

COA-0017-2019

A horizontal scale bar with a black background and white markings. The markings are labeled 0, 25, 50, and 100. The word "Feet" is written in black at the right end of the bar. There are two white rectangular segments on the bar, one between 0 and 25, and another between 25 and 50.



APPLICANT:
LOUIS PASCUCCI

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0017-2019 526 EUCLID STREET

Applicant: LOU PASCUCCHI

Received: 2/06/19

Meeting Date(s):

Submission date + 90 days: 05/07/19

1) 03/28/2019 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Construct addition; construct retaining wall

DRAC: An application was reviewed by the Design Review Advisory Committee at the March 4, 2019 meeting. Members in attendance were Dan Becker, Sarah David, and Curtis Kasefang; also present were Ashley Morris, architect; and Collette Kinane and Tania Tully, staff.

Staff Notes:

- COA cases mentioned are available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

| <u>Sections</u> | <u>Topic</u> | <u>Description of Work</u> |
|-----------------|-----------------------------|--|
| 1.3 | Site Features and Plantings | Construct addition; construct retaining wall |
| 3.2 | Additions | Construct addition |

STAFF REPORT

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

- A. Constructing an addition and a retaining wall are not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.6, 1.3.7, 1.3.8, 1.3.13, 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 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 it was constructed c. 1948 and is non-contributing to the historic district: "This Colonial Revival cottage was built by carpenter Jasper Capps, who lived in the house at the corner of Euclid and Elm, for his son Jack, who sold it to Isaac Dickens, pastor at the Emmanuel Pentecostal Holiness Church at the corner of Polk and Elm. The house has a side-gabled saddle roof with no eaves. There is a gabled projection on the leftward part of the

front, and a porch beside it. Both are original. The porch has a shed roof supported by two turned posts, which are probably not original. Most windows are six-over-six. There is a picture window on the porch. There is an exposed chimney on the right side of the house.

There are additions on the rear of the house, and a bumpout on the left side added in 2003.”

- 2* The applicant proposes the construction of an addition on the rear façade. The proposed addition squares off the southeast corner in between two previous additions. This is a typical location for an addition.
- 3* The application states that the rear yard will require grading where the addition is proposed to be construction. No details were provided on the extent of grading beyond the footprint of the addition.
- 4* A retaining wall is proposed for the rear yard. No drawings or details were provided on the retaining wall.
- 5* **Built mass to open space analysis:** According to the applicant, the lot is 7,971 SF. Sanborn maps from 1914-1950 show approximately 1,599 SF of built area on a 13,416 SF lot, with a ratio of built area to open space of 12%. The existing built area is 2,231 SF, with a ratio of built area to open space of 27%. The proposed built area is 2,360 SF, with a ratio of built area to open space of 29%.
- 6* The application notes that the mass to open space proportions are fairly high on this section of Euclid and the proposed ratio is in the middle range. The application included photographs of neighboring properties and an analysis of built area to open space on those properties to support the above statement.
- 7* The existing roof is a side-gable form with shed roof porch and a shed roof addition with cross gable screened porch on the rear. There are no eaves.
- 8* The proposed addition over-frames the existing rear roof as an extended cross-gable. 6” eaves are proposed. Details were not provided.
- 9* Three 6-pane wood casement windows are proposed for the rear façade. These windows appear to match the existing rear façade window. Specifications were provided.
- 10* Two new low-profile skylights are proposed in the addition. Specifications were provided.
- 11* An elevation for the proposed driveway side was not included.

12* The application states an arborist will be engaged to provide a tree protection plan. No tree protection plan was provided in the application materials nor were the locations of trees identified.

13* No details were provided on exterior lighting, if any.

Staff suggests that the Committee defer the application until the following is received:

- Tree survey identifying the locations and species of trees greater than 8" DBH;
- Tree protection plan prepared by an arborist certified by the International Society of Arboriculture (ISA) or by a North Carolina licensed landscape architect that addresses the critical root zones and provides staging areas for construction activity and material storage is provided;
- Grading plan;
- Retaining wall;
- Driveway side elevation.

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

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

\$152 ☐ 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 # 585396

File # COA-0017-2019

Fee _____

Amount Paid _____

Received Date _____

Received By _____

Property Street Address 526 Euclid Street, Raleigh, NC 27604

Historic District Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name Louis Pascucci

Lot size

(width in feet)

(depth in feet)

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 |
|------------------|------------------|
| 529 Euclid St | 516 Euclid St |
| 523 Elm St | 524 N. East St |
| 519 Polk St | 526 N. East St |
| 527 Euclid St | 1216 Onslow Rd |
| 525 Euclid St | 516 N. East St |
| 524 Euclid St | 515 Polk St |
| 517 Polk St | |
| 515 Euclid St | |

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 Louis Pascucci

Mailing Address 526 Euclid St

City Raleigh

State NC

Zip Code 27604

Date _____ Daytime Phone 919-274-5163

Email Address loupascucci1983@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).

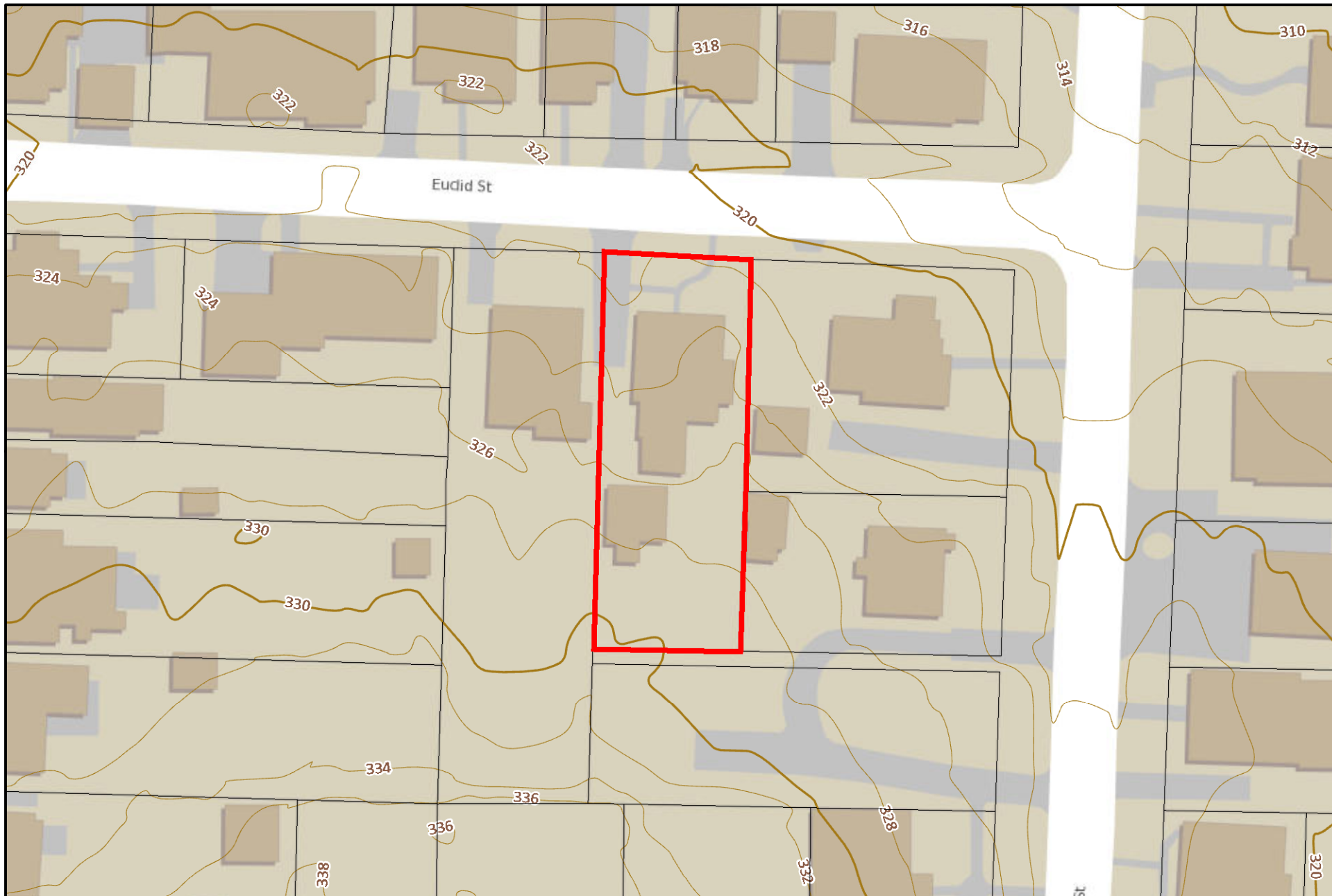
| Section/Page | Topic | Brief Description of Work (attach additional sheets as needed) |
|--------------|-----------------|--|
| 2.1 | Siding | (Printed out) |
| 2.4 | Paint | |
| 2.5 | Roof | |
| 2.7 | Windows / Doors | |
| 3.2 | Additions | |
| 1.3 | | |
| | | |
| | | |
| | | |
| | | |

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. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.) | <input checked="" type="checkbox"/> | | ✓ | | |
| 2. Description of materials (Provide samples, if appropriate) | <input checked="" type="checkbox"/> | | ✓ | | |
| 3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page. | <input checked="" type="checkbox"/> | | ✓ | | |
| 4. <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. Drawings showing existing and proposed work <input checked="" type="checkbox"/> Plan drawings <input checked="" type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input checked="" type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | ✓ | | |
| 7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the <u>Label Creator</u> to determine the addresses. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | ✓ | | |
| 8. Fee (<u>See Development Fee Schedule</u>) | <input checked="" type="checkbox"/> | | ✓ | | |



526 Euclid St



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.*



526 Euclid 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.*

=WA6757 (NC) **526 Euclid St. Capps-Dickens House c.1948** This Colonial Revival cottage was built by carpenter Jasper Capps, who lived in the house at the corner of Euclid and Elm, for his son Jack, who sold it to Isaac Dickens, pastor at the Emmanuel Pentecostal Holiness Church at the corner of Polk and Elm. The house has a side-gabled saddle roof with no eaves. There is a gabled projection on the leftward part of the front, and a porch beside it. Both are original. The porch has a shed roof supported by two turned posts, which are probably not original. Most windows are six-over-six. There is a picture window on the porch. There is an exposed chimney on the right side of the house. There are additions on the rear of the house, and a bumpout on the left side added in 2003.

There is a shed to the southwest of the house, probably built soon after the house.

429:176 Raleigh Savings Bank & Tr to Emma O'Quinn Dec 1, 1923 this and more

775:19 Emma O'Quinn to J. D. & Flora May Capps Mar 1, 1938 521 & 523 Elm plus 526 Euclid

949-218 J. D. & Flora May Capps deed of trust to Connell Realty & Mortgage Jul 22, 1946 \$3500 just this lot

952:590 J. D. & Flora May Capps to Jack C. Capps Nov 13, 1946 Rev \$6.60 this lot

1027:604 Jack C. & Margaret Capps to Isaac D. & Bleba M. Dickens Dec 21, 1949 Rev \$9.35 this lot

1948 RCD: No entry

1949 RCD: Jack C. Capps, insurance auditor

1950 RCD: Rev. Isaac D. Dickens

1950 Sanborn: this house, minus bumpout on east side and additions in rear, composition roof, shed in current location, but smaller than current shed

1956 RCD: John M. Perry

Jan 5, 1993 note on wakegov: addition complete

Apr 25, 2003 note on wakegov: 4x15 addition (east side of house)

2012 wakegov: similar to 1950 plus bumpout on east side and several additions on the rear

=WA6758 **527 Euclid St. Flora Capps House c.1927** This Craftsman bungalow was built by carpenter Jasper Capps for his own family's home. Eleven years later he built 523 Elm St. and the family moved there. This house has a front-gabled saddle roof with deep eaves. There are triangular knee braces under the gable eaves and exposed rafter tails under the horizontal eaves. The clapboards are very fine, with each board milled to look like two narrow boards. There is a porch on the leftward part of the front, with a gabled roof supported by two square-section posts on brick piers. The piers have been parged. There is a rectangular attic vent in the gable. The front door has a window with three square panes above three vertical panes. The windows have four square panes above four vertical panes in the upper sashes, and single panes in the lower sashes. There is an exposed chimney on the left side of the house; it has been parged. An addition was made to the rear, probably in 1978.

