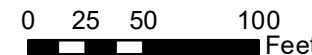




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COA-0030-2019

529 EUCLID STREET
OAKWOOD HISTORIC
DISTRICT (R-10)



Nature of Project:
Construct addition and rear deck

APPLICANT:
KATE AND MICHAEL PRAFKA



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0030-2019 529 EUCLID STREET

Applicant: KATE AND MICHAEL PRAFKA

Received: 3/12/19

Meeting Date(s):

Submission date + 90 days: 06/10/19

1) 04/25/2019 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Construct addition and rear deck

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; Kate Prafka, applicant; 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 and rear deck
3.2	Additions	Construct addition and rear deck

STAFF REPORT

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

- A. Constructing an addition and rear deck 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. 1927 and is contributing to the historic district: "This Craftsman frame bungalow was built by carpenter Edward E. Crane for his wife Florence, as an investment. It remained in the Crane family until 2013. The house has a side-gabled saddle roof with deep eaves. There are exposed rafter tails under the eaves, with decorative ends. There is a gabled projection on the rightward part of the front. The gables have

wooden shingle siding and round attic vents. There is a front porch beside the gabled projection, with a shed-on-hip roof coming off the main roof. It is supported by a square section post. It originally had Craftsman-style lattice work, which can be seen in a 1995 photograph in the tax records. This lattice work was removed prior to 2011. The front door has a large window with perpendicular tracery. There is a shed-roofed projection on the western part of the rear, which may be original. Half of it is an open porch.”

- 2* The applicant proposes the construction of an addition on the rear façade. This is a typical location for an addition.
- 3* The proposed addition is inset 8” on the west façade and slightly over 6 ½’ on the east façade.
- 4* A rear deck and stairs are proposed to be nearly centered on the rear façade of the addition. The application notes it will be constructed of stained and pressure treated wood. Deck rail details were provided.
- 5* The application states that the property slopes 8’ from the front of the house to the rear property line; which allows for a one and a half story addition to be added without exceeding the height of the main ridge. The ridge height of the proposed addition appears to match the height of the main ridge.
- 6* The application notes the slope of the property and illustrates the grade in the elevation drawings. The addition is set in the Critical Root Zone of a 23” DBH Maple located on the neighboring property. The tree protection plan notes that piers should be utilized instead of a continuous footer.
- 7* **Built mass to open space analysis:** According to the applicant, the lot is 4,370 SF. Sanborn maps from 1914-1950 show approximately 1,049 SF of built area (including a 144 SF garage), with a ratio of built area to open space of 24%. The existing built area is 985 SF (including an 80 SF shed), with a ratio of built area to open space of 23%. The proposed built area is 1,433 SF (including an 80 SF shed), with a ratio of built area to open space of 32%. This is a 9% increase.
- 8* 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.

- 9* The existing roof is a side-gable form with shed roof porch and front gable projecting bay.
- 10* The proposed addition over-frames the existing rear roof as an extended cross-gable with elongated dormers on the east and west facades. 1'6" and 1' eaves are proposed. Details were provided.
- 11* The dormers feature small casement windows that appear to match the size and style of an existing window located on the rear façade. Specifications were provided.
- 12* The addition includes single, paired, and tripled windows that appear to match the size and style of the existing 1/1 windows. One window on the east façade appears as a slightly oversize upper sash. Paired single pane windows are proposed for the second story on the rear façade of the addition. Specifications were provided for the windows as well as the trim and sills.
- 13* A tree protection plan prepared by a certified arborist was provided that identified the location and species of trees with critical root zones on the property. It includes tree protection fencing that appears to accommodate construction activity, laydown areas, and mulched areas.
- 14* No details were provided on exterior lighting, if any.

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

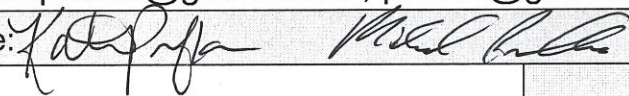
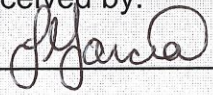
1. That a tree protection plan be implemented and remain in place for the duration of construction.
2. That the addition be constructed using piers rather than a continuous footer.
3. That the following be provided to and approved by staff prior to installation or construction:
 - a. Exterior lighting, if any.

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

Certificate of Appropriateness | Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form can be submitted in person or via USPS at the above address.

Type or print the following:		
Applicant name: Kate + Michael Prafka		
Mailing address: 529 Euclid St		
City: Raleigh	State: NC	Zip code: 27604
Date: 3/11/2019	Daytime phone #: 704-322-9168	
Email address: kate.prafka@gmail.com , prafka@gmail.com		
Applicant signature: 		
<input type="checkbox"/> Minor work (staff review) – one copy Major work (COA committee review) – ten copies <input checked="" type="checkbox"/> Additions > 25% of building sq. footage <input type="checkbox"/> New buildings <input type="checkbox"/> Demolition of building or structure <input type="checkbox"/> All other <input type="checkbox"/> Post approval re-review of conditions of approval	Office Use Only Transaction #: 589147 File #: COA-0030-2019 Fee: \$304.00 Amount paid: \$304.00 Received date: 3/12/19 Received by: 	
Property street address: 529 Euclid St		
Historic district: Oakwood		
Historic property/Landmark name (if applicable):		
Owner name: Kate + Michael Prafka		
Owner mailing address: 529 Euclid St, Raleigh NC 27604		

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
520 N BOUNDARY ST	516 EUCLID ST
510 N BOUNDARY ST	518 N BOUNDARY ST
526 EUCLID ST	521 POLK ST
516 N BOUNDARY ST	605 ELM ST
524 EUCLID ST	523 ELM ST
526 N EAST ST	611 ELM ST

