

City of Raleigh



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COA-0027-2020

219 N EAST ST

OAKWOOD (R-10)

0 30 60 120
Feet



Nature of Project:
Construct addition

APPLICANT:
Ayn-Monique, George Klahre,
& Pell St Studio PLLC



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0027-2020 219 NORTH EAST STREET

Applicant: AYN-MONIQUE & GEORGE KLAHRE, & ASHLEY MORRIS FOR PELL ST
STUDIO PLLC

Received: 02/11/2020

Meeting Date(s):

Submission date + 90 days: 05/11/2020

1) 03/26/2020 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Construct addition

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
3.2	Additions to Historic Buildings	Construct addition

STAFF REPORT

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

A. Constructing an addition is not incongruous in concept according to *Guidelines* sections 1.3.1, 1.3.6, 1.3.7, 1.3.8, 3.2.2, 3.2.4, 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 District" 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 1897 and is contributing to the historic district. It is described as a: "Queen Anne vernacular side-hall-plan frame two-story... It has a front-gabled saddle roof... There are partially exposed rafter tails under the eaves... The front porch has a hipped roof supported by three turned posts with brackets and a sawnwork balustrade which dates to c. 1975. The partially-glazed double front door has a transom... Most windows are six-over-six and have louvered wooden shutters. The chimney has a corbeled top... There is a one-story ell in the rear, with a porch along the north side of it. It has a basement which is either original or created soon after construction. The porch was enclosed after 1950."

- 2* The application proposes an addition on the rear, non-character-defining facade of the house. This is a traditional location to add to a house in the historic district.
- 3* The second-story addition will be constructed within the footprint of the existing rear ell section of the house. The applicant states that "The addition being limited to the second floor will keep the mass to open space minimal, impervious surface calculations the same, and will also help with preserving all the existing trees on the property and the surrounding properties."
- 4* The applicant proposes a gable roof form on the addition that ties into the existing gable end of the original structure. The addition's roof ridge will sit lower than the historic house's gable ridge, with a slightly steeper slope. The eaves will be shortened from approximately 12" to 8" so that the outline and form of the original structure is clearly evident.
- 5* The proposed addition's massing will align with that of the existing one-story portion below. The rear wall of the addition will be inset from the existing rear wall below in order to keep the existing one-story roof line visible and to help differentiate the old from new.
- 6* New one-over-one double hung wood windows are proposed on the second-story addition. The windows appear to match the proportion of the second-story windows on the historic house, but without muntins to be more consistent with the newer windows already installed on the house. The windows will have a 1" drip cap. Window specifications and section drawings were provided.
- 7* A single pointed-arch window located high in the exposed gable end of the new rear addition is not addressed outside of the new rear elevation drawing. The new window appears to be similar in configuration and position to an existing pointed-arch window on the existing rear elevation that will be obscured by the new addition. Specifications and section drawings were not provided.
- 8* The applicant states that "Siding, eaves, proportions of windows and trim shall be consistent between the new and existing sections of the house to help create a cohesive overall aesthetic... New eaves and soffits to match existing, exposed rafters with a fascia board." Eave, soffit, and fascia detail drawings were not provided.
- 9* The roofing material is proposed to be architectural asphalt shingles; specifications were not provided.

10* The addition will be clad in new smooth wood siding with a 4 ½" exposure to match existing. New wood trim will match existing, with 4.5" window and door trim and 5" wide corner boards.

11* A tree protection plan prepared by an ISA-certified arborist showing the locations, DBH, species, and critical root zones of trees on the property, as well as fencing, site access, and material laydown area, was not provided. However, a written description proposes that "the dumpster will need to be located on the street due to the nature of the site and lay down material will be located on the street or on an existing brick patio to the side of the house."

12* Gutters and downspouts were not shown on the drawings, although the applicant provided a written description stating that new white aluminum K-gutters and downspouts would be installed to match those on the existing house.

13* Exterior lighting, if any, was not shown on the drawings, nor were specifications provided.

14* The applicant provided additional evidence from a similar project approved nearby at 602 E Lane Street (021-17-CA).

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

1. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Window specifications and section drawings for the single arched window
 - b. Eave and soffit details
 - c. Roofing sample, if not matching existing color;
 - d. Paint color samples from the manufacturer if different than the existing house;
 - e. Gutters and downspouts location on the building;
 - f. Exterior lighting including location on the building, if any.

Staff contact: Erin Morton, erin.morton@raleighnc.gov

Type or print the following:

Applicant name: Ayn-Monique + George Klahre + PELL ST studio PLLC (Ashley Morris)

Mailing address: 219 N East St

City: Raleigh

State: NC

Zip code: 27601

Date: 2-9-2020

Daytime phone #: 1-703-731-8021

Email address: ayn.monique@gmail.com jklahre@gmail.com

Applicant signature:

Ayn Monique Klahre

George Klahre

Ashley Morris

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 #: _____

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 219 N East St

Historic district: Oakwood

Historic property/Landmark name (if applicable):

Owner name: Ayn-Monique + Josh Klahre

Owner mailing address: 219 N East 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
212 N Bloodworth St	516 Euclid St
217 N East St	218 N East St
409 N Jones St	221 N East St
405 E Jones St	408 E Lane St
216 N Bloodworth St	406 E Lane St
404 E Lane St	215 N East 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.

<p>Will you be applying for rehabilitation tax credits for this project? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Did you consult with staff prior to filing the application? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	<p style="text-align: center;">Office Use Only</p> <p>Type of work: _____ _____</p>
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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).

<p>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>
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Proposed Addition to 219 N East St

The owners of 219 N East St would like to expand their current second floor over a portion of the existing rear one story structure of their home in order to create a master suite which in turn gives them a much needed second bathroom upstairs. There will be no changes to the ground floor plan or the footprint of the existing house. The addition being limited to the second floor will keep the mass to open space minimal, impervious surface calculations the same, and will also help with preserving all the existing trees on the property and the surrounding properties. The dumpster will need to be located on the street due to the nature of the site and lay down material will be located on the street or on an existing brick patio to the side of the house. A similar project has been approved for 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. The addition is far removed from the street and will hardly be visible from the street due to the nature of the site and the existing tree canopy.

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 rear one story portion of the house. We have stopped the addition short of the rear wall of the one story existing structure so that the existing roof line will remain visible and the story of the house is easily read in the massing. The roof for the addition will be a gable roof and ties into the existing gable end of the rear elevation of the two story mass. The roof has been dropped and eaves have been shortened so that the outline of the rear elevation of the two story structure is still easily seen. Eaves 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 rear one story portion of the house and will not be visible from the street as you face the house. It will be hard to see the addition from any oblique angles as you walk down the street due to the nature of the site and the existing tree canopy. The roof line of the addition are lower than the historic house gable ridge height. Siding, eaves, proportions of windows and trim shall be consistent between the new and existing sections of the house to help create a cohesive overall aesthetic. The overhangs will be a little less, 8" versus 12" to help the existing rear two story elevation still read behind the second story addition. Windows are going to be wood, but without grilles so that they are more consistent with the newer windows already installed on the house.

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 be double hung windows to be more in keeping with the existing house. Roofing to be architectural asphalt shingles. New eaves and soffits to match existing, exposed rafters with a fascia board. Overhangs to be 8" versus 12". White aluminum k-gutters and downspouts are on the existing house and we are proposing the new ones will match these.

219 N. East St. Emma Karrar House c.1897

This Queen Anne vernacular side-hall-plan frame two-story was built for Emma Karrar, an art dealer. It has a front-gabled saddle roof, which was originally sheathed in wooden shingles. There are partially exposed rafter tails under the eaves. There are rectangular wooden shingles in the gable, set in a staggered pattern, and an attic vent with a peaked top. The front porch has a hipped roof supported by three turned posts with brackets and a sawnwork balustrade which dates to c.1975. The partially-glazed double front door has a transom, with the house number painted on it. Most windows are six-over-six and have louvered wooden shutters. The chimney has a corbeled top. The house was sheathed in aluminum siding in the 1960s. This was removed as part of a major restoration in c.1974-75 by Frank & Peggy Daino. There is a one-story ell in the rear, with a porch along the north side of it. It has a basement which is either original or created soon after construction. The porch was enclosed after 1950. The house received a second restoration by Lyman LaFreniere in 2002-03.

There is a stone retaining wall at the front of the property, which probably dates to the early 20th century.

135:197 George C. & Eugenie Heck to Miss Emma Karrar Jun 1, 1895 \$385 this lot, lot 88 on Heck plat map

337:46 Miss Emma Karrar to Miss Lydia O. Sorrell Apr 10, 1919 \$3,000 this lot, lot 88 on Heck plat map

2231:57 Miss Lydia O. Sorrell, unmarried, to Frank & Peggy Daino Mar 18, 1974

9333:2007 to Lyman LaFreniere Mar 15, 2002 \$202K

11965:2132 Lyman LaFreniere to Mark & Helene Wiesner May 22, 2006 \$390K

1896-97 RCD: No listing for this address. Miss Emma Karrar, stamping & embroidering, wks 115 Fayetteville St., bds Edenton St.

1899-00 RCD: William J. Angier, engineer with C&N Railroad, lives here. Miss Emma Karrar has art store 115 Fayetteville St., r W. Edenton

1900 census: Emma Karrar, art embroidery dealer, lives with aunt on Edenton St.

1901 RCD: Frank M. Godwin, works at Raleigh Times at 219 East – doesn't specify N. or S. East. There is a 219 S. East in the 1899-00 RCD, with a colored resident Penny Stevenson, and in the 1903 RCD, with colored resident William Sanders. Neither appear in 1901 RCD.

