

COA-0006-2020

OAKWOOD (R-10)

APPLICANT:
KATE & JOHN MORAN
424 E JONES ST

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0006-2020 424 E JONES STREET

Applicant: KATE AND JOHN MORAN

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 second-story addition; install gutters; install ridge vents; expand shed addition; construct second-story screened porch

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	Expand shed addition
2.5	Roofs	Construct second-story addition; install gutters; install ridge vents
3.2	Additions	Construct second-story addition; expand shed; construct second-story screened porch; expand shed addition

STAFF REPORT

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

- A. Constructing a second-story addition, constructing a second-story screened porch; installing gutters, and expanding a shed addition are not incongruous in concept according to *Guidelines* 1.3.1, 1.3.6, 1.3.7, 1.3.8, 2.5.1, 2.5.8, 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 a page 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 states the property was constructed circa 1906 and is contributing to the historic district. It is described as a: "Queen Anne frame two-story...a steeply-pitched gable-on-hip roof which was originally clad in wooden shingles. There is a shallow gabled projection on rightward part of the front. There is a double arched attic window in the projecting gable,

and a lunette attic vent in the top gable. The partially-glazed front porch has a hipped roof supported by five turned post with brackets and a turned balustrade. The partially glazed front porch door has a transom. Most windows are one-over-one. There is a one-story hipped-roofed ell in the rear, with a small bumpout on its east side.”

- 2* A tree protection plan prepared by an ISA-certified arborist was provided showing the locations, DBH, species and critical root zones of trees on the property. Only one is of a regulated size. It also notes a material storage lay down area.
- 3* The application proposes converting the existing 1½-story rear addition to a full 2-story rear addition. This is a traditional location to add to a house in the historic district.
- 4* The proposed roof ridge is set a few inches lower than the existing roof ridge and is inset from the sides to the historic roof form is maintained.
- 5* The existing roof is a clipped pyramidal hip form with a projecting front gable. The existing rear addition is a hip with a projecting shed dormer on the east façade. The proposed roof is a hipped form with a projecting gable over the rear second-story porch.
- 6* The proposed addition includes expanding the existing rear attached shed and constructing a second-floor screened porch.
- 7* The proposed rear screened porch structural members and trim are to be painted wood. A detailed section drawing of the screened porch construction was provided.
- 8* **Built area to open space analysis:** According to the applicant, the lot is 3,885 SF. The original built area was 1,533 SF, with a ratio of built area to open space of 40%. This includes a historic shed that is no longer extant. The proposed built area is 1,493 SF. The proportion of built area to open space is proposed to be 38.4%.
- 9* **Built mass to open space analysis:** According to the applicant, the lot is 3,885 SF. The original built mass was 1,533 SF, with a ratio of built mass to open space of 40%. This includes a historic shed that is no longer extant. The proposed built mass is 1,493 SF, with a ratio of built mass to open space of 38.4%.
- 10* The existing house features both one-over-one and four-over-four double-hung windows. The proposed new wood one-over-one double-hung windows match the proportions of other windows on the house. One square window is proposed for the rear façade. Specifications and section drawings were provided.

- 11* The roofing is proposed to be architectural asphalt shingles; specifications were not provided.
- 12* An eave and soffit detail drawing of the proposed 16" eave was provided.
- 13* The addition is proposed to be clad in wood siding with a 4½" reveal, with 4½" trim and 5" corner board to match the existing house.
- 14* 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 provided.
- 15* Gutters and downspouts were not shown on the elevations. Specifications were not provided.
- 16* Exterior lighting, if any, was not shown on the drawings, nor were specifications provided.

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

- 1. That the tree protection plan 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 installation or construction:
 - a. Paint and stain color samples from the manufacturer;
 - b. Ridge vents, if any
 - c. Exterior lighting including location on the building, if any;
 - d. Gutters and downspouts location on the building and specifications.

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

Type or print the following:

Applicant name: Kate + John Moran (Pell St Studio - Ashley Morris Architect)

Mailing address: 424 E Jones St

City: Raleigh

State: NC

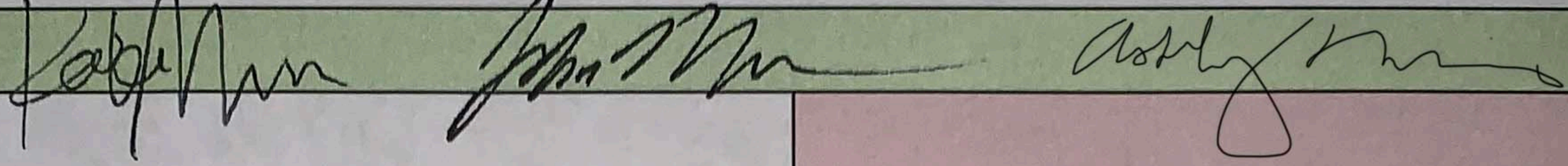
Zip code: 27601

Date: 1-8-2020

Daytime phone #:

Email address: katemoran1230@gmail.com jmmoran24@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-0006-2020 _____

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 424 E Jones St

Historic district: Oakwood

Historic property/Landmark name (if applicable):

Owner name: Kate + John Moran

Owner mailing address: 424 E Jones St

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
124 N Bloodworth St	405 E Jones St
422 E Jones St	407 E Jones St
120 N Bloodworth St	504 E Jones St
409 E Jones St	116 N Bloodworth St
130 N Bloodworth St	118 N Bloodworth St
118 N East St	426 E Jones St

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: _____ _____
--	--

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).
3.2/67	Addition	extend second flr over existing rear addition
2.7/51	Windows	new windows sim. proportions to existing
1.3/23	Site	proportion to built mass to open space
2.5/47	Roof	existing needs better ventilation+gutters

<p align="center">Minor Work Approval (office use only)</p> <p>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 _____.</p> <p>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.</p> <p>Signature (City of Raleigh) _____ Date _____</p>

Proposed Addition to 424 E Jones St

The owners of 424 E Jones St would like to expand their current second floor to fully cover the rear section of the in order to create a master suite and add a small screened porch. On the ground floor the owners would like to slightly expand the storage shed and above this would be the small screened porch. The additions are the essentially the same footprint of the existing house so the impervious surface and mass to open space will change only minimally as far as footprint goes. This also helps with preserving all the existing trees on the property and the surrounding properties. The house next door 426 E Jones St has done a similar addition in the past and was approved through the COA process (113-01-CA) as well as a nearby house 602 E Lane St (021-17-CA).

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.

The second floor addition is an expansion of an existing second floor and will not require expanding the footprint of the house. We are proposing a small expansion of the rear shed and add a second story small screen porch over the shed.

Section 3.2 Additions #1 Construct additions, if feasible, to be structurally self-supporting to reduce any damage to the historic building. Sensitive 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 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 the addition will be a hip roof and ties into the existing hip roof. 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 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 lower than the historic house hip 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 (4.5" exposure smooth wood siding). Trim to match existing trim 4.5" window and door trim. The windows will have a 1" drip cap. Corner boards to match existing (5"). Windows will not have grilles and will mostly be double hung windows to be more in keeping with the existing house. Roofing to be architectural asphalt shingles. The owners would like to add some venting to the existing main hip roof. This will be accomplished with ridge vents and linear soffit vents. Decking to be pressure treated stained decking or ipe on the screened porch. Screen porch ceiling to be painted beadboard. New eaves, soffits and overhangs to match existing.



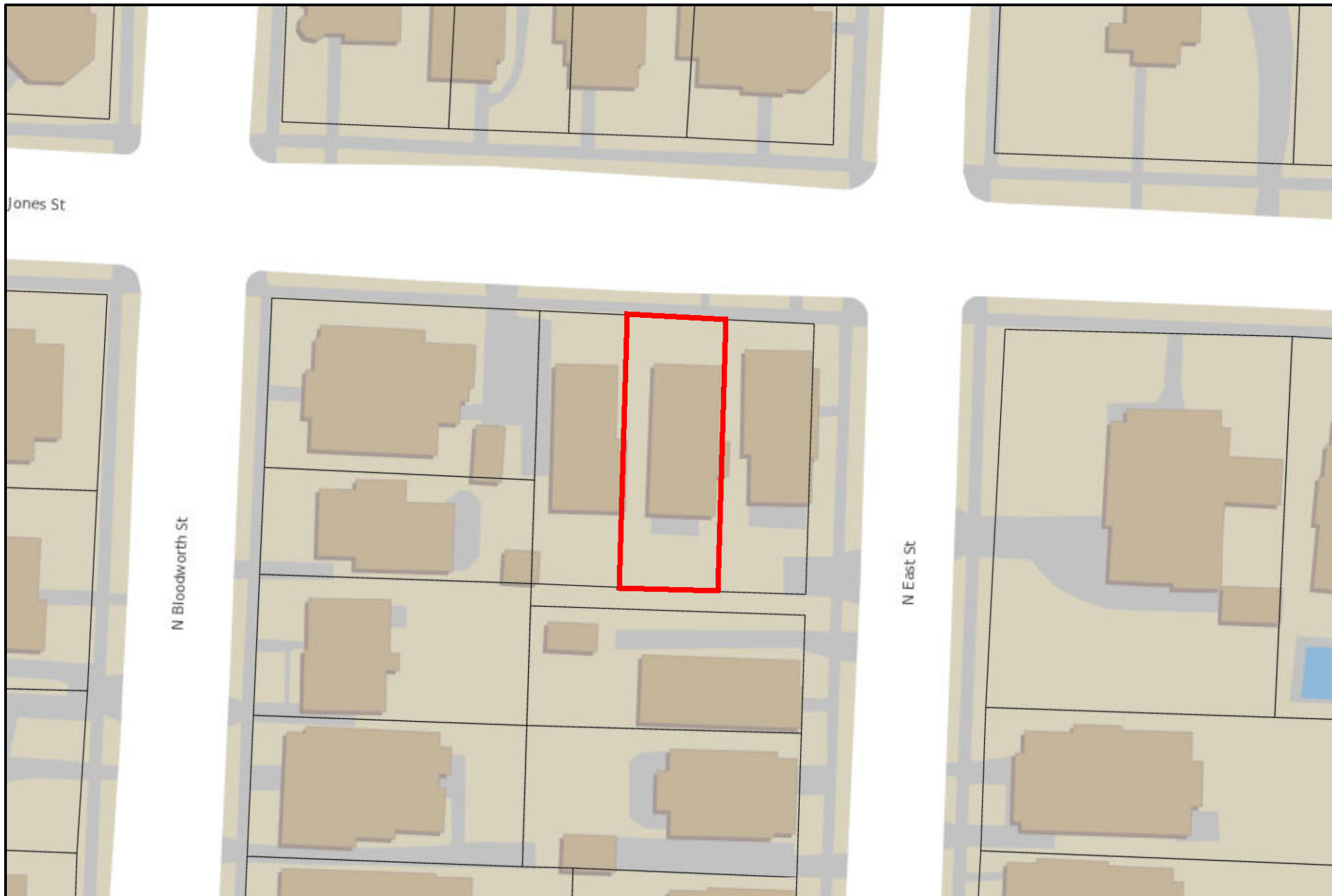
424 E Jones St -aerial



0 25 50 100 ft
1 inch = 50 feet

Disclaimer

*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.*



424 E Jones St - imaps



0 25 50 100 ft
1 inch = 50 feet

Disclaimer

*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.*



[Home](#) >

Sheet 00110

Raleigh, Wake County, North Carolina
1914

Map Key

Add Notes

Add to MyNotebook

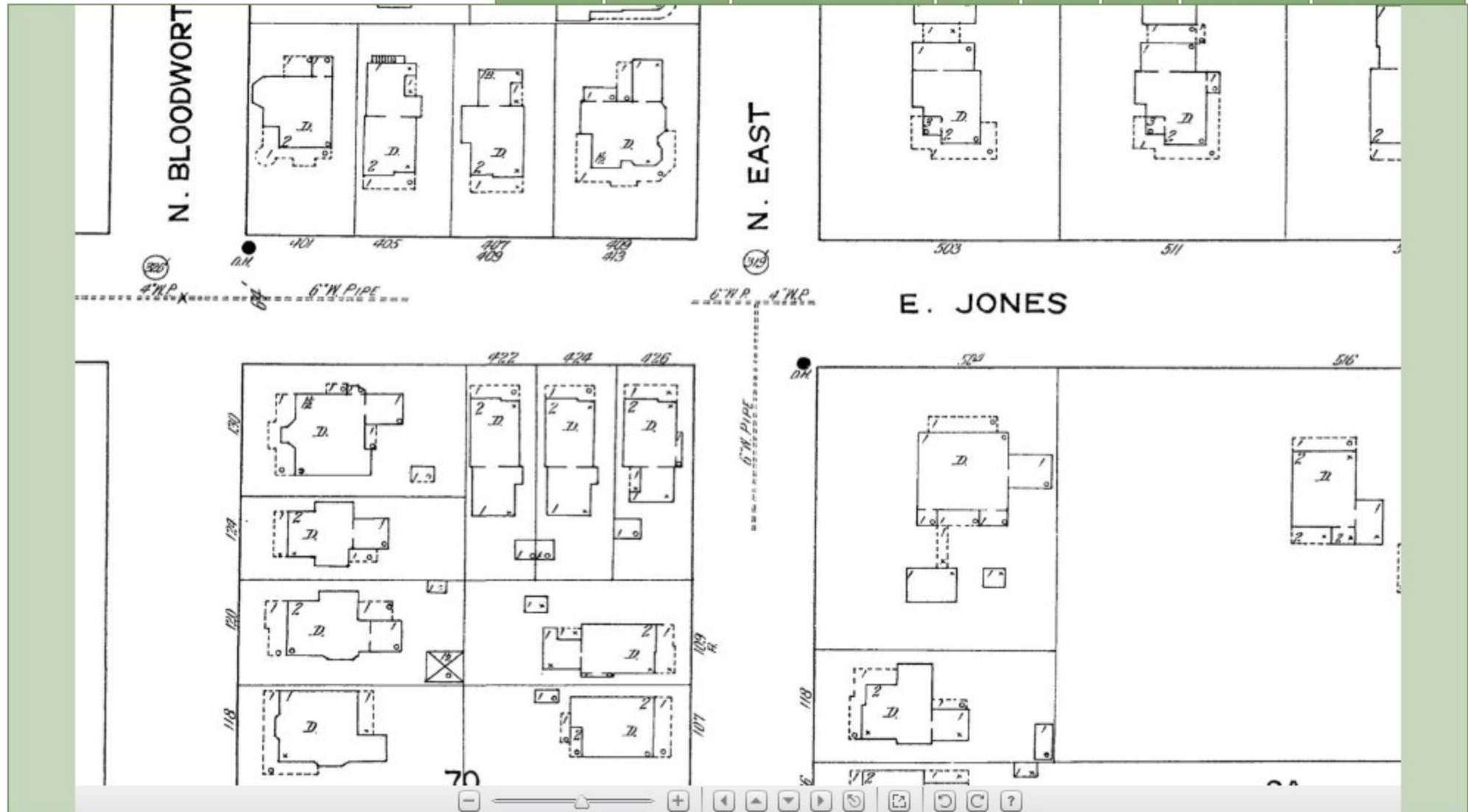
Email

Crop

Print

Save JPEG

Save GeoTIFF



« 11 of 93 »

