ "	46 ¹ / ₂ "	50 ¹ / ₂ "	54 ¹ / ₂ "	58 ¹ / ₂ "	62 ¹ / ₂ "	66 ¹ / ₂ "	70 ¹ / ₂ "	74 ¹ / ₂ "
33"	37"	41"	45"	49"	53"	57"	61"	65"	69"	73"
32 ¹ / ₂ "	36 ¹ / ₂ "	40 ¹ / ₂ "	44 ¹ / ₂ "	48 ¹ / ₂ "	52 ¹ / ₂ "	56 ¹ / ₂ "	60 ¹ / ₂ "	64 ¹ / ₂ "	68 ¹ / ₂ "	72 ¹ / ₂ "
2' 6 ¹ / ₂ "	2' 10 ¹ / ₂ "	3' 2 ¹ / ₂ "	3' 6 ¹ / ₂ "	3' 10 ¹ / ₂ "	4' 2 ¹ / ₂ "	4' 6 ¹ / ₂ "	4' 10 ¹ / ₂ "	5' 2 ¹ / ₂ "	5' 6 ¹ / ₂ "	5' 10 ¹ / ₂ "
12"	14"	16"	18"	20"	22"	24"	26"	28"	30"	32"
13 ¹ / ₂ "	15 ¹ / ₂ "	17 ¹ / ₂ "	19 ¹ / ₂ "	21 ¹ / ₂ "	23 ¹ / ₂ "	25 ¹ / ₂ "	27 ¹ / ₂ "	29 ¹ / ₂ "	31 ¹ / ₂ "	33 ¹ / ₂ "
WIDE RAILS		21 ¹ / ₈ x 32 ¹ / ₂	25 ¹ / ₈ x 32 ¹ / ₂	29 ¹ / ₈ x 32 ¹ / ₂	31 ¹ / ₈ x 32 ¹ / ₂	33 ¹ / ₈ x 32 ¹ / ₂	35 ¹ / ₈ x 32 ¹ / ₂	37 ¹ / ₈ x 32 ¹ / ₂	41 ¹ / ₈ x 32 ¹ / ₂	45 ¹ / ₈ x 32 ¹ / ₂
		21 ¹ / ₈ x 36 ¹ / ₂	25 ¹ / ₈ x 36 ¹ / ₂	29 ¹ / ₈ x 36 ¹ / ₂	31 ¹ / ₈ x 36 ¹ / ₂	33 ¹ / ₈ x 36 ¹ / ₂	35 ¹ / ₈ x 36 ¹ / ₂	37 ¹ / ₈ x 36 ¹ / ₂	41 ¹ / ₈ x 36 ¹ / ₂	45 ¹ / ₈ x 36 ¹ / ₂
		21 ¹ / ₈ x 40 ¹ / ₂	25 ¹ / ₈ x 40 ¹ / ₂	29 ¹ / ₈ x 40 ¹ / ₂	31 ¹ / ₈ x 40 ¹ / ₂	33 ¹ / ₈ x 40 ¹ / ₂	35 ¹ / ₈ x 40 ¹ / ₂	37 ¹ / ₈ x 40 ¹ / ₂	41 ¹ / ₈ x 40 ¹ / ₂	45 ¹ / ₈ x 40 ¹ / ₂
		21 ¹ / ₈ x 44 ¹ / ₂	25 ¹ / ₈ x 44 ¹ / ₂	29 ¹ / ₈ x 44 ¹ / ₂	31 ¹ / ₈ x 44 ¹ / ₂	33 ¹ / ₈ x 44 ¹ / ₂	35 ¹ / ₈ x 44 ¹ / ₂	37 ¹ / ₈ x 44 ¹ / ₂	41 ¹ / ₈ x 44 ¹ / ₂	45 ¹ / ₈ x 44 ¹ / ₂
		21 ¹ / ₈ x 48 ¹ / ₂	25 ¹ / ₈ x 48 ¹ / ₂	29 ¹ / ₈ x 48 ¹ / ₂	31 ¹ / ₈ x 48 ¹ / ₂	33 ¹ / ₈ x 48 ¹ / ₂	35 ¹ / ₈ x 48 ¹ / ₂	37 ¹ / ₈ x 48 ¹ / ₂	41 ¹ / ₈ x 48 ¹ / ₂	45 ¹ / ₈ x 48 ¹ / ₂
		21 ¹ / ₈ x 52 ¹ / ₂	25 ¹ / ₈ x 52 ¹ / ₂	29 ¹ / ₈ x 52 ¹ / ₂	31 ¹ / ₈ x 52 ¹ / ₂	33 ¹ / ₈ x 52 ¹ / ₂	35 ¹ / ₈ x 52 ¹ / ₂	37 ¹ / ₈ x 52 ¹ / ₂	41 ¹ / ₈ x 52 ¹ / ₂	45 ¹ / ₈ x 52 ¹ / ₂
		21 ¹ / ₈ x 56 ¹ / ₂	25 ¹ / ₈ x 56 ¹ / ₂	29 ¹ / ₈ x 56 ¹ / ₂	31 ¹ / ₈ x 56 ¹ / ₂	33 ¹ / ₈ x 56 ¹ / ₂	35 ¹ / ₈ x 56 ¹ / ₂	37 ¹ / ₈ x 56 ¹ / ₂	41 ¹ / ₈ x 56 ¹ / ₂	45 ¹ / ₈ x 56 ¹ / ₂
		21 ¹ / ₈ x 60 ¹ / ₂	25 ¹ / ₈ x 60 ¹ / ₂	29 ¹ / ₈ x 60 ¹ / ₂	31 ¹ / ₈ x 60 ¹ / ₂	33 ¹ / ₈ x 60 ¹ / ₂	35 ¹ / ₈ x 60 ¹ / ₂	37 ¹ / ₈ x 60 ¹ / ₂	41 ¹ / ₈ x 60 ¹ / ₂	45 ¹ / ₈ x 60 ¹ / ₂
		21 ¹ / ₈ x 64 ¹ / ₂	25 ¹ / ₈ x 64 ¹ / ₂	29 ¹ / ₈ x 64 ¹ / ₂	31 ¹ / ₈ x 64 ¹ / ₂	33 ¹ / ₈ x 64 ¹ / ₂	35 ¹ / ₈ x 64 ¹ / ₂	37 ¹ / ₈ x 64 ¹ / ₂	41 ¹ / ₈ x 64 ¹ / ₂	45 ¹ / ₈ x 64 ¹ / ₂
		21 ¹ / ₈ x 68 ¹ / ₂	25 ¹ / ₈ x 68 ¹ / ₂	29 ¹ / ₈ x 68 ¹ / ₂	31 ¹ / ₈ x 68 ¹ / ₂	33 ¹ / ₈ x 68 ¹ / ₂	35 ¹ / ₈ x 68 ¹ / ₂	37 ¹ / ₈ x 68 ¹ / ₂	41 ¹ / ₈ x 68 ¹ / ₂	45 ¹ / ₈ x 68 ¹ / ₂
		21 ¹ / ₈ x 72 ¹ / ₂	25 ¹ / ₈ x 72 ¹ / ₂	29 ¹ / ₈ x 72 ¹ / ₂	31 ¹ / ₈ x 72 ¹ / ₂	33 ¹ / ₈ x 72 ¹ / ₂	35 ¹ / ₈ x 72 ¹ / ₂	37 ¹ / ₈ x 72 ¹ / ₂	41 ¹ / ₈ x 72 ¹ / ₂	45 ¹ / ₈ x 72 ¹ / ₂
NARROW RAILS		33 ¹ / ₈ x 72 ¹ / ₂	35 ¹ / ₈ x 72 ¹ / ₂	37 ¹ / ₈ x 72 ¹ / ₂	41 ¹ / ₈ x 72 ¹ / ₂	45 ¹ / ₈ x 72 ¹ / ₂				