1901 RCD: Robert D. Wicker, printer Raleigh Advocate co, w-Alice

1903 RCD: Mrs. H. W. Denton

1905-06 RCD: Mrs. H. W. Denton

1909 Sanborn: front 2-story section, 1-story ell with porch on north side; wooden shingle roof

1909-10 RCD: S. W. Walker

1911-12 RCD: S. W. Walker

1914 Sanborn: same as 1909 but ell has a basement

1923-24 RCD: Horace J. Sorrell, clerk Southern Railway

1948 RCD: Lydia O. Sorrell

1950 Sanborn: same as 1914 but composition roof

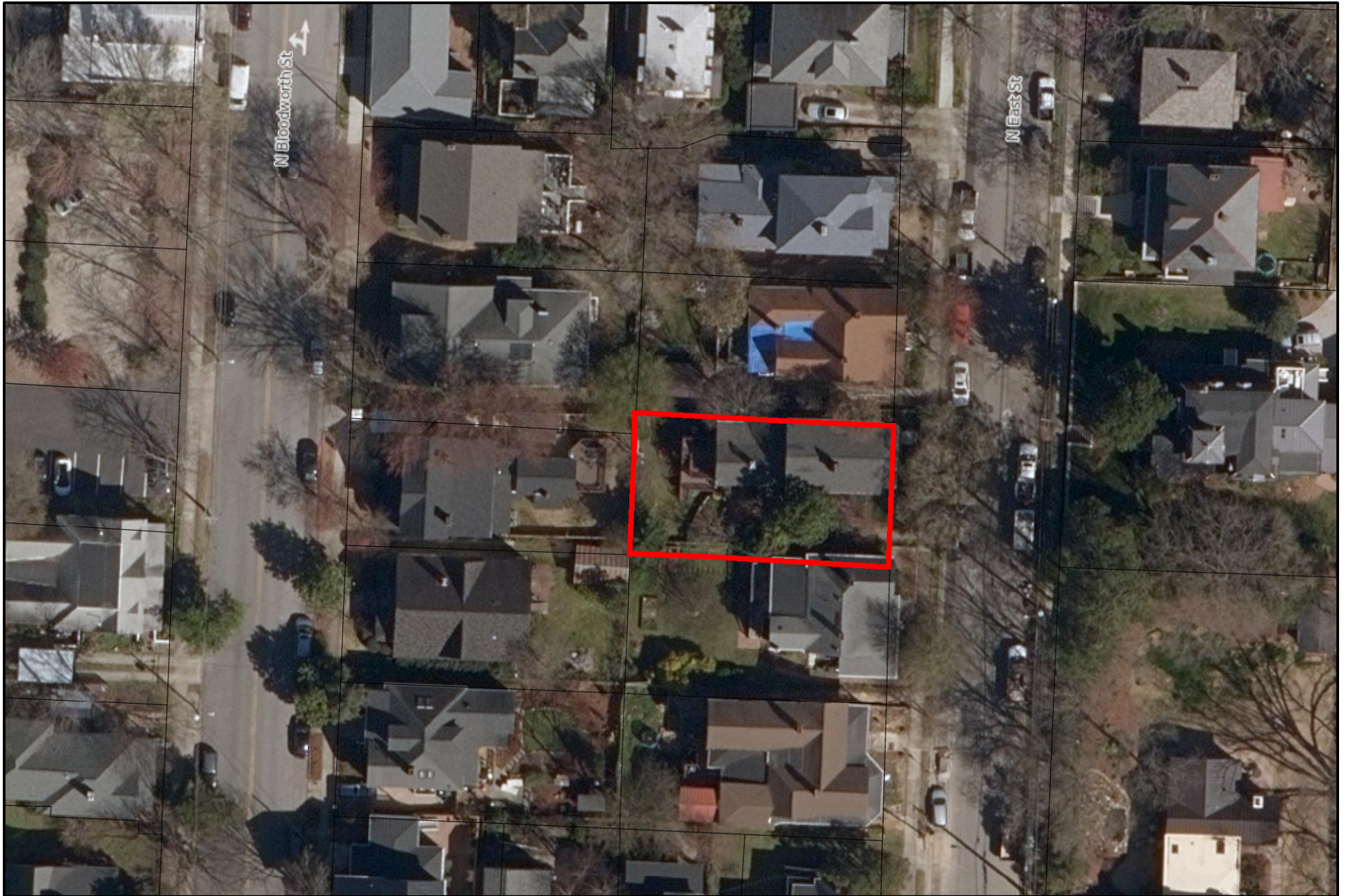
1963 RCD: Lydia O. Sorrell

c.1974 photo 145_Misc_58_2 at N.C. Archives shows this house sided in aluminum or asbestos; has sawnwork balustrade

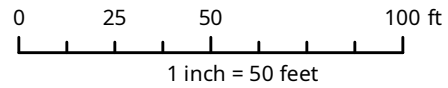
c.1975 photo 145_Misc_22_1 at N.C. Archives shows this house substantially as in 2012, with sign on front "Historic Oakwood Restoration Project."

c.1977 photo 145_Misc_62_5 at N.C. Archives shows this house substantially as in 2012

2012 wakegov: similar footprint to 1950 but back porch enclosed [Diagram says ell is two stories; this is an error.]

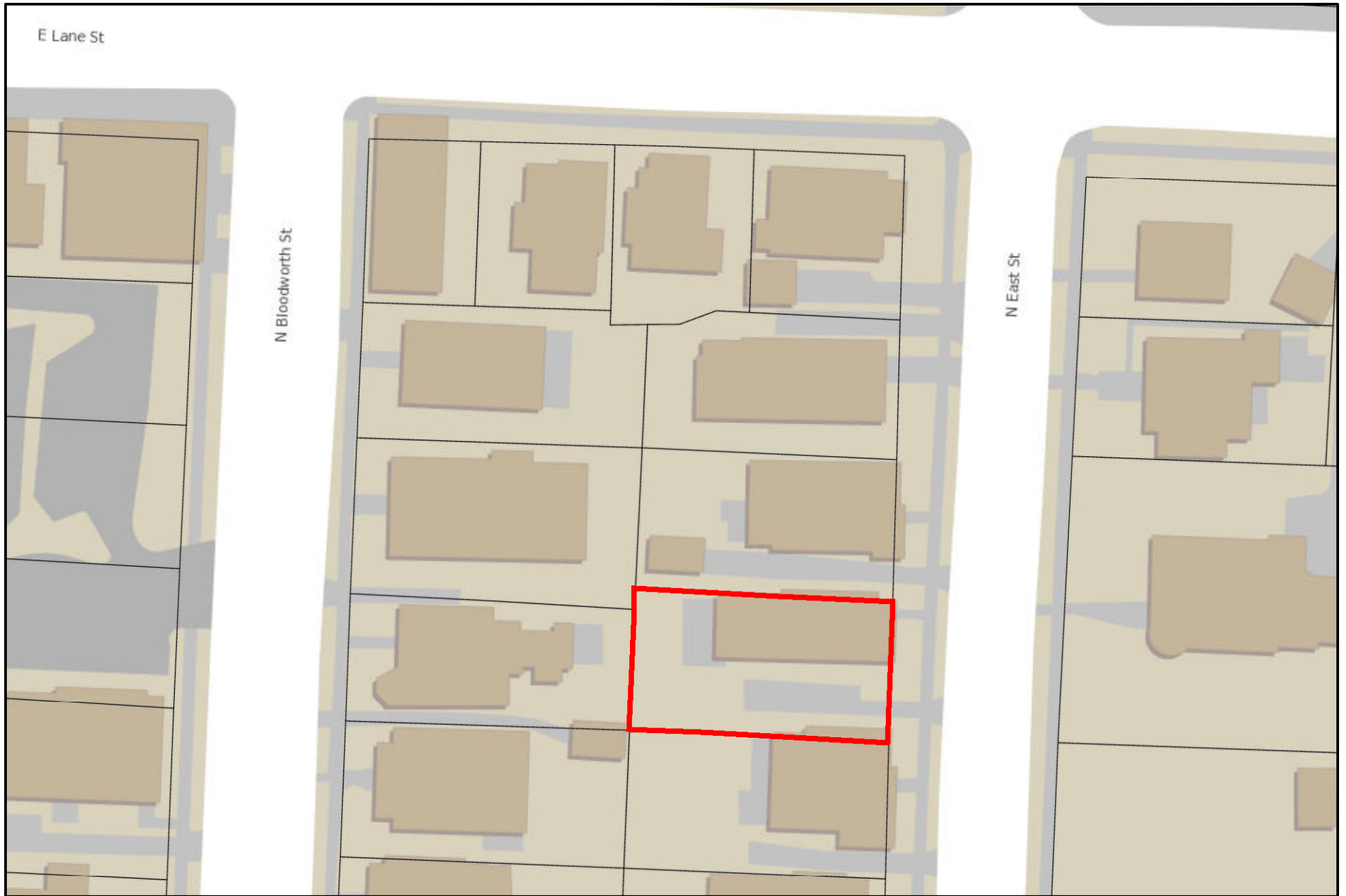


219 N East St - aerial

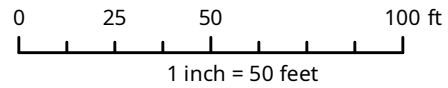


Disclaimer

*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.*



219 N East St - imaps



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Phelps

SUBJECT PROPERTY IS IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170300 J ZONE X

D.B. 9333, PG. 2007

SITE
BLOODWORTH
N. EAST ST.
V. JONES ST.
ELM ST.

N/F
CARL C. CHURCHILL
PIN NO. 1704809037
D.B. 11754, PG. 2411

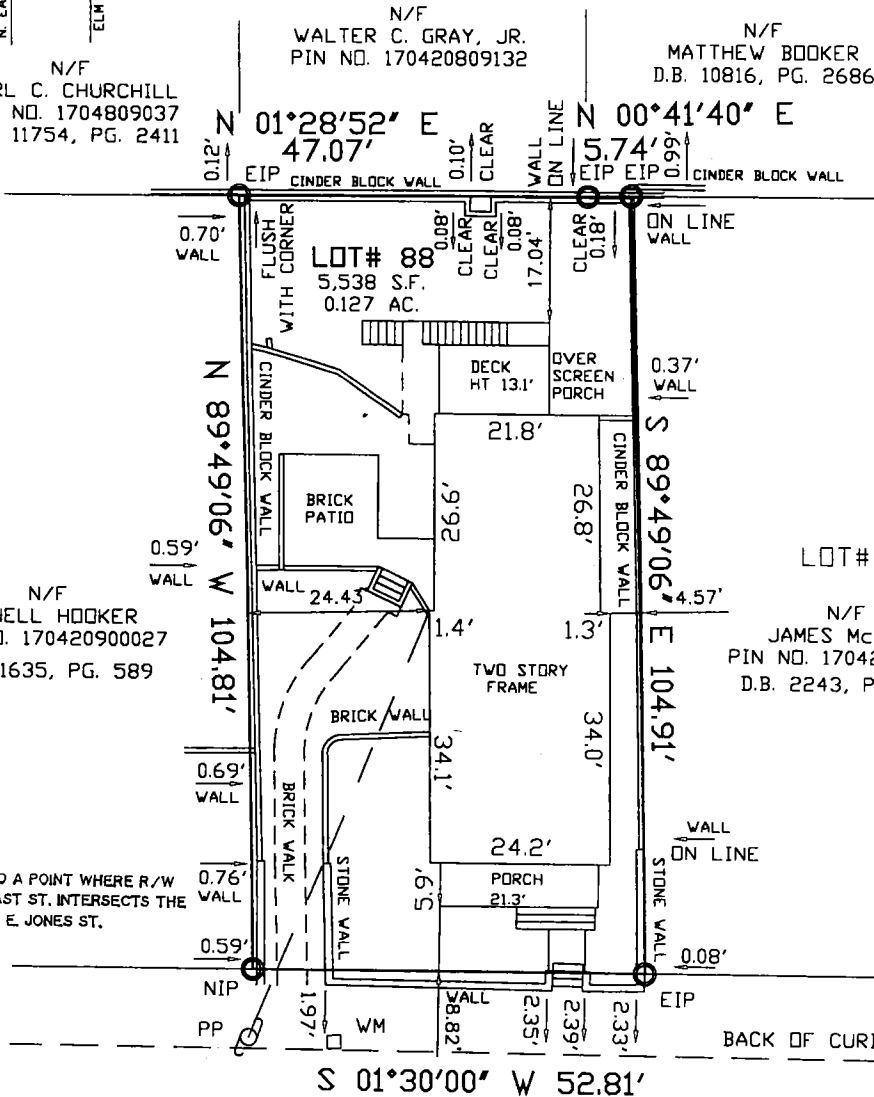
N/F
WALTER C. GRAY, JR.
PIN NO. 170420809132

N/F
MATTHEW BOOKER
D.B. 10816, PG. 2686

N/F
VONNELL HOOKER
PIN NO. 170420900027
D.B. 11635, PG. 589

LOT# 87
N/F
JAMES MCGHEE
PIN NO. 170420900137
D.B. 2243, PG. 289

210.0' TO A POINT WHERE R/W OF N. EAST ST. INTERSECTS THE R/W OF E. JONES ST.