There is a saddle-roofed frame shed behind the house built in c.1980.

I call it Flora Capps House b/c 523 Elm is already the Jasper D. Capps House

BM1918:83 this is lot 7 of W. C. Stronach lots sold Nov 8, 1919

354:585 to Edward E. Crane (deed not indexed)

478:376 Edward E. & Florence Crane to Antoinette Crane Sep 14, 1925 Int Rev \$.50 this lot

507:233 Antoinette L. Crane to Jasper D. & Flora Capps Dec 11, 1926

501:354 Jasper D. Capps to Antoinette Crane Dec 11, 1926 mortgage for \$700

Can't find deed from Capps or to A. Crane

1609:226 Marshall E & John P. Crane to Louise Crane 1964 what is now 525 & 527 Euclid

2498:123 Flora Capps to Kleber & Evelyn Hill Apr 28, 1977 this lot

1926 RCD: no listing

1927 RCD: Jasper D. Capps, carpenter, w-Flora

1928 RCD: J. D. Capps

1934 RCD: Jasper D. Capps

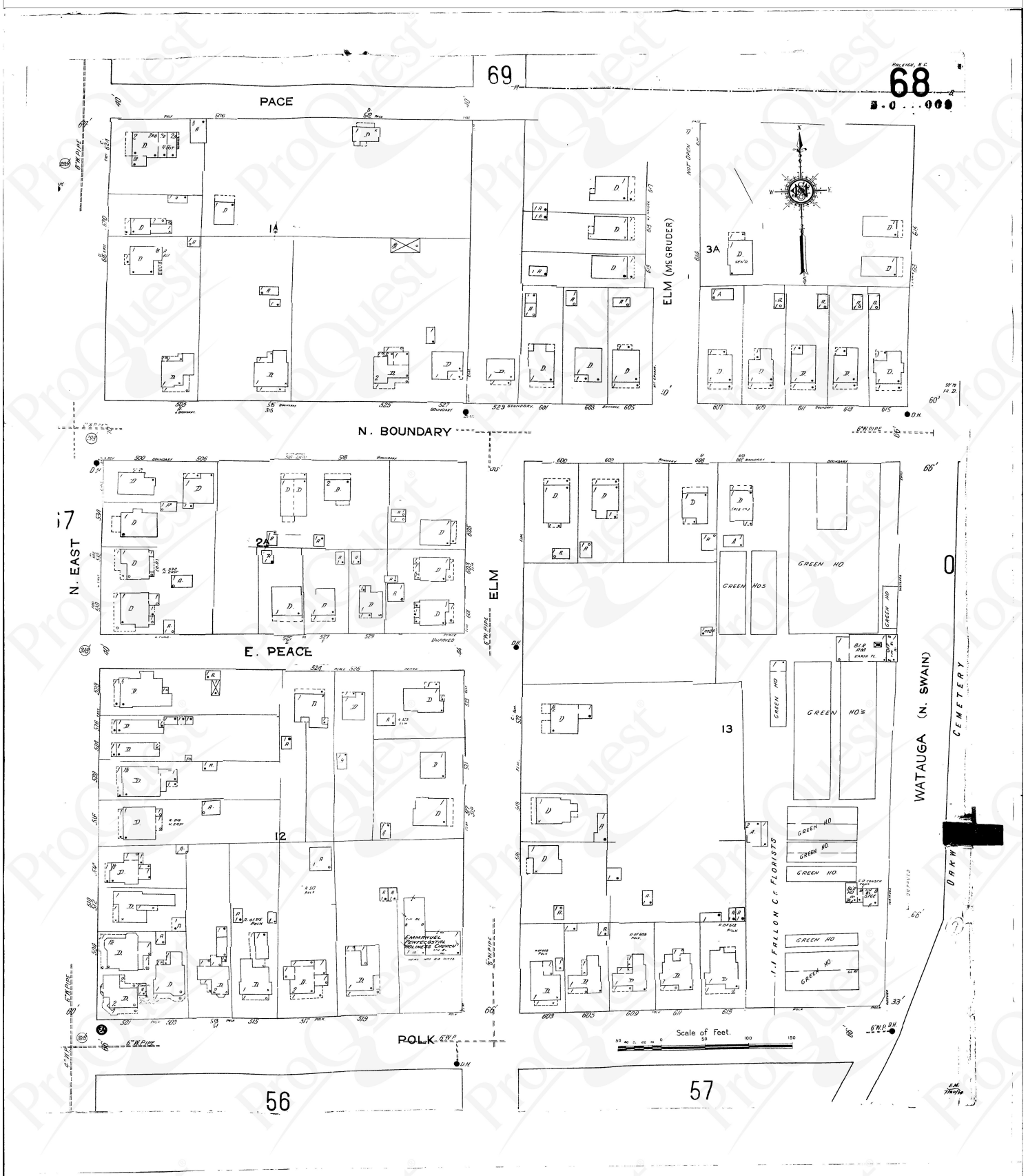
1948 RCD: Sinclair Capps

1950 Sanborn: rectangular footprint, composition roof

1956 RCD: E. Earl Tingen

1963 RCD: Capps Sinclair (sic)

Jan 1, 1978 note on wakegov: addition



| | |
|---------------------|---|
| Item Number | 335462 |
| Full Image Title | 00274 |
| Full Atlas Title | Raleigh 1914-Dec. 1950 vol. 1, 1914-Nov. 1950 |
| Date of Publication | 1950 |
| Publisher | Sanborn Fire Insurance Map Company |
| City | Raleigh |



526 Euclid St

Existing photos



526 Euclid St

Existing photos



526 Euclid St

Existing photos



screened porch



workshop

526 Euclid St

Existing photos



screened porch + workshop
screened porch + rear of house



526 Euclid St

Existing photos





Top Photo - 527 Euclid
as well as the side of
525



Lower Photo - 525 Euclid
This house had a large
dormer added to the
east side of the house to
create a finished half story
above in 2014



Top Photo - 515 Euclid
one and a half story new
construction



Lower Photo - 515 Euclid
This house has a garage
and both structures
take up the majority of
the lot



Top Photo - 530 N East St



Lower Photo - 530 N East St
This house also has a garage
and both structures
take up the majority of
the lot



Top Photo - 516 Euclid
two story new construction

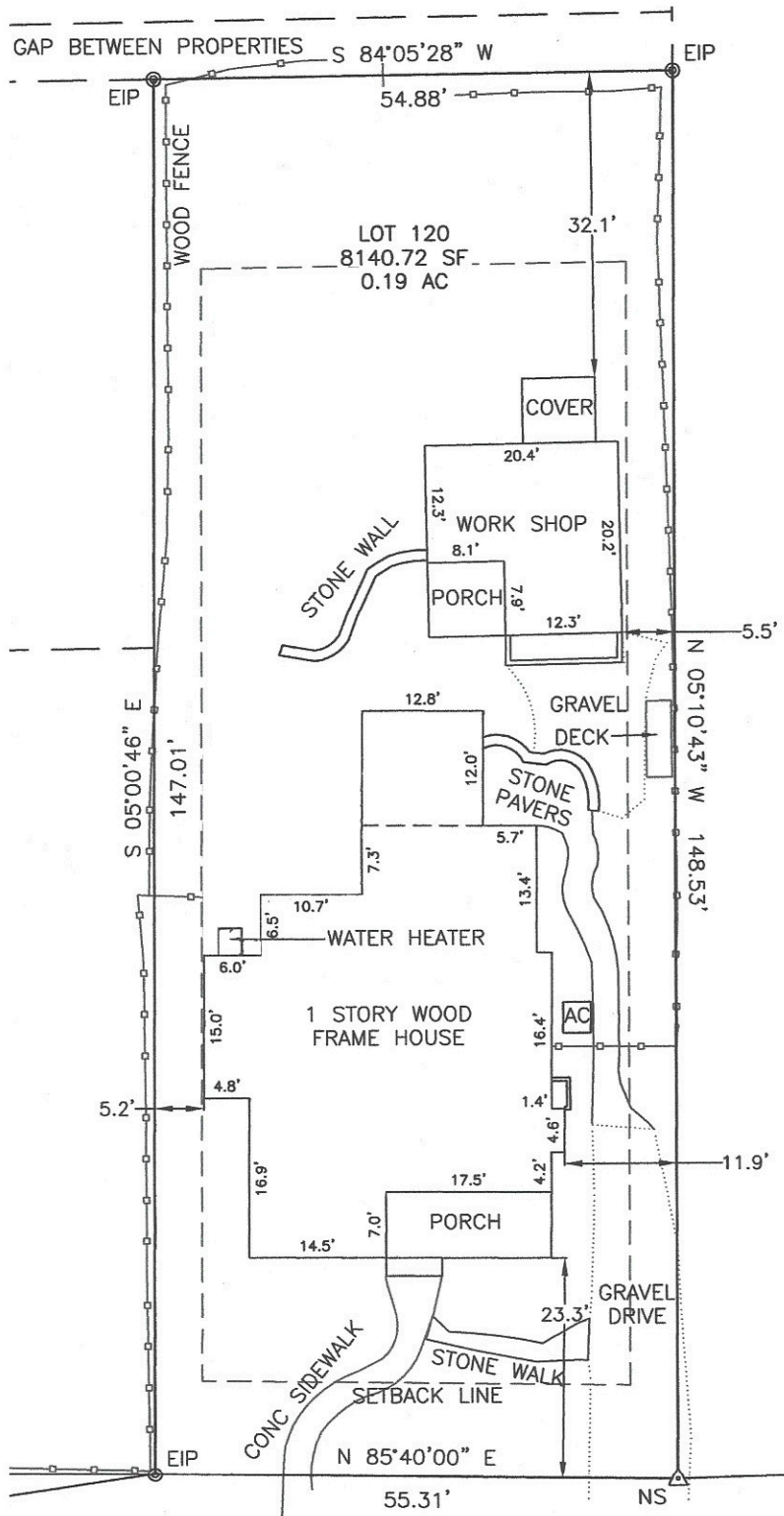
Lower Photo - 516 Euclid
This house also has a garage
and both structures
take up the majority of
the lot