Shaded units meet UBC egress codes

- **Ground Floor*** (5.0 sq. ft., 20" width, 24" height minimum) in standard 6'10" header application
- **Above Ground Floor** (5.7 sq. ft., 20" width, 24" height minimum) in standard 6'10" header application

ELEVATIONS

Casement Single Unit Elevations

















































































Unit Dimension given for primed units only

Clad Unit Dimension is identical to Box Size

Masonry Opening: Recommended minimum of Unit or Frame Dimension plus $\frac{1}{4}$ "

Shaded units meet UBC egress codes (5.7 sq. ft., 20" width, 24" height minimum) in standard 6'10" header application

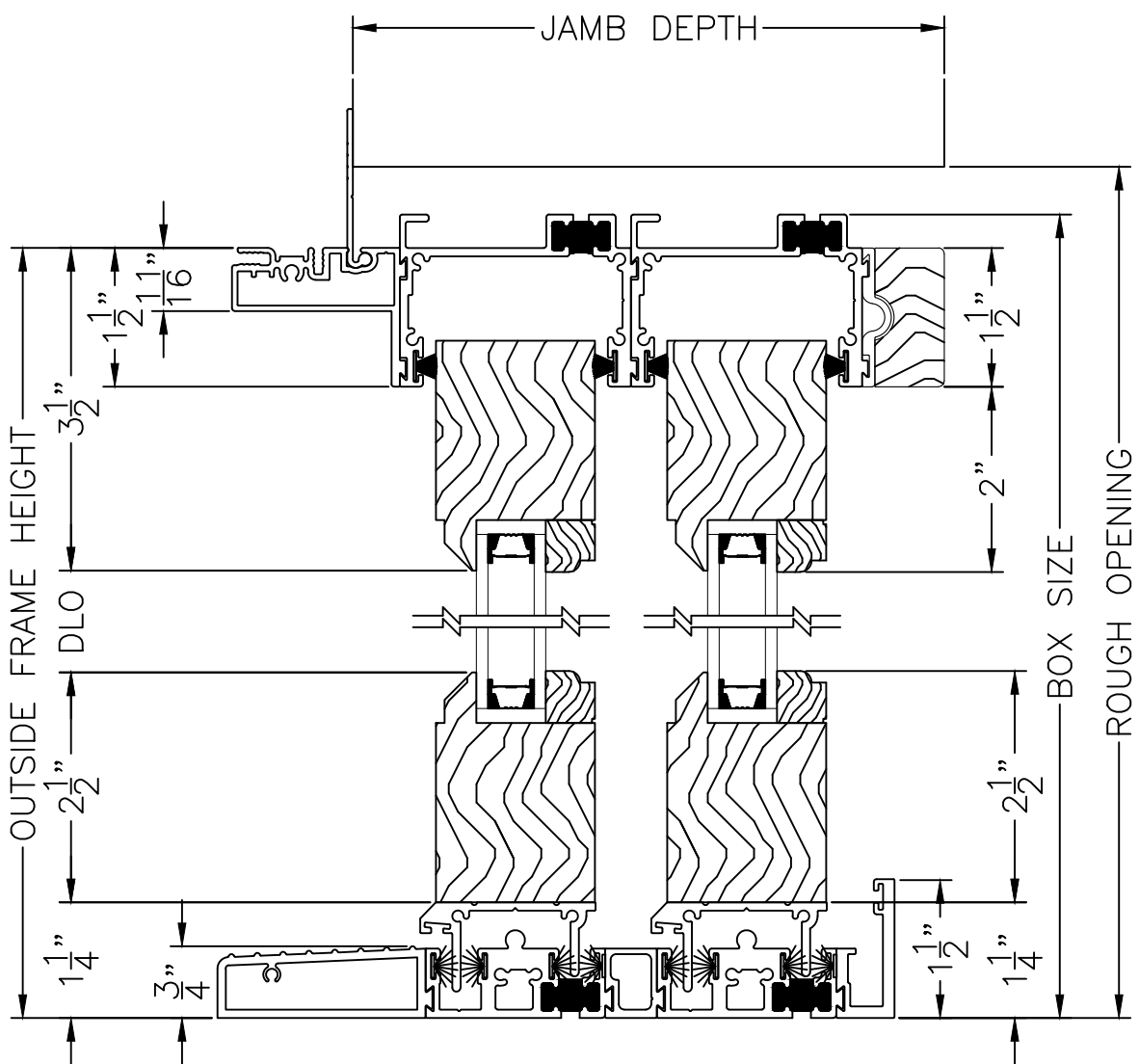
Note: 2" Sill Nosing Option adds $\frac{1}{2}$ " to Rough Opening Height.