PIN NO. 170420900132

NORTH EAST STREET

FIELD CLOSURE 1:35,318

D.B. 9333, PG. 2007

REVISED TO SHOW TIE TO INTERSECTION 05/18/06

LEGEND

EIP	EXISTING IRON PIPE	MH	MANHOLE
NIP	NEW IRON PIPE	PP	POWER POLE
MON	MONUMENT	R/W	RIGHT OF WAY
PK	PARKER KALON NAIL	C/L	CENTER LINE
		CB	CATCH BASIN

LOT 88 BLOCK NOT RECORDED, INFORMATION FOUND

RECORDED IN BOOK OF MAPS , VOL , PAGE WAKE COUNTY, N. C.

I, JOHN Y. PHELPS, JR. HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDINGS LIE WHOLLY ON THE LOT AND THAT THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON SAID LOT UNLESS SHOWN OTHERWISE. THIS MAP IS NOT FOR RECORDING.

PROPERTY OF
**MARK WIESNER
HELENE WIESNER**
219 N. EAST STREET
RALEIGH, N.C.

JOHN Y. PHELPS, JR.

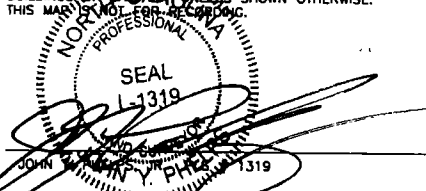
PROFESSIONAL LAND SURVEYOR
RALEIGH, NORTH CAROLINA
ZIP 27612

5110 BUR OAK CIRCLE PHONE: 787-3658

SCALE 1"=20'