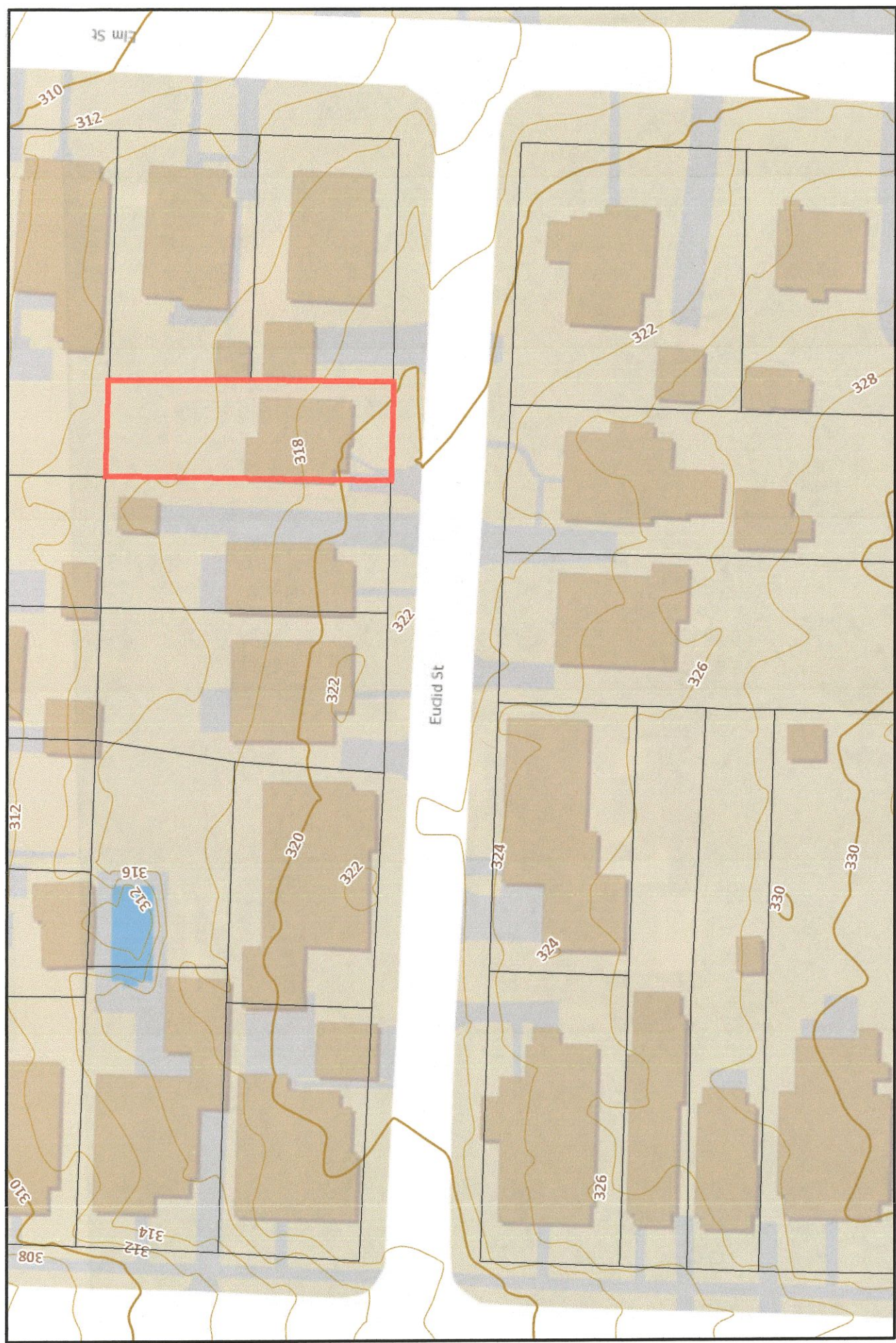
I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application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

Will you be applying for rehabilitation tax credits for this project? Yes <input type="checkbox"/> No <input type="checkbox"/> Did you consult with staff prior to filing the application? Yes <input type="checkbox"/> No <input type="checkbox"/>	Office Use Only Type of work: _____ _____
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Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
1.3/23	Site Features	Protect large trees onsite with the location of the addition and during construction
3.1/64	Decks	small deck will be added to the rear of the addition
3.2/67	Additions	one and a half story addition to the rear of the house

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			Office Use Only		
	Yes	N/A	Yes	No	N/A
Attach 8-1/2"x11" or 11"x17" 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) – 1 copy (10 copies will be required after initial staff review).	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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, tree species, etc.)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Color Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page. Photos should be of each side of the house, fully show the yards, and include streetscapes.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Site Drawings. Required for projects that include any addition, demolition, fences, walls, or other landscape work. <ul style="list-style-type: none"> • <u>Plot plan</u> showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc. • Tree survey include size, species, and critical root zone for each tree over 8" diameter when measured 4' above ground level • Tree protection plan include material staging area, construction access, limits of disturbance, location of tree protection fencing • Grading plan • Dimensions shown on drawings and/or graphic scale (required) • 11"x17" or 8-1/2"x11" reductions of full-size drawings 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Architectural Drawings showing existing and proposed work (if applicable) <ul style="list-style-type: none"> • Plan drawings • Elevation drawings showing the façade(s). For additions, deck, and porches, include the grade. • Dimensions shown on drawings and/or graphic scale (required) • 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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Stamped envelopes addressed to all property owners within 100 feet of property, on all sides of the property, as well as the property owner (required for Major Work). Use the <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



529 Euclid St



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.

69

68

PACE

ELM (MEGRUDER)

N. BOUNDARY

N. EAST

E. PEACE

ELM

WATAUGA (N. SWAIN)

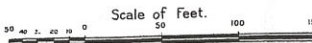
CEMETERY

POLK

Scale of Feet.

56

57



2012 wakegov: same as 1950 plus shallow addition across rear, western half is enclosed porch, eastern half was originally enclosed

=WA6759 **529 Euclid St. Florence E. Crane House c.1927** This Craftsman frame bungalow was built by carpenter Edward E. Crane for his wife Florence, as an investment. It remained in the Crane family until 2013. The house has a side-gabled saddle roof with deep eaves. There are exposed rafter tails under the eaves, with decorative ends. There is a gabled projection on the rightward part of the front. The gables have wooden shingle siding and round attic vents. There is a front porch beside the gabled projection, with a shed-on-hip roof coming off the main roof. It is supported by a square section post. It originally had Craftsman-style lattice work, which can be seen in a 1995 photograph in the tax records. This lattice work was removed prior to 2011. The front door has a large window with perpendicular tracery. There is a shed-roofed projection on the western part of the rear, which may be original. Half of it is an open porch.

214:508 Anna B. Thomas to Mrs. A[deline] V. Darnell Sep 9, 1907 \$287 601 Elm & front half of 529 Euclid
347:409 Lucy Darnell et al to E. E. Crane Oct 20, 1919 agreement to sell for \$1600 601 Elm & front half of what is now 529 Euclid

347:410 Lucy Darnell et al to E. E. Crane Oct 20, 1919 agreement to sell for \$1500 603 Elm & back half of what is now 529 Euclid

424:466 Lucy Darnell to Edward E & Florence E. Crane Nov 13, 1923 603 Elm & back half of 529 Euclid

428:304 Lucy Darnell et al to Edward & Florence E. Crane Nov 13, 1923 601 Elm & front half of 529 Euclid

478:377 Edward & Florence Crane to Antoinette Crane Sep 28, 1925 603 Elm & back half of 529 Euclid

478:493 William & Rose Morgart to Edward E. & Florence E. Crane Nov 13, 1925 601 Elm & front half of 529 Euclid Quitclaim

507:520 Antoinette Crane to Edward E. & Florence Crane Mar 7, 1927 part of back of 529 Euclid

595:431 Edward E. to Florence Crane Mar 7, 1930 back and front of 529 Euclid

Will of Antoinette Crane

1620:627 W. Carey Parker & Evelyn Parker to Clifford & Emily Crane 1964

1654:477 Clifford & Emily Crane to Louise Crane 1965 (still in family as of 2011)

1926 RCD: no listing

1927 RCD: no listing

1928 RCD: W. P. Bissette

1929 RCD: Lester H. Meeks

1948 RCD: Madison W. Hodge

1950 Sanborn: main section, projection on right part of front, projection on left part of rear, half of which is an open porch, composition roof

1956 RCD: Herman J. Pernell

Dec 28, 1995 photo on wakegov shows original Craftsman-style lattice work on porch with circles at top.