Top Photo - 524 Euclid
one story non-contributing
structure

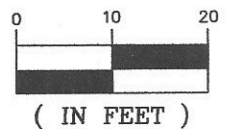


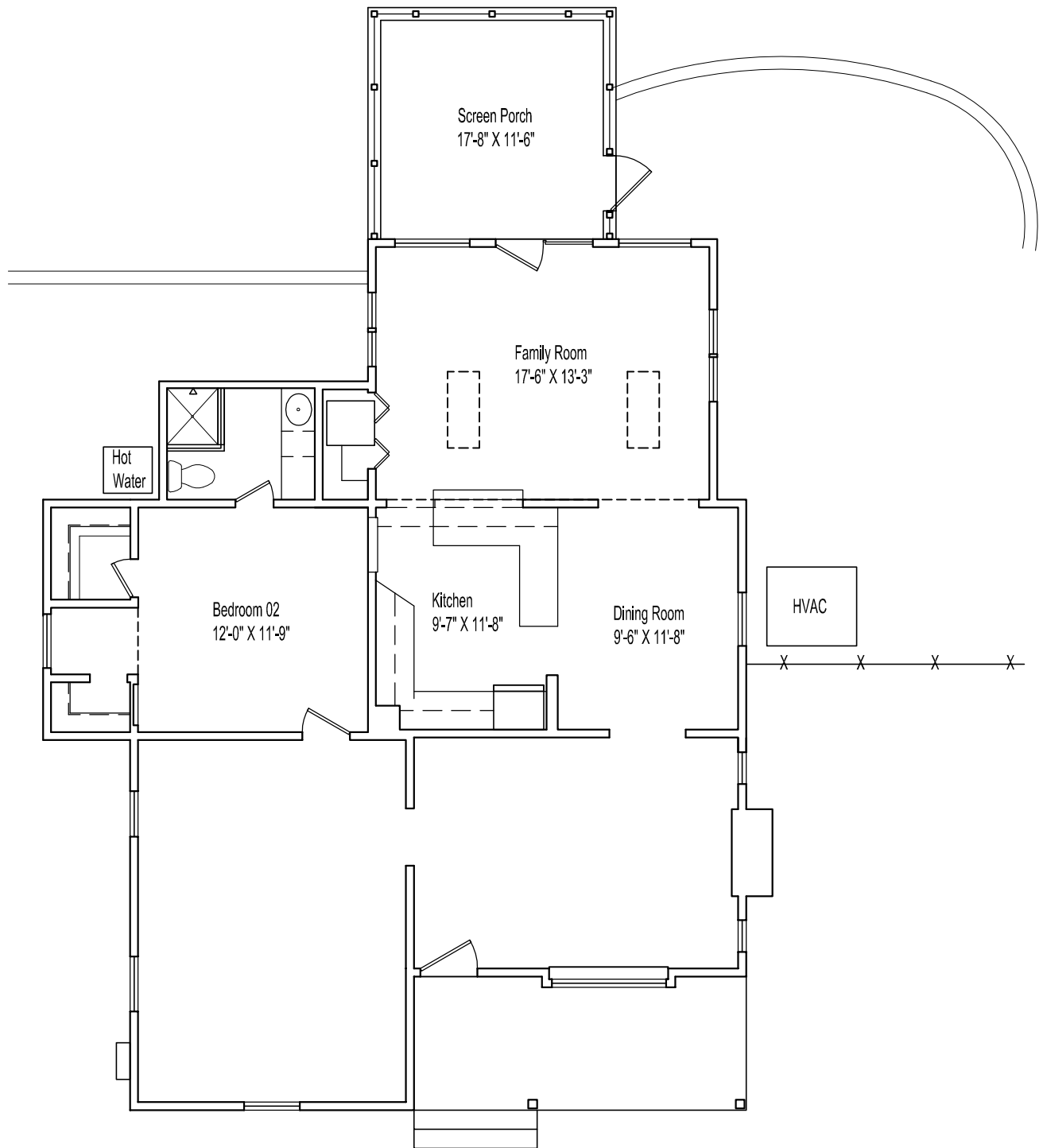
Lower Photo - 529 Euclid



EUCLID STREET
50' PUBLIC R/W
FORMERLY PEACE STREET

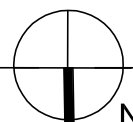
526-Euclid St - Existing Site Plan





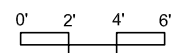
526 Euclid St - Existing Floor Plan

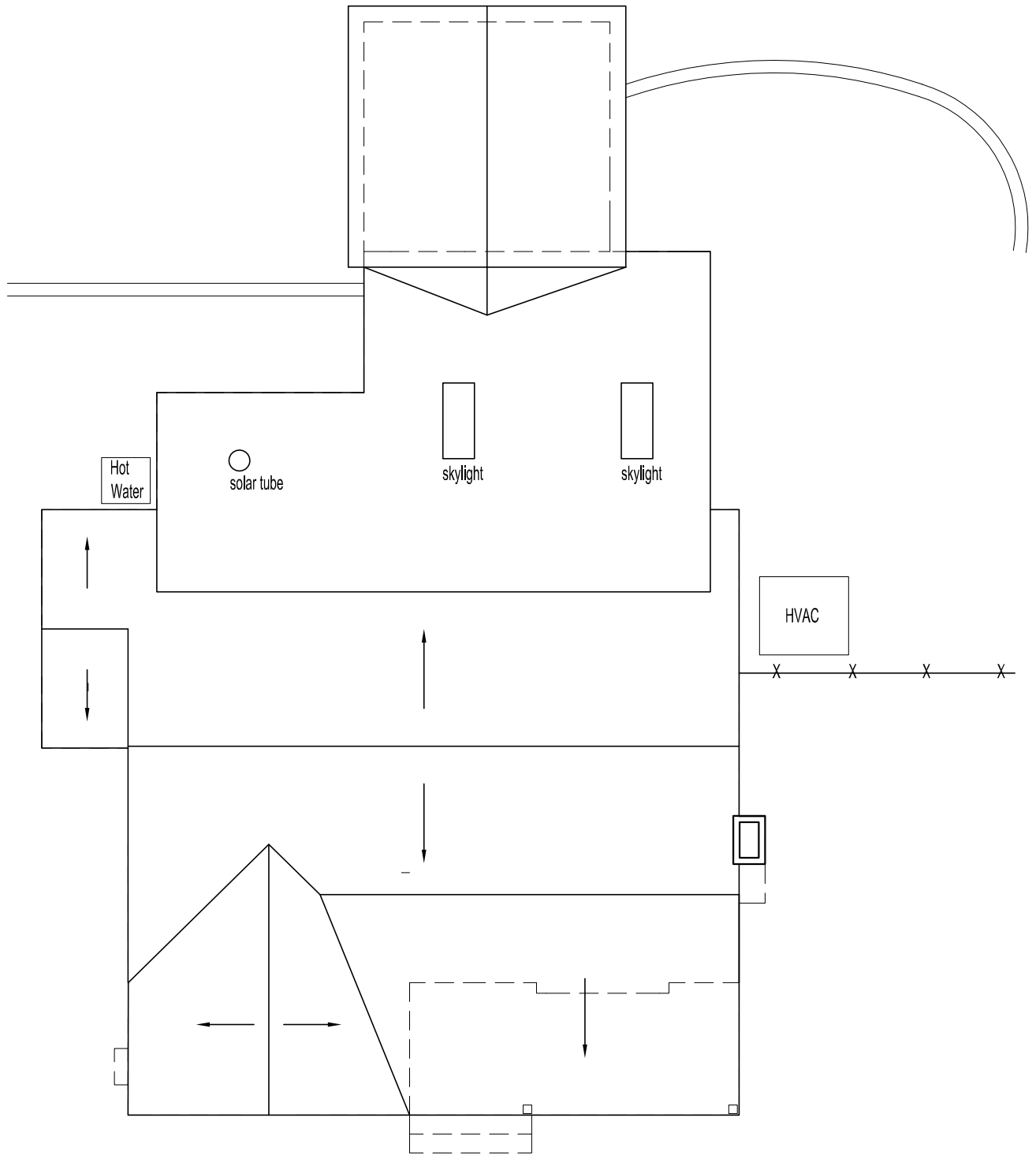
Scale - 1/8" = 1'-0"



PELL ST studio

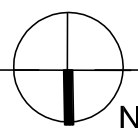
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970





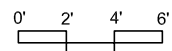
526 Euclid St - Existing Roof Plan

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



PELL ST studio

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919.696.0970



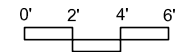


526 Euclid St - Existing Front Elevation

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

PELL ST studio

Architect
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Raleigh, NC 27604
919.696.0970



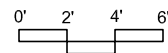


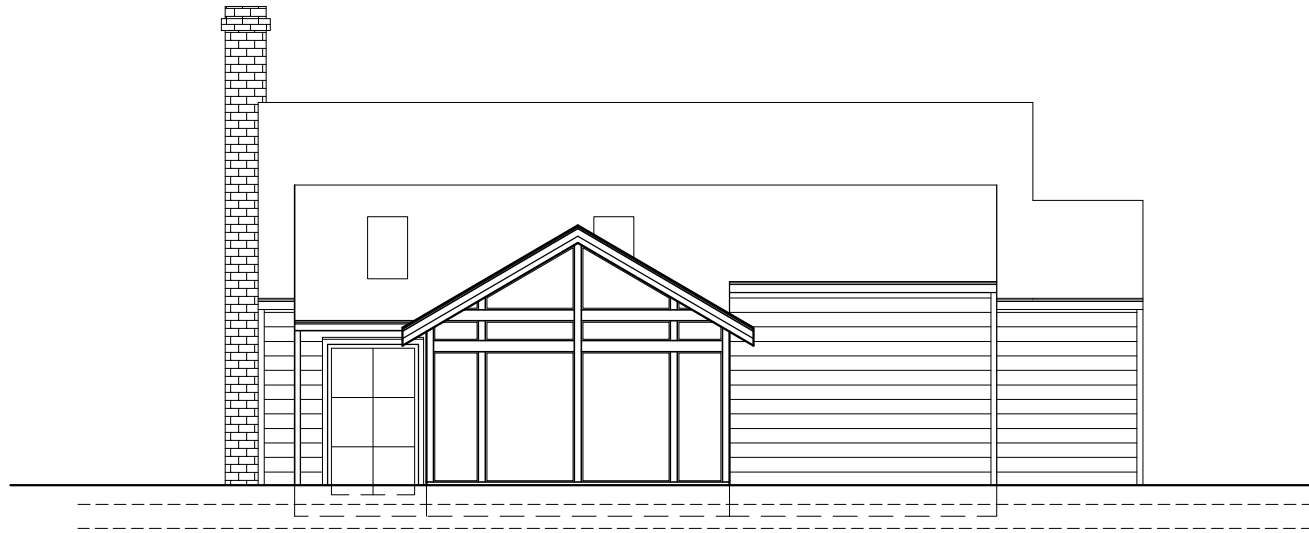
526 Euclid St - Existing Driveway Side Elevation

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

PELL ST studio

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



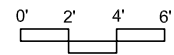


526 Euclid St - Existing Rear Elevation

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

PELL ST studio

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



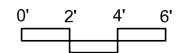


526 Euclid St - Existing Side Elevation

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

PELL ST studio

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



Proposed Changes to 526 Euclid St

The owners of 529 Euclid St would like to add a master bedroom to the rear of their house. This house was built in 1938 and is listed as a non-contributing structure. There have been multiple additions and modifications to the house and site over the years. The new addition is located to the rear of the house and allows the rooflines to be cleaned up between the multiple expansions. A new gable has been added to cover the addition, part of the rear existing room and part of the screen porch. A smaller gable covers the rest of the screen porch. The site will need to be graded where the addition will be placed. A new retaining wall will be added to pull the grade back from the addition and a set up masonry steps will be added to transition up to the rest of the rear yard. The addition is small and does not increase the existing proportion to mass and open space by a large percentage nor does it seem to be disproportionate to the current proportions of mass to open space for the street. Euclid is a unique street in Oakwood in that it has two new construction infill properties. One is a one and half story home and the other is a two story home. Both houses take up a large portion of their individual properties. The mass to open space proportions are fairly high on this street and the new proportions of mass to open space for the addition falls into the middle range for the street. The addition will be hard to see from the street due to its location on the rear of the house as well as the positioning of the existing fence and vegetation.

1.3 Site Features and Plantings: Guidelines

.6 Design new construction or additions so that large trees and other significant site features, such as vistas and views are preserved.

The addition has been located on the rear of the existing house. Majority of the large trees are to the rear of the property. There is one large tree by the fence near the area of the addition that we will make sure that an arborist takes a look at how best to take care of it during construction.

7 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone of trees.

An arborist will be engaged on the project to create a tree protection plan and outline specific instructions on preserving and maintaining the health of all surrounding trees during the project.

.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.

Euclid is a unique street in Oakwood in that it has two new construction infill properties. One is a one and half story home and the other is a two story home. Both houses take up a large portion of their individual properties. The mass to open space proportions are fairly high on this street also making the street unique. The new proportions of mass to open space for the addition will fall into the middle range

of the proportions for the street. The 1938 site with the original house had a shed structure in a similar spot to the workshop that exists now. The workshop is larger than the original shed. The site also stretched all the way to the rear of the lots on Polk St making it almost 3 times larger than it is today. The proportion of mass to open space has been significantly changed over time by redrawing of the property lines.

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 designed so that the roof of the addition will over frame the existing roof. This allows for the existing roof to remain intact. This house is a non-contributing structure, but theoretically yes the addition can be removed and the current house will be intact. The rear portion of the house that the addition is located is space that has already been altered over time by multiple additions.

.4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone.

An arborist will be engaged on the project to create a tree protection plan and outline specific instructions on preserving and maintaining the health of all surrounding trees during the project. The contractor will follow the new tree protection plan and work with the arborist in order to maintain and preserve the trees.

.5 It is appropriate to implement a tree protection plan prior to the commencement of construction activities.

An arborist will be engaged on the project to create a tree protection plan and outline specific instructions on preserving and maintaining the health of all surrounding trees during the project. The contractor will follow the new tree protection plan and work with the arborist in order to maintain and preserve the trees.

.6 Locate a new addition on an inconspicuous face of the historic building, usually the rear one.