DATE 05/15/06

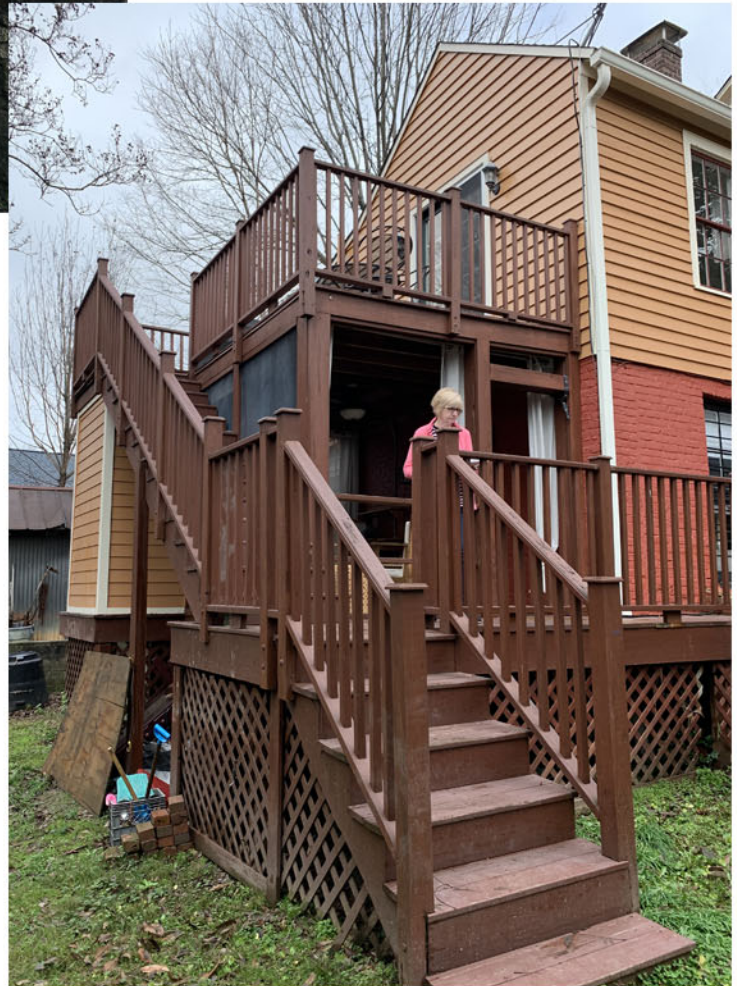
1146 81032



219 N East St













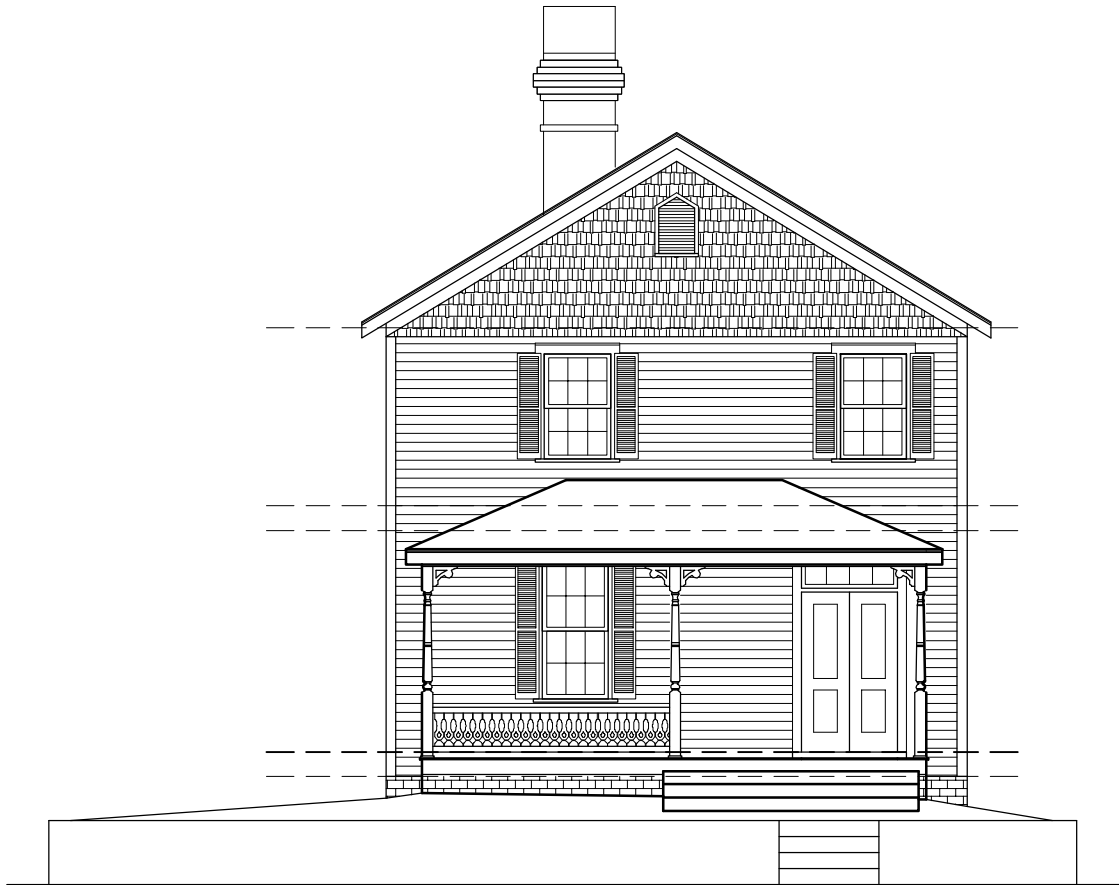
219 N East St

adjacent
neighbors



219 N East St
views from rear upper deck



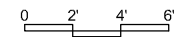


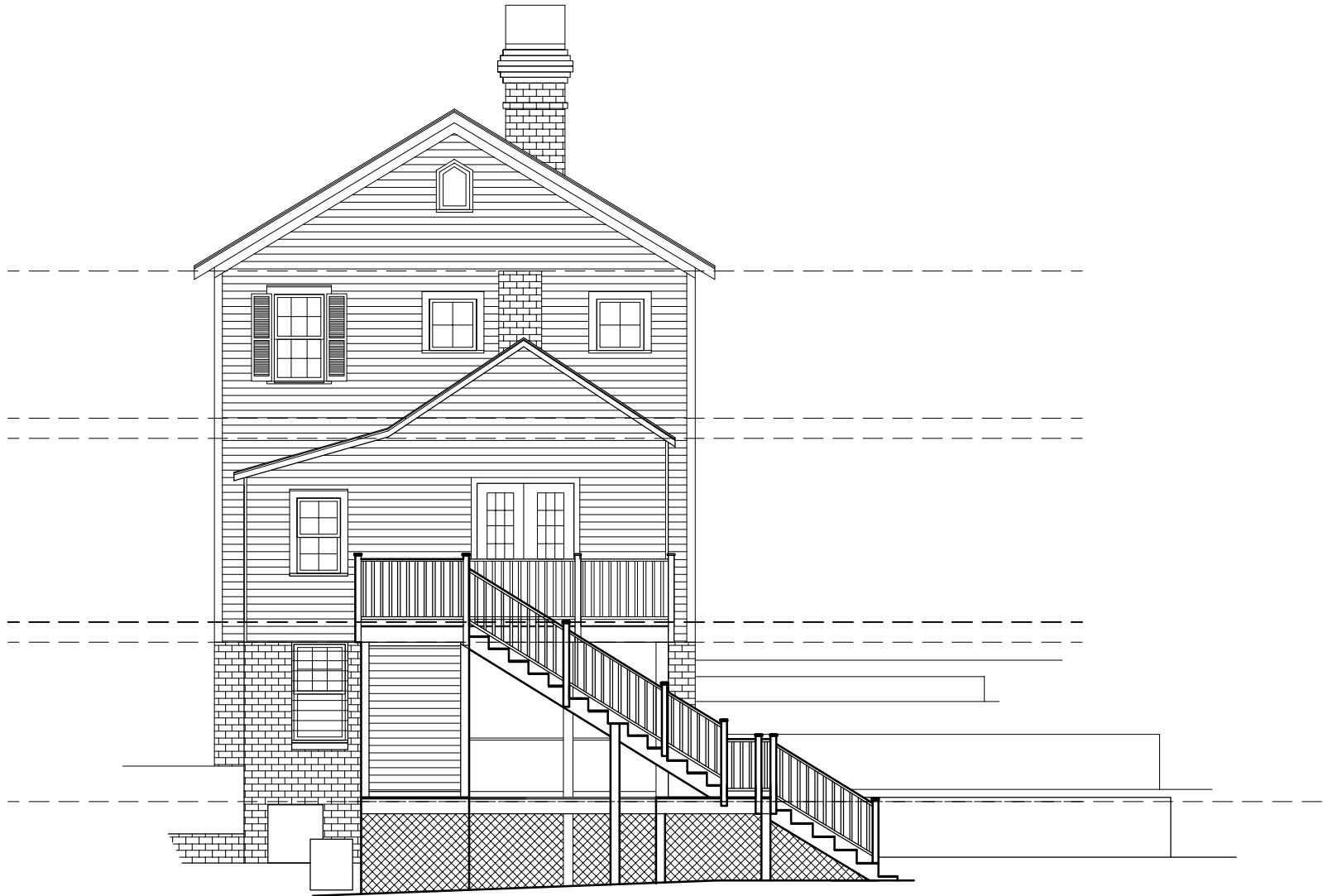
219 East St - Existing Front Elevation

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

PELL ST studio

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



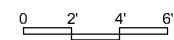


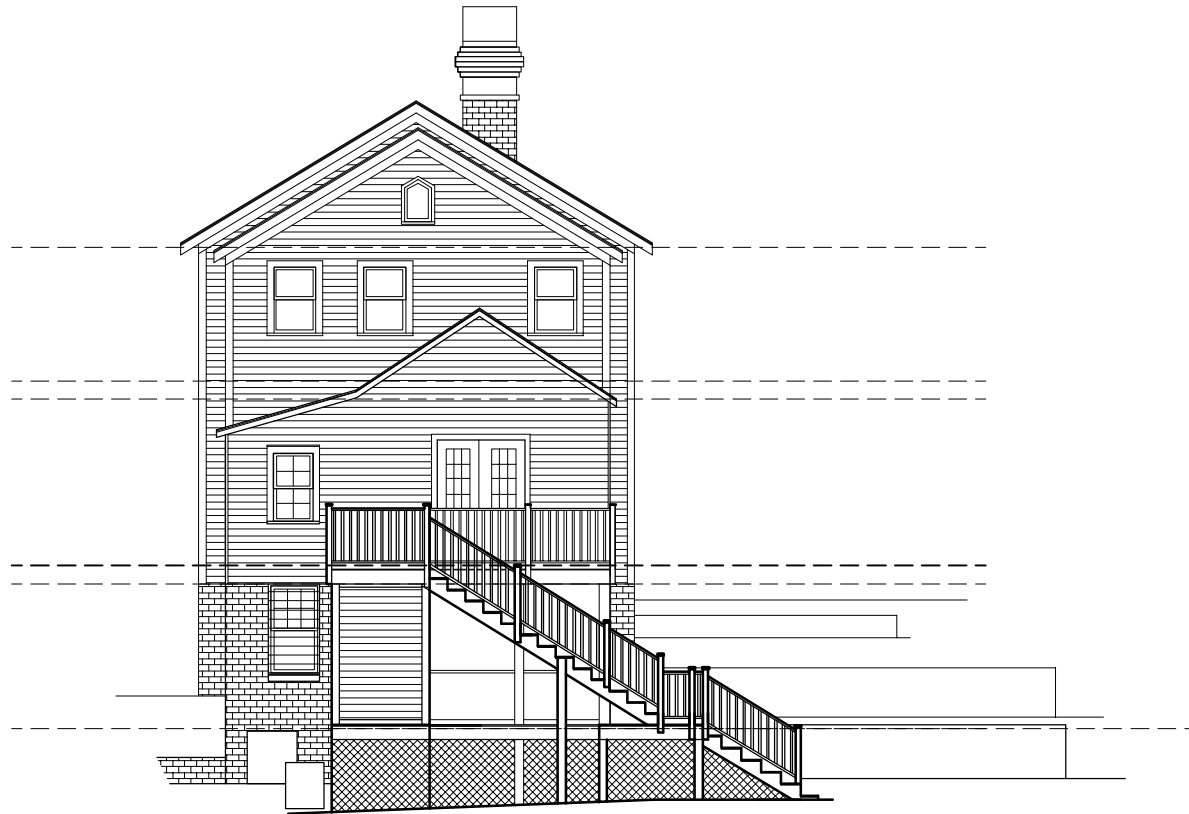
219 East St - Existing Rear Elevation

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

PELL ST studio

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



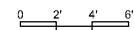


219 East St - New Rear Elevation

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

PELL ST studio

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



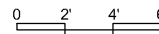


219 East St - Existing Side Elevation

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

PELL ST studio

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



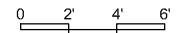


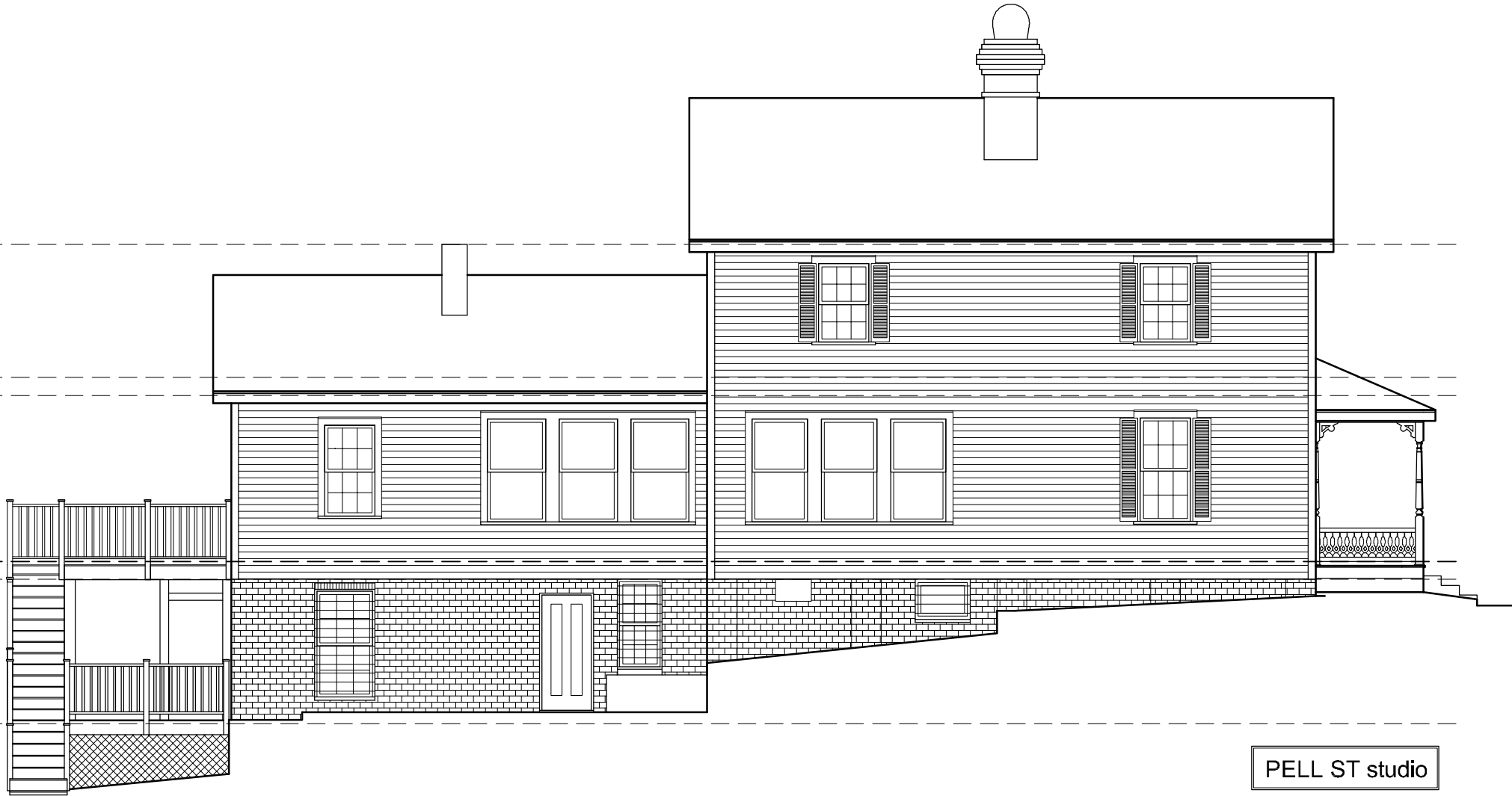
219 East St - New Side Elevation

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

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Raleigh, NC 27604
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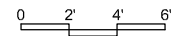