Item Number	335386
Full Image Title	00110
Full Atlas Title	Raleigh 1914
Date of Publication	1914
Publisher	Sanborn Fire Insurance Map Company
City	Raleigh

=WA6816 424 E. Jones St. Young-Gray House c.1906 This Queen Anne frame two-story was one of seven nearby built for plumber and minor developer William J. Young, Jr. This and 405 and 422 E. Jones were built from the same plans. Robert L. Gray was the first resident of this house; he was editor of the Raleigh Times Newspaper. The house has a steeply-pitched gable-on-hip roof which was originally clad in wooden shingles. There is a shallow gabled projection on rightward part of the front. There is a double arched attic window in the projecting gable, and a lunette attic vent in the top gable. The partially-glazed front porch has a hipped roof supported by five turned posts with brackets and a turned balustrade. The partially glazed front door has a transom. Most windows are one-over-one. There is a one-story hipped-roofed ell in the rear, with a small bumpout on its east side. The house was covered in aluminum siding in the 1960s. This was removed c.1980 as part of a restoration by Michael and Sharon Williams. The house was further renovated by Michael Clay c.2001.

Robert L. Gray was editor of the Raleigh Times Newspaper [Vickers p.72]

197:28 Hugh & Sallie Morson & Matilda Denson (widow of C. B. Denson, Morson's partner in the RMA) to W. J. Young Jr. Mar 1, 1905 \$1000 lot 14 in plat of sale of Morson & Denson School property. This is the 52' lot that the western part of the current lot was carved out of.

203:531 Hugh & Sallie Morson & Matilda Denson (widow of C. B. Denson, Morson's partner in the RMA) to W. J. Young Jr. Feb 19, 1906 \$850 lot 15 in plat of sale of Morson & Denson school property. This is the 52' lot that the eastern part of the current lot was carved out of.

457:54 W. J. & Katherine Young to Beatrice Wilder Jan 1, 1925 this lot

921:703 Louisa May Buffaloe Wilder to James & Ethel Parrish 1945

2509:672 Jocy Rideout to Michael & Sharon Williams Jun 6, 1977 \$18.5K

8996:1541 Michael M. Williams to Cameron Park Land Co Jul 12, 2001 \$125K

9261:2322 Cam Pk Land to Lawrence & Phyllis Reed Jan 24, 2002 \$295K

1905-06 RCD: no listing

1907-08 RCD: Robert L. Gray, associate editor

1909 Sanborn: Two-story front section, one-story ell with bumpout on east side of ell, wooden shingle roof

1909-10 RCD: Robert L. Gray

1911-12 RCD: J. D. Berry

1914 Sanborn: same as 1909

1918-19 RCD: Mrs. B. F. King

1948 RCD: J. Walter Parrish

1950 Sanborn: same as 1914 but composition roof

1955 RCD: W. B. Lee

1963 RCD: Joseline Rideout

c.1980 photo 145_Misc_21_3 at N.C. Archives shows side of this house with artificial siding

c.1985 photo 145_Misc_34_4 at N.C. Archives shows part of front of this house; no artificial siding