Dec 6, 2011 photo on wakegov: lattice is gone

2012 wakegov: same footprint as 1950

EAST FRANKLIN STREET

=WA6760 (NC) **405 E. Franklin St. Vernon C. Huff House c.1947** This Colonial Revival cottage was built by building contractor Vernon Huff for his own family's home. It remains in the family as of 2014. The house is sided in asbestos shingles. It has a side-gabled saddle roof with no eaves. There is a gabled projection on the leftward part of the front, and a porch on the rightward part of the front. The porch has a hipped roof supported by X-patterned fretwork posts. There is a large picture window on the porch. There is a double window on the gabled projection. There is an original gabled section behind the main block. On the left side of the house is a nearly-flat-roofed section added in the 1950s. It has a large picture window on the front of it, flanked by six-over-six windows. There is a shed at the northwest corner of the lot, built in 1970 according to tax records.

There is a carport in front of the shed built in 1975 according to tax records.

BM1926-1927:26 Most of this lot is Lot #1

957:669 Mrs. Cora Aycock to Vernon C. & Myrtle Lee Huff Jan 18, 1947 most of this lot Rev \$1.10

Proposed Changes to 529 Euclid St

The owners of 529 Euclid St would like to add some much needed additional square footage to their bungalow. They love the neighborhood and their house so the addition would prevent them from moving out of Oakwood. The addition has been located on the most non-character defining elevation of the house. The property slopes almost 8' from the front of the house to the rear property line. This allows for a one and a half story addition to be added to the rear elevation without going over the original roof line of the historic house. The addition will give the owners a true master suite and a more private family room in the back of the house. 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 the lower grade in the rear yard, the proximity of the west side neighbor and the deep inset of the addition on the east side which is a little more visible side of the house due to being adjacent to the corner property.

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 historic house and has been deeply inset on the east side of the house to decrease the massing and keep the existing hvac unit where it is located. Majority of the large trees are to the rear of the property. There is one large tree in the neighboring yard that we will make sure that an arborist takes a look at how best to take care of it during construction. We have also indented the addition 8" on this side to give a little more clearance from the tree.

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 historic site had a larger shed/garage shown to the rear of the

house which is no longer there. The proposed addition adds a small deck and steps down to the rear yard but no additional paving or impervious surfaces.

3.1 Decks

.2 Minimize the visibility of new residential decks from the street by introducing them in inconspicuous locations, usually on the building's rear face and inset from the rear corners. Design and detail decks and associated railings and steps to reflect the materials, scale, and proportions of the building.

The deck is located on the rear addition. It is small and is located towards the center of the property making it hard to ever be seen from the street. The deck will be pressure treated wood that will be stained.

.7 Design new decks to be of a size and scale that does not significantly change the proportion of original built area to open space for a specific property.

The deck was intentionally designed small to not alter the proportion to mass and open space beyond what the addition does.

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. The stairs up and down to the family room create a one story spacer between the existing house and the one and a half story portion of the addition. This allows for the existing roof to remain intact and the addition roof to over frame it. Theoretically yes the addition can be removed and the existing house will be intact. The rear portion of the house that the addition is located is space that has already been altered over time. The kitchen has new windows, what might have been an old porch has been closed in and opened up on the inside to be a low ceiling mudroom, and the exterior door is new.

.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.

.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 inset from the historic house (more on the east side in order to keep the bedroom window and reduce the overall massing) 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 same height as the existing house.

.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, no grilles and similar in proportions to the existing windows on the house. They do lower in head height which helps differentiates the addition from the existing house. They change head heights to accommodate the lowering of the family room finish floor in order to accommodate a one and half story above and not go above the historic ridge line. The inset of the addition from the existing house also differentiates the addition. The lower eaves that align with the existing house will keep the same detailed end and open rafter tails. The new dormer eaves will be simple open rafters without the detailed end.

.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 Sanborn map shows that there was a larger shed/garage on the property that no longer exists.

.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 than 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.

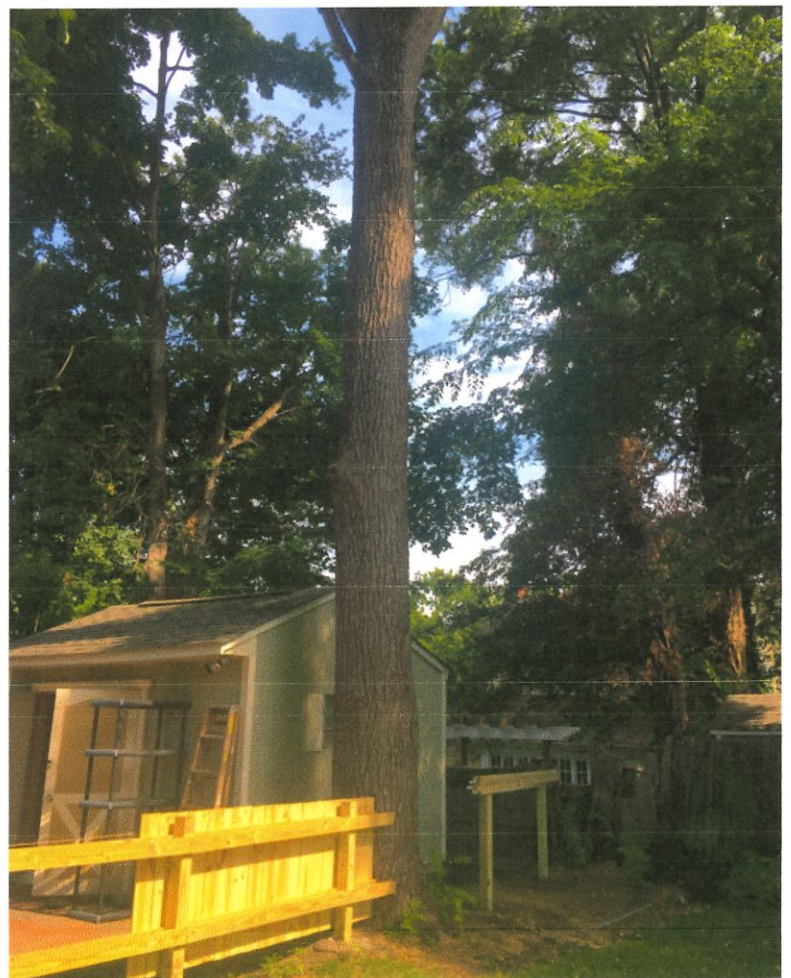
Description of Materials to be used

New materials will be similar to the existing materials in size, composition, and aesthetic. See existing photos and detail dimension drawings. Siding is to be a smooth faced artisan depth Hardie siding with 4.5" exposure to be similar to the historic wood siding or if cost becomes a factor the siding will be all wood siding to match in profile and exposure dimension of the historic siding. Window and door trim is 4.5" and corner boards are 5". Windows will be all wood double hungs or casements similar in size and proportions to the existing windows and those of neighboring houses. 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. New wood full lite door exterior door.