		Primed Unit Dimension								Rough Opening								Box Size								Glass							
		19"	23"	27"	31"	33"	35"	39"	45"	16½"	20½"	24½"	28½"	30½"	32½"	36½"	42½"	16"	20"	24"	28"	30"	32"	36"	42"	11"	15"	19"	23"	25"	27"	31"	37"
Unit Dimension	20"																																
	18½"																																
Unit Dimension	22"																																
	20½"																																
Unit Dimension	26"																																
	24½"																																
Unit Dimension	30"																																
	28½"																																
Unit Dimension	32"																																
	30½"																																
Unit Dimension	34"																																
	32½"																																
Unit Dimension	38"																																
	36½"																																
Unit Dimension	42"																																
	40½"																																
Unit Dimension	44"																																
	42½"																																
Unit Dimension	50"																																
	48½"																																
Unit Dimension	54"																																
	49"																																

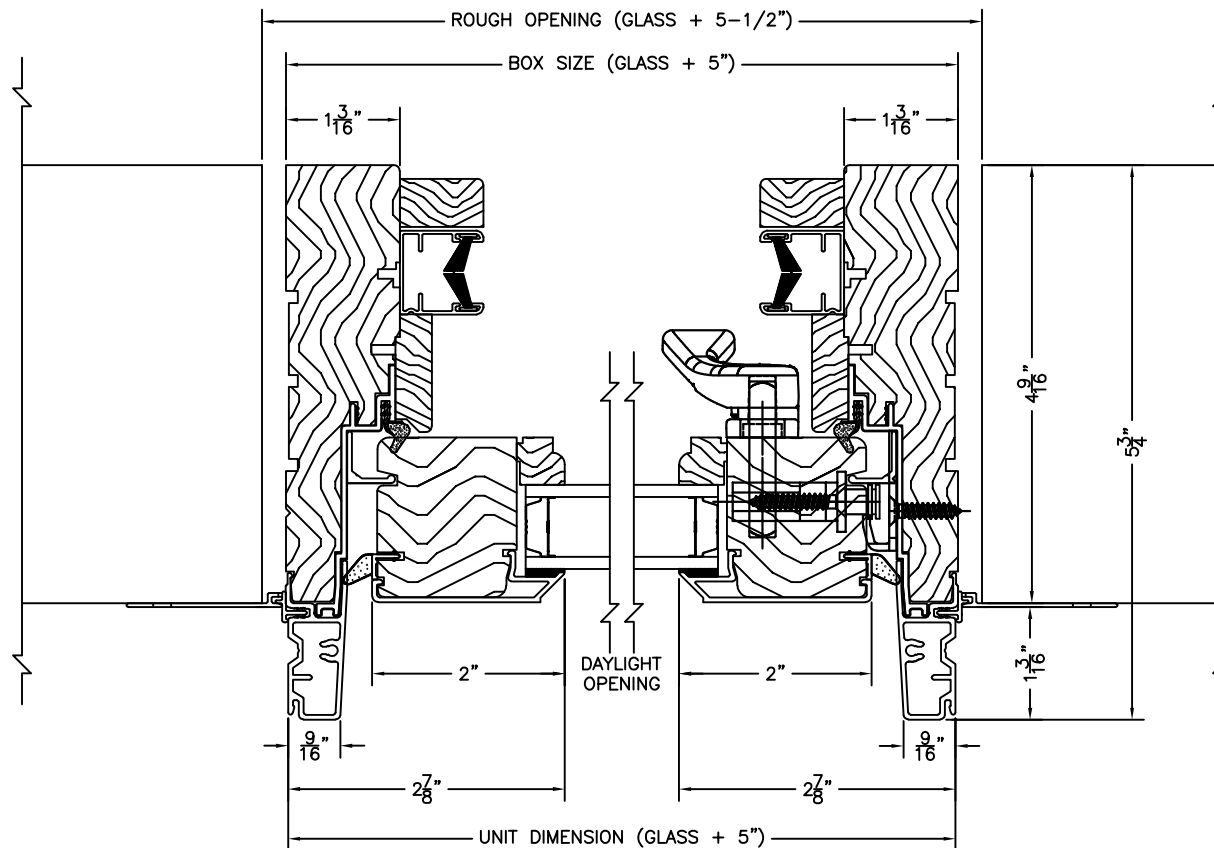
7/8" putty grille

E

D



WOOD MULTI-SLIDE DOOR
4 PANEL BI PARTING STACKING - NARROW STILE
VERTICAL SECTION
SCALE: 6" = 1'-0"
LINCOLN WOOD PRODUCTS, INC.
1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461