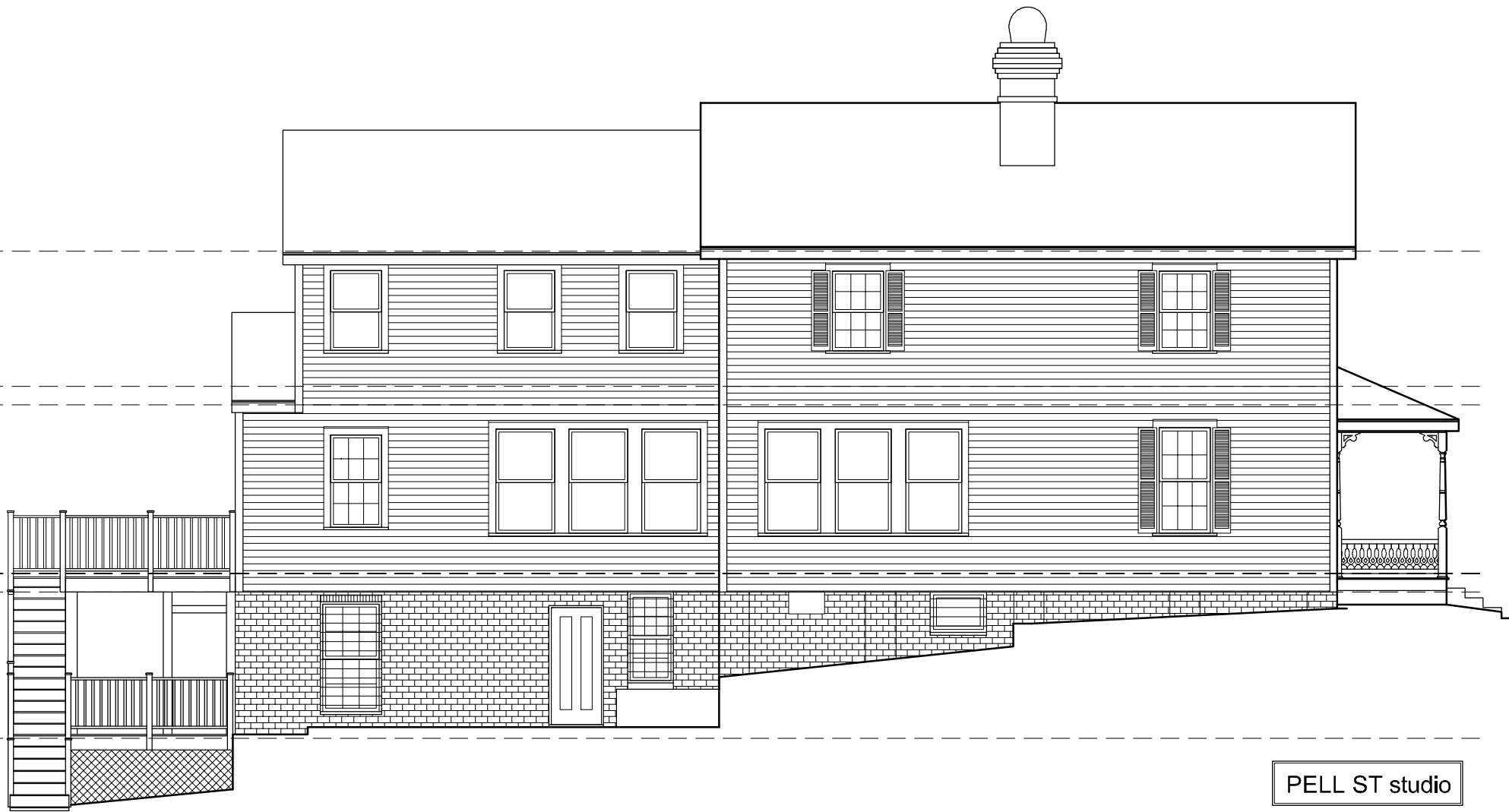
219 East St - Existing Side Entry Elevation

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

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306 Pell Street
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919.696.0970





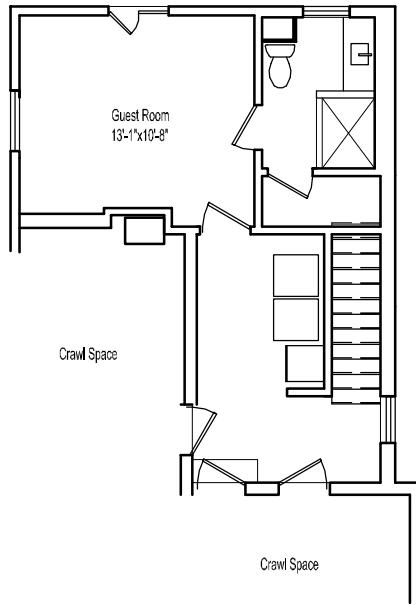
219 East St - New Side Entry Elevation

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

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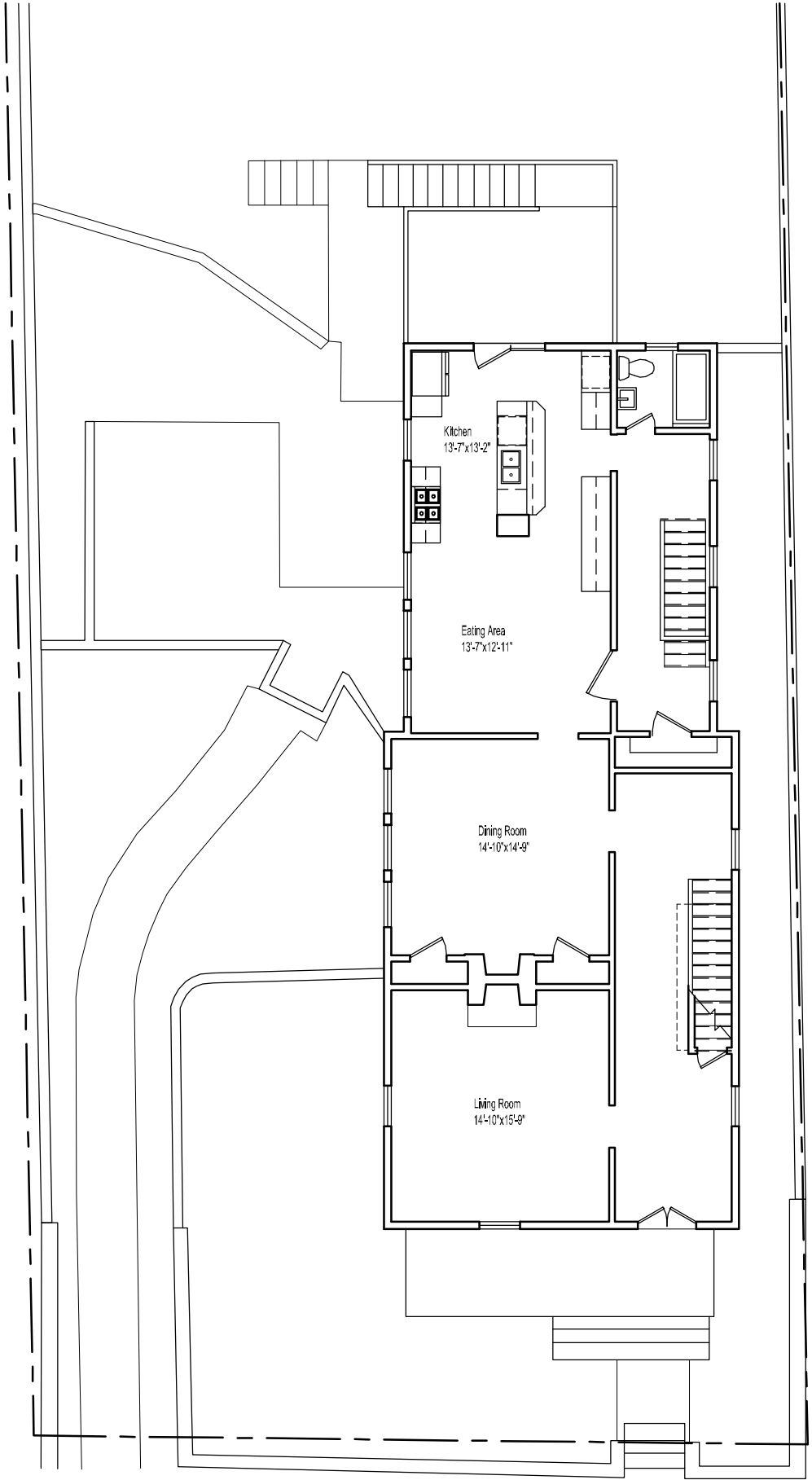
219 East St - Existing Basement Fir Plan

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



PELL ST studio

Architect
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306 Pell Street
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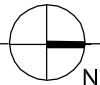


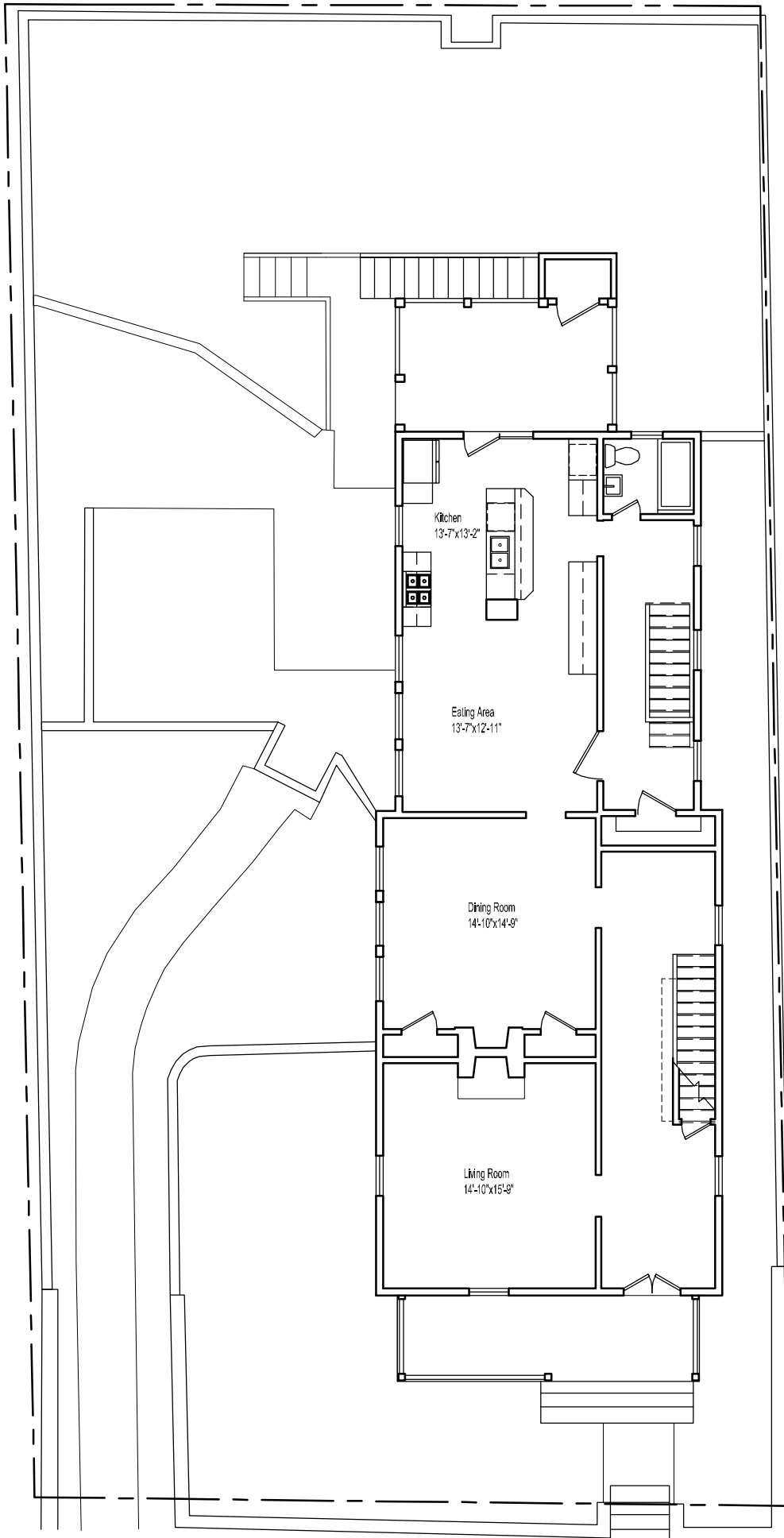
PELL ST studio

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Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