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 - 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 - 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 - 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



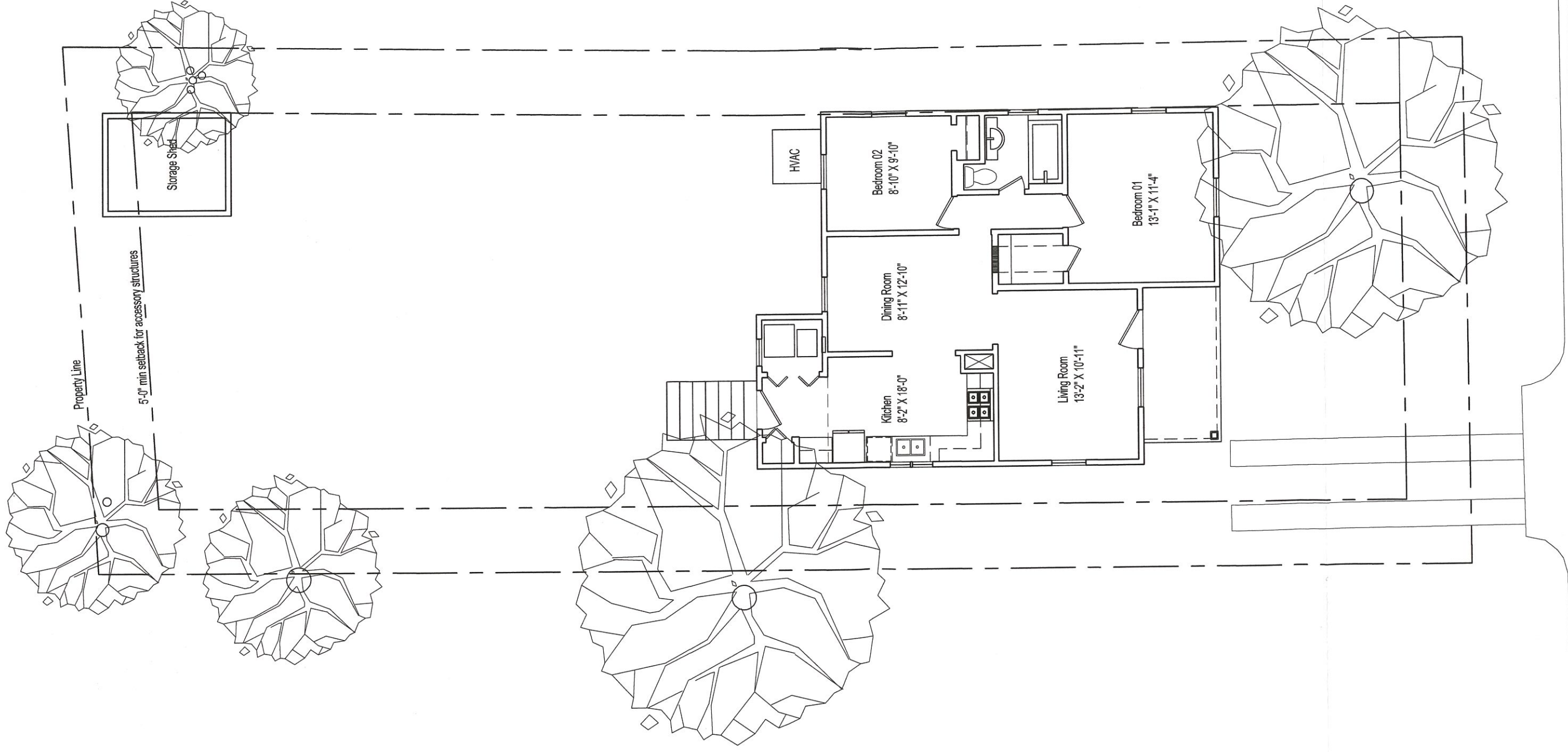
Lower Photo - 526 Euclid
one story contributing structure
This house also has an accessory
building in the rear yard



Top Photo - 601 Elm
rear and side elevation of
the one story contributing
structure

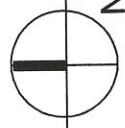


Lower Photo - 523 Elm St
rear and side of the
one and a half story
contributing
structure