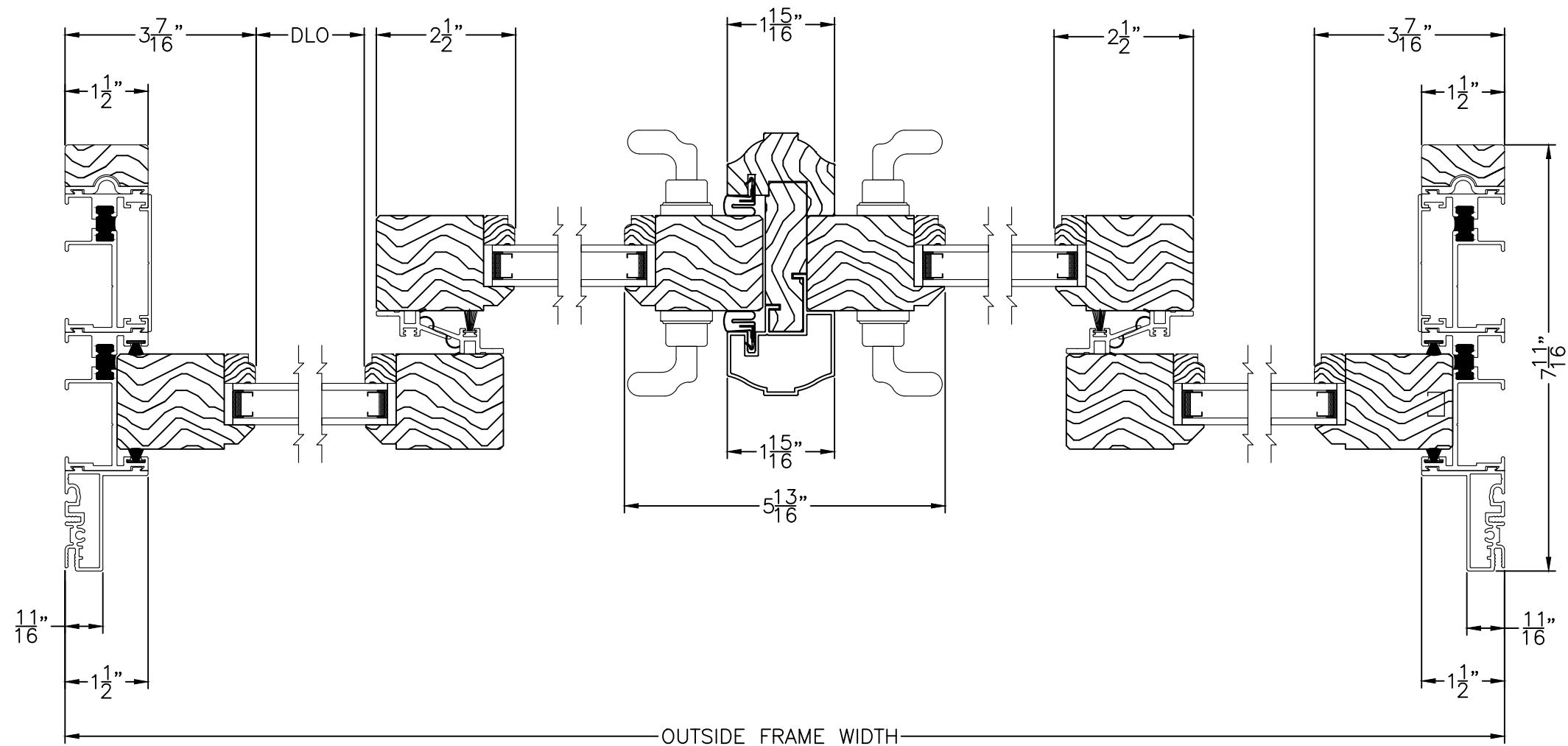
ALUMINUM CLAD PUSH OUT CASEMENT - HORIZONTAL SECTION
ROLL UP SCREEN
SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST.