219 East St - Existing Floor Plan

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





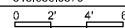
219 East St - Existing Floor Plan w/ Site

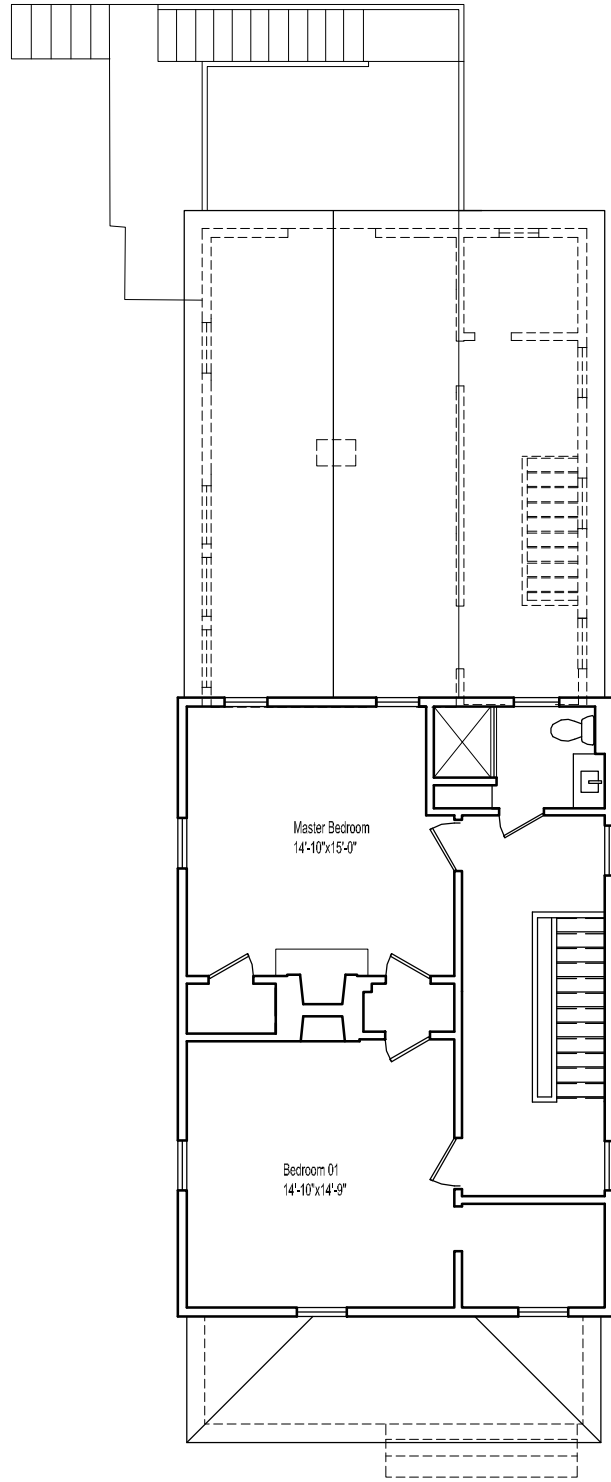
Scale - 3/32" = 1'-0"



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Architect
 Ashley Henkel Morris
 305 Pail Street
 Raleigh, NC 27604
 919.696.0970





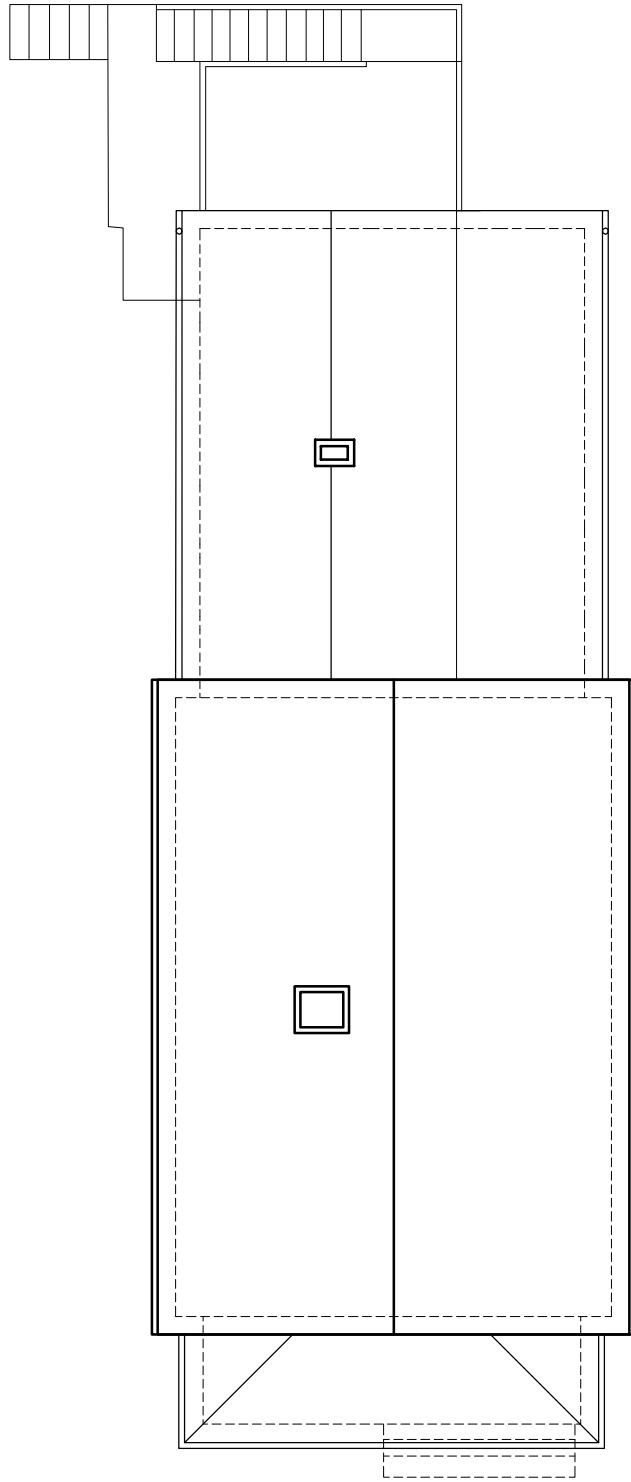
219 East St - Existing Second Flr Plan

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

PELL ST studio

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





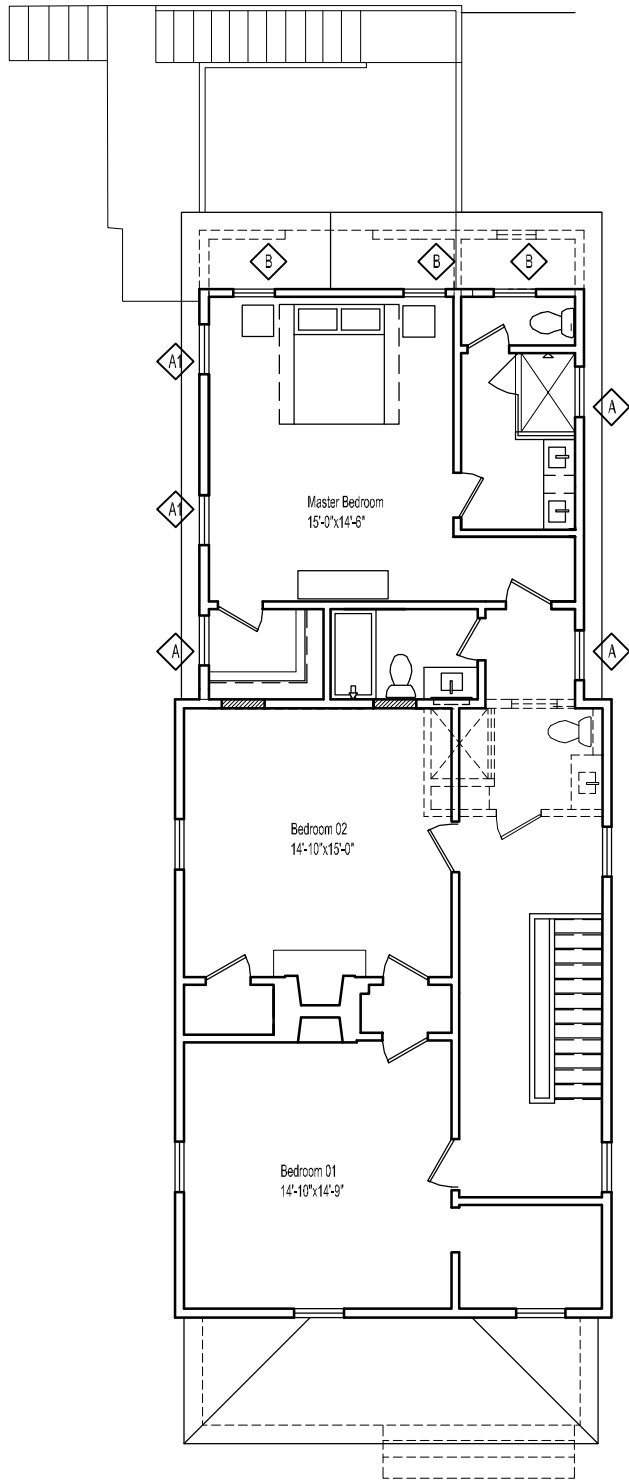
219 East St - Existing Roof Plan

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



PELL ST studio

Architect
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306 Pell Street
Raleigh, NC 27604
919.696.0970