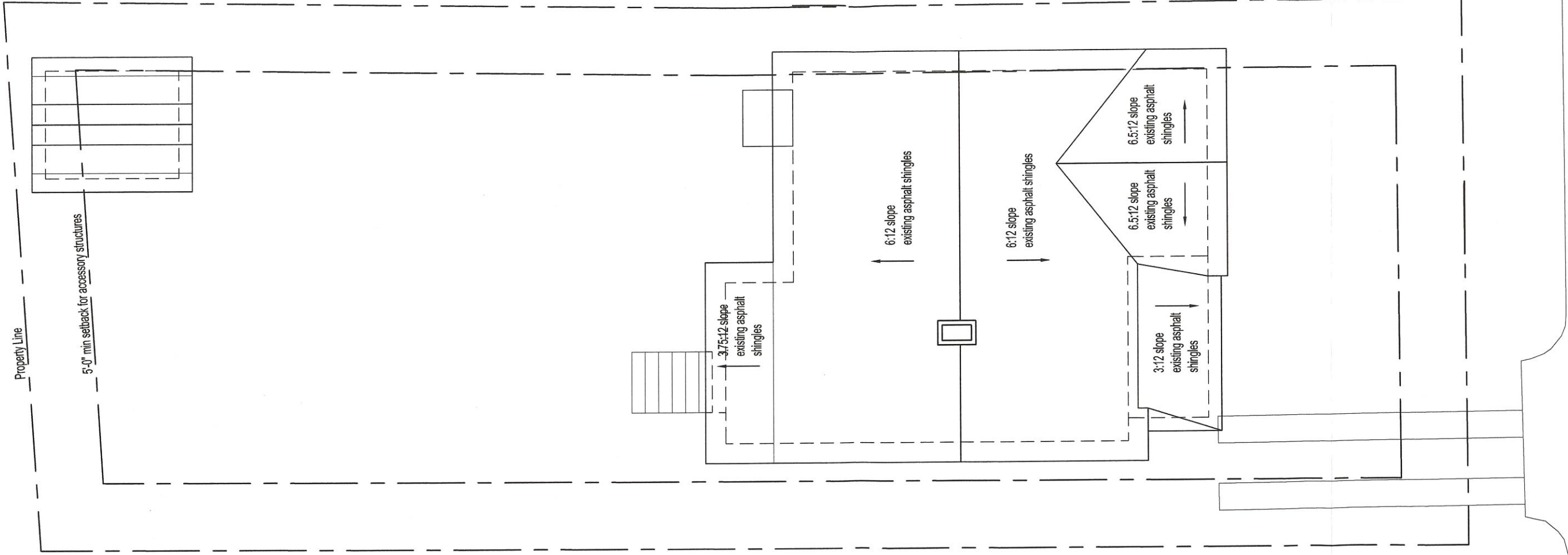
529 Euclid St - Existing Site Plan

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



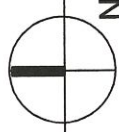
PELL ST studio

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



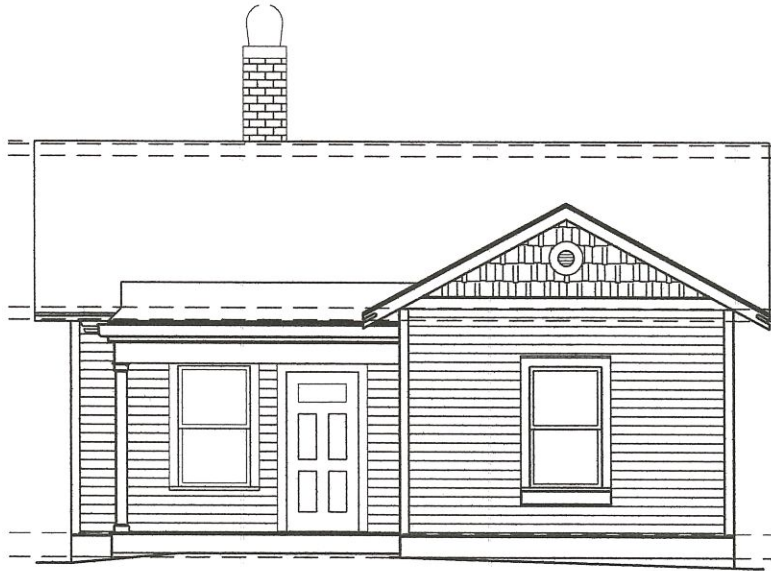
529 Euclid St - Existing Roof Plan

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



PELL ST studio

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

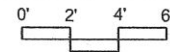


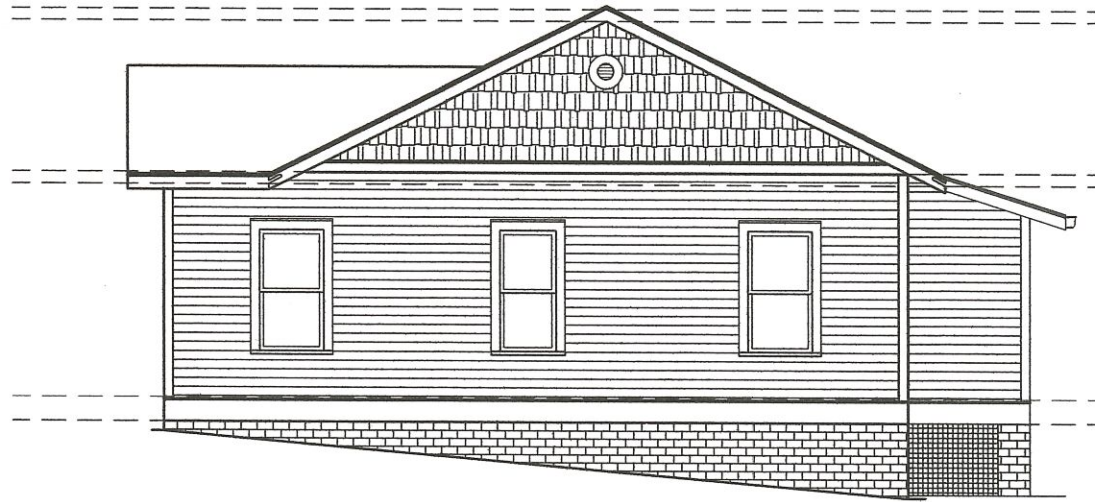
529 Euclid St - Existing Front Elevation