Merrill, WI 54452

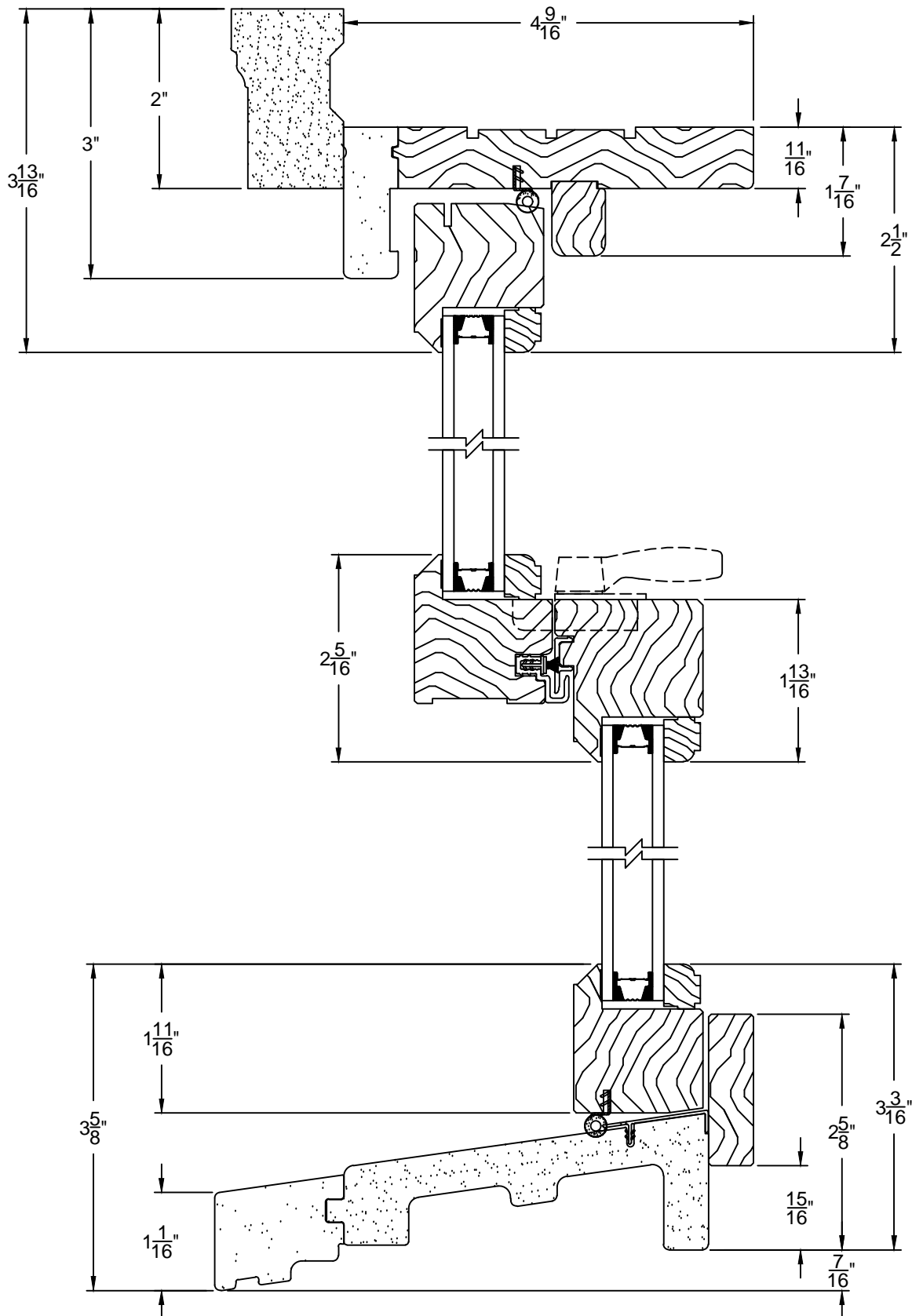
(715) 536-2461



WOOD MULTI-SLIDE DOOR
 5 PANEL - BI PARTING STACKING - NARROW STILE
 HORIZONTAL SECTION
 SCALE: 6" = 1'-0"

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461



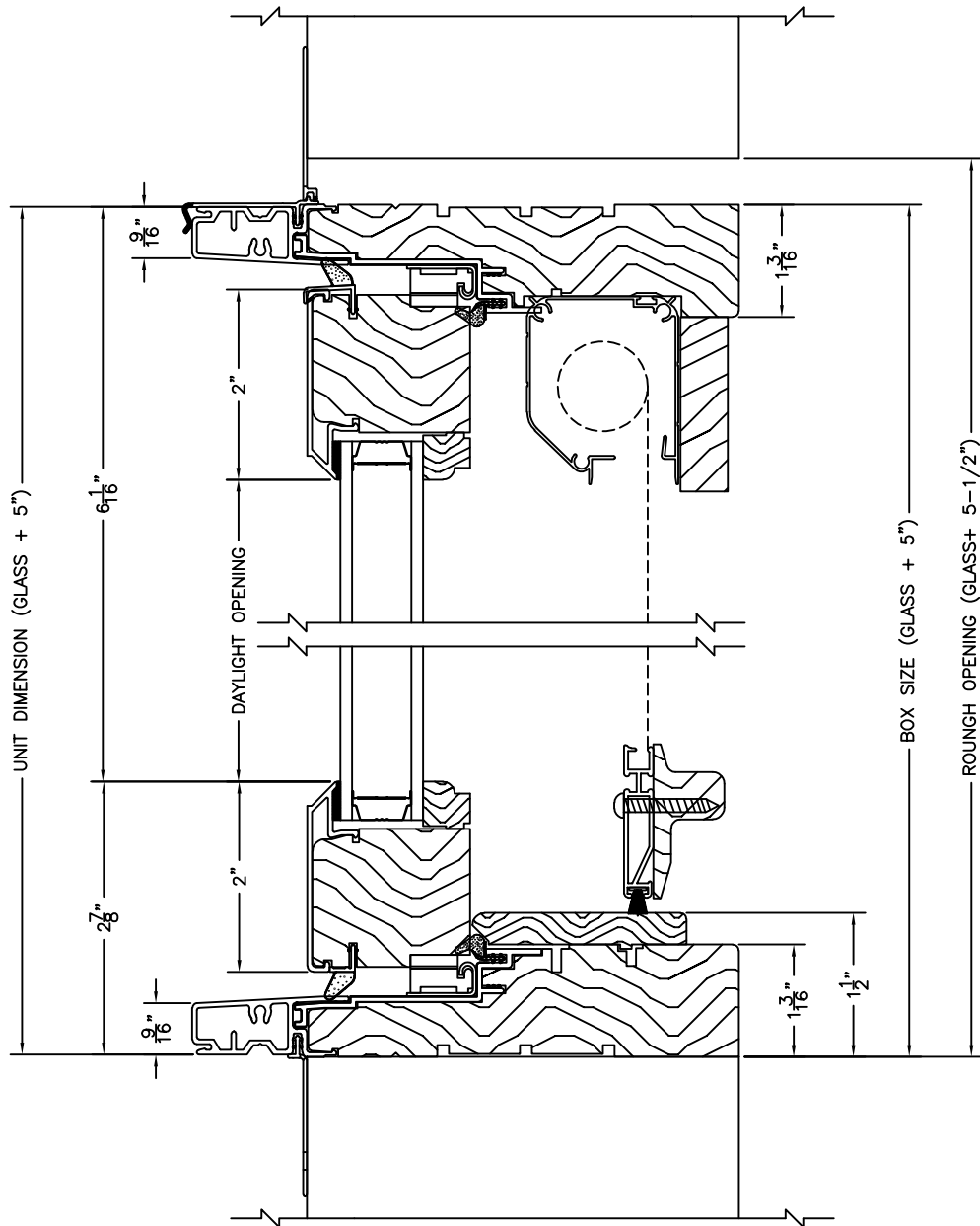
WOOD DOUBLE HUNG - NARROW RAILS
VERTICAL SECTION
SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST.