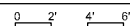
219 East St - New Second Floor Plan

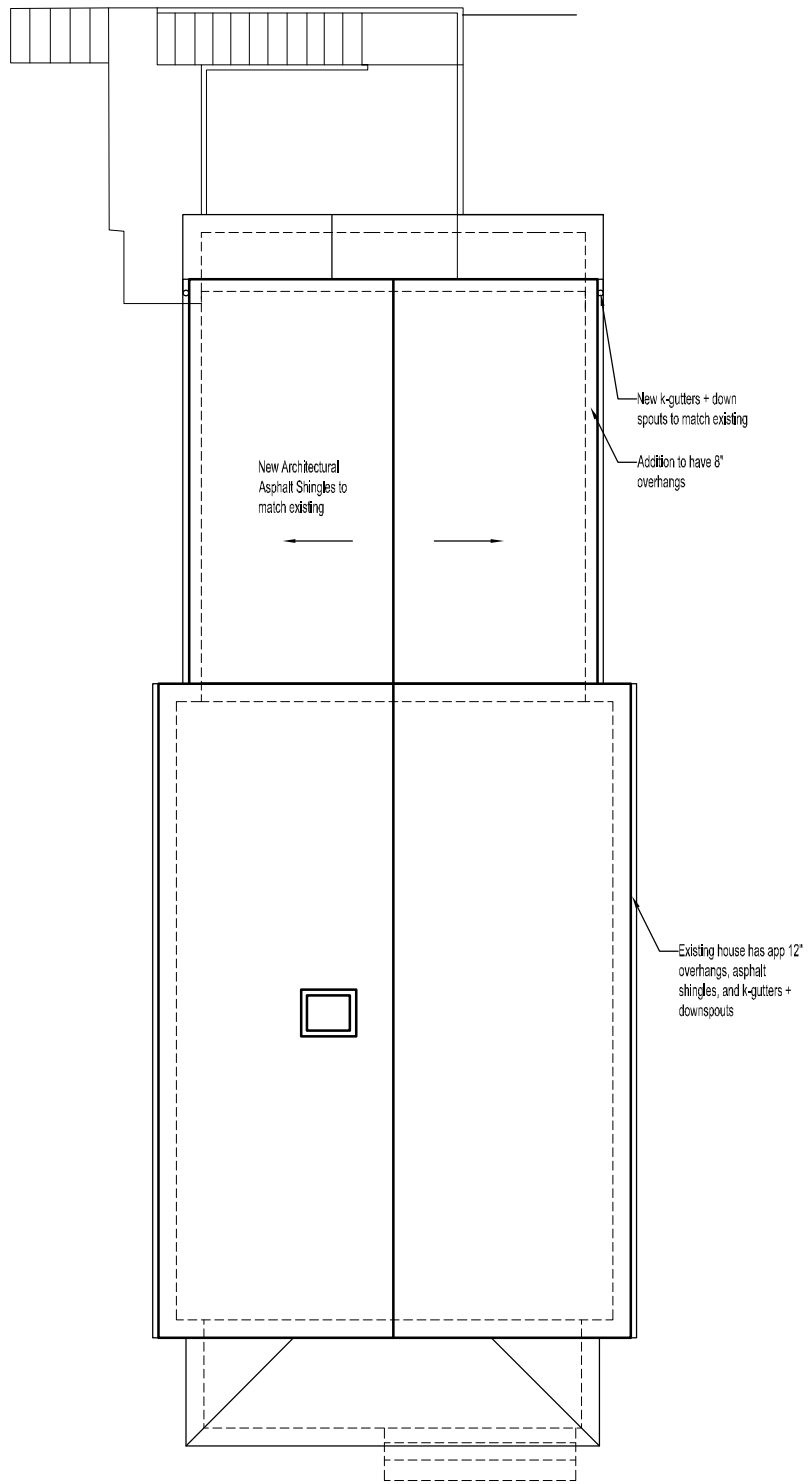
Scale - 3/32" = 1'-0"



PELL ST studio

Architect
 Ashley Henkel Morris
 306 Pell Street
 Raleigh, NC 27604
 919.696.0370





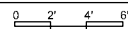
219 East St - New Roof Plan

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



PELL ST studio

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



ELEVATIONS

Casement Single Unit Elevations

Unit Dimension	Primed Unit Dimension							
	19"	23"	27"	31"	33"	35"	39"	45"
Rough Opening	Rough Opening							
	16½"	20½"	24½"	28½"	30½"	32½"	36½"	42½"
Box Size	Box Size							
	16"	20"	24"	28"	30"	32"	36"	42"
Class	Class							
	11"	15"	19"	23"	25"	27"	31"	37"
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
54½"	1654	2054	2454	2854	3054	3254	3654	4254

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.

* wood casements to look like DHs for egress

ELEVATIONS

Casement Single Unit Elevations

Unit Dimension	Primed Unit Dimension							
	19"	23"	27"	31"	33"	35"	39"	45"
Rough Opening	Rough Opening							
	16½"	20½"	24½"	28½"	30½"	32½"	36½"	42½"
Box Size	Box Size							
	16"	20"	24"	28"	30"	32"	36"	42"
Glass	Glass							
	11"	15"	19"	23"	25"	27"	31"	37"
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
54½"	1654	2054	2454	2854	3054	3254	3654	4254

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.

* all wood windows, casements to look like DH for egress.
A and A1 are the same size as existing second floor windows

ELEVATIONS

Double Hung Unit Elevations

	24"	28"	32"	34"	36"	38"	40"	44"	48"
Primed Unit Dimension	21 ¹ / ₈ "	25 ¹ / ₈ "	29 ¹ / ₈ "	31 ¹ / ₈ "	33 ³ / ₈ "	35 ³ / ₈ "	37 ⁷ / ₈ "	41 ¹ / ₈ "	45 ⁷ / ₈ "
Rough Opening	21 ¹ / 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									
WIDE RAILS	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 "
NARROW RAILS	33 ¹ / ₈ "	37 ¹ / ₈ "	41 ¹ / ₈ "	45 ¹ / ₈ "	49 ¹ / ₈ "	53 ¹ / ₈ "	57 ¹ / ₈ "	61 ¹ / ₈ "	65 ¹ / ₈ "
	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 "
	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 "
	12"	14"	16"	18"	20"	22"	24"	26"	28"
	13 ¹ / ₈ "	15 ¹ / ₈ "	17 ¹ / ₈ "	19 ¹ / ₈ "	21 ¹ / ₈ "	23 ¹ / ₈ "	25 ¹ / ₈ "	27 ¹ / ₈ "	29 ¹ / ₈ "
	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 "
	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 "
	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 "
	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 "
	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 "
	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 "
	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 "
	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 "
	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 "
	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 "
	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

ELEVATIONS

Double Hung Unit Elevations

		24"	28"	32"	34"	36"	38"	40"	44"	48"	
Primed Unit Dimension		21 ¹ / ₈ "	25 ¹ / ₈ "	29 ¹ / ₈ "	31 ¹ / ₈ "	33 ³ / ₈ "	35 ³ / ₈ "	37 ⁷ / ₈ "	41 ⁷ / ₈ "	45 ⁷ / ₈ "	
Rough Opening		21 ¹ / 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		* wood windows, no grilles									
34 ¹ / ₄ "	33"										
38 ¹ / ₄ "	37"										
42 ¹ / ₄ "	41"										
46 ¹ / ₄ "	45"										
50 ¹ / ₄ "	49"										
54 ¹ / ₄ "	53"										
58 ¹ / ₄ "	57"										
62 ¹ / ₄ "	61"										
66 ¹ / ₄ "	65"										
70 ¹ / ₄ "	69"										
74 ¹ / ₄ "	73"										
5' 10 ¹ / ₂ "	32"										
5' 10 ¹ / ₂ "	33 ¹ / ₈ "										