The addition will be located on the rear of the house which is the least character defining elevation of the house. This house is not a contributing structure.

.7 Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.

The addition has been located on the rear elevation which is not visible from the street and scaled to meet the needs of the owners in a respectful way so that the addition does not overwhelm the historic

house. The roof line of the addition is the below the height of the existing house and helps to clean up awkward roof lines from the multiple additions.

.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 addition will be compatible by using similar materials and sizes for the trim, corner boards, and siding. The windows will be wood, with grilles and are similar in proportions to the existing windows on the rear of the house. The eaves align with the existing house and will be closed soffits.

.11 It is not appropriate to construct an addition that significantly changes the proportion of original built mass to open space on the individual site.

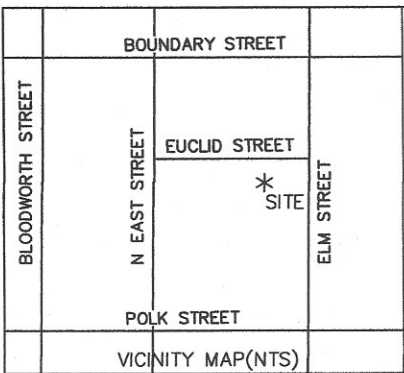
The addition is small and does not significantly increase the current percentage of mass to open space. The property as mentioned before was almost 3 times longer than it is currently which is the main source of the increase of mass to open space from the original site.

.12 It is not appropriate to construct an addition if the overall proportion of built mass to open space on its site will significantly vary from the surrounding buildings and sites that contribute to the special character of the historic district.

As mentioned earlier, Euclid is a unique street with fairly high built mass to open space proportions. The character of this street is quite different that most streets in Oakwood. Two new construction houses take up quite a lot of their individual lots. The historic house on the corner of Euclid and East also takes up quite bit of their property.

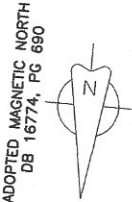
Description of Materials to be used

New materials will be similar to the existing materials in size, composition, and aesthetic. There are several different siding types on the house, some are smooth and some have the grain exposed. Some sections are smooth with a bead at the bottom. The original body of the house has a smooth faced thinner depth wood siding that has a 7.25" exposure, we will replicate this with a smooth faced regular depth Hardie siding. Window and door trim also varies throughout the multiple additions. Window and door trim on the original body of the house is app. 4.5" and corner boards are app. 4.5", the addition will match these. Windows will be all wood, one double hung and three casements or fixed windows depending on budget will be similar in size and proportions to the existing windows on the rear of the house. The brick foundation will remain as is and new brick will match. K gutters are planned for the new sections of roof to match the existing ones. Roofing will match existing architectural shingles. We will also be adding two skylights and reusing a solar tube if possible.



PROPERTY OF:
LOUIS J. & SARA E. PASCUCCI
LOT 120
PINS: 1704.20-91-5507

- NOTE:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 2. PROPERTY SUBJECT TO ALL EASEMENTS OF RECORD THAT A TITLE SEARCH MAY IDENTIFY.
 3. SURVEY PERFORMED WITHOUT TITLE SEARCH.
 4. ALL DASHED LINES REPRESENT LINES NOT SURVEYED.
 5. AREA BY COORDINATE METHOD.
 6. HOUSE DIMENSIONS ARE TO EXTERIOR WALL.



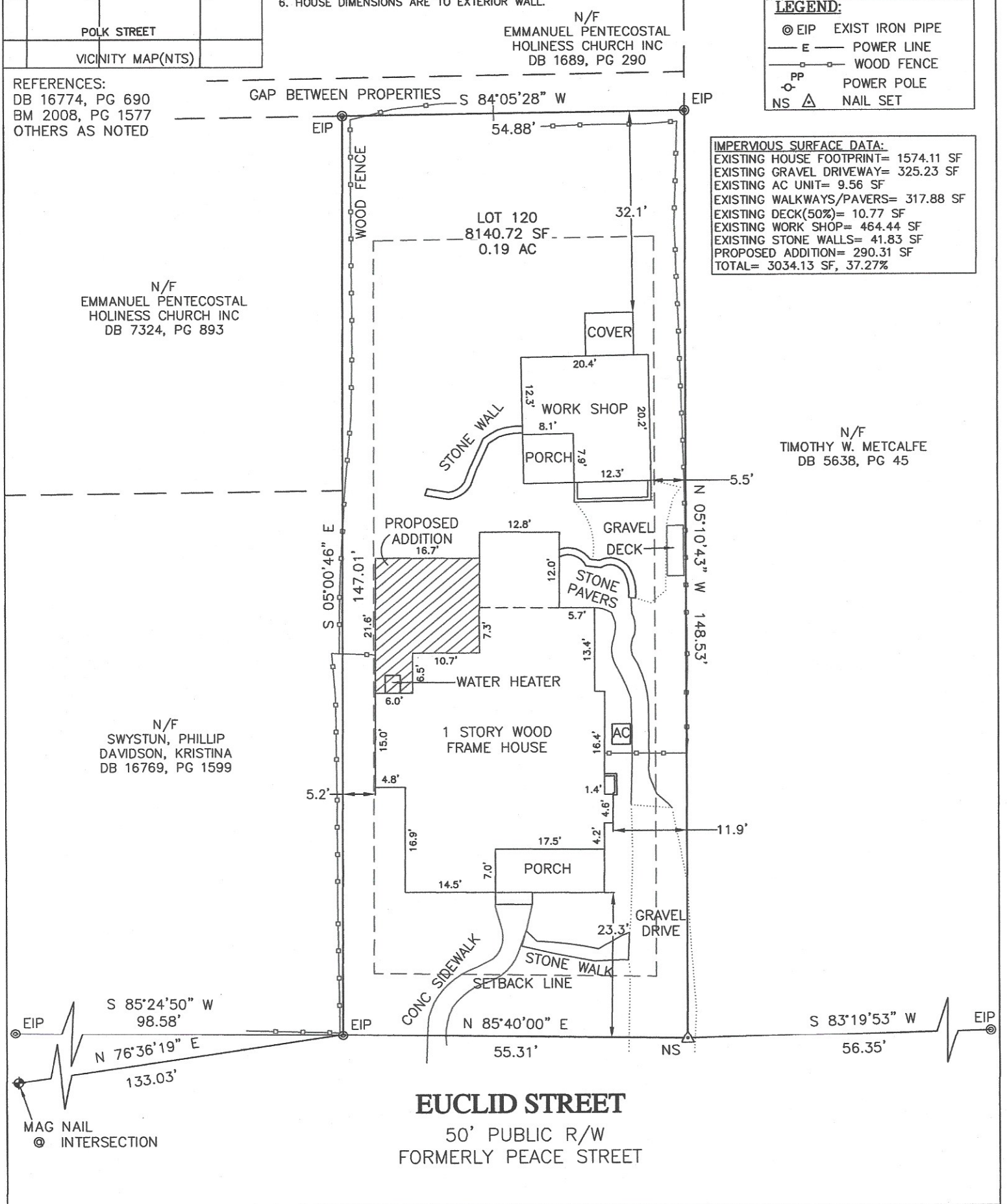
LEGEND:

- ⊙ EIP EXIST IRON PIPE
- E — POWER LINE
- □ — WOOD FENCE
- ⊙ PP POWER POLE
- NS △ NAIL SET

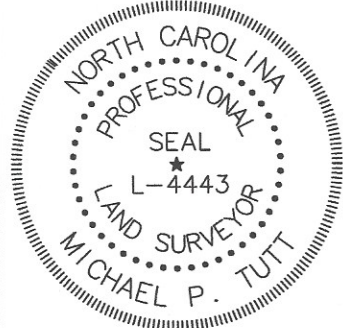
REFERENCES:
DB 16774, PG 690
BM 2008, PG 1577
OTHERS AS NOTED

IMPERVIOUS SURFACE DATA:

- EXISTING HOUSE FOOTPRINT= 1574.11 SF
- EXISTING GRAVEL DRIVEWAY= 325.23 SF
- EXISTING AC UNIT= 9.56 SF
- EXISTING WALKWAYS/PAVERS= 317.88 SF
- EXISTING DECK(50%)= 10.77 SF
- EXISTING WORK SHOP= 464.44 SF
- EXISTING STONE WALLS= 41.83 SF
- PROPOSED ADDITION= 290.31 SF
- TOTAL= 3034.13 SF, 37.27%



| | | | |
|---|-------------------|---------------------------|-----------------|
| SITE LOCATION: 526 EUCLID STREET RALIEGH, NC 27604 | TOWNSHIP: RALEIGH | ZONED: R-10 | (IN FEET) |
| | SCALE: 1"= 20' | DATE OF SURVEY: 2-6-19 | |
| | JOB# : 19_107 | COUNTY: WAKE | |

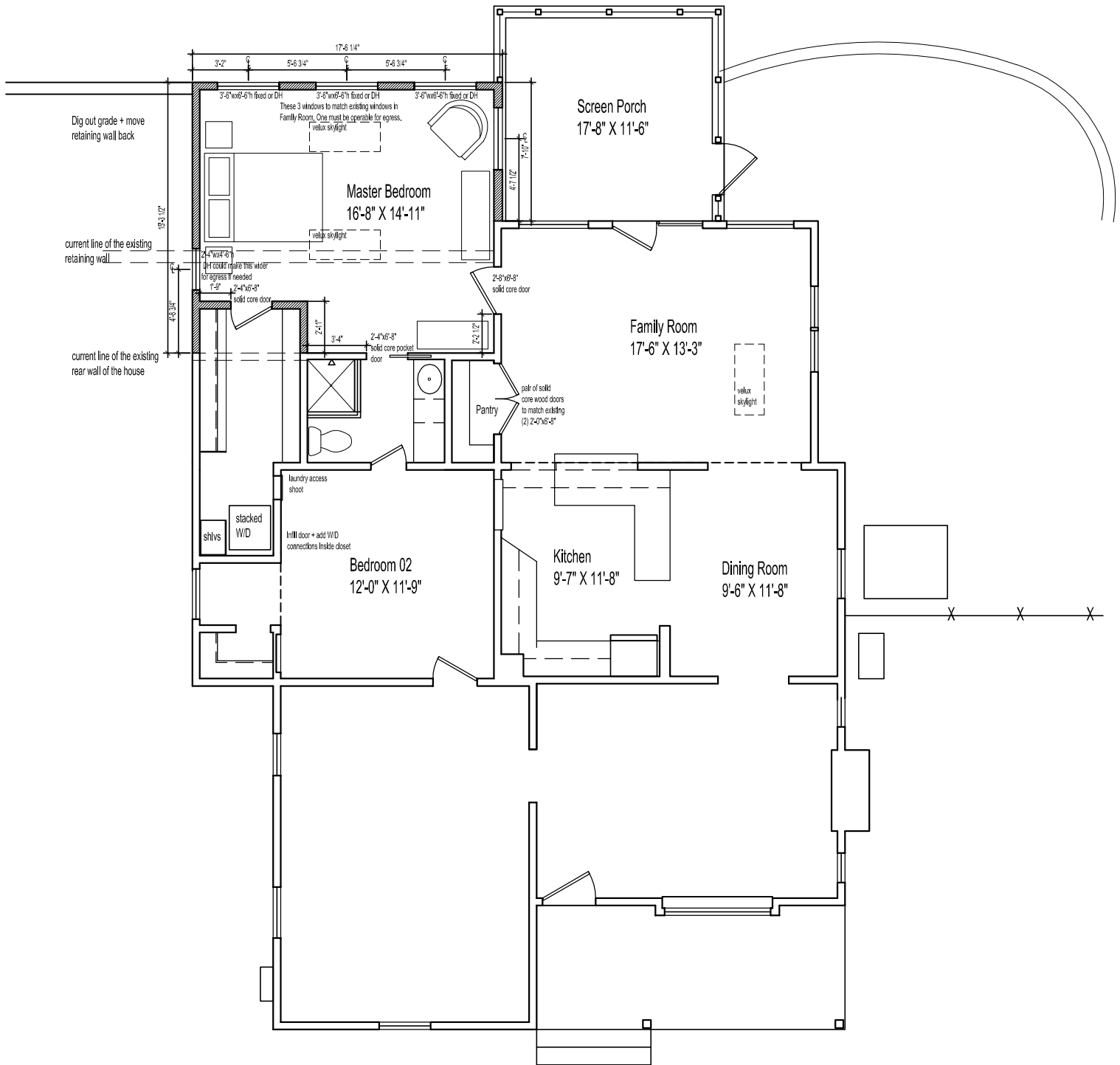


I, MICHAEL PRESTON TUTT, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY AND FROM REFERENCES NOTED; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS NOTED. RATIO OF PRECISION WAS 1:13,200. WITNESS MY ORIGINAL SIGNATURE, 6TH DAY OF JANUARY A.D., 2019.