Merrill, WI 54452

(715) 536-2461



**ALUMINUM CLAD PUSH OUT CASEMENT -VERTICAL SECTION
RETRACTABLE SCREEN**

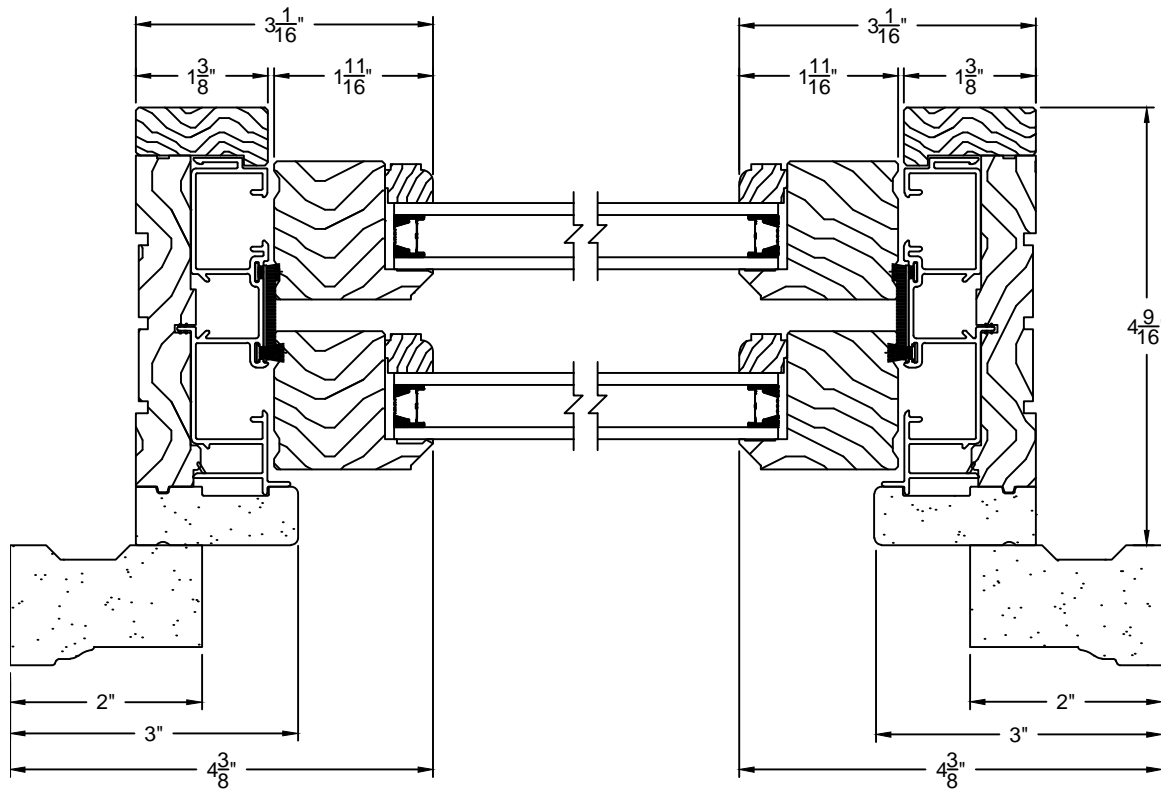
SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST.

Merrill, WI 54452

(715) 536-2461



WOOD DOUBLE HUNG
HORIZONTAL SECTION
SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461

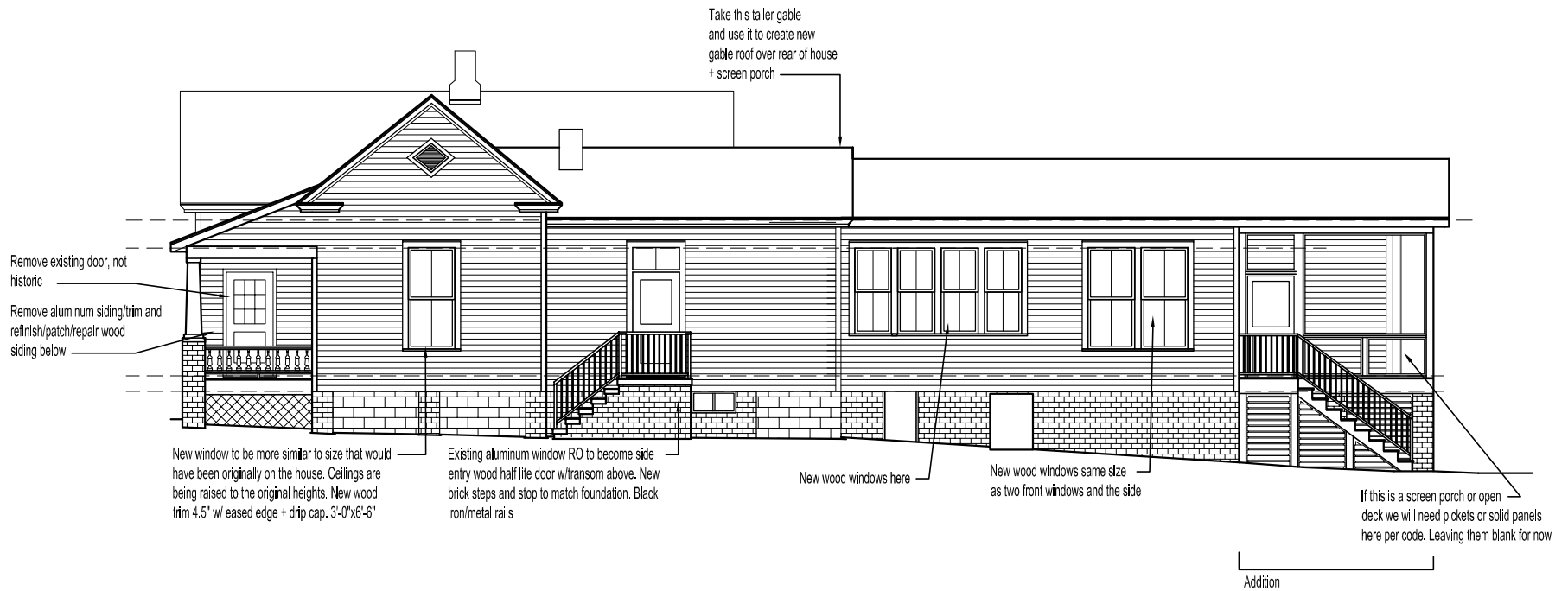
	U.D.=101-5/8" R.D.=99-1/2" 	U.D.=125-5/8" R.D.=123-1/2" 	U.D.=133-5/8" R.D.=131-1/2" 	U.D.=149-5/8" R.D.=147-1/2"
U.D. 80-7/16" R.D. 79-5/8"				
U.D. 83-9/16" R.D. 82-3/4"				
U.D. 87-9/16" R.D. 86-3/4"				
U.D. 99-9/16" R.D. 98-3/4"				
U.D. 111-9/16" R.D. 110-3/4"				