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

PELL ST studio

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



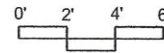


529 Euclid St - Existing Side Elevation

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

PELL ST studio

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



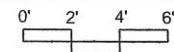


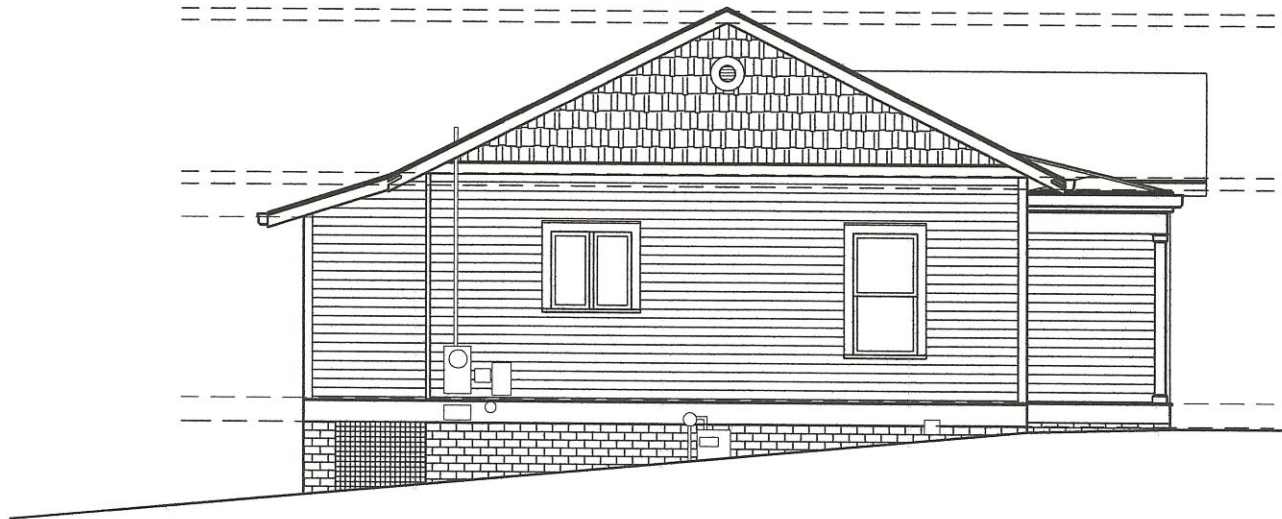
529 Euclid St - Existing Rear Elevation

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

PELL ST studio

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



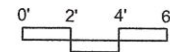


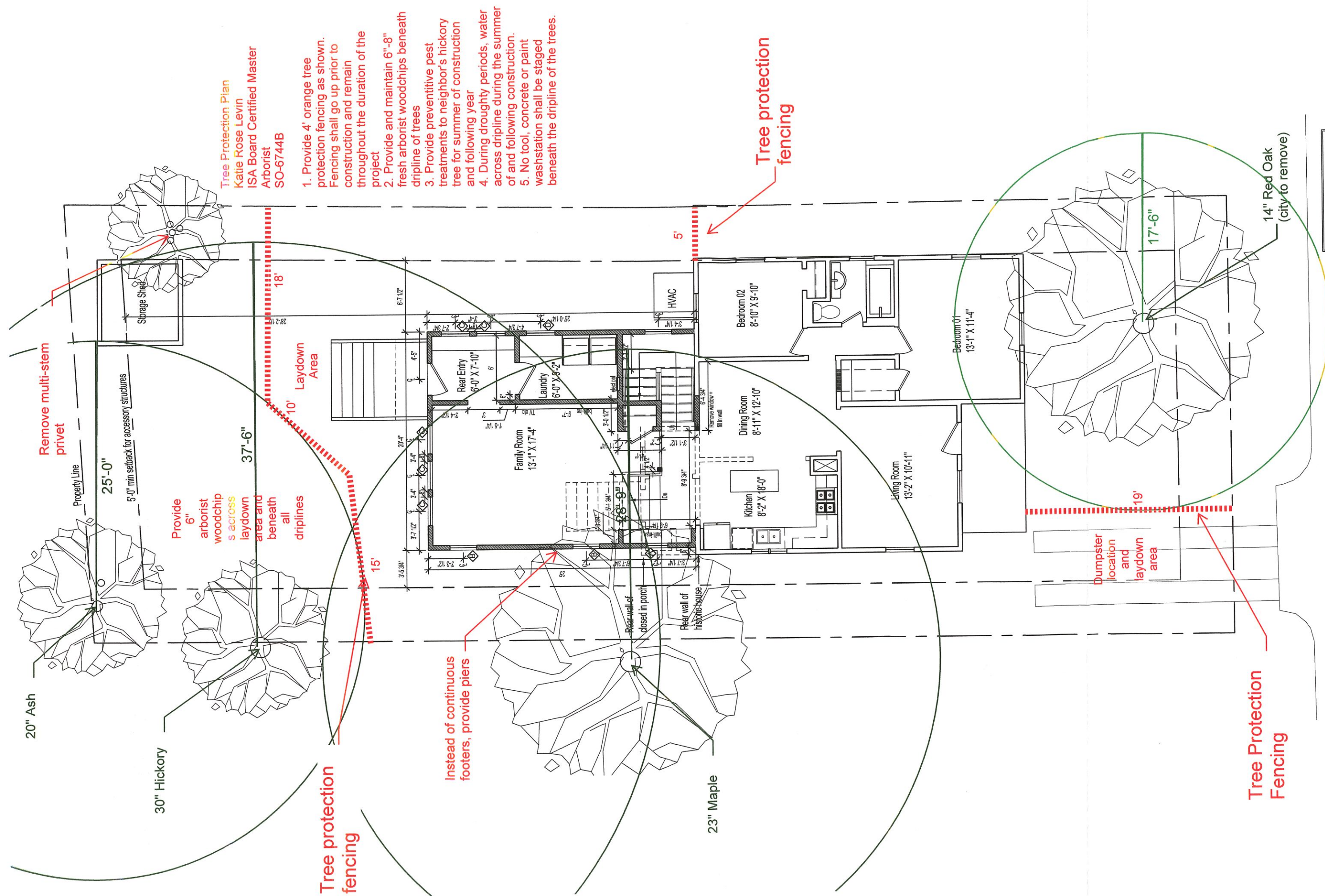
529 Euclid St - Existing Driveway Side Elevation

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

PELL ST studio

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





Tree Protection Plan
Katie Rose Levin
ISA Board Certified Master Arborist
SO-6744B

1. Provide 4' orange tree protection fencing as shown. Fencing shall go up prior to construction and remain throughout the duration of the project

2. Provide and maintain 6"-8" fresh arborist woodchips beneath dripline of trees

3. Provide preventive pest treatments to neighbor's hickory tree for summer of construction and following year

4. During droughty periods, water across dripline during the summer of and following construction.

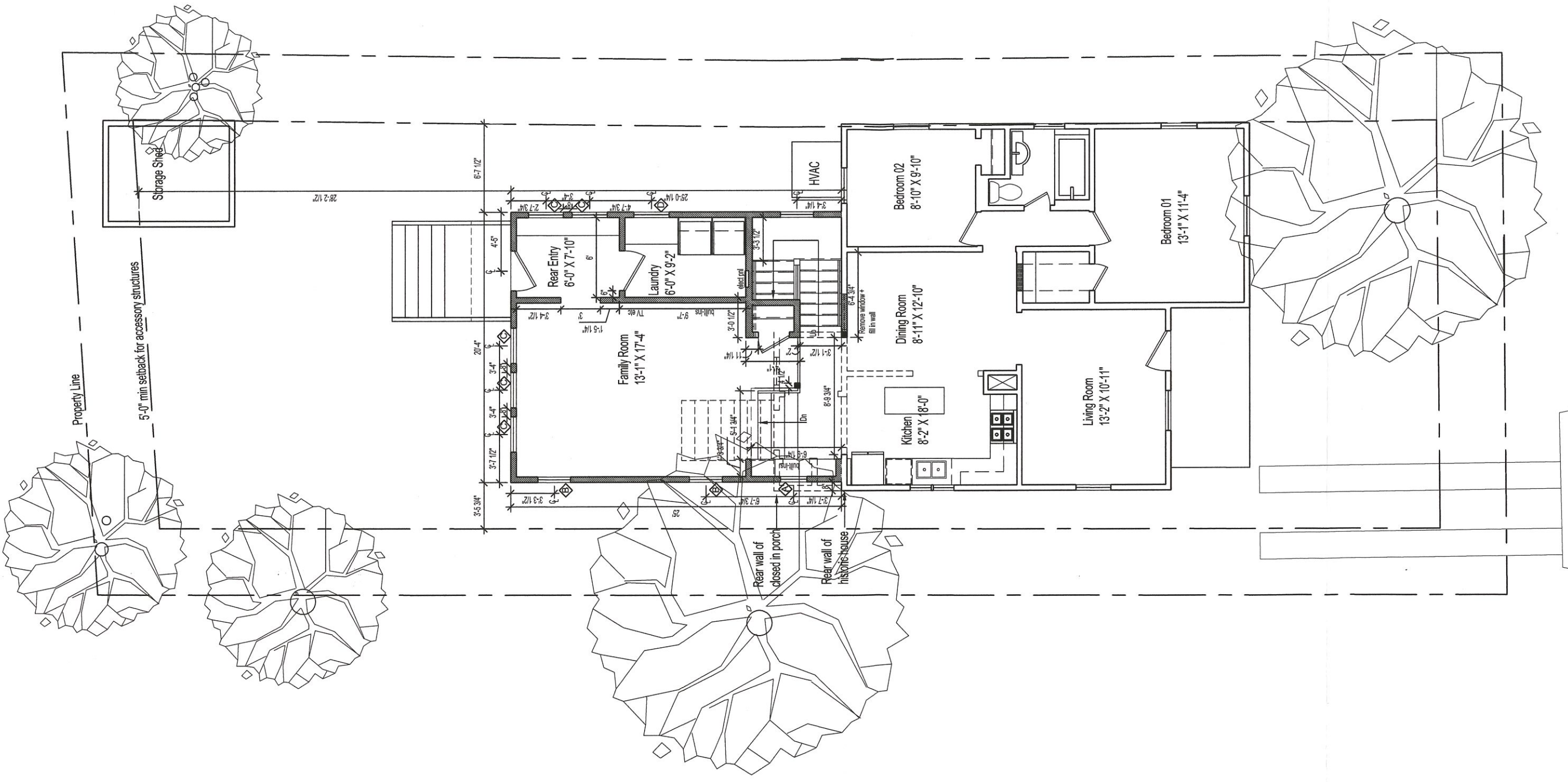
5. No tool, concrete or paint washstation shall be staged beneath the dripline of the trees.