Michael P. Tutt
MICHAEL P. TUTT, PLS L-4443

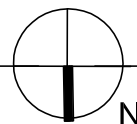
**ANGLE RIGHT
LAND SURVEYING, PLLC**
SURVEYING THE PAST AND THE FUTURE TODAY
919-810-4324
NC LIC. # P-0446
603 HARDING STREET
RALEIGH, NC 27604

Screen porch footprint and structure stays the same. Posts/walls get taller and new roof



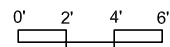
526 Euclid St - New Floor Plan (partial)

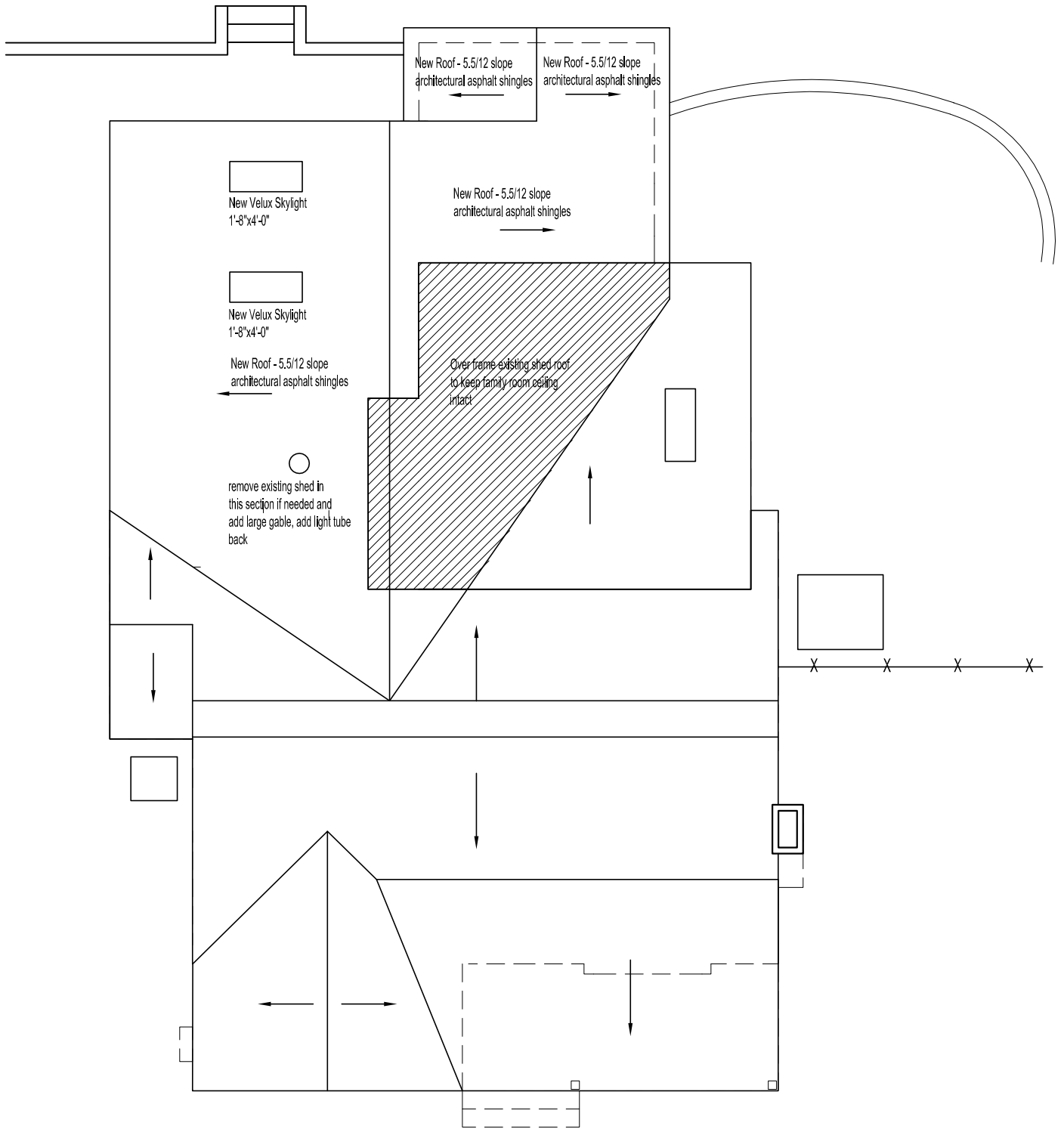
Scale - 1/8" = 1'-0"



PELL ST studio

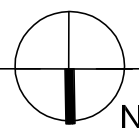
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970





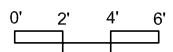
526 Euclid St - New Roof Plan

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



PELL ST studio

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



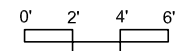


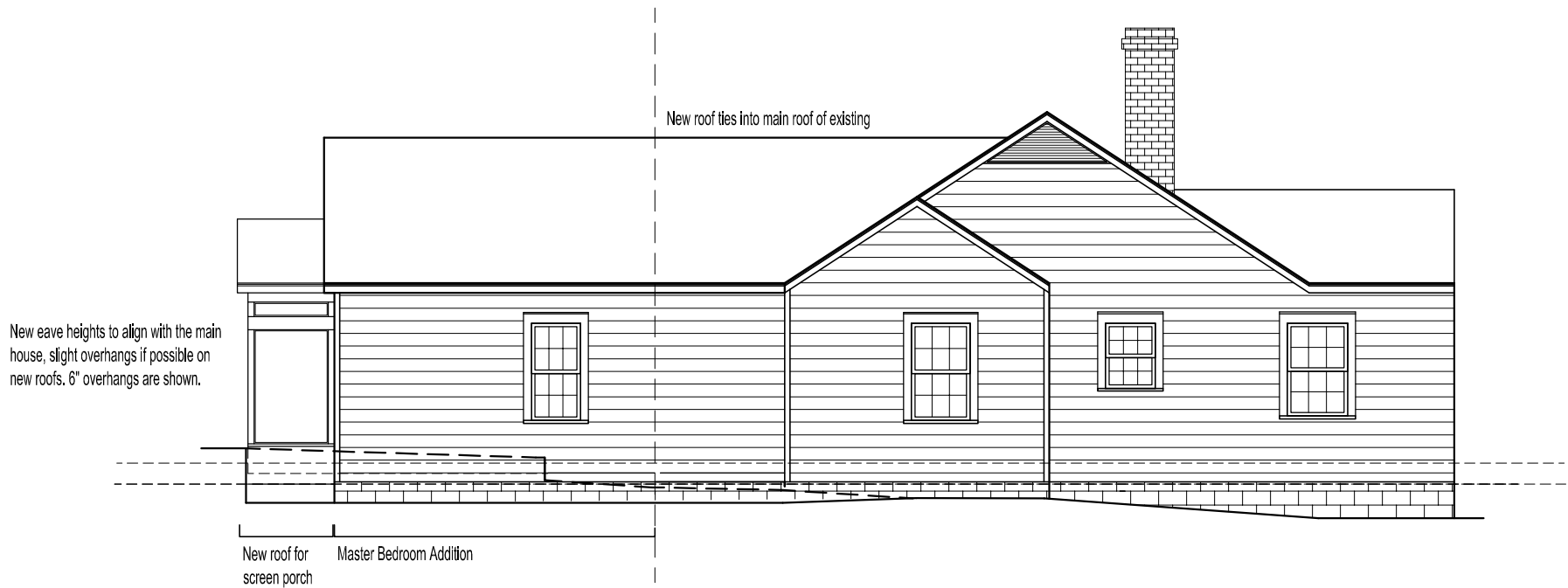
526 Euclid St - New Front Elevation - No Change

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

PELL ST studio

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



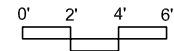


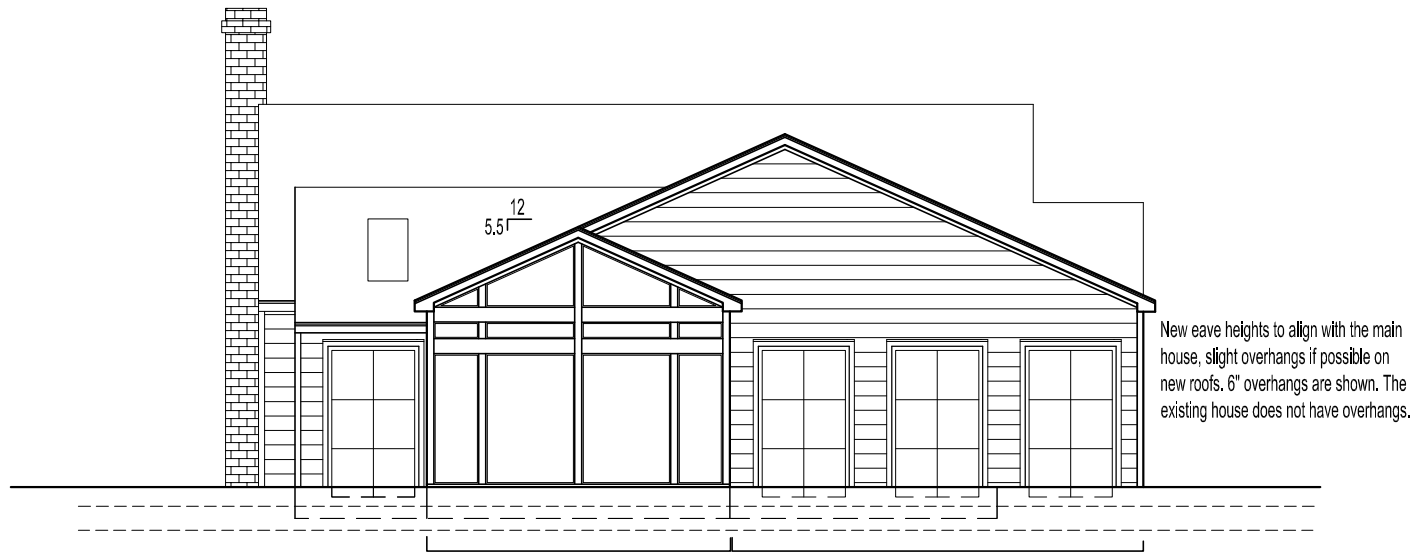
526 Euclid St - New Side Elevation

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

PELL ST studio

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





New eave heights to align with the main house, slight overhangs if possible on new roofs. 6" overhangs are shown. The existing house does not have overhangs.

New roof for screen porch that ties into the addition

Master Bedroom Addition

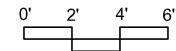
Build up height of screen porch so eave heights align with the rest of the existing house. New roof pitch to be lower sloped and ties into the roof of the new addition.