2012 wakegov: similar to 1950, plus tiny bumpout added to rear



neighboring house





neighboring house



neighboring house w/ similar
rear second story addition

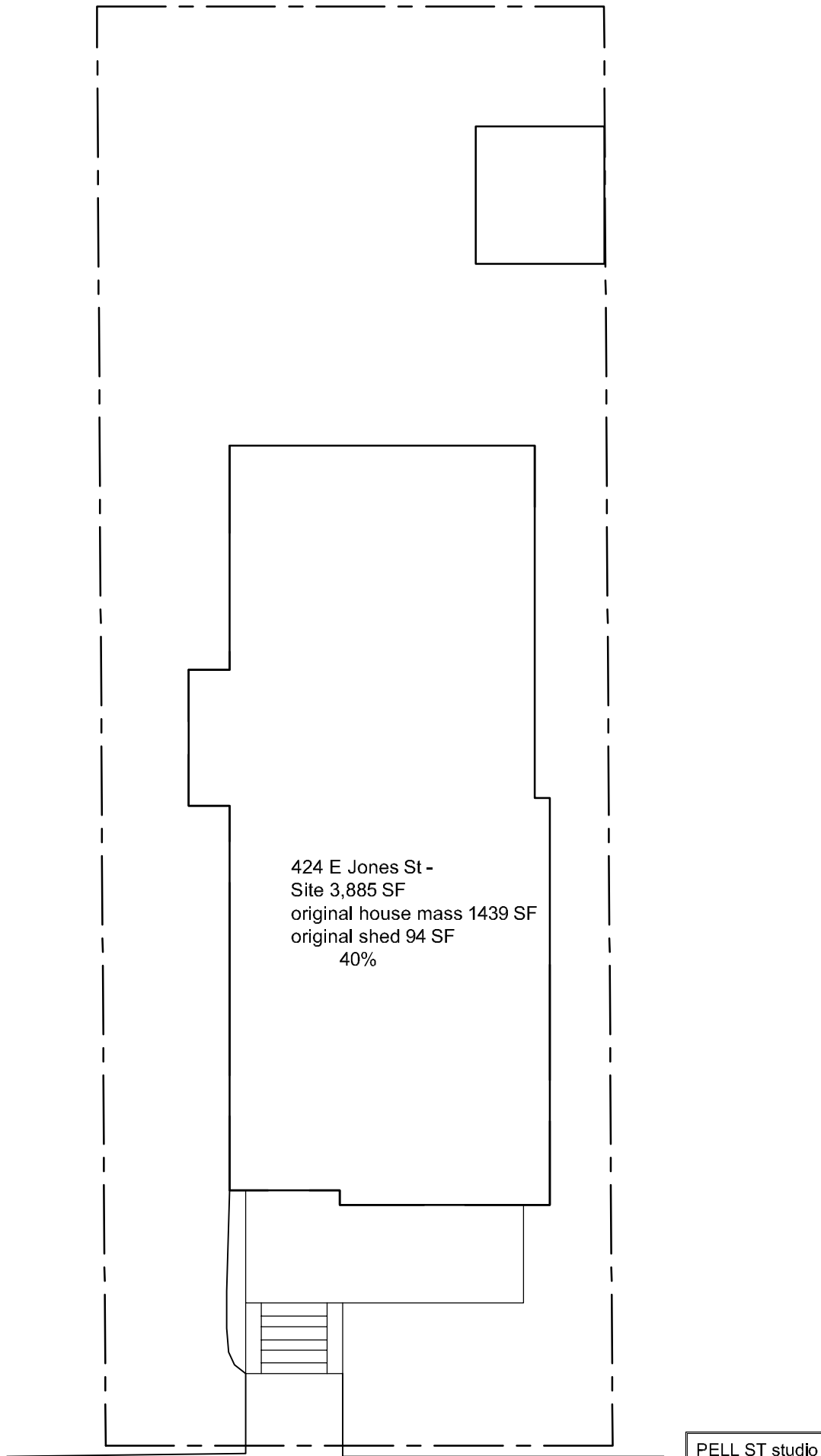




neighboring house w/ similar
rear second story addition



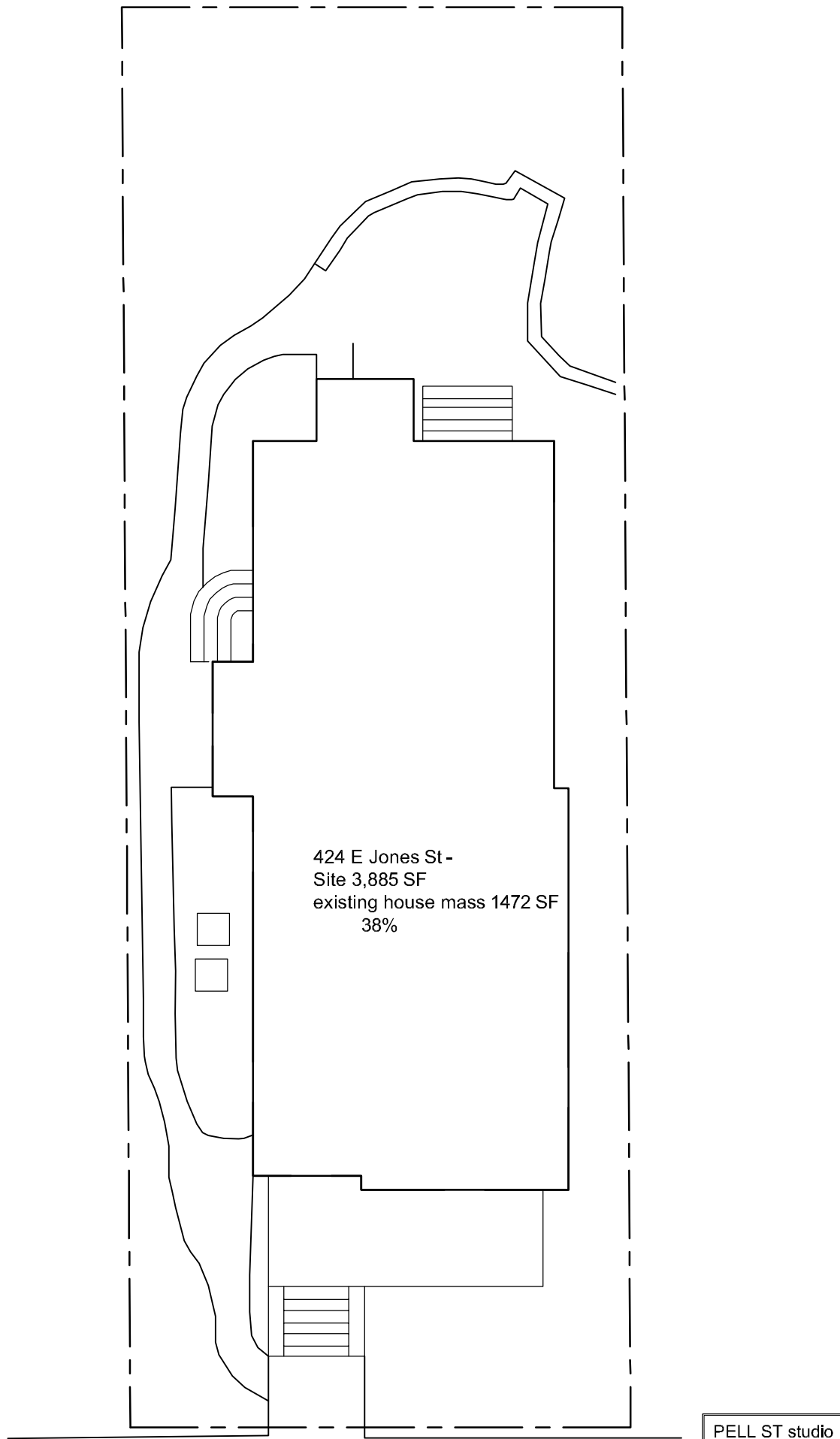
other neighbors rear
elevation



424 E Jones St - Original Mass to Open Space Diagram

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





PELL ST studio

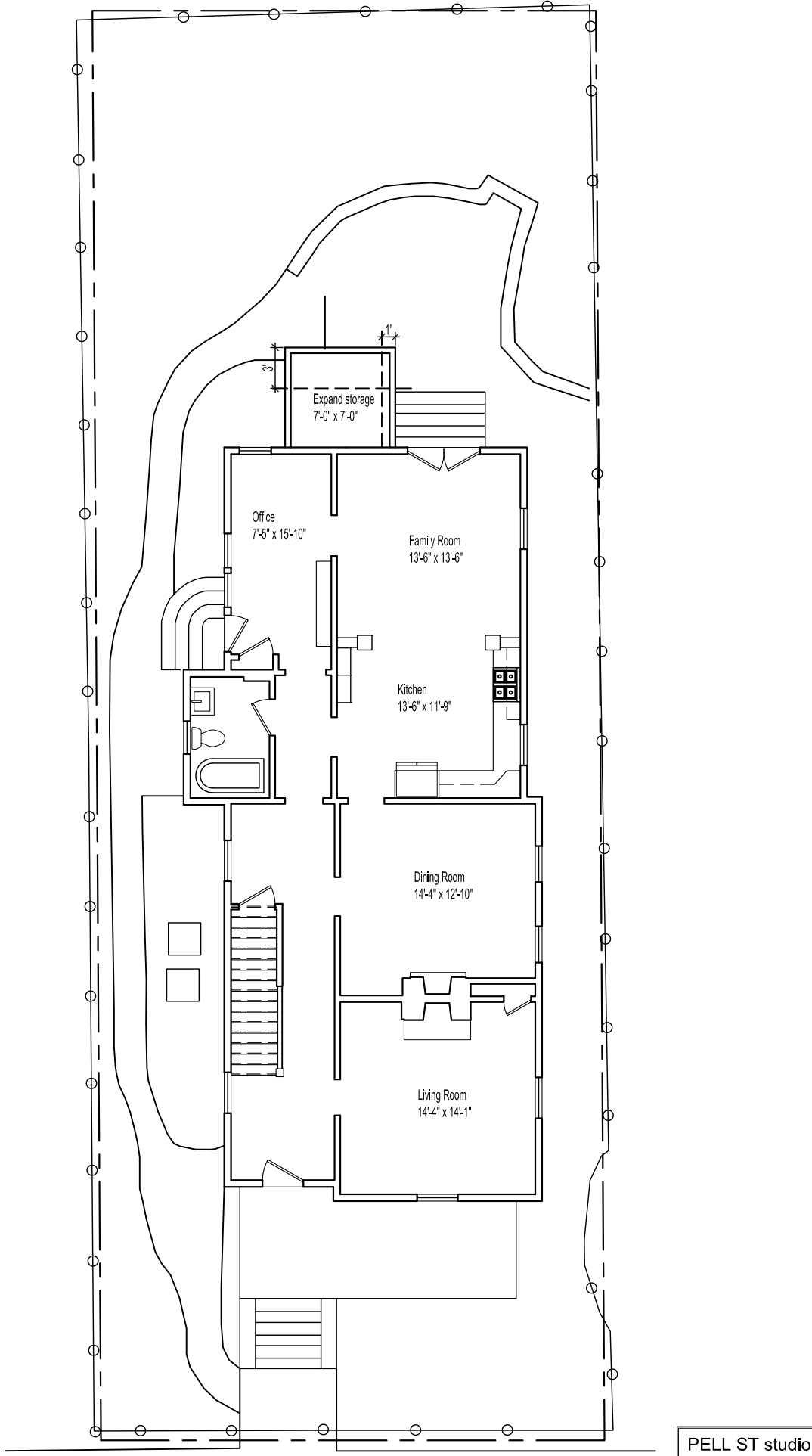
424 E Jones St - Existing Mass to Open Space Diagram

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



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

0 2' 4' 6'



Lots may need to be recombined since they are marked as separate
 424 E Jones St - Existing Ground Floor Plan w/ Site

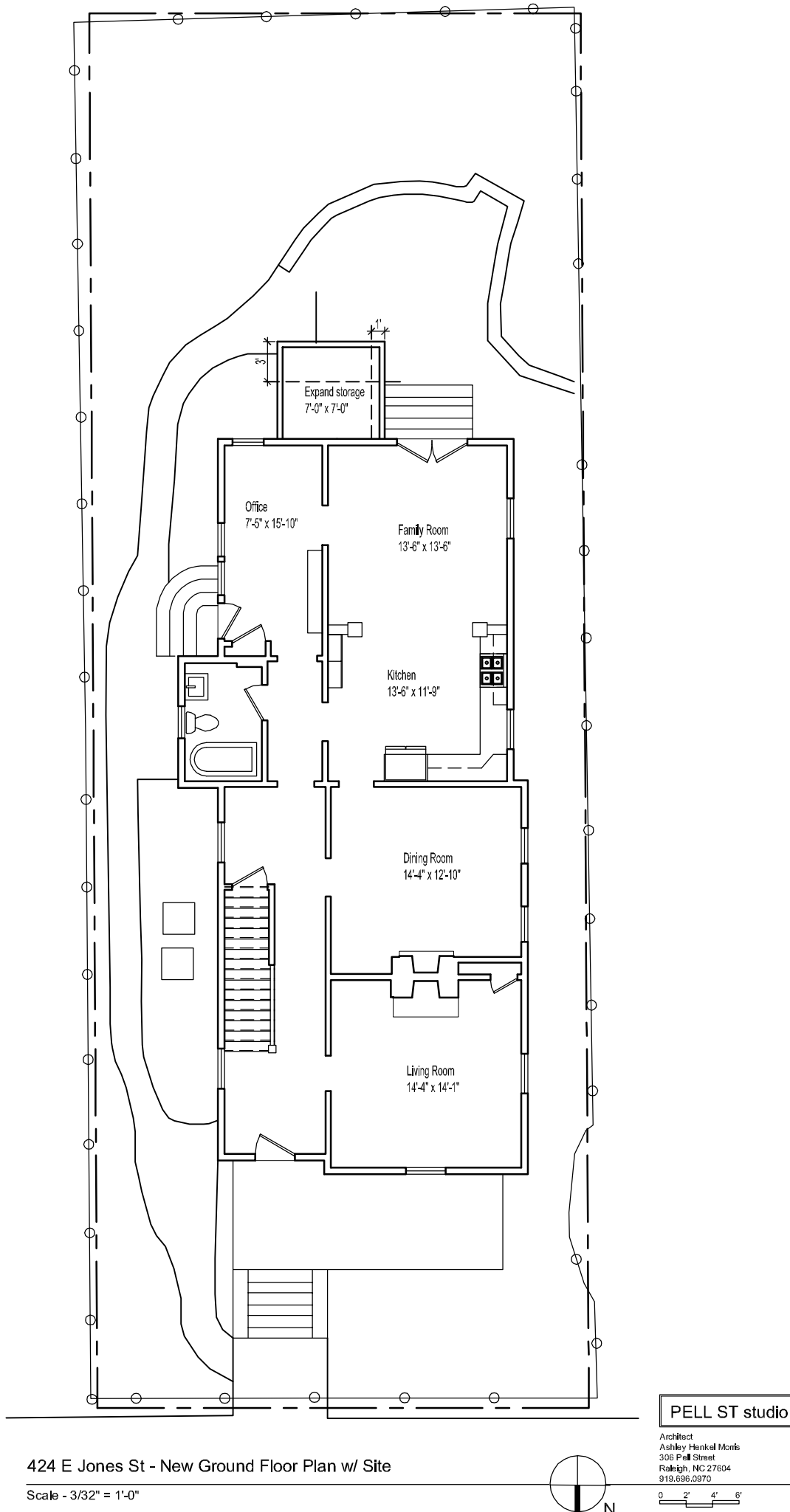
Scale - 3/32" = 1'-0"

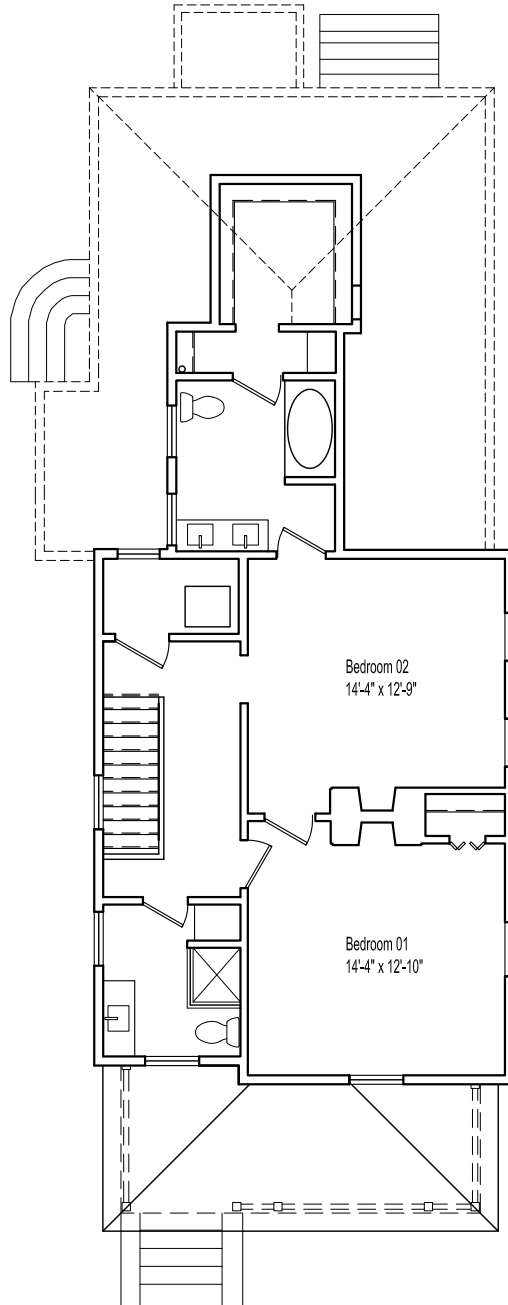


PELL ST studio

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

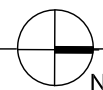
0 2' 4' 6'





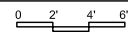
424 E Jones St - Existing Second Floor Plan

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



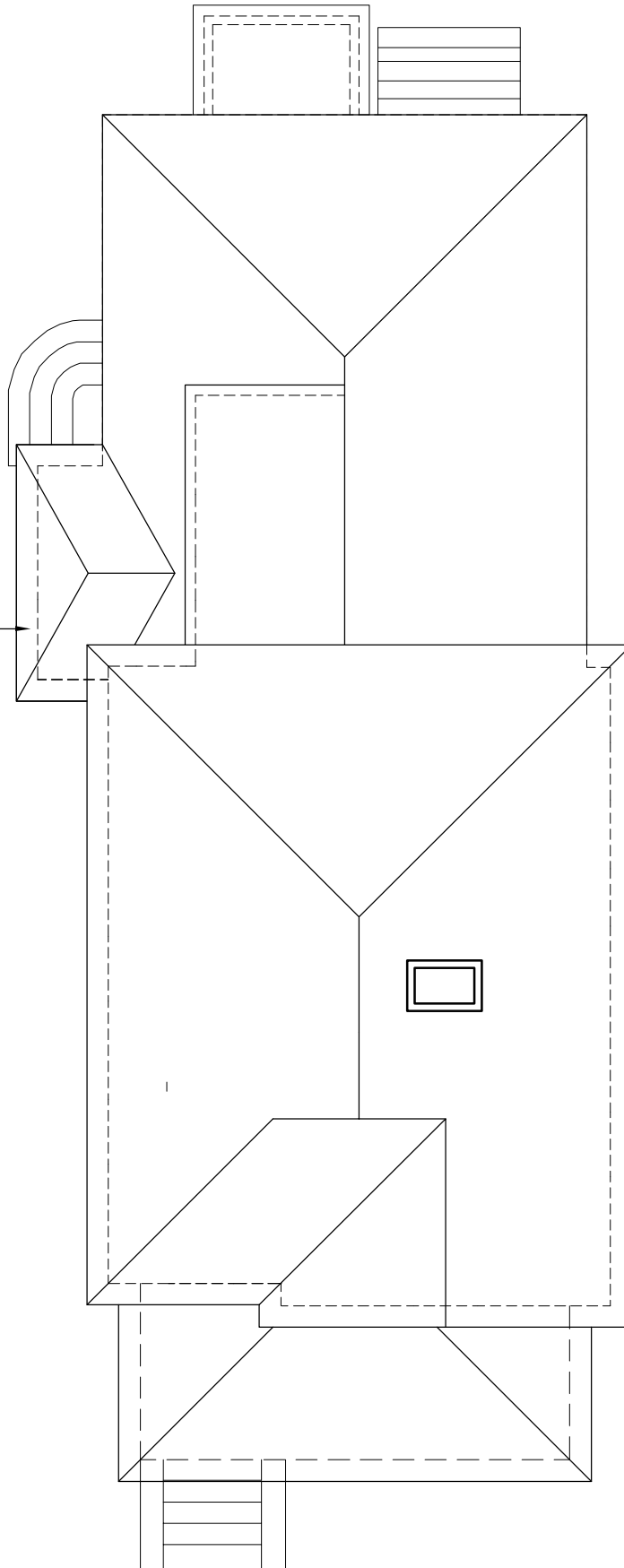
PELL ST studio

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



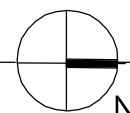


Only section
of gutters on the
existing house.
They are k-gutters
painted to match
trim



424 E Jones St - Existing Roof Plan

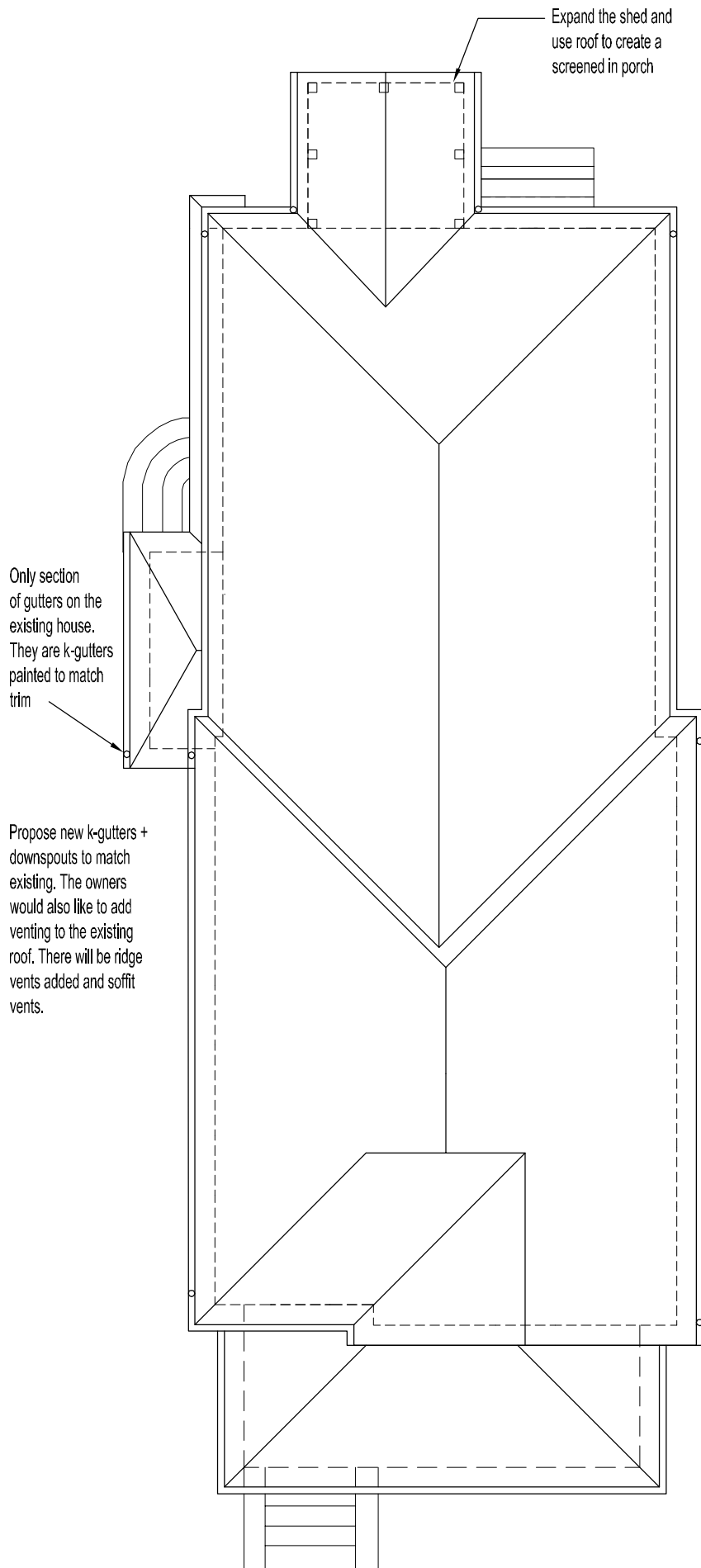
Scale - 1/8" = 1'-0"