PELL ST studio

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

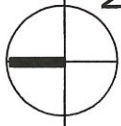
N

0 2' 4' 6'



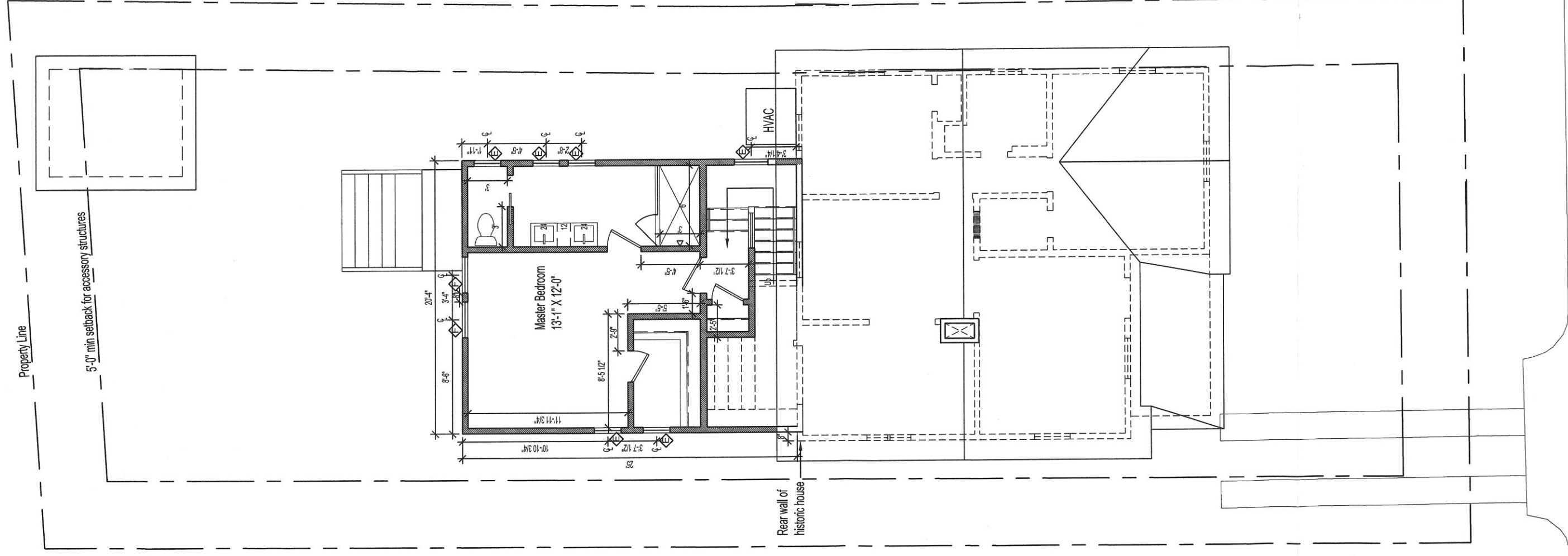
529 Euclid St - New Ground Floor Plan

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

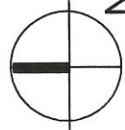


PELL ST studio

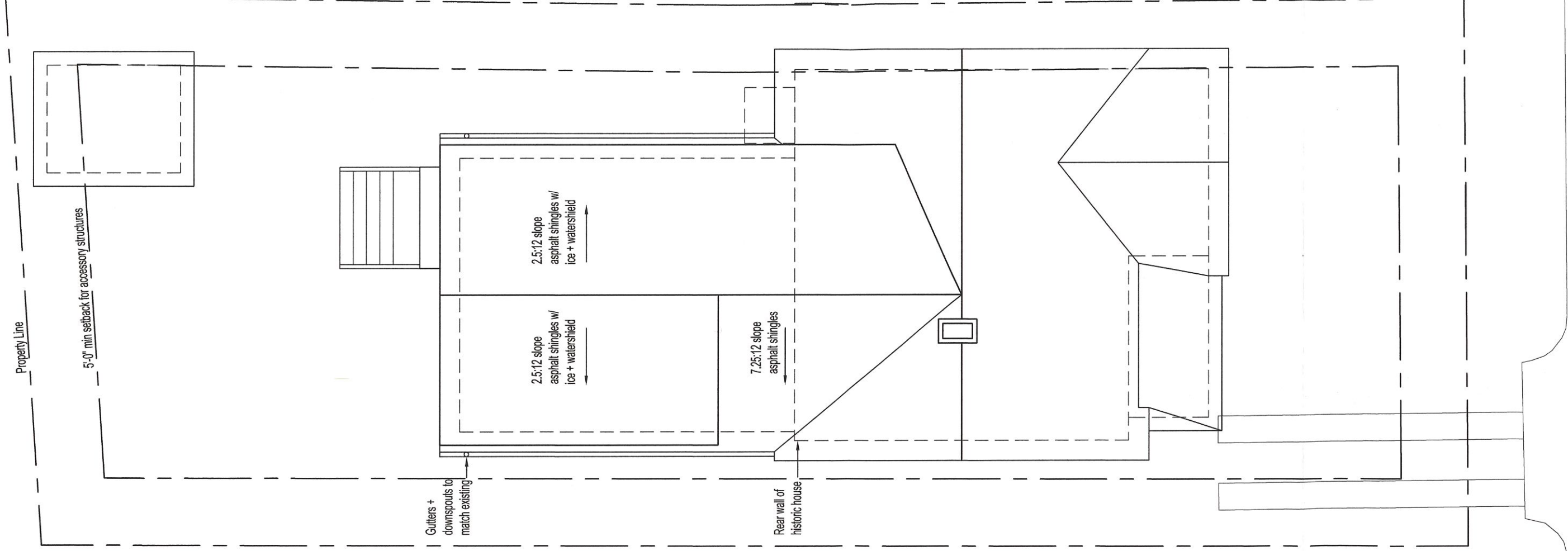
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