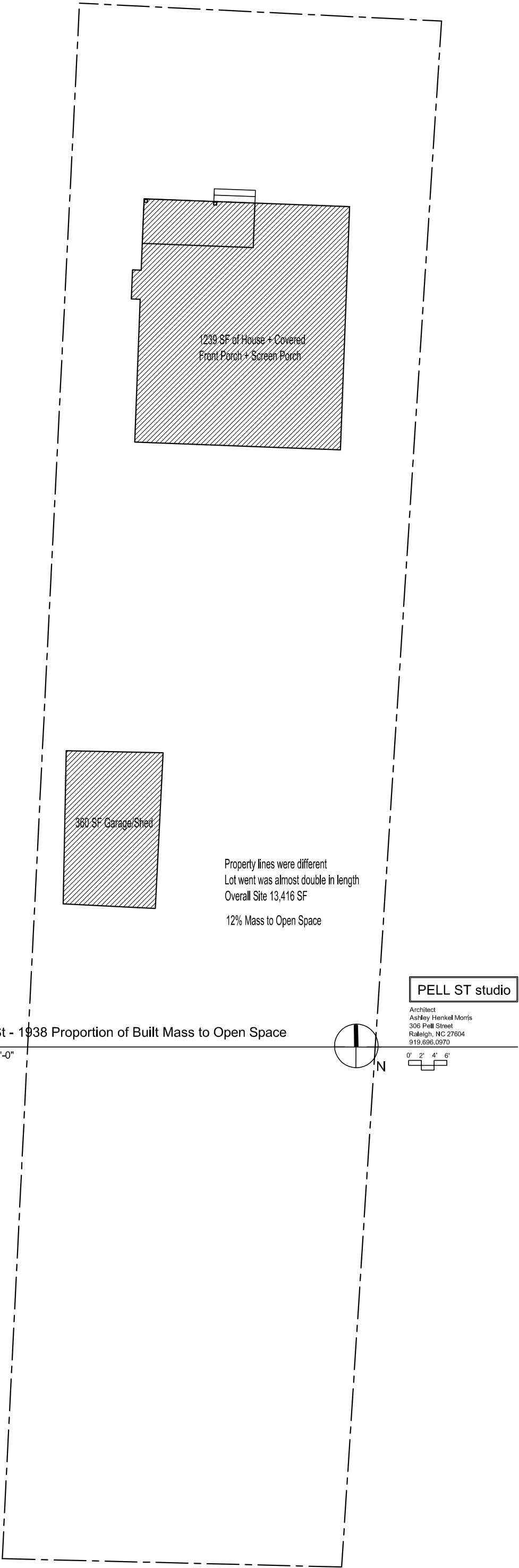
PELL ST studio

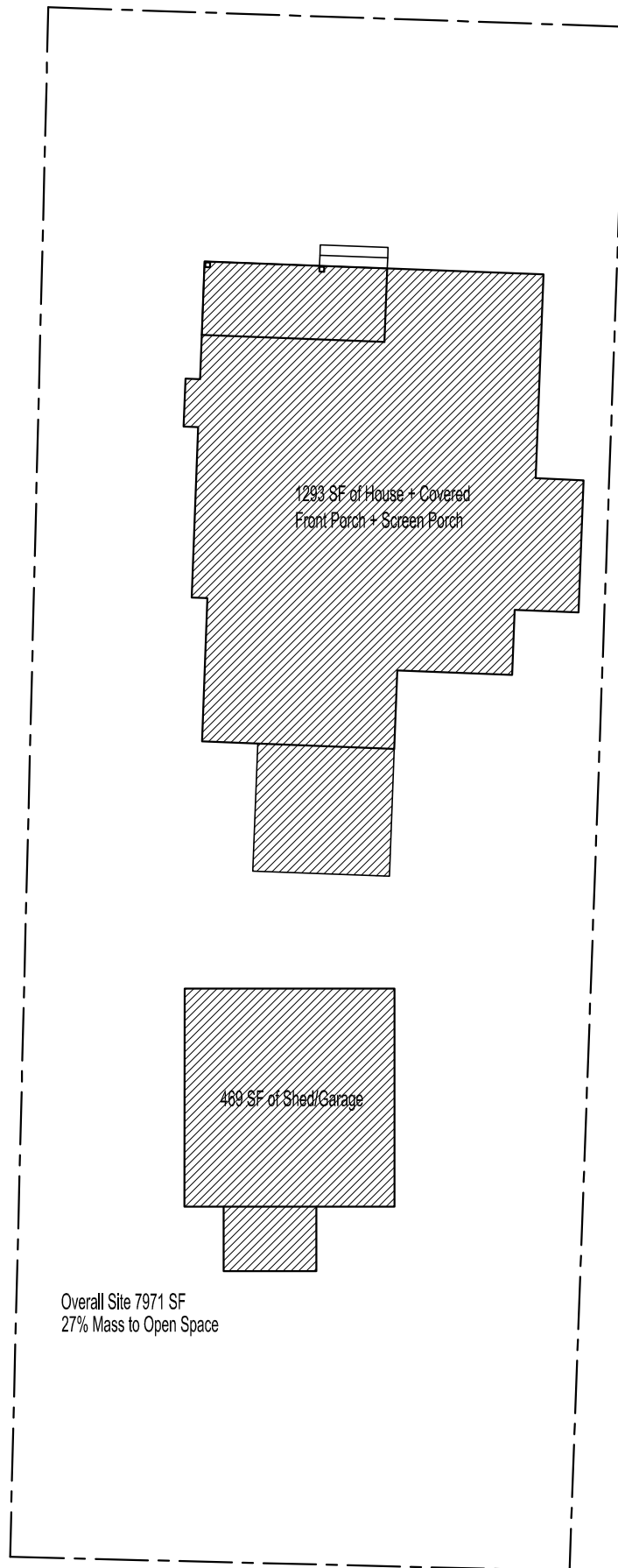
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

526 Euclid St - New Rear Elevation

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







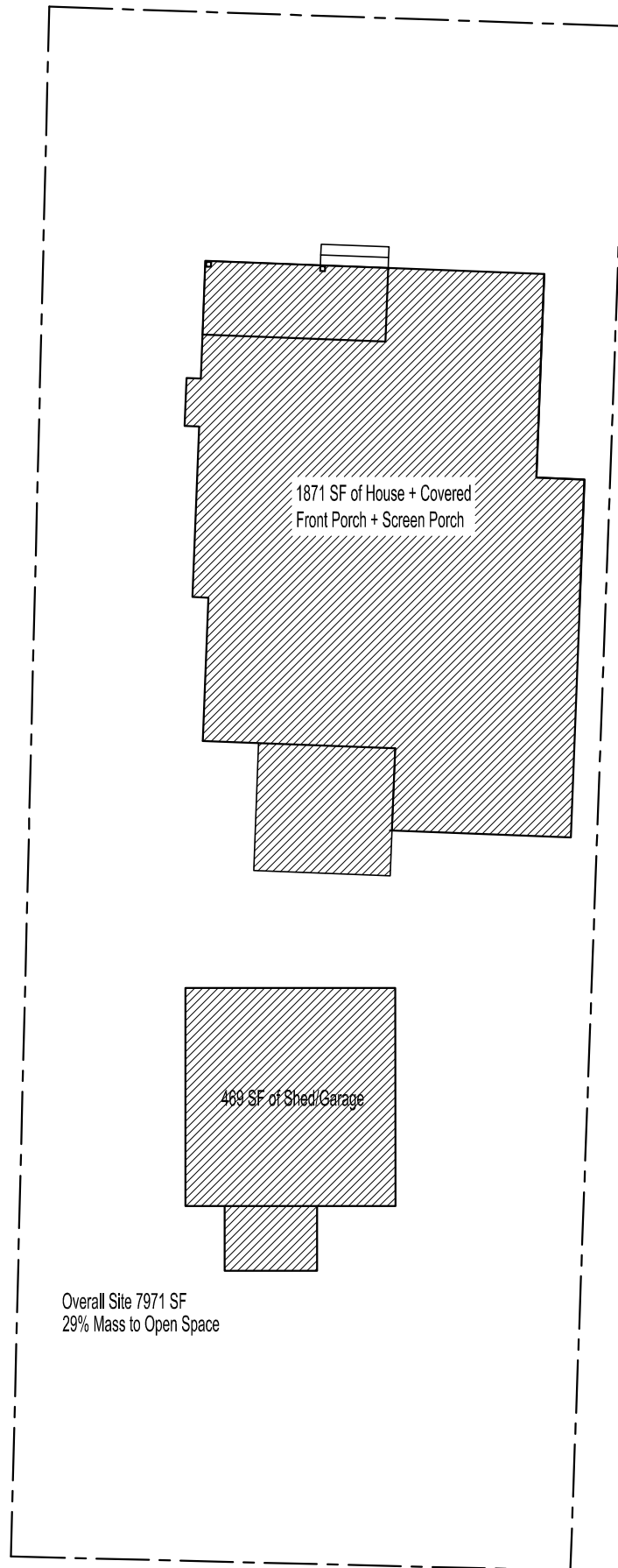
PELL ST studio

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

526 Euclid St - Existing Proportion of Built Mass to Open Space

Scale - 1/16" = 1'-0"





PELL ST studio

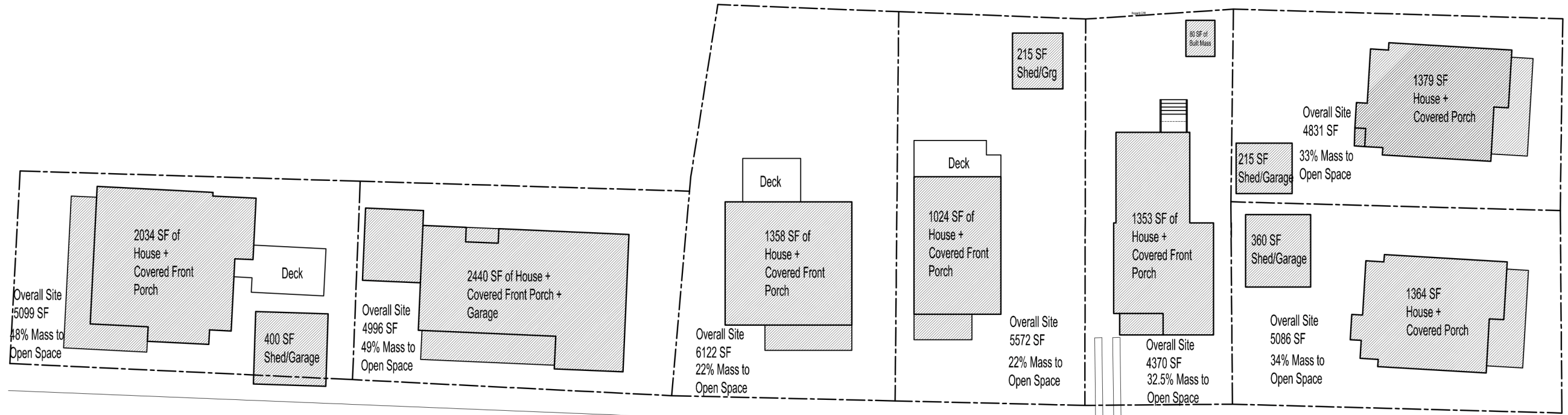
526 Euclid St - New Proportion of Built Mass to Open Space

Scale - 1/16" = 1'-0"

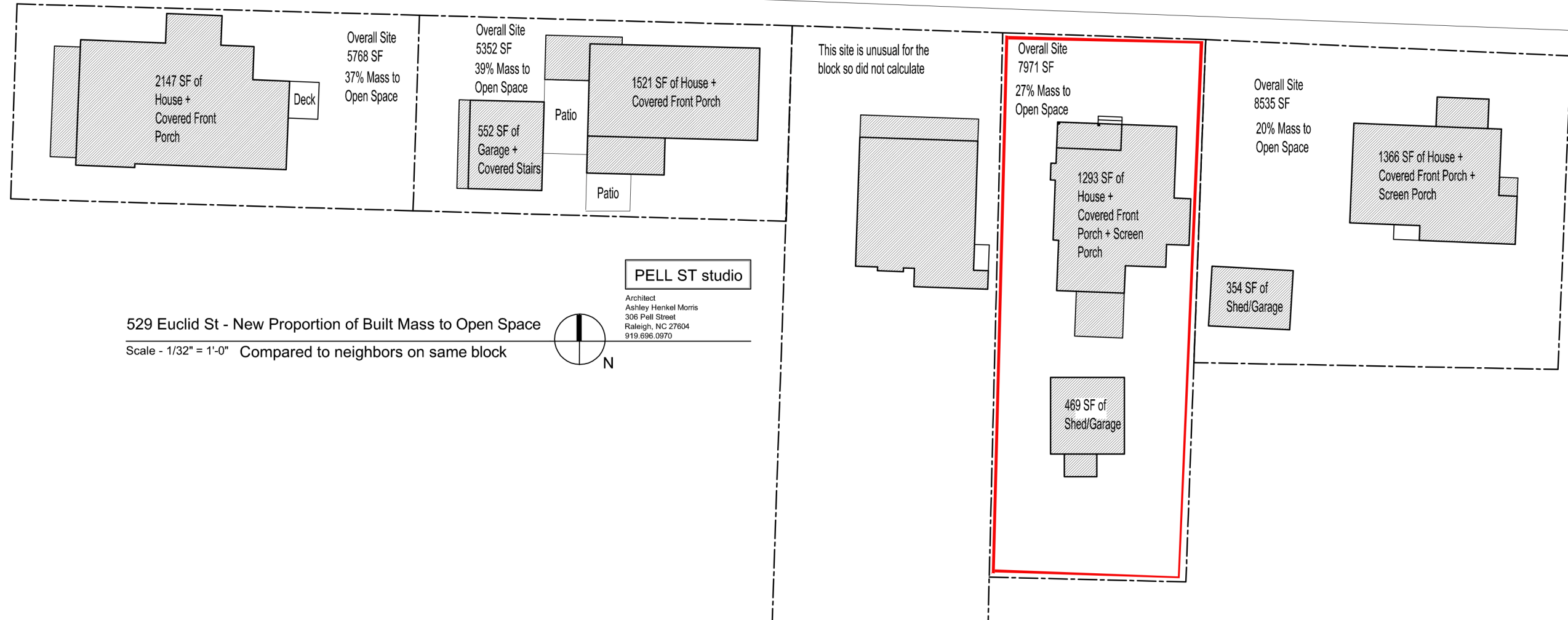


Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970





Euclid St



ELEVATIONS

Casement Single Unit Elevations








































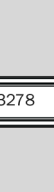
Unit Dimension
given for primed
units only