PELL ST studio

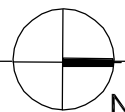
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970





424 E Jones St - New Roof Plan

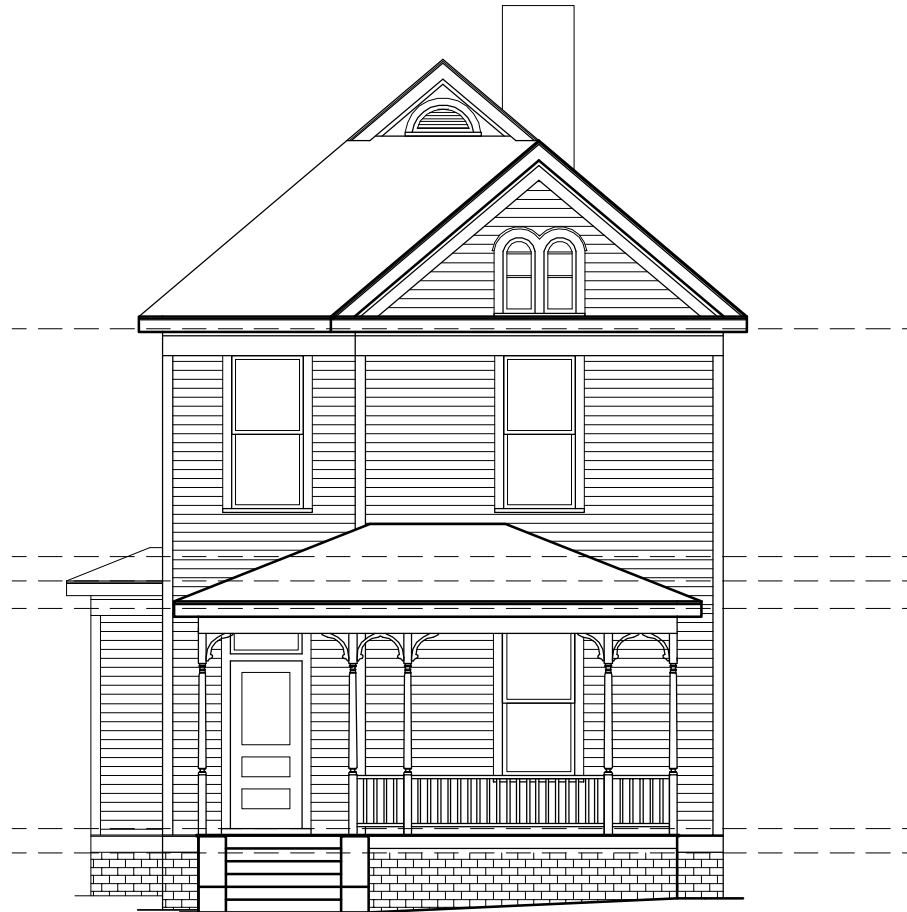
Scale - 1/8" = 1'-0"



PELL ST studio

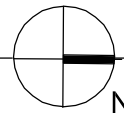
Architect
Ashley Henkel Moris
306 Pell Street
Raleigh, NC 27604
919.696.0970

0 2' 4' 6'



424 E Jones St - Existing Front Elevation

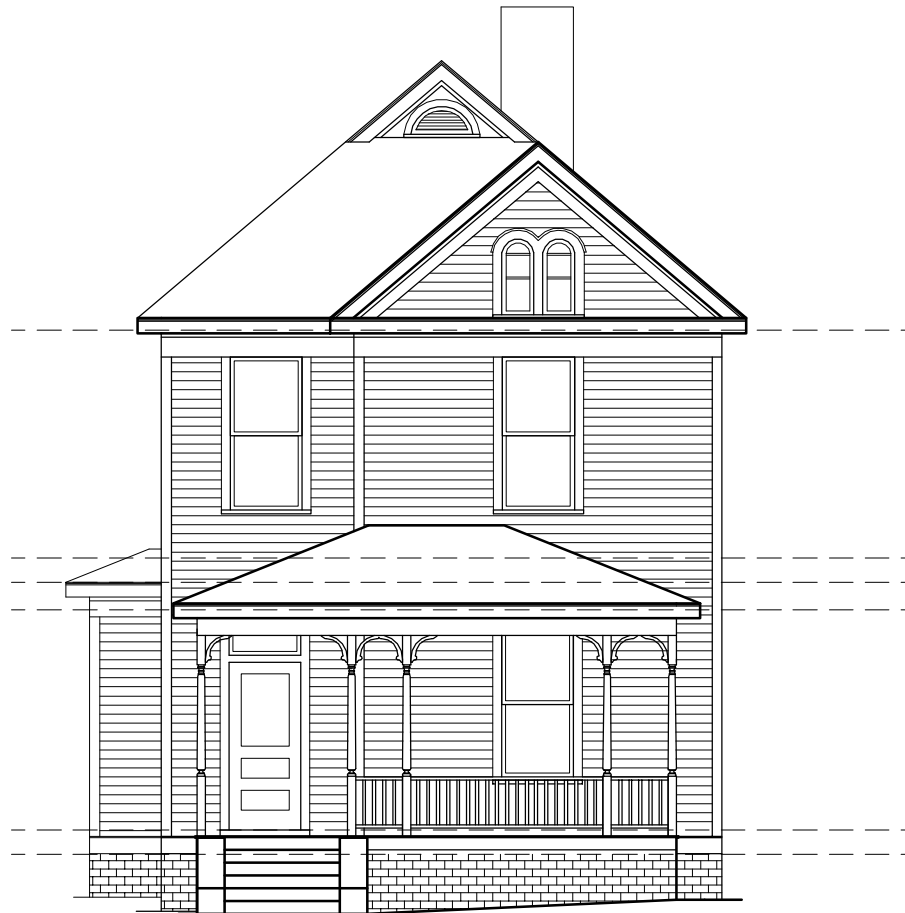
Scale - 1/8" = 1'-0"



PELL ST studio

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

0 2 4 6



424 E Jones St - New Front Elevation - no change

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

PELL ST studio

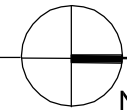
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

0 2 4 6



424 E Jones St - Existing Side Entry 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



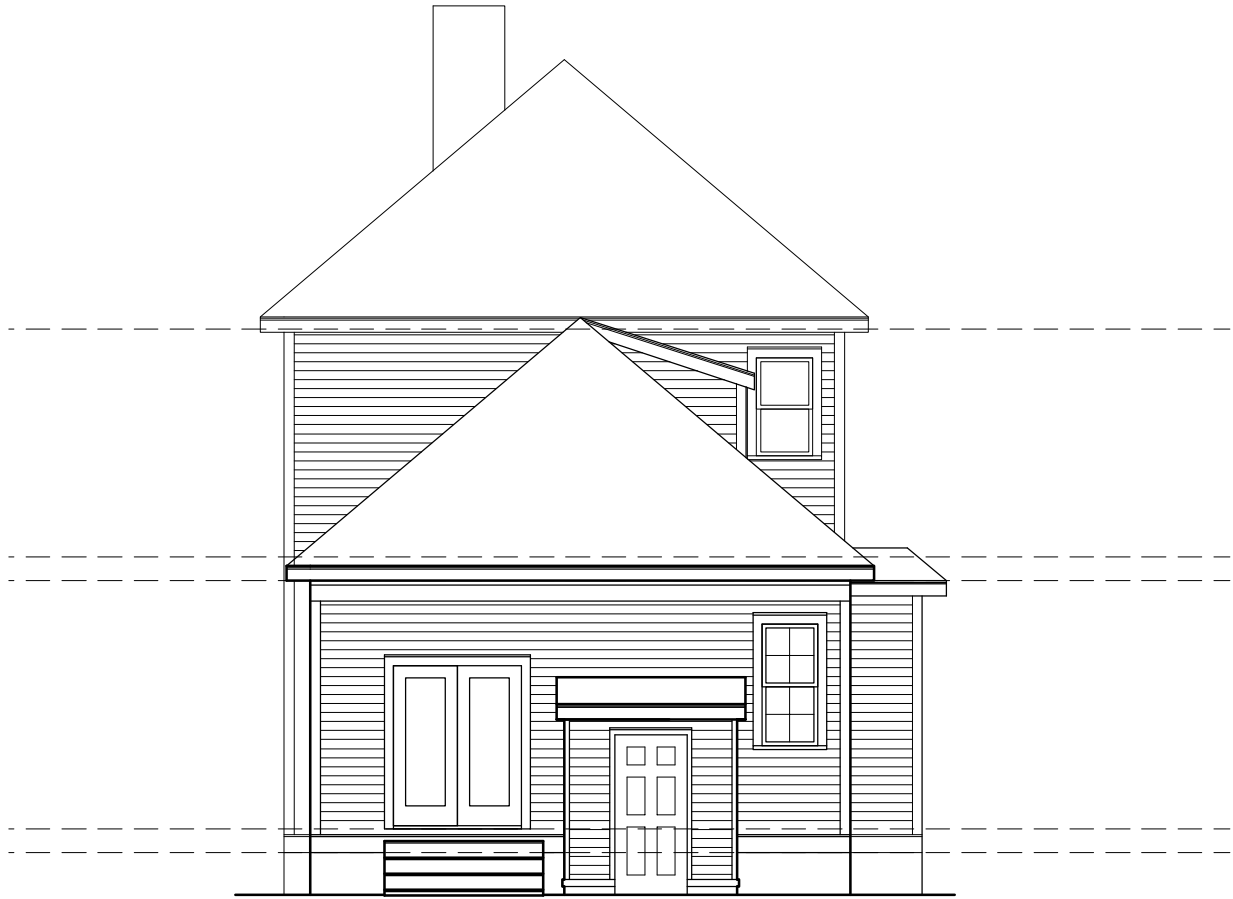
424 E Jones St - New Side Entry Elevation

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

PELL ST studio

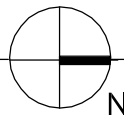
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

0 2 4 6



424 E Jones St - Existing Rear Elevation

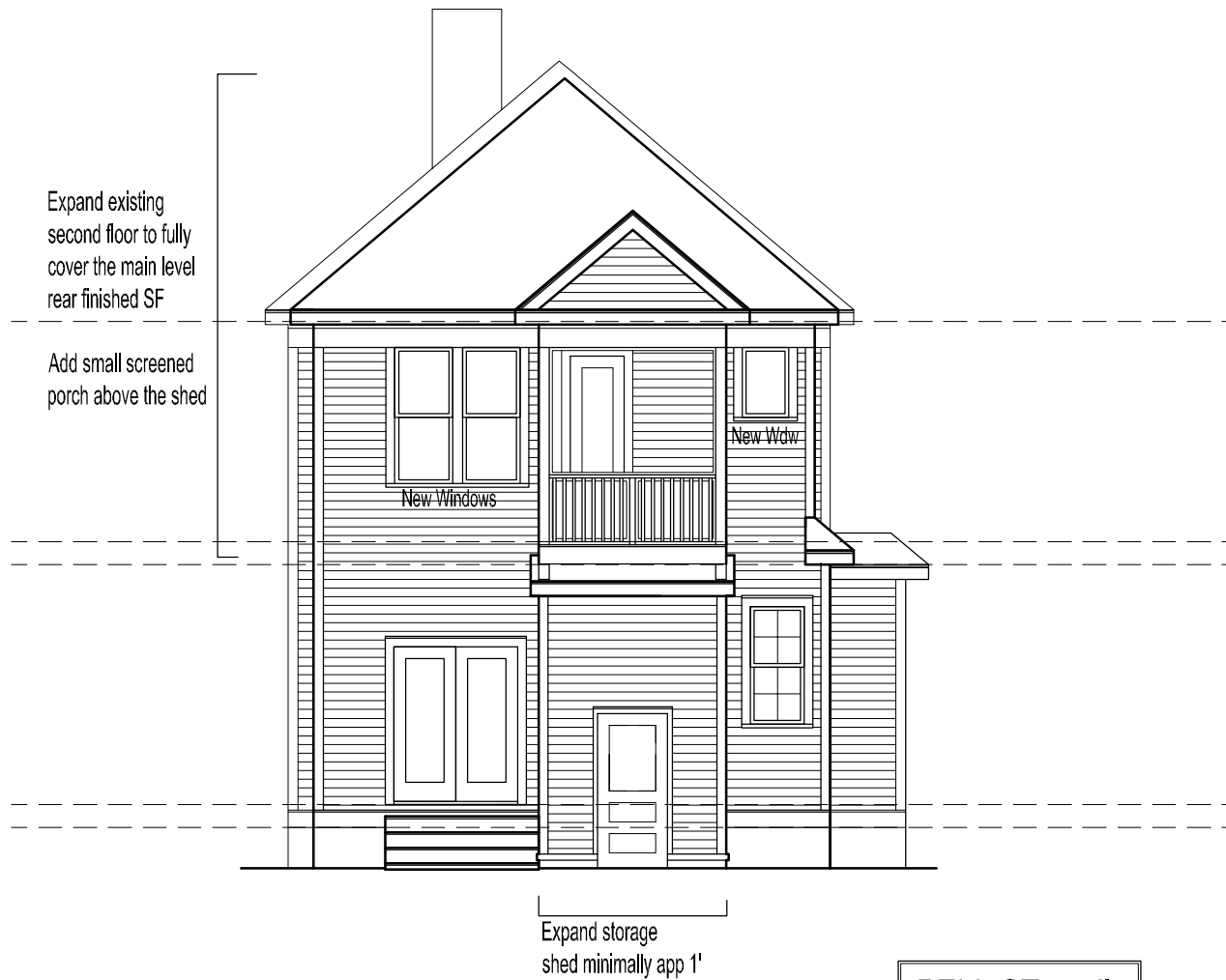
Scale - 1/8" = 1'-0"