WOOD 1-3/4" PATIO DOOR
 FRENCH IN-SWING 4-WIDE ELEVATION
 SCALE: NONE
LINCOLN WOOD PRODUCTS, INC.
 1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461

Example of a Similar Renovation + Addition

410 N East St is an example of a similar sized addition and renovation to a historic home in Oakwood. Both houses have had their original windows removed and framed down so that the previous owners could make the homes more energy efficient. The new footprint of 410 N East St has a similar lot coverage to the 206 Linden Ave addition as well. See drawings attached for 410 N East St.



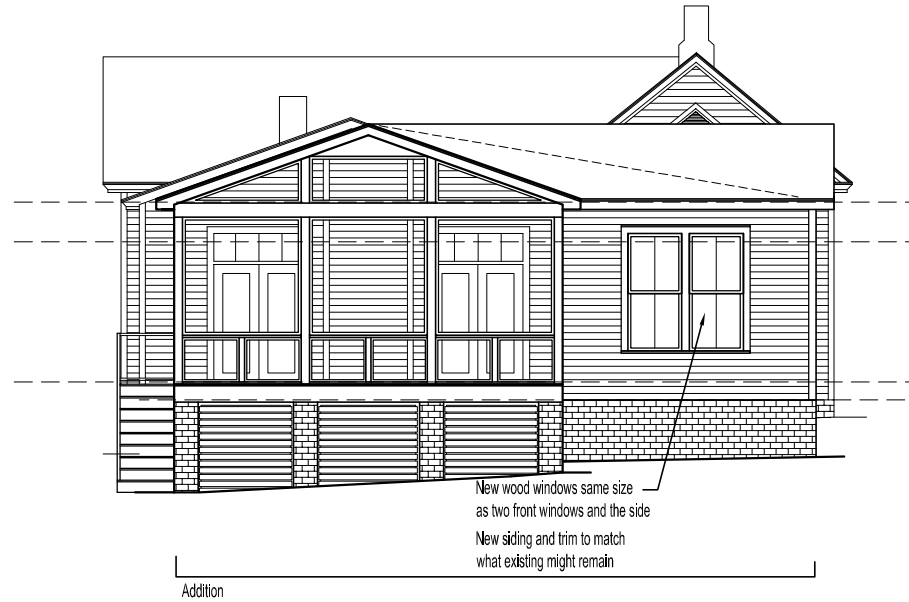
410 N East St - New Driveway Side Elevation

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

PELL ST studio

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

0 2' 4' 6'



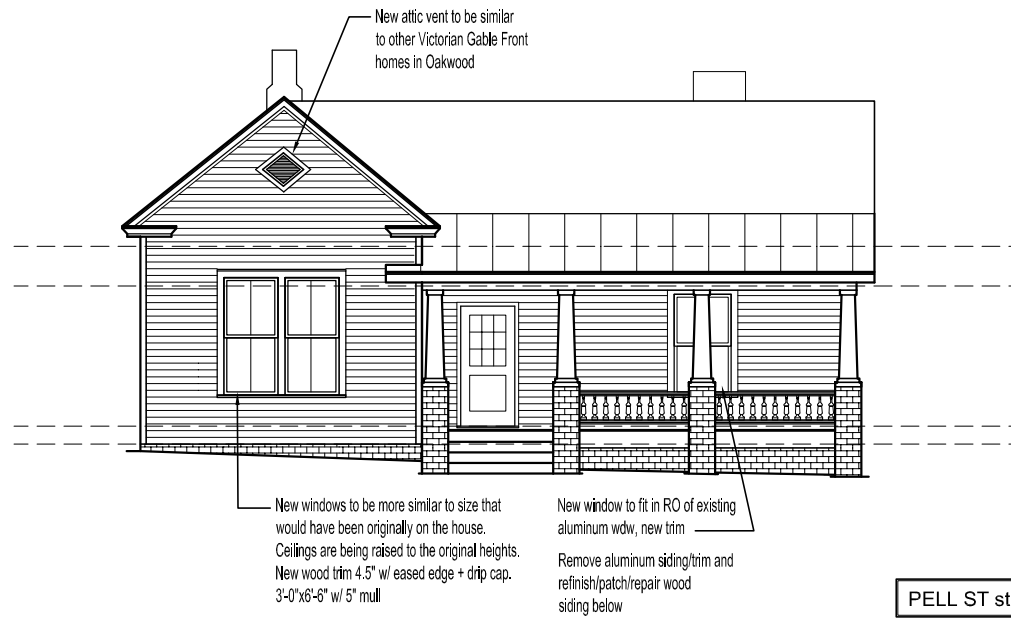
410 N East St - New Rear Elevation

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

PELL ST studio

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

0 2' 4' 6'