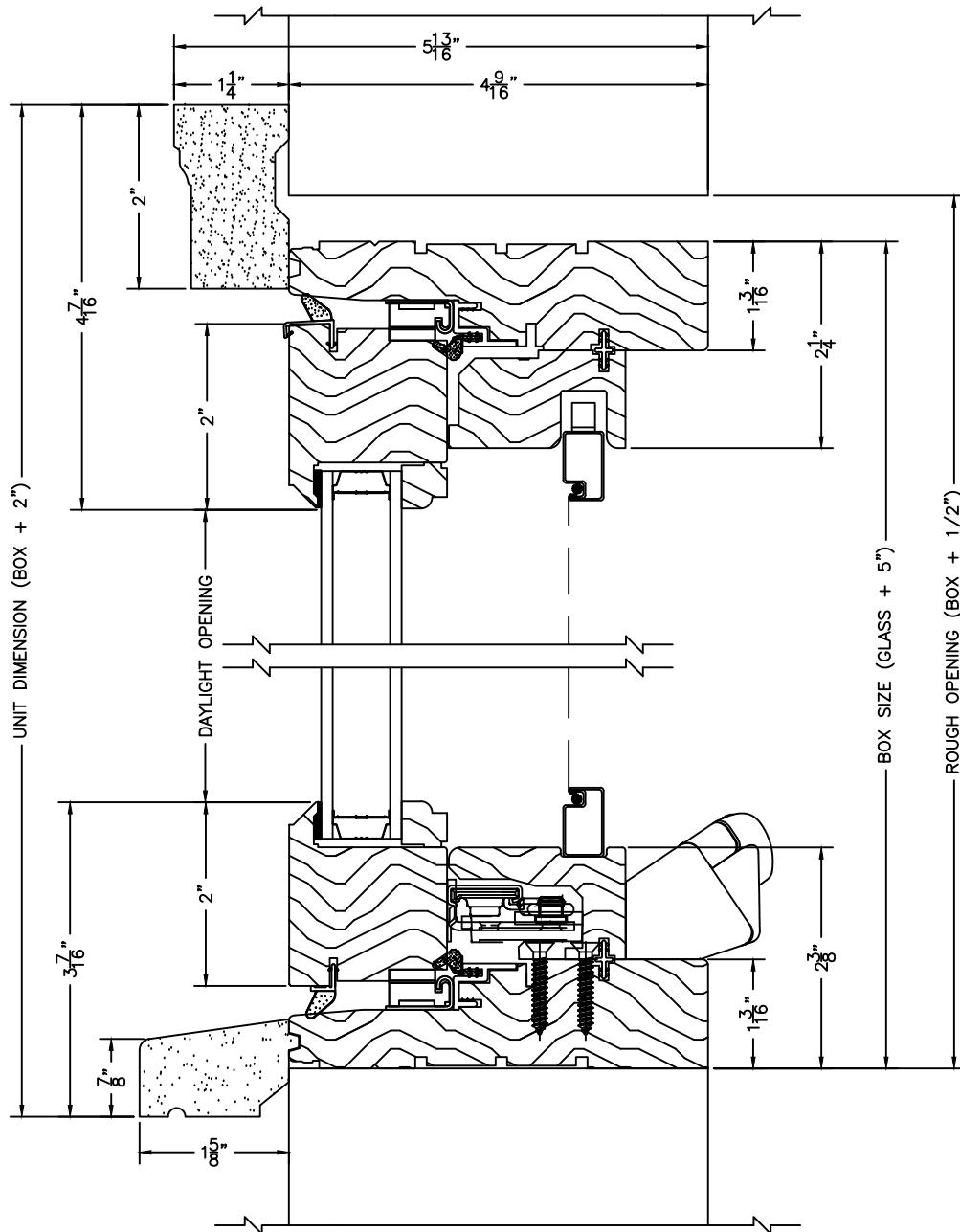
Clad Unit Dimension
is identical to Box
Size

Masonry Opening:
Recommended
minimum of Unit or
Frame Dimension
plus 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 1/2"
to Rough Opening
Height.

| | 19" | 23" | 27" | 31" | 33" | 35" | 39" | 45" |
|---|---|---|---|---|---|---|---|---|
| Primed Unit Dimension | 16 1/2" | 20 1/2" | 24 1/2" | 28 1/2" | 30 1/2" | 32 1/2" | 36 1/2" | 42 1/2" |
| Rough Opening | 16" | 20" | 24" | 28" | 30" | 32" | 36" | 42" |
| Box Size | 11" | 15" | 19" | 23" | 25" | 27" | 31" | 37" |
| Glass | | | | | | | | |
| site built trim, 1.75" sill + 7/8" putty grille | | | | | | | | |
| 62" |  |  |  |  |  |  |  |  |
| | 1660 | 2060 | 2460 | 2860 | 3060 | 3260 | 3660 | 4260 |
| 68" |  |  |  |  |  |  |  |  |
| | 1666 | 2066 | 2466 | 2866 | 3066 | 3266 | 3666 | 4266 |
| 74" |  |  |  |  |  |  |  |  |
| | 1672 | 2072 | 2472 | 2872 | 3072 | 3272 | 3672 | 4272 |
| 80" |  |  |  |  |  |  |  |  |
| | 1678 | 2078 | 2478 | 2878 | 3078 | 3278 | 3678 | 4278 |
| 86" |  |  |  |  |  |  |  |  |
| | 1684 | 2084 | 2484 | 2884 | 3084 | 3284 | 3684 | 4284 |



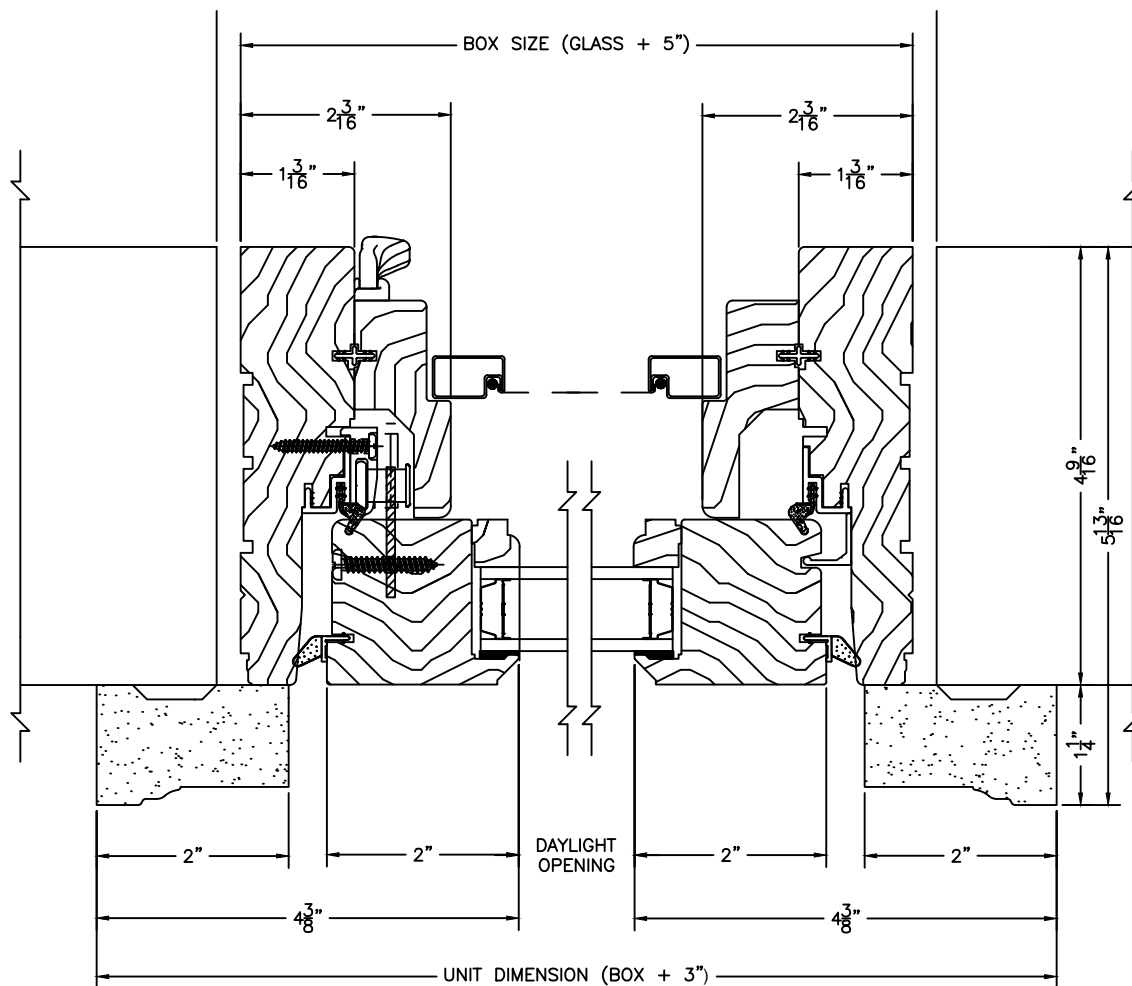
WOOD CASEMENT-VERTICAL SECTION
SCALE: 6" = 1' 0"