PELL ST studio

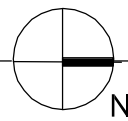
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970





424 E Jones St - New Rear Elevation

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



PELL ST studio

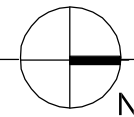
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

0 2 4 6



424 E Jones St - Existing Side Elevation

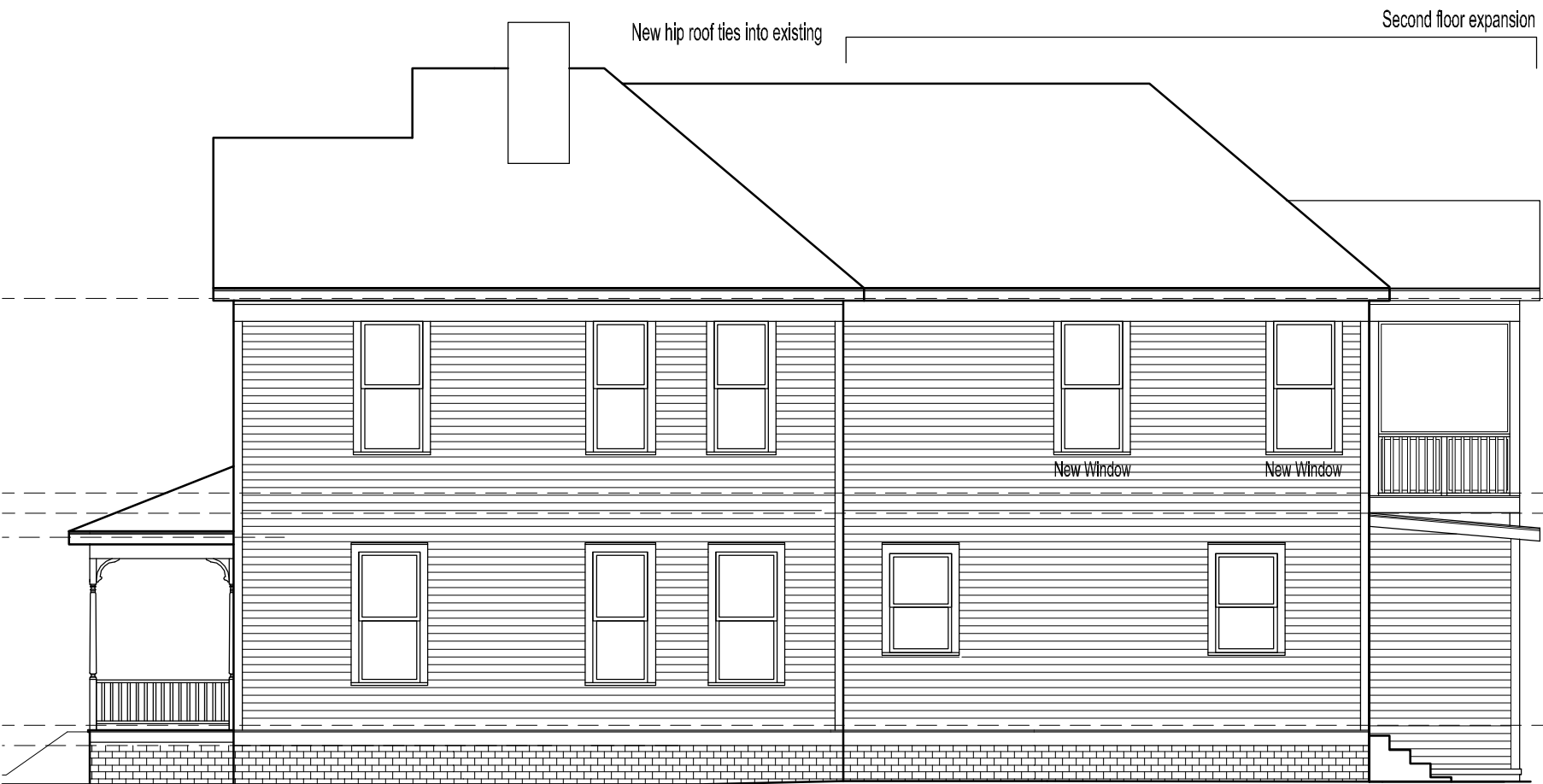
Scale - 1/8" = 1'-0"



PELL ST studio

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

0 2 4 6



New hip roof ties into existing

Second floor expansion

Expand existing second floor to fully cover the main level rear finished SF

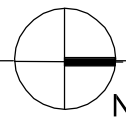
Add small screened porch above the shed

New Window

New Window

424 E Jones St - New Side Elevation

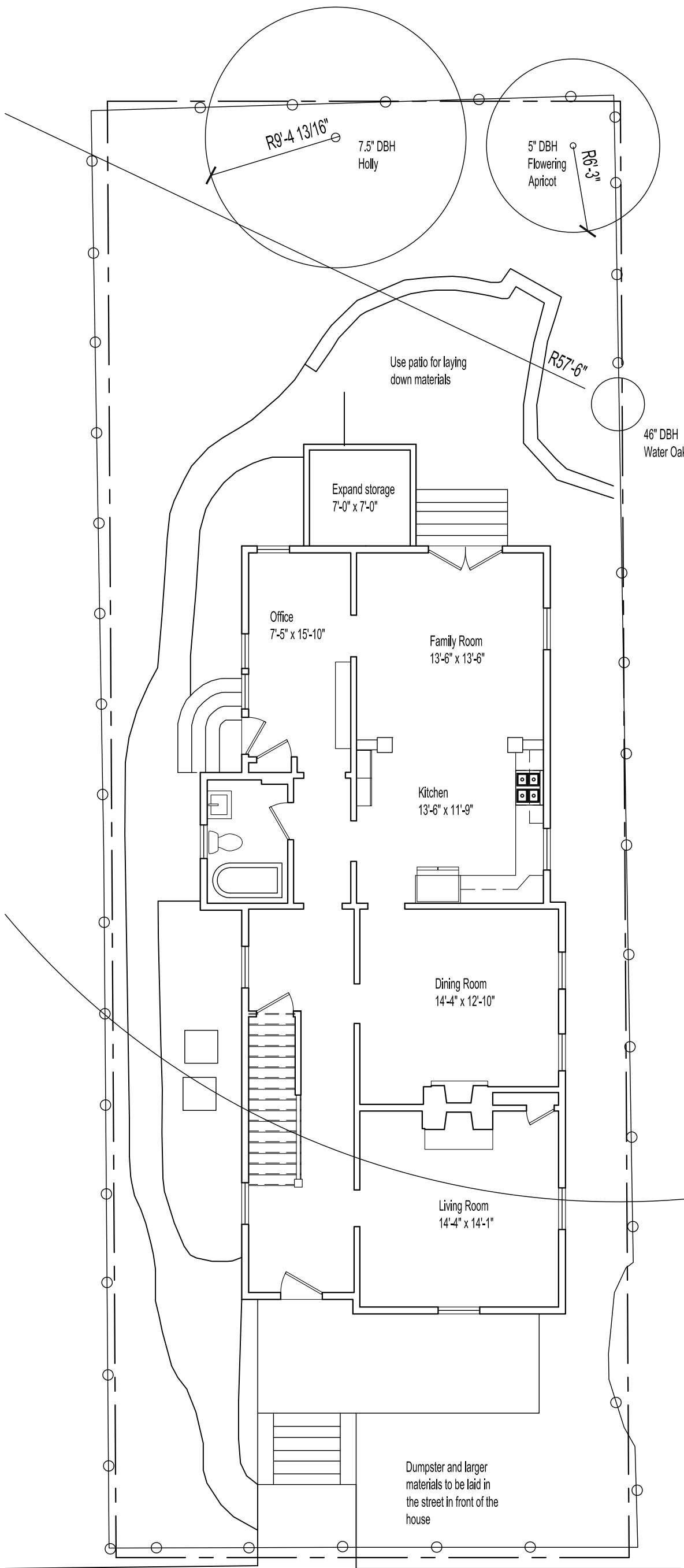
Scale - 1/8" = 1'-0"



PELL ST studio

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

0 2 4 6



TPZ Plan created by
Basil Camu ISA Board
Certified Master Arborist
SO-7383B

Notes -

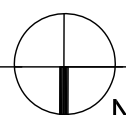
1. The yard is fenced and the tightness of the site will prevent any large equipment in the back yard so tree protection fencing is not necessary. If COA committee prefers to have tree fencing the specifications for this are as follows. All tree protection fencing to be orange snow fencing at a minimum. All fencing to be installed prior to construction and continuously maintained.
2. All work done within the CRZ of trees must be done by hand. No roots over 2" shall be cut.
3. Fencing shall be post in hole, hand dug, posts shifted to avoid any roots over 1" discovered.
4. Spread 6" of fresh arborist wood chips within the tree protection zone surrounding the trees shown. Provide these same trees with supplemental water during the summer/fall of construction and and the year after to maintain moist (not over saturated soil).
5. If needed 3/4" plywood to be laid on 6" of wood chips to protect roots from heavy materials.

Lots may need to be recombined since they are marked as separate
424 E Jones St - Tree Protection Plan - addition is on existing footprint

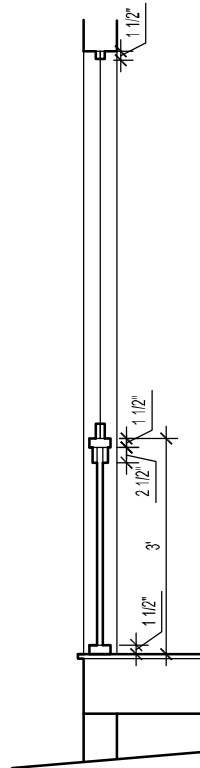
Scale - 1/8" = 1'-0"

PELL ST studio

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



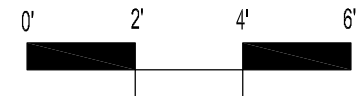
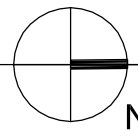
0 2' 4' 6'



screening is to be located
on the interior side of the
pickets and railings

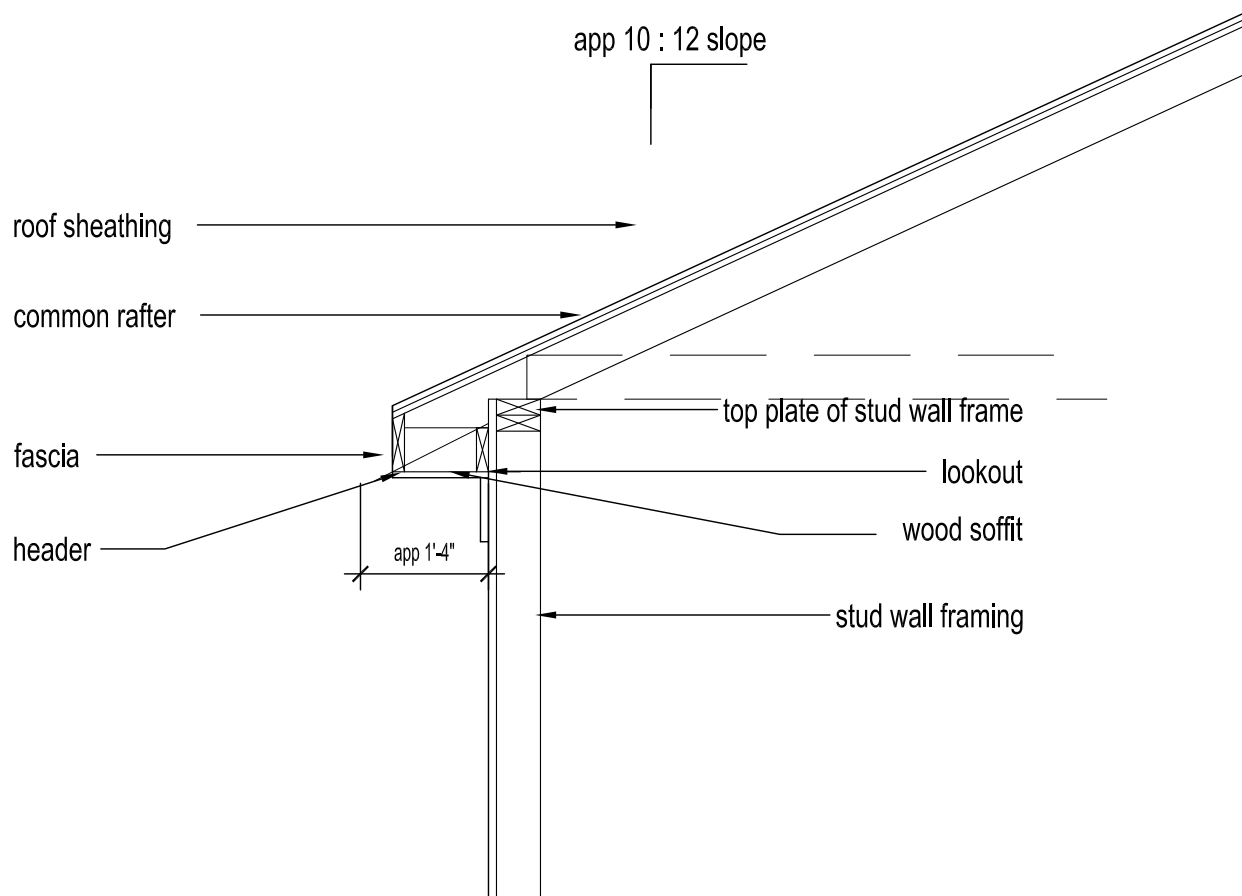
424 E Jones St - New Screen Porch Detail