* wood windows, no grilles

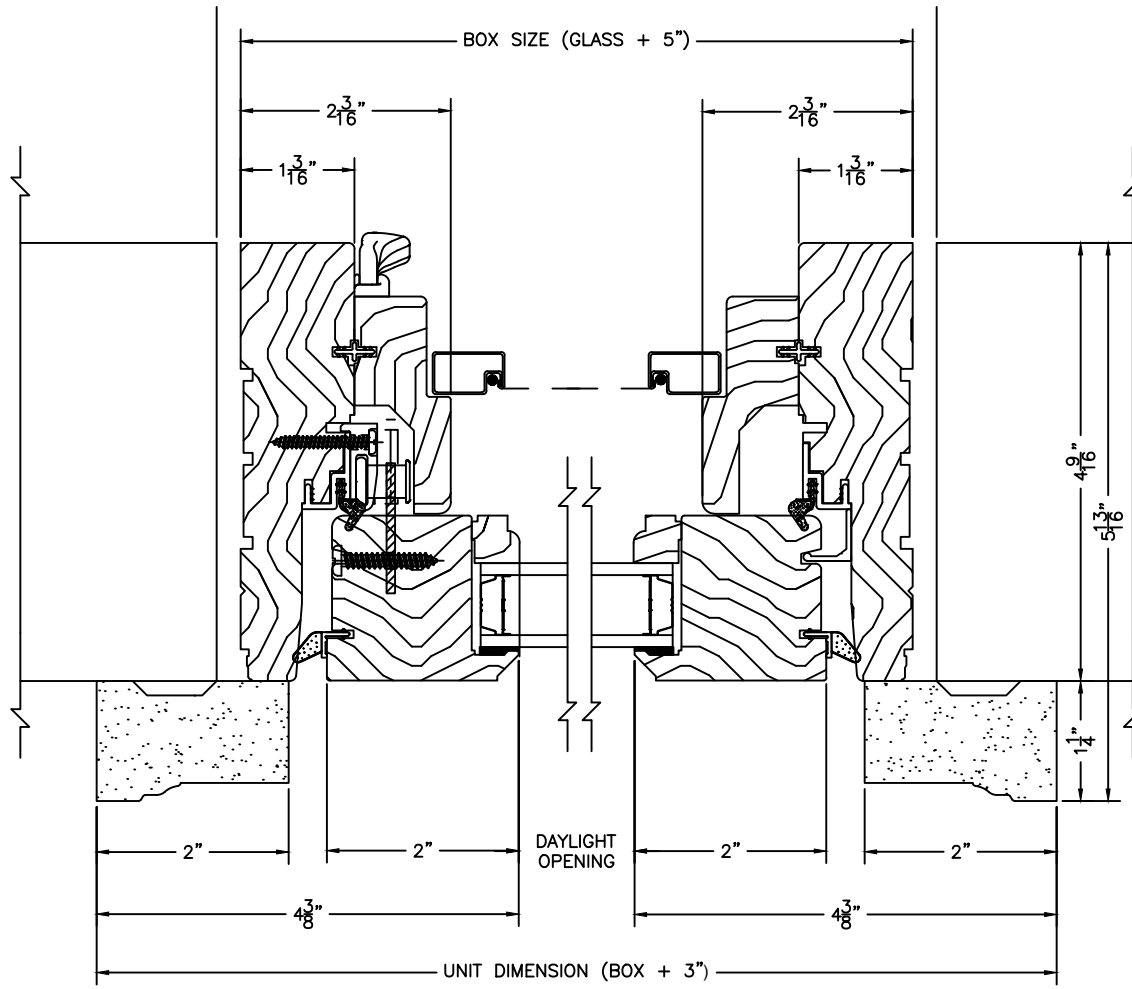
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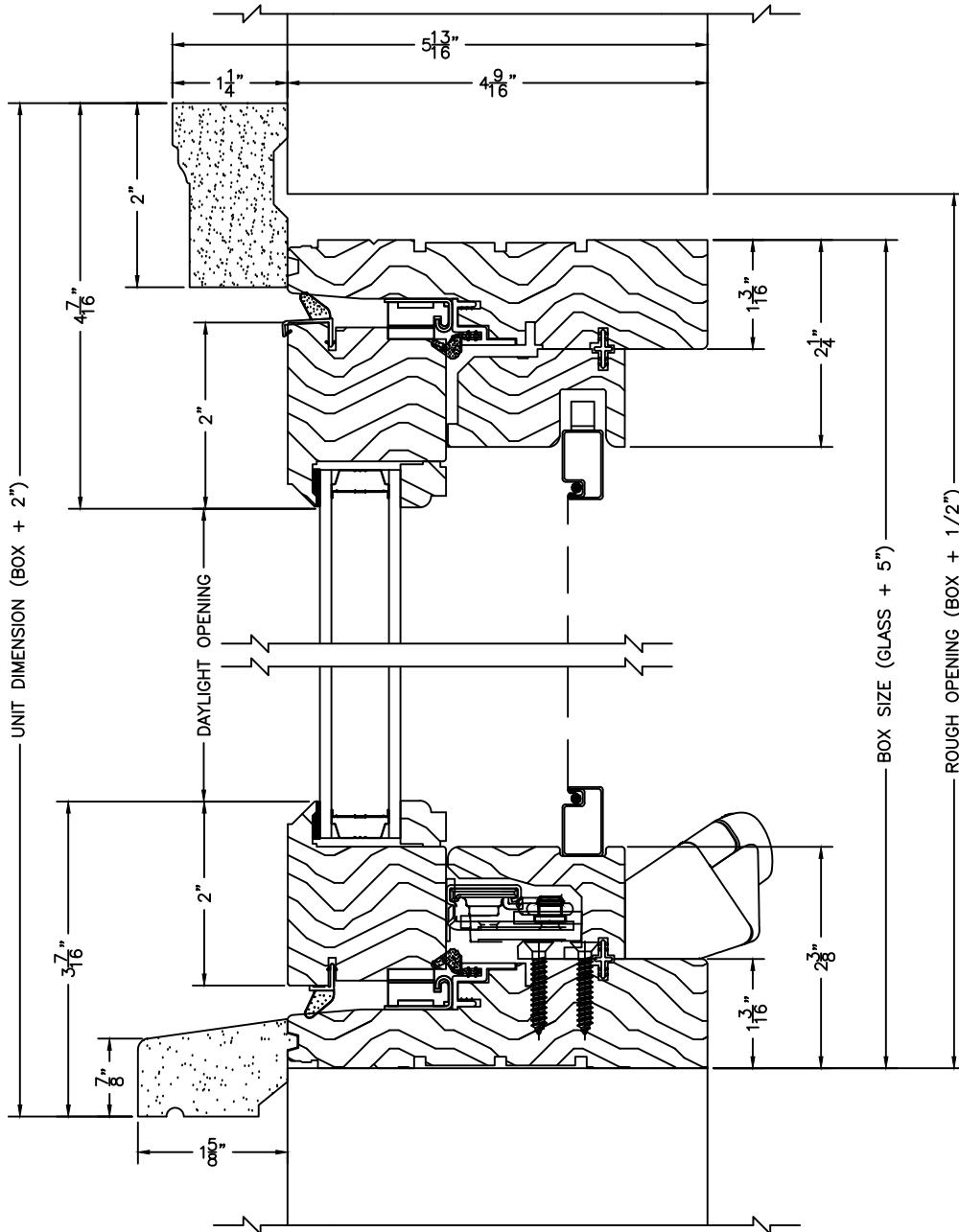
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Shaded units meet UBC egress codes

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



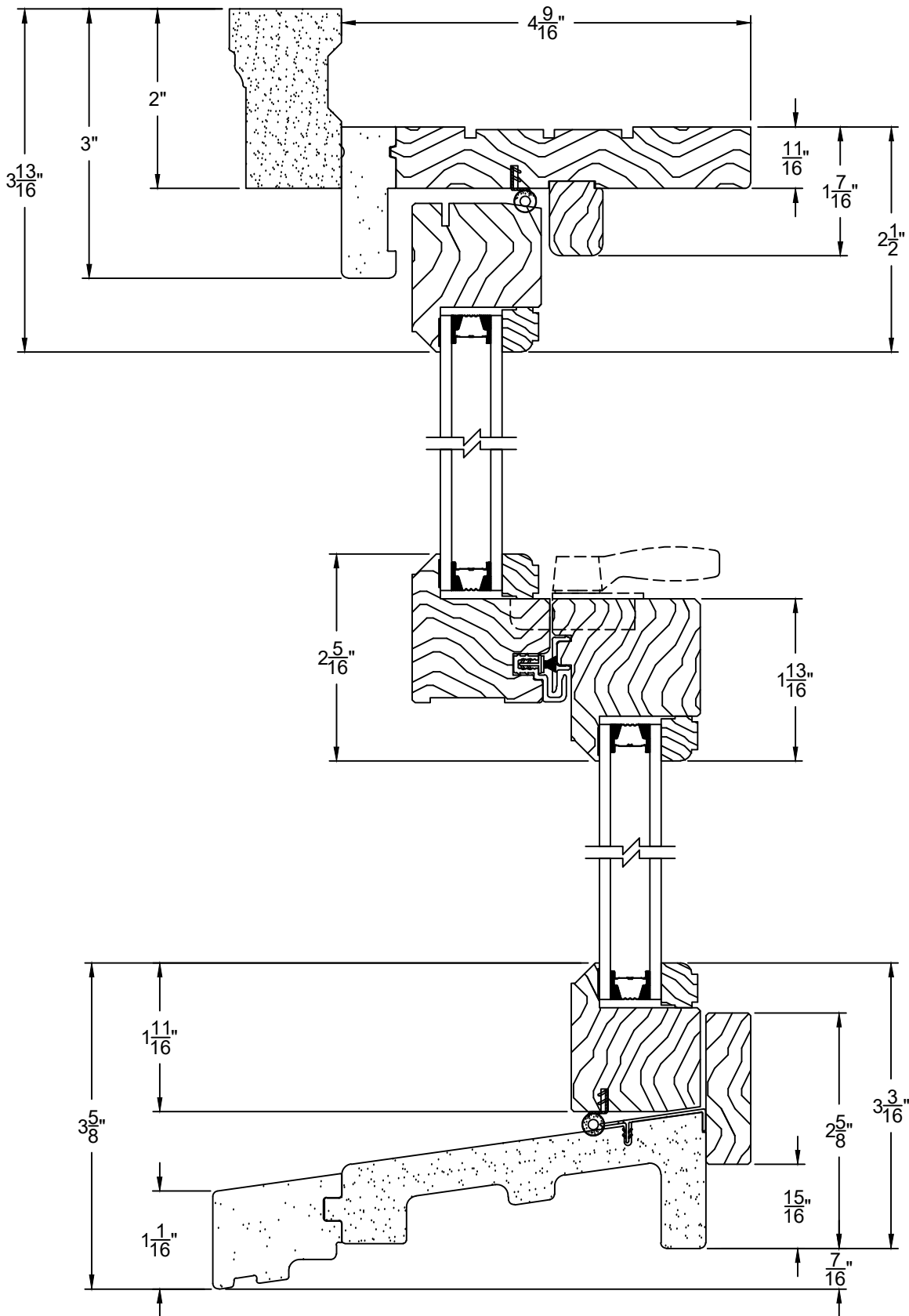
WOOD CASEMENT-VERTICAL SECTION
SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

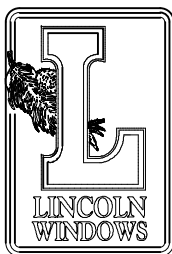
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Merrill, WI 54452

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



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1400 W. TAYLOR ST.

Merrill, WI 54452

(715) 536-2461

1704809032
YALCIN, MIRANDA RUTH
212 N BLOODWORTH ST
RALEIGH NC 27601-1106

1704900137
MCGHEE, JAMES E MCGHEE, ELLEN P
221 N EAST ST
RALEIGH NC 27601-1113

1704809232
JONES, BARBARA JONES, RANDALL
3701 OLD LASSITER MILL RD
RALEIGH NC 27609-7062

1704900027
LEWIS, C BLAKE
217 N EAST ST
RALEIGH NC 27601-1113

1704900258
TAYLOR, JONATHAN B TAYLOR, ABIGAIL J
408 E LANE ST
RALEIGH NC 27601-1120

1704900243
KONIDARIS, KONSTANTINA N TRUSTEE
THE KONIDARIS TRU...
223 N EAST ST
RALEIGH NC 27601-1113

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

1704900208
MILLER, BRUCE GRANTIER
406 E LANE ST
RALEIGH NC 27601-1120

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

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

1704900032
MELO, JIM MELO, MEGHAN COLLEEN
215 N EAST ST
RALEIGH NC 27601-1113

1704809127
BOOKER, MATTHEW BOOKER, ARANZAZU
LASCURAIN
218 N BLOODWORTH ST
RALEIGH NC 27601-1106

1704809132
HODGE, DAVID J HODGE, JENNIFER
NORDEN
216 N BLOODWORTH ST
RALEIGH NC 27601-1106

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

1704809037
WHEATLEY, JOHN H WHEATLEY, BONNIE
R
214 N BLOODWORTH ST
RALEIGH NC 27601-1106

1704809249
HUMPHREY, JOSHUA L SOUTH, BLAIR M
404 E LANE ST
RALEIGH NC 27601-1120

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

1704900132
KLAHRE, GEORGE EDWARD JR KLAHRE,
AYN-MONIQUE TETRE...
219 N EAST ST
RALEIGH NC 27601-1113

1704808299
INTAGLIO LLC
516 EUCLID ST
RALEIGH NC 27604-1939

1704901298
WILLETT, ROBERT T BROWN WILLETT,
GRACE MARLETTE
224 N EAST ST
RALEIGH NC 27601-1114

1704901292
PHILLIPS, KENNETH L PHILLIPS, BRIDGET
GALLAGHER
220 N EAST ST
RALEIGH NC 27601-1114

1704903104
BLANDFORD, DONALD JR ROGERS, JULIE
M
218 N EAST ST
RALEIGH NC 27601-1114