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

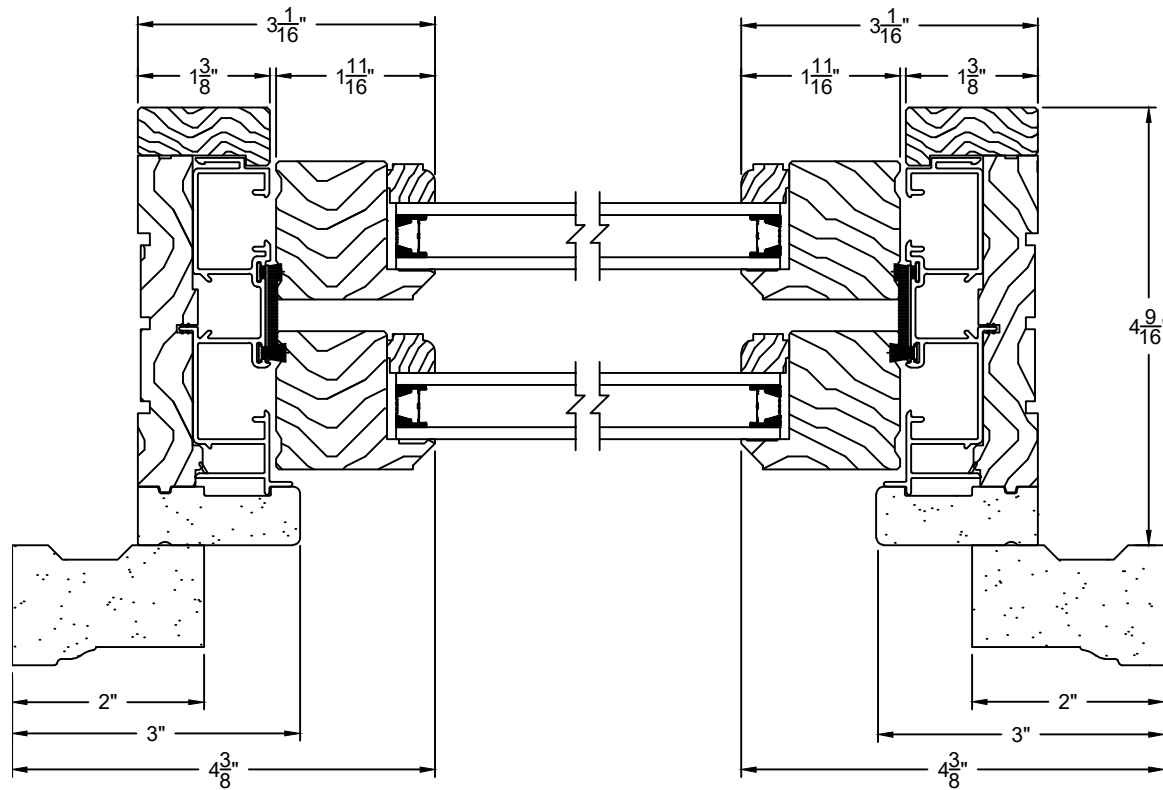
ELEVATIONS

Double Hung Unit Elevations

| Hanging Unit | | 24" | 28" | 32" | 34" | 36" | 38" | 40" | 44" | 48" | |
|--|---|---|---|---|---|---|---|---|---|---|--|
| Units | Primed Unit Dimension | 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" | |
| | 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 | site build trim, 1.75" sill + 7/8" putty grille | | | | | | | | | |
| 34 1/4" |  |  |  |  |  |  |  |  |  |  | |
| 38 1/4" |  |  |  |  |  |  |  |  |  |  | |
| 42 1/4" |  |  |  |  |  |  |  |  |  |  | |
| 46 1/4" |  |  |  |  |  |  |  |  |  |  | |
| 50 1/4" |  |  |  |  |  |  |  |  |  |  | |
| 54 1/4" |  |  |  |  |  |  |  |  |  |  | |
| 58 1/4" |  |  |  |  |  |  |  |  |  |  | |
| 62 1/4" |  |  |  |  |  |  |  |  |  |  | |
| 66 1/4" |  |  |  |  |  |  |  |  |  |  | |
| 70 1/4" |  |  |  |  |  |  |  |  |  |  | |
| 74 1/4" |  |  |  |  |  |  |  |  |  |  | |
| 72 1/2" |  |  |  |  |  |  |  |  |  |  | |
| 5' 10 1/2" |  |  |  |  |  |  |  |  |  |  | |
| 32" |  |  |  |  |  |  |  |  |  |  | |
| 33 1/4" |  |  |  |  |  |  |  |  |  |  | |
| <div>Shaded units meet UBC egress codes</div> <ul style="list-style-type: none">Ground Floor* (5.0 sq. ft., 20" width, 24" height minimum) in standard 6'10" header applicationAbove Ground Floor (5.7 sq. ft., 20" width, 24" height minimum) in standard 6'10" header application | | | | | | | | | | | |

Shaded units meet UBC egress codes

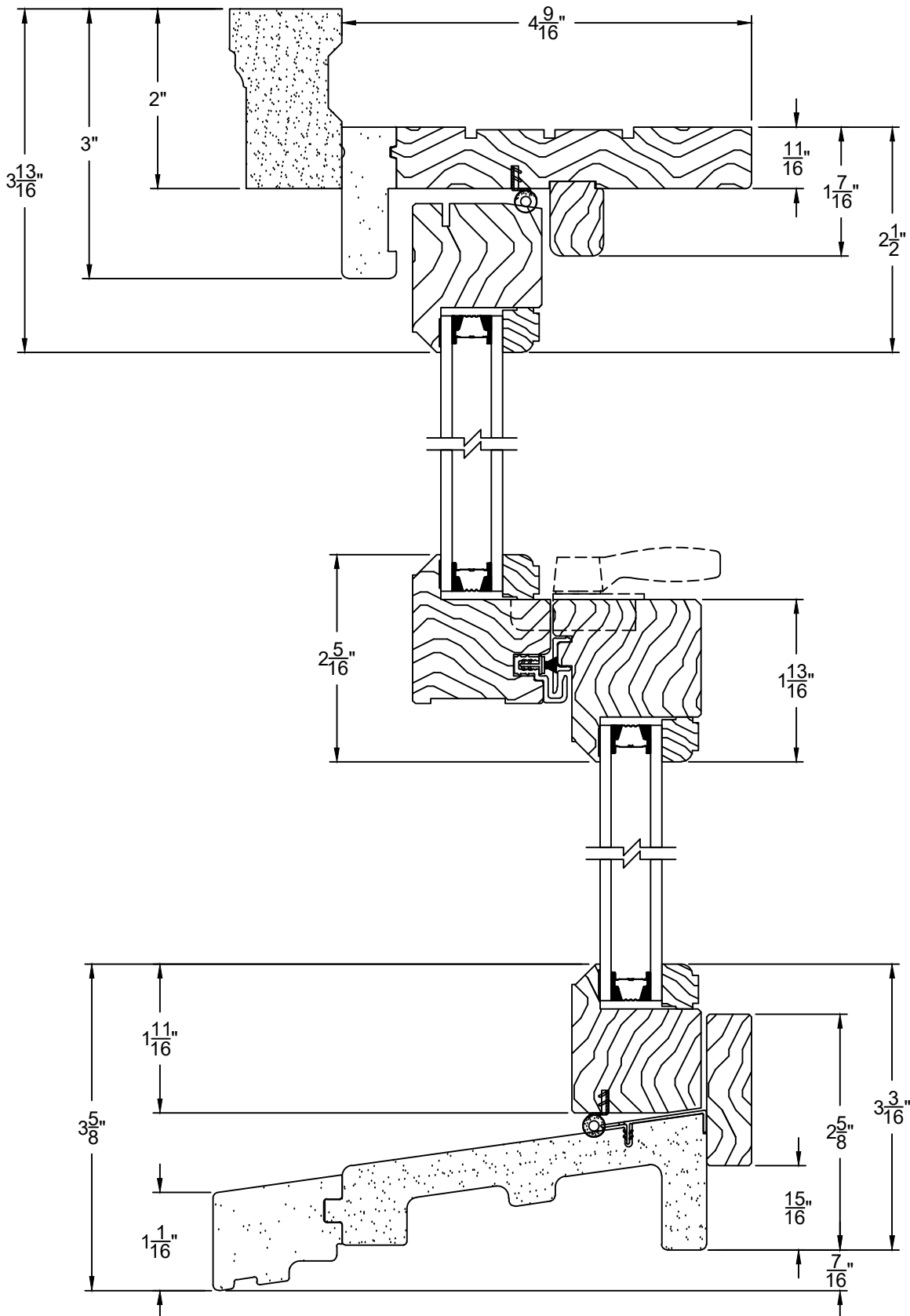
- **Ground Floor*** (5.0 sq. ft., 20" width, 24" height minimum) in standard 6'10" header application
- **Above Ground Floor** (5.7 sq. ft., 20" width, 24" height minimum) in standard 6'10" header application



WOOD DOUBLE HUNG
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

Fixed Skylight

Fixed Skylight (FS) - Deck Mounted

| FS Size Code | A06 | C01 | C04 | C06 | C08 | C12 | D26 | D06 | M02 | M04 | M06 | M08 | S01 | S06 |
|--|---|---|---|---|--|---|--|---|--|--|--|---|---|---|
| Outside frame (W"xH") | 15 ¹ / ₄ x 46 ¹ / ₄ | 21 ¹ / ₂ x 27 ³ / ₈ | 21 ¹ / ₂ x 38 ³ / ₈ | 21 ¹ / ₂ x 46 ¹ / ₄ | 21 ¹ / ₂ x 54 ¹ / ₁₆ | 21 ¹ / ₂ x 70 ³ / ₄ | 23 ¹ / ₄ x 23 ⁷ / ₁₆ | 23 ¹ / ₄ x 46 ¹ / ₄ | 30 ⁹ / ₁₆ x 30 ¹ / ₂ | 30 ⁹ / ₁₆ x 38 ³ / ₈ | 30 ⁹ / ₁₆ x 46 ¹ / ₄ | 30 ⁹ / ₁₆ x 54 ¹ / ₁₆ | 44 ³ / ₄ x 27 ³ / ₈ | 44 ³ / ₄ x 46 ¹ / ₄ |
| Rough opening/ Finished frame (W"xH") | 14 ¹ / ₂ x 45 ³ / ₄ | 21 x 26 ⁷ / ₈ | 21 x 37 ⁷ / ₈ | 21 x 45 ³ / ₄ | 21 x 54 ⁷ / ₁₆ | 21 x 70 ¹ / ₄ | 23 ¹ / ₄ x 23 ⁷ / ₁₆ | 23 ¹ / ₄ x 46 ¹ / ₄ | 30 ¹ / ₁₆ x 30 | 30 ¹ / ₁₆ x 37 ⁷ / ₈ | 30 ¹ / ₁₆ x 45 ³ / ₄ | 30 ¹ / ₁₆ x 54 ⁷ / ₁₆ | 44 ¹ / ₄ x 26 ⁷ / ₈ | 44 ¹ / ₄ x 45 ³ / ₄ |

Fixed Skylight (FCM) - Curb Mounted

| FCM Size Code | 1430 | 1446 | 2222 | 2230 | 2234 | 2246 | 2270 | 3030 | 3046 | 3434 | 3446 | 4646 |
|------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| Inside curb (W"xH") | 14 ¹ / ₂ x 30 ¹ / ₂ | 14 ¹ / ₂ x 46 ¹ / ₂ | 22 ¹ / ₂ x 22 ¹ / ₂ | 22 ¹ / ₂ x 30 ¹ / ₂ | 22 ¹ / ₂ x 34 ¹ / ₂ | 22 ¹ / ₂ x 46 ¹ / ₂ | 22 ¹ / ₂ x 70 ¹ / ₂ | 30 ¹ / ₂ x 30 ¹ / ₂ | 30 ¹ / ₂ x 46 ¹ / ₂ | 34 ¹ / ₂ x 34 ¹ / ₂ | 34 ¹ / ₂ x 46 ¹ / ₂ | 46 ¹ / ₂ x 46 ¹ / ₂ |
| Outside curb (W"xH") | 17 ¹ / ₂ x 33 ¹ / ₂ | 17 ¹ / ₂ x 49 ¹ / ₂ | 25 ¹ / ₂ x 25 ¹ / ₂ | 25 ¹ / ₂ x 33 ¹ / ₂ | 25 ¹ / ₂ x 37 ¹ / ₂ | 25 ¹ / ₂ x 49 ¹ / ₂ | 25 ¹ / ₂ x 73 ¹ / ₂ | 33 ¹ / ₂ x 33 ¹ / ₂ | 33 ¹ / ₂ x 49 ¹ / ₂ | 37 ¹ / ₂ x 37 ¹ / ₂ | 37 ¹ / ₂ x 49 ¹ / ₂ | 49 ¹ / ₂ x 49 ¹ / ₂ |
| Maximum skylight clearance (W"xH") | 18 ⁵ / ₈ x 34 ⁵ / ₈ | 18 ⁵ / ₈ x 50 ⁵ / ₈ | 26 ⁵ / ₈ x 26 ⁵ / ₈ | 26 ⁵ / ₈ x 34 ⁵ / ₈ | 26 ⁵ / ₈ x 38 ⁵ / ₈ | 26 ⁵ / ₈ x 50 ⁵ / ₈ | 26 ⁵ / ₈ x 73 ⁵ / ₈ | 34 ⁵ / ₈ x 34 ⁵ / ₈ | 34 ⁵ / ₈ x 50 ⁵ / ₈ | 38 ⁵ / ₈ x 38 ⁵ / ₈ | 38 ⁵ / ₈ x 50 ⁵ / ₈ | 50 ⁵ / ₈ x 50 ⁵ / ₈ |