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



PELL ST studio

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

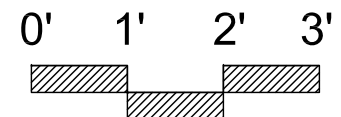


PELL ST studio

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

















































































































































424 E Jones St - New Eave Detail and Construction

Scale - 1/2" = 1'-0"



ELEVATIONS

Double Hung Unit Elevations

		24"	28"	32"	34"	36"	38"	40"	44"	48"
Primed Unit Dimension		21 ¹ / ₈ "	25 ⁷ / ₈ "	29 ⁷ / ₈ "	31 ¹ / ₈ "	33 ⁷ / ₈ "	35 ⁷ / ₈ "	37 ⁷ / ₈ "	41 ⁷ / ₈ "	45 ⁷ / ₈ "
Rough Opening		21 ³ / ₈ "	25 ³ / ₈ "	29 ³ / ₈ "	31 ³ / ₈ "	33 ³ / ₈ "	35 ³ / ₈ "	37 ³ / ₈ "	41 ³ / ₈ "	45 ³ / ₈ "
Frame		1' 8"	2' 0"	2' 4"	2' 6"	2' 8"	2' 10"	3' 0"	3' 4"	3' 8"
Sash Opening		16"	20"	24"	26"	28"	30"	32"	36"	40"
Glass										
WIDER RAILS	34 ¹ / ₄ "	 21 ³ / ₈ x 32 ¹ / ₂	 25 ³ / ₈ x 32 ¹ / ₂	 29 ³ / ₈ x 32 ¹ / ₂	 31 ³ / ₈ x 32 ¹ / ₂	 33 ³ / ₈ x 32 ¹ / ₂	 35 ³ / ₈ x 32 ¹ / ₂	 37 ³ / ₈ x 32 ¹ / ₂	 41 ³ / ₈ x 32 ¹ / ₂	 45 ³ / ₈ x 32 ¹ / ₂
	38 ¹ / ₄ "	 21 ³ / ₈ x 36 ¹ / ₂	 25 ³ / ₈ x 36 ¹ / ₂	 29 ³ / ₈ x 36 ¹ / ₂	 31 ³ / ₈ x 36 ¹ / ₂	 33 ³ / ₈ x 36 ¹ / ₂	 35 ³ / ₈ x 36 ¹ / ₂	 37 ³ / ₈ x 36 ¹ / ₂	 41 ³ / ₈ x 36 ¹ / ₂	 45 ³ / ₈ x 36 ¹ / ₂
NARROW RAILS	42 ¹ / ₄ "	 21 ³ / ₈ x 40 ¹ / ₂	 25 ³ / ₈ x 40 ¹ / ₂	 29 ³ / ₈ x 40 ¹ / ₂	 31 ³ / ₈ x 40 ¹ / ₂	 33 ³ / ₈ x 40 ¹ / ₂	 35 ³ / ₈ x 40 ¹ / ₂	 37 ³ / ₈ x 40 ¹ / ₂	 41 ³ / ₈ x 40 ¹ / ₂	 45 ³ / ₈ x 40 ¹ / ₂
	46 ¹ / ₄ "	 21 ³ / ₈ x 44 ¹ / ₂	 25 ³ / ₈ x 44 ¹ / ₂	 29 ³ / ₈ x 44 ¹ / ₂	 31 ³ / ₈ x 44 ¹ / ₂	 33 ³ / ₈ x 44 ¹ / ₂	 35 ³ / ₈ x 44 ¹ / ₂	 37 ³ / ₈ x 44 ¹ / ₂	 41 ³ / ₈ x 44 ¹ / ₂	 45 ³ / ₈ x 44 ¹ / ₂
	50 ¹ / ₄ "	 21 ³ / ₈ x 48 ¹ / ₂	 25 ³ / ₈ x 48 ¹ / ₂	 29 ³ / ₈ x 48 ¹ / ₂	 31 ³ / ₈ x 48 ¹ / ₂	 33 ³ / ₈ x 48 ¹ / ₂	 35 ³ / ₈ x 48 ¹ / ₂	 37 ³ / ₈ x 48 ¹ / ₂	 41 ³ / ₈ x 48 ¹ / ₂	 45 ³ / ₈ x 48 ¹ / ₂
	54 ¹ / ₄ "	 21 ³ / ₈ x 52 ¹ / ₂	 25 ³ / ₈ x 52 ¹ / ₂	 29 ³ / ₈ x 52 ¹ / ₂	 31 ³ / ₈ x 52 ¹ / ₂	 33 ³ / ₈ x 52 ¹ / ₂	 35 ³ / ₈ x 52 ¹ / ₂	 37 ³ / ₈ x 52 ¹ / ₂	 41 ³ / ₈ x 52 ¹ / ₂	 45 ³ / ₈ x 52 ¹ / ₂
	58 ¹ / ₄ "	 21 ³ / ₈ x 56 ¹ / ₂	 25 ³ / ₈ x 56 ¹ / ₂	 29 ³ / ₈ x 56 ¹ / ₂	 31 ³ / ₈ x 56 ¹ / ₂	 33 ³ / ₈ x 56 ¹ / ₂	 35 ³ / ₈ x 56 ¹ / ₂	 37 ³ / ₈ x 56 ¹ / ₂	 41 ³ / ₈ x 56 ¹ / ₂	 45 ³ / ₈ x 56 ¹ / ₂
	62 ¹ / ₄ "	 21 ³ / ₈ x 60 ¹ / ₂	 25 ³ / ₈ x 60 ¹ / ₂	 29 ³ / ₈ x 60 ¹ / ₂	 31 ³ / ₈ x 60 ¹ / ₂	 33 ³ / ₈ x 60 ¹ / ₂	 35 ³ / ₈ x 60 ¹ / ₂	 37 ³ / ₈ x 60 ¹ / ₂	 41 ³ / ₈ x 60 ¹ / ₂	 45 ³ / ₈ x 60 ¹ / ₂
	66 ¹ / ₄ "	 21 ³ / ₈ x 64 ¹ / ₂	 25 ³ / ₈ x 64 ¹ / ₂	 29 ³ / ₈ x 64 ¹ / ₂	 31 ³ / ₈ x 64 ¹ / ₂	 33 ³ / ₈ x 64 ¹ / ₂	 35 ³ / ₈ x 64 ¹ / ₂	 37 ³ / ₈ x 64 ¹ / ₂	 41 ³ / ₈ x 64 ¹ / ₂	 45 ³ / ₈ x 64 ¹ / ₂
	70 ¹ / ₄ "	 21 ³ / ₈ x 68 ¹ / ₂	 25 ³ / ₈ x 68 ¹ / ₂	 29 ³ / ₈ x 68 ¹ / ₂	 31 ³ / ₈ x 68 ¹ / ₂	 33 ³ / ₈ x 68 ¹ / ₂	 35 ³ / ₈ x 68 ¹ / ₂	 37 ³ / ₈ x 68 ¹ / ₂	 41 ³ / ₈ x 68 ¹ / ₂	 45 ³ / ₈ x 68 ¹ / ₂
	74 ¹ / ₄ "	 21 ³ / ₈ x 72 ¹ / ₂	 25 ³ / ₈ x 72 ¹ / ₂	 29 ³ / ₈ x 72 ¹ / ₂	 31 ³ / ₈ x 72 ¹ / ₂	 33 ³ / ₈ x 72 ¹ / ₂	 35 ³ / ₈ x 72 ¹ / ₂	 37 ³ / ₈ x 72 ¹ / ₂	 41 ³ / ₈ x 72 ¹ / ₂	 45 ³ / ₈ x 72 ¹ / ₂
	73"	 21 ³ / ₈ x 72 ¹ / ₂	 25 ³ / ₈ x 72 ¹ / ₂	 29 ³ / ₈ x 72 ¹ / ₂	 31 ³ / ₈ x 72 ¹ / ₂	 33 ³ / ₈ x 72 ¹ / ₂	 35 ³ / ₈ x 72 ¹ / ₂	 37 ³ / ₈ x 72 ¹ / ₂	 41 ³ / ₈ x 72 ¹ / ₂	 45 ³ / ₈ x 72 ¹ / ₂
	72 ¹ / ₂ "	 21 ³ / ₈ x 72 ¹ / ₂	 25 ³ / ₈ x 72 ¹ / ₂	 29 ³ / ₈ x 72 ¹ / ₂	 31 ³ / ₈ x 72 ¹ / ₂	 33 ³ / ₈ x 72 ¹ / ₂	 35 ³ / ₈ x 72 ¹ / ₂	 37 ³ / ₈ x 72 ¹ / ₂	 41 ³ / ₈ x 72 ¹ / ₂	 45 ³ / ₈ x 72 ¹ / ₂
	5' 10 ¹ / ₂ "	 21 ³ / ₈ x 72 ¹ / ₂	 25 ³ / ₈ x 72 ¹ / ₂	 29 ³ / ₈ x 72 ¹ / ₂	 31 ³ / ₈ x 72 ¹ / ₂	 33 ³ / ₈ x 72 ¹ / ₂	 35 ³ / ₈ x 72 ¹ / ₂	 37 ³ / ₈ x 72 ¹ / ₂	 41 ³ / ₈ x 72 ¹ / ₂	 45 ³ / ₈ x 72 ¹ / ₂
	32"	 21 ³ / ₈ x 72 ¹ / ₂	 25 ³ / ₈ x 72 ¹ / ₂	 29 ³ / ₈ x 72 ¹ / ₂	 31 ³ / ₈ x 72 ¹ / ₂	 33 ³ / ₈ x 72 ¹ / ₂	 35 ³ / ₈ x 72 ¹ / ₂	 37 ³ / ₈ x 72 ¹ / ₂	 41 ³ / ₈ x 72 ¹ / ₂	 45 ³ / ₈ x 72 ¹ / ₂
	33 ¹ / ₈ "	 21 ³ / ₈ x 72 ¹ / ₂	 25 ³ / ₈ x 72 ¹ / ₂	 29 ³ / ₈ x 72 ¹ / ₂	 31 ³ / ₈ x 72 ¹ / ₂	 33 ³ / ₈ x 72 ¹ / ₂	 35 ³ / ₈ x 72 ¹ / ₂	 37 ³ / ₈ x 72 ¹ / ₂	 41 ³ / ₈ x 72 ¹ / ₂	 45 ³ / 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

No Grilles

B

A

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 ¼"

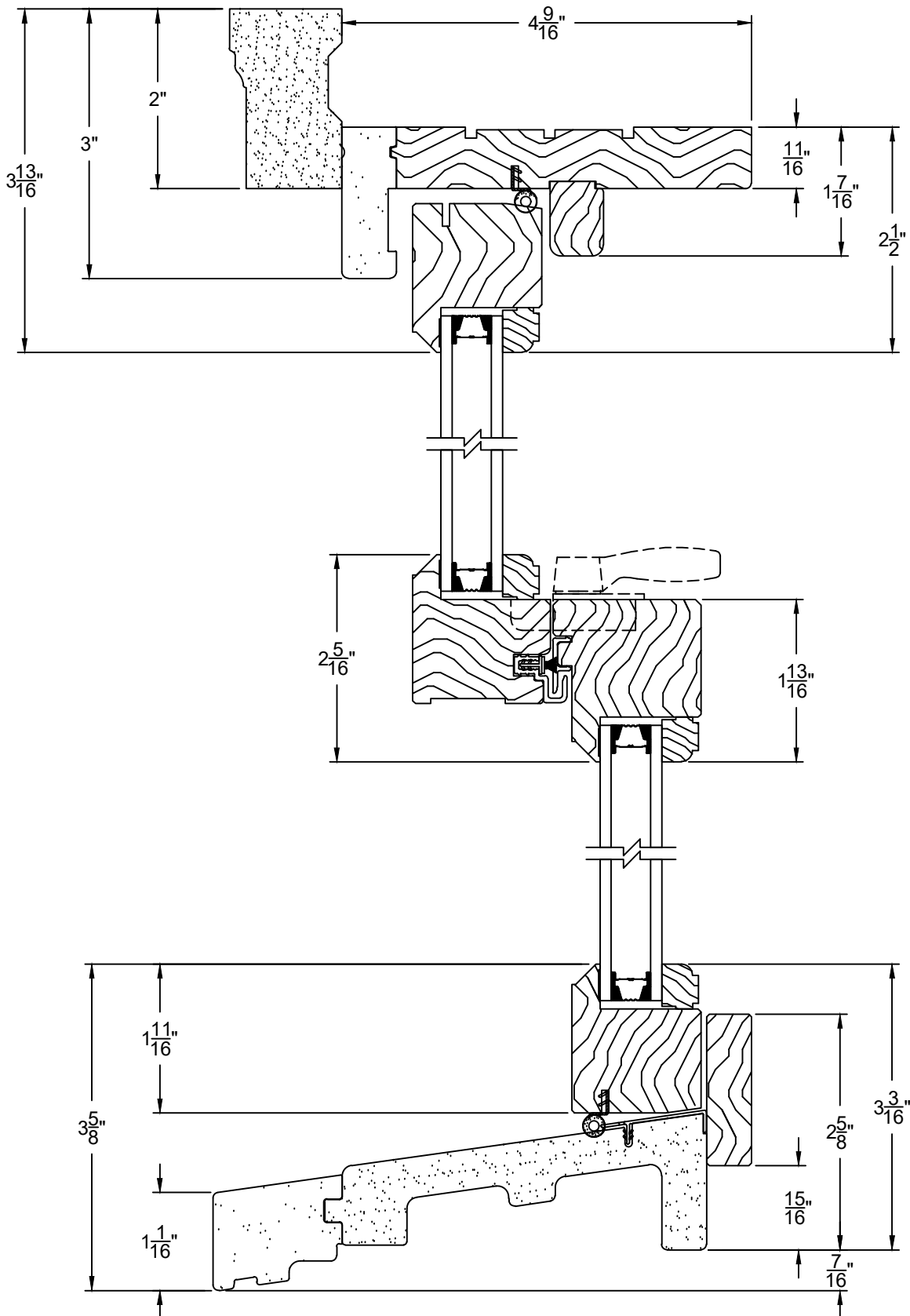
Shaded units meet UBC egress codes (5.7 sq. ft., 20" width, 24" height minimum) in standard 6'10" header application

Note: 2" Sill Nosing Option adds 1/2" to Rough Opening Height.