529 Euclid St - New Second Floor Plan

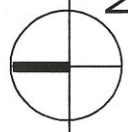


PELL ST studio



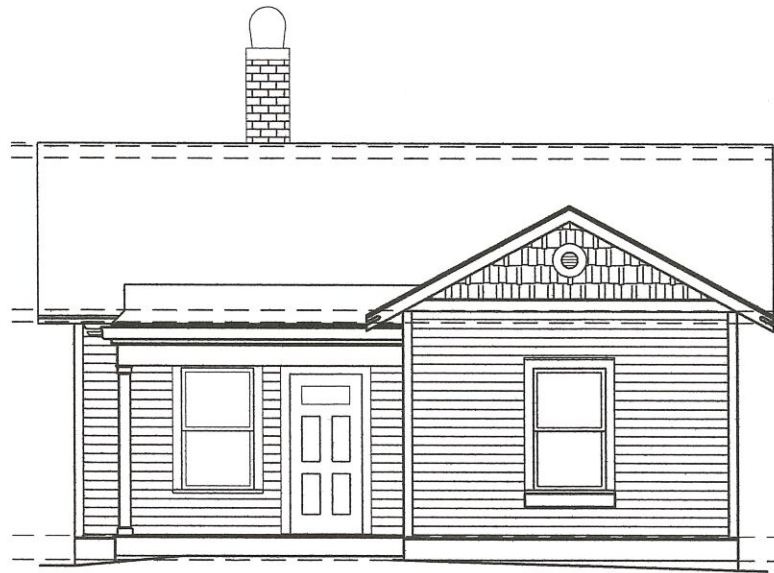
529 Euclid St - New Roof Plan

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



PELL ST studio

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

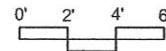


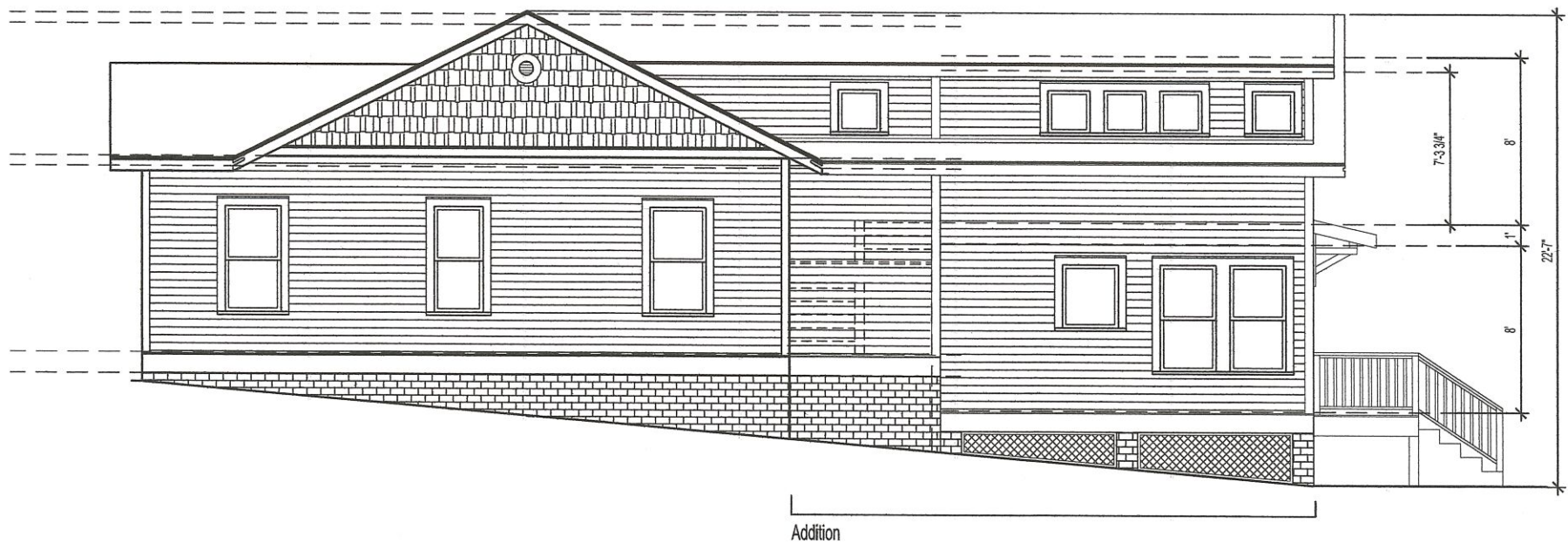
529 Euclid St - New Front Elevation - no change

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

PELL ST studio

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



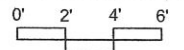


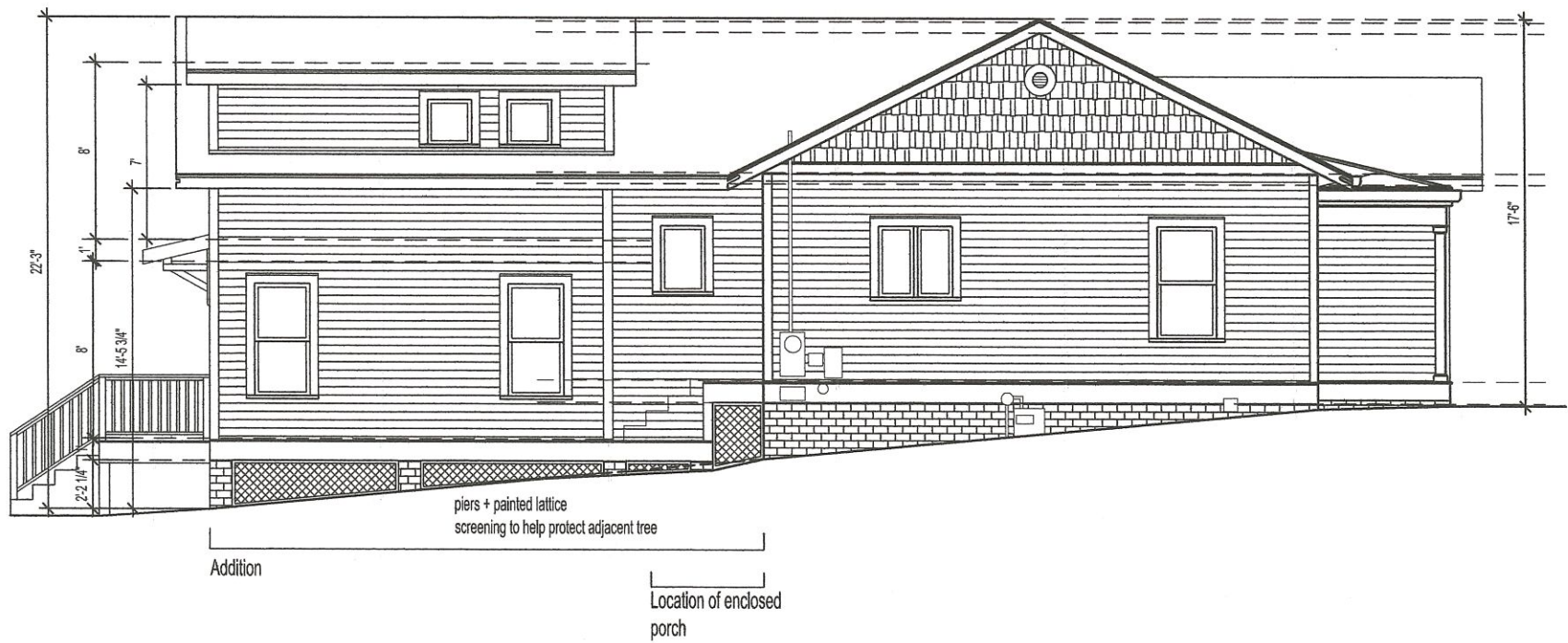
529 Euclid St - New Side Elevation

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

PELL ST studio

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



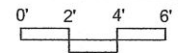