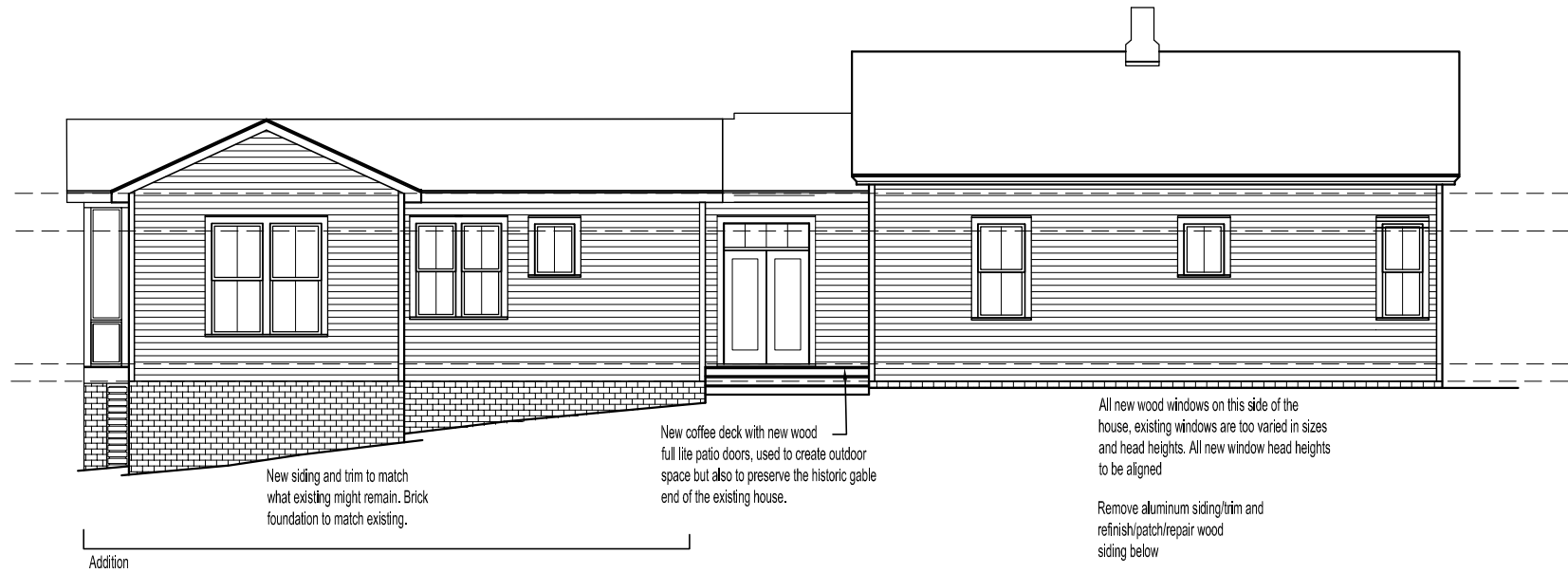
410 N East St - New Front Elevation

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

PELL ST studio

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

0 2' 4' 6'



410 N East 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

0 2' 4' 6'

1714000025
SPEAKS, NICHOLAS B JR SPEAKS,
COLEEN M
208 LINDEN AVE
RALEIGH NC 27601-1150

1714000120
LOCAL SPIRITUAL ASSEMBLY OF THE
BAHAI'S OF RALEIGH
212 LINDEN AVE
RALEIGH NC 27601-1150

1714001091
CURLEY, DEBRA E
213 COOKE ST
RALEIGH NC 27601-1123

1714002100
JIRJIS, DINA S
221 COOKE ST
RALEIGH NC 27601-1123

1704908144
KNAUS, DEBBI
217 LINDEN AVE
RALEIGH NC 27601-1149

1703998938
BRAY, JAMES C BRAY, SUSAN A
207 LINDEN AVE
RALEIGH NC 27601-1149

1714001095
MCGUIRE, SAMUEL D MCGUIRE, LEAH H
217 COOKE ST
RALEIGH NC 27601-1123

1714000126
NRCM PTNR LLC
PO BOX 97211
RALEIGH NC 27624-7211

1713091997
CUNNINGHAM, KELLY ADKINS
209 COOKE ST
RALEIGH NC 27601-1123

1704908024
NRCM PTNR LLC
PO BOX 97211
RALEIGH NC 27624-7211

1704908048
FREEMAN, VIRGINIA M FREEMAN, JANICE
V
213 LINDEN AVE
RALEIGH NC 27601-1149

1714001107
ERNST, EDWARD L
704 E LANE ST
RALEIGH NC 27601-1148

1713090808
HUYLER, ARTHUR
3400 BELL DR
RALEIGH NC 27610-3766

1713092902
HAINES, HUDSON H III
205 COOKE ST
RALEIGH NC 27601-1123

1713092807
ROBBINS, BENJAMIN K LANNING, STACEY
M
201 COOKE ST
RALEIGH NC 27601-1123

1703998951
MANLY, JULIE E
547 E JONES ST
RALEIGH NC 27601-1171

1703998901
LABONTE, JULIETTE M ALESSIE,
NICHOLAS
806 RED HAWK CT
FUQUAY VARINA NC 27526-5525

1704908240
DUNNAGAN, SCOTT H DUNNAGAN,
MEREDITH W
221 LINDEN AVE
RALEIGH NC 27601-1149

1714002105
GIEGER, TRACY LYN DURKIN, MICHAEL
ANDREW
225 COOKE ST
RALEIGH NC 27601-1123

1713090971
TEPHRA DEVELOPMENT LLC
310 HECK ST
RALEIGH NC 27601-1214

1713091908
TEPHRA DEVELOPMENT LLC
310 HECK ST
RALEIGH NC 27601-1214

1713090924
WYATT, KATHRYN RUTH VANDERMEER,
AARON D
204 LINDEN AVE
RALEIGH NC 27601-1150

1713090928
PATEL, NISSAN FASOLAK, LAURA
206 LINDEN AVE
RALEIGH NC 27601-1150