Single Units	Primed Unit Dimension							
	19"	23"	27"	31"	33"	35"	39"	45"
	16½"	20½"	24½"	28½"	30½"	32½"	36½"	42½"
	16"	20"	24"	28"	30"	32"	36"	42"
	Rough Opening							
	11"	15"	19"	23"	25"	27"	31"	37"
	Box Size							
	16"	20"	24"	28"	30"	32"	36"	42"
	Glass							
	16"	20"	24"	28"	30"	32"	36"	42"
20"								
1618	2018	2418	2818	3018	3218	3618	4218	
22"								
1620	2020	2420	2820	3020	3220	3620	4220	
26"								
1624	2024	2824	2824	3024	3224	3624	4224	
30"								
1628	2028	2428	2828	3028	3228	3628	4228	
32"								
1630	2030	2430	2830	3030	3230	3630	4230	
34"								
1632	2032	2432	2832	3032	3232	3632	4232	
38"								
1636	2036	2436	2836	3036	3236	3636	4236	
42"								
1640	2040	2440	2840	3040	3240	3640	4240	
44"								
1642	2042	2442	2842	3042	3242	3642	4242	
50"								
1648	2048	2448	2848	3048	3248	3648	4248	
56"								
1654	2054	2454	2854	3054	3254	3654	4254	

wood casement no grilles

C



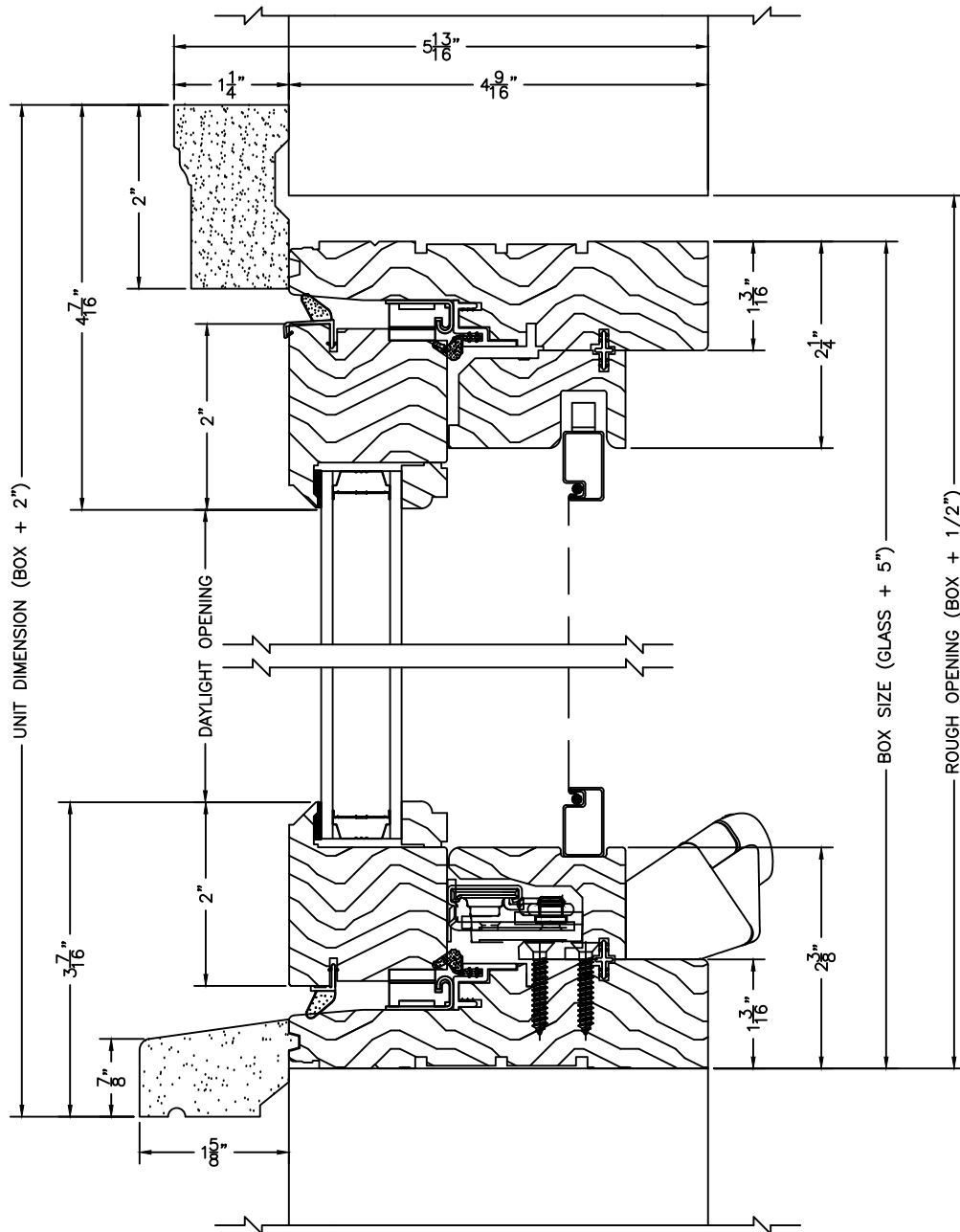
WOOD DOUBLE HUNG - NARROW RAILS
VERTICAL SECTION
SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST.

Merrill, WI 54452

(715) 536-2461



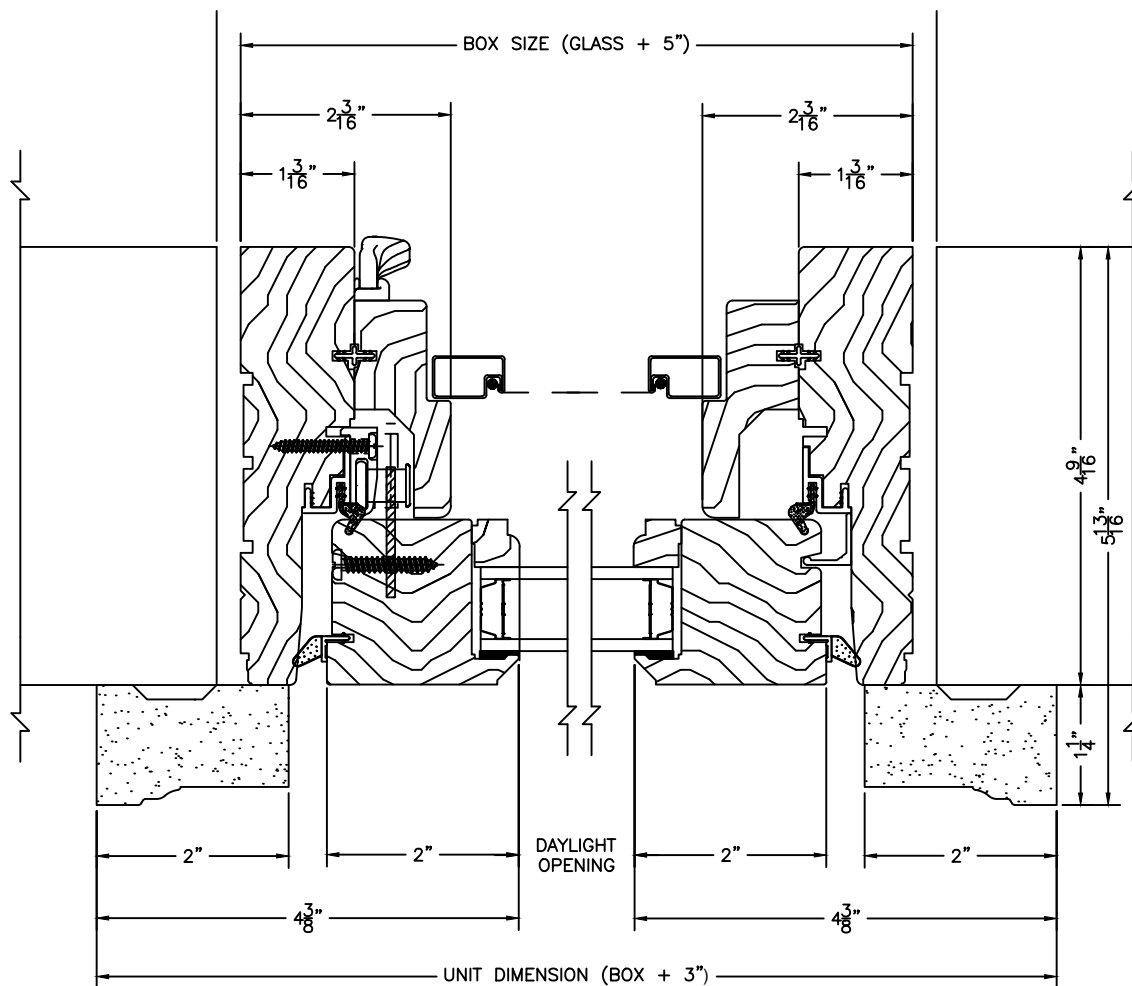
WOOD CASEMENT-VERTICAL SECTION
SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

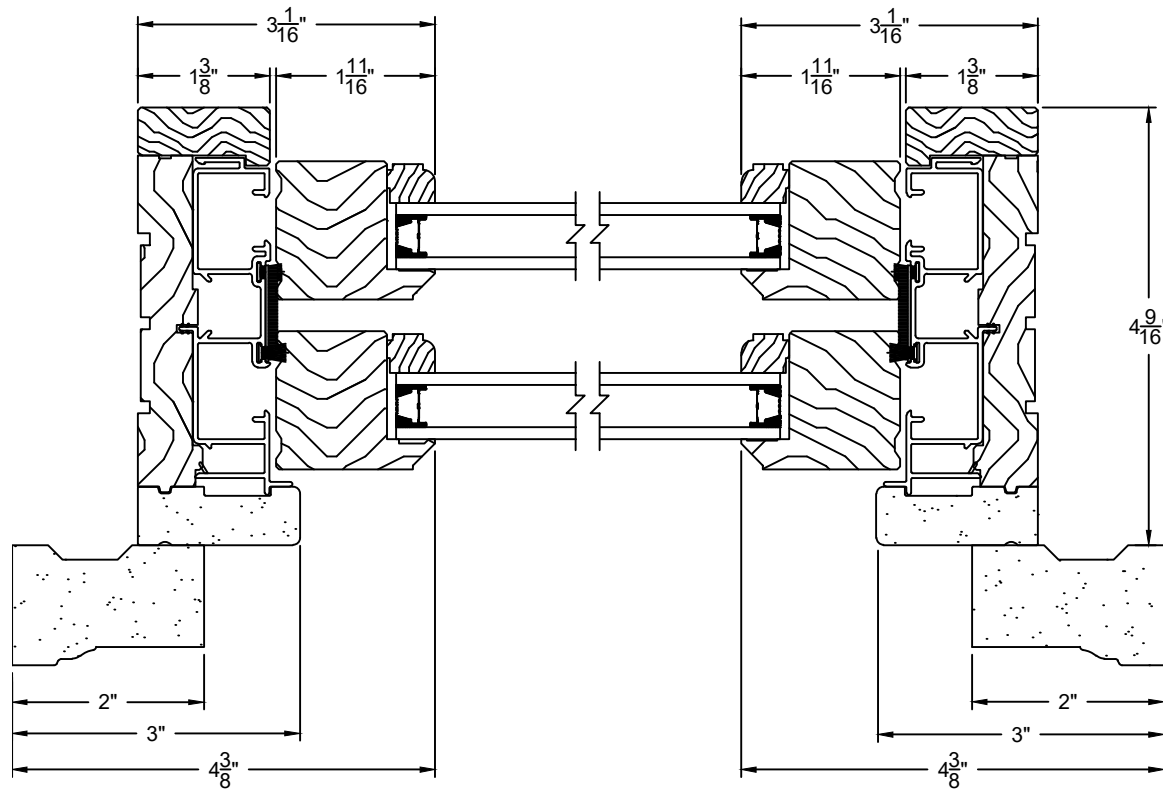
1400 W. TAYLOR ST.

Merrill, WI 54452

(715) 536-2461



WOOD CASEMENT- HORIZONTAL SECTION
SCALE: 6" = 1' 0"
LINCOLN WOOD PRODUCTS, INC.
1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461



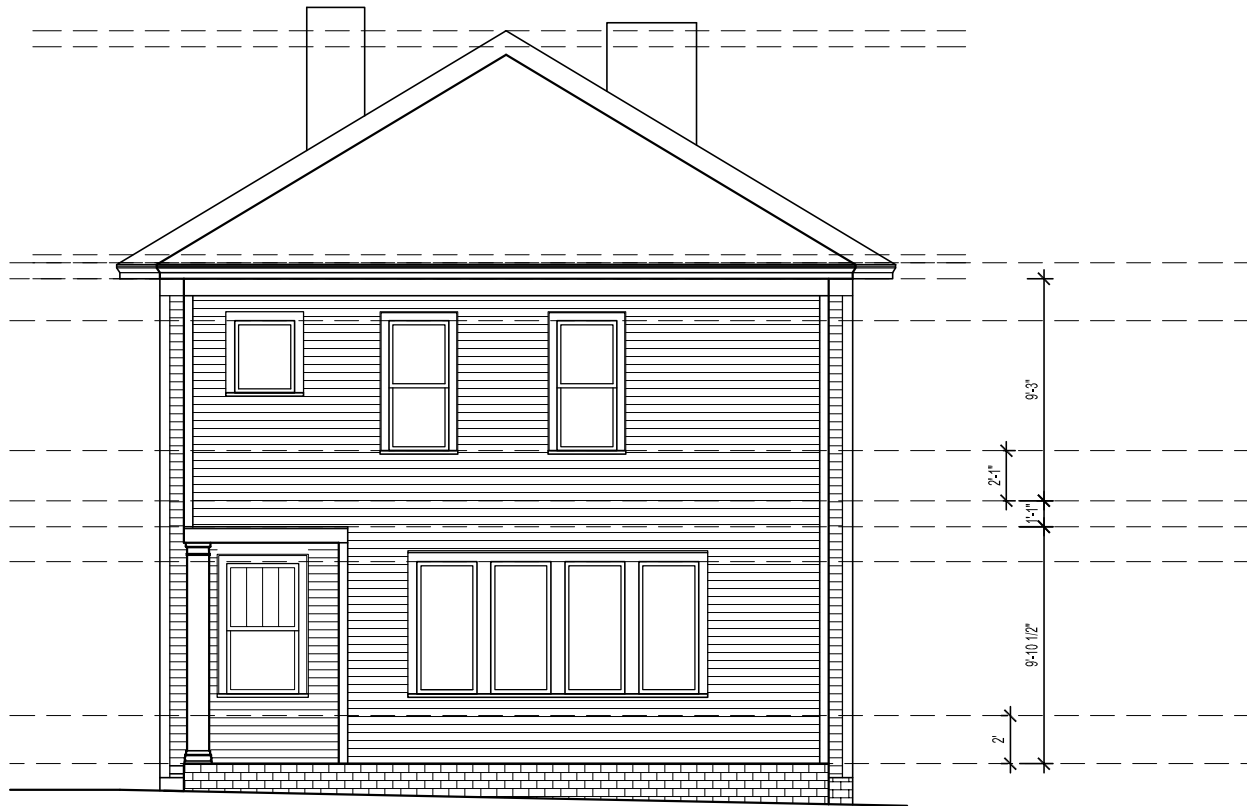
WOOD DOUBLE HUNG
HORIZONTAL SECTION
SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

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

Example of a Similar Renovation + Addition

602 E Lane St is an example of a similar sized addition where we added a second floor over an existing one story element at the rear of the house to create a true master suite upstairs. This project is in Oakwood and was approved.

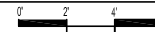


602 Lane St - New Rear Elevation

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

PELL ST studio

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



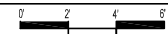


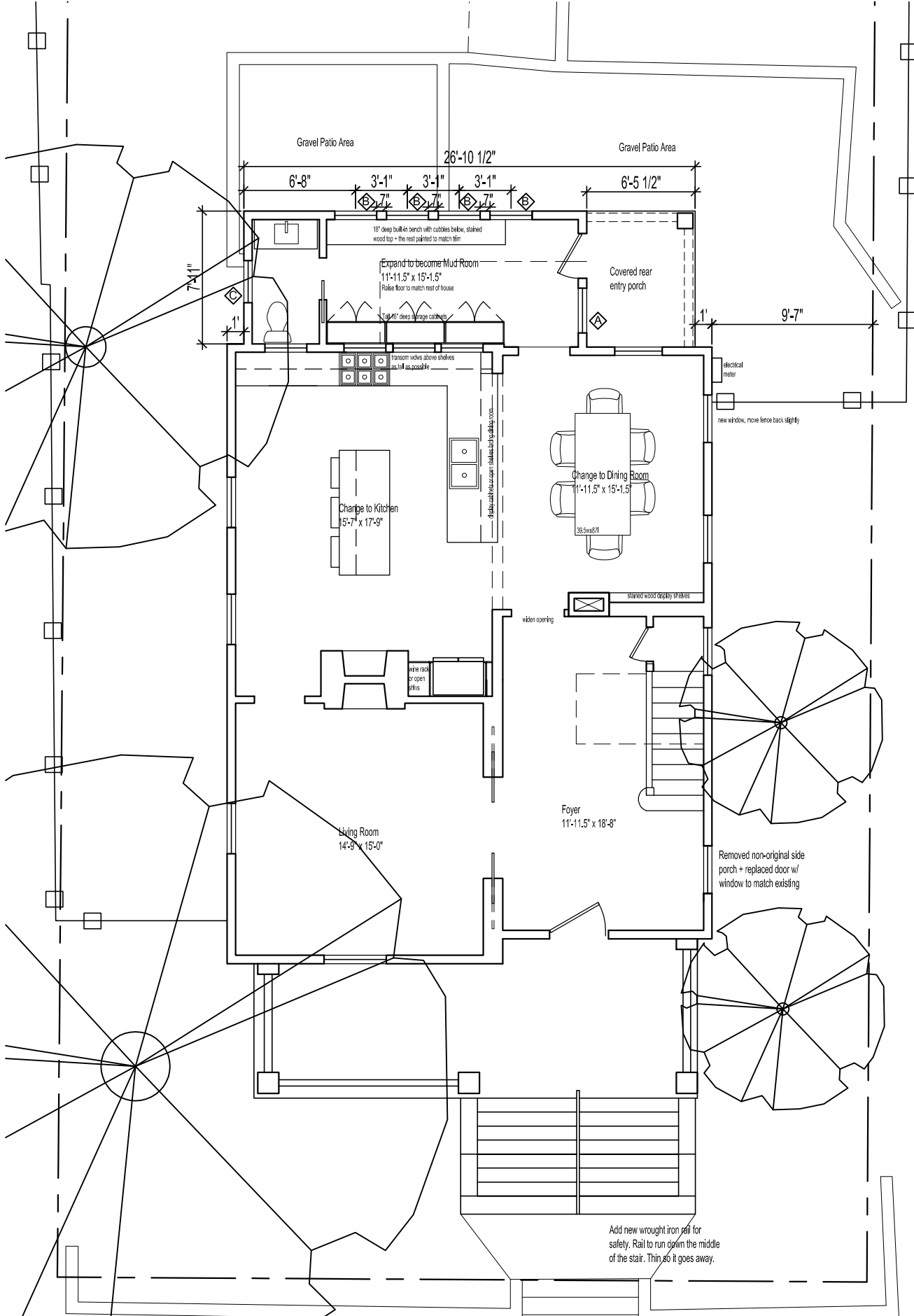
602 Lane St - New Side Street Elevation

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

PELL ST studio

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



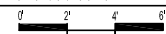
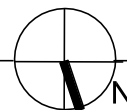


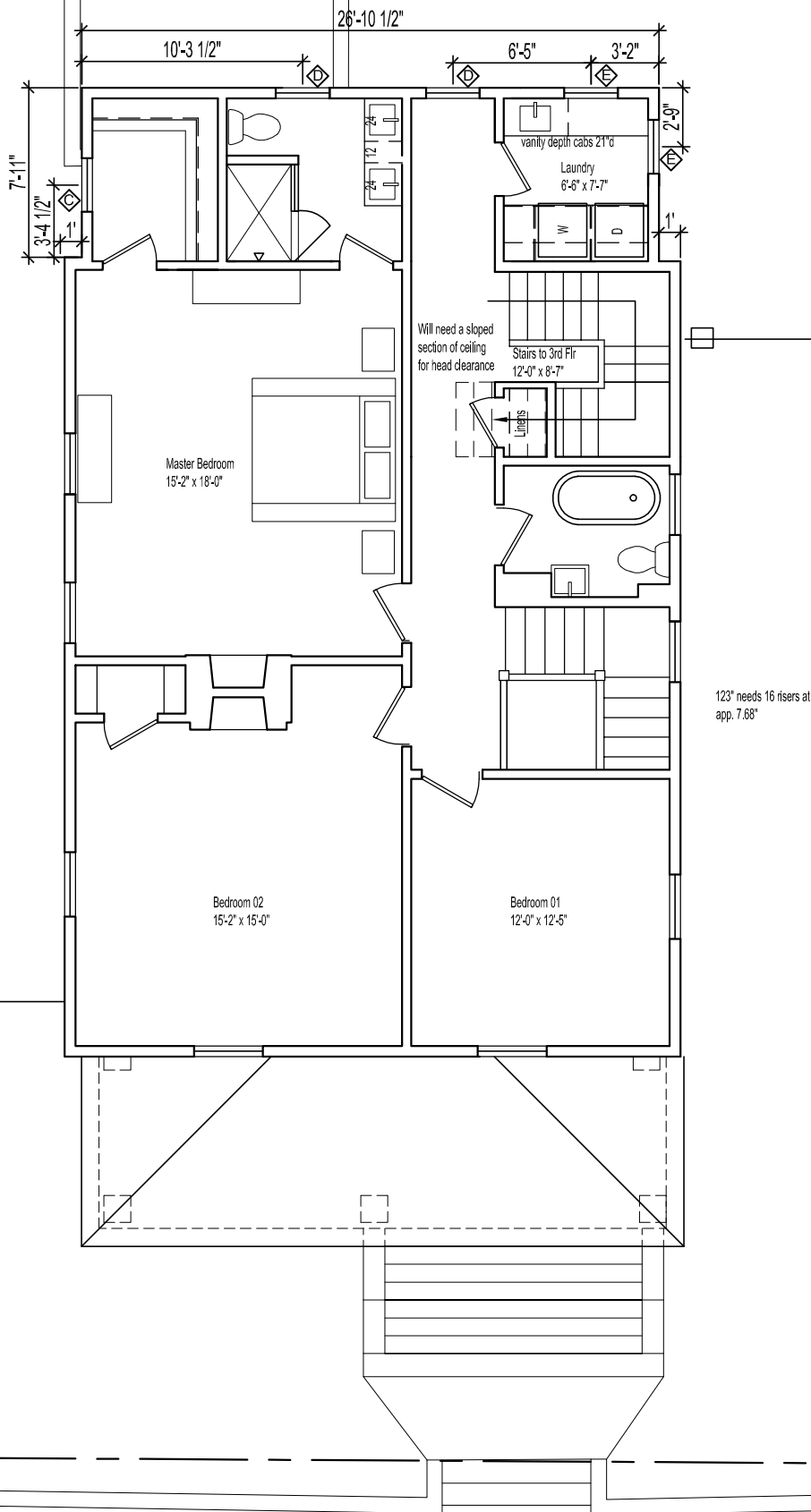
602 E Lane St - New Ground Floor Plan 1121 SF

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

PELL ST studio

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





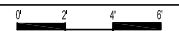
602 E Lane St - New Second Floor Plan 1157 SF

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



PELL ST studio

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



1703899705
PRICE, ILENE
124 N BLOODWORTH ST
RALEIGH NC 27601-1104

1703899935
SUTPHIN, CURTIS SUTPHIN, ANTIONETTE
405 E JONES ST
RALEIGH NC 27601-1117

1703990747
FARROW, CRYSTAL
426 E JONES ST
RALEIGH NC 27601-1118

1703990519
STRUBLE RALEIGH RENTALS LLC
PO BOX 31346
RALEIGH NC 27622-1346

1703899985
NIGHTINGALE, DAVID WILLIAM
NIGHTINGALE, ELLEN
407 E JONES ST
RALEIGH NC 27601-1117

1703992615
FRUSHONE, CHRISTOPHER D FRUSHONE,
LAURA C
118 N EAST ST
RALEIGH NC 27601-1112

1703899777
CRUICKSHANK, ALAN J JR
422 E JONES ST
RALEIGH NC 27601-1118

1703991784
BONER, JUSTIN R MCGORTY, ERINN
KIERNAN
504 E JONES ST
RALEIGH NC 27601-1138

1703898995
GOTWALT, CHRISTOPHER GOTWALT,
JESSICA
401 E JONES ST
RALEIGH NC 27601-1117

1703899700
MASON, MELISSA
120 N BLOODWORTH ST
RALEIGH NC 27601-1104

1703899519
TWOMEY, RICHARD J
116 N BLOODWORTH ST
RALEIGH NC 27601-1104

1703990604
COLLINS, CLAYTON R
107 N EAST ST
RALEIGH NC 27601-1111

1703990945
PARROTT, JACOB R III DAVIS, ANDREW
PARKER
409 E JONES ST
RALEIGH NC 27601-1117

1703990609
ROZGONYI, NORRISH M TRUSTEE THE
FAMILY TRUST UNDER...
400 N PERSON ST
RALEIGH NC 27601-1051

1703991994
RIEDLINGER, JENNIFER ANNE
RIEDLINGER, ROBERT ALLAN
503 E JONES ST
RALEIGH NC 27601-1137

1703899810
JONES, SEBY RUSSELL JONES, CHELSEA
B
130 N BLOODWORTH ST
RALEIGH NC 27601-1104

1703899605
FLETCHER, ERIC FLETCHER, KELLI
118 N BLOODWORTH ST
RALEIGH NC 27601-1104

1703990717
MORAN, KATHERINE MEYER MORAN,
JOHN MORELAND
424 E JONES ST
RALEIGH NC 27601-1118

1703992620
FRUSHONE, CHRISTOPHER D FRUSHONE,
LAURA C
118 N EAST ST
RALEIGH NC 27601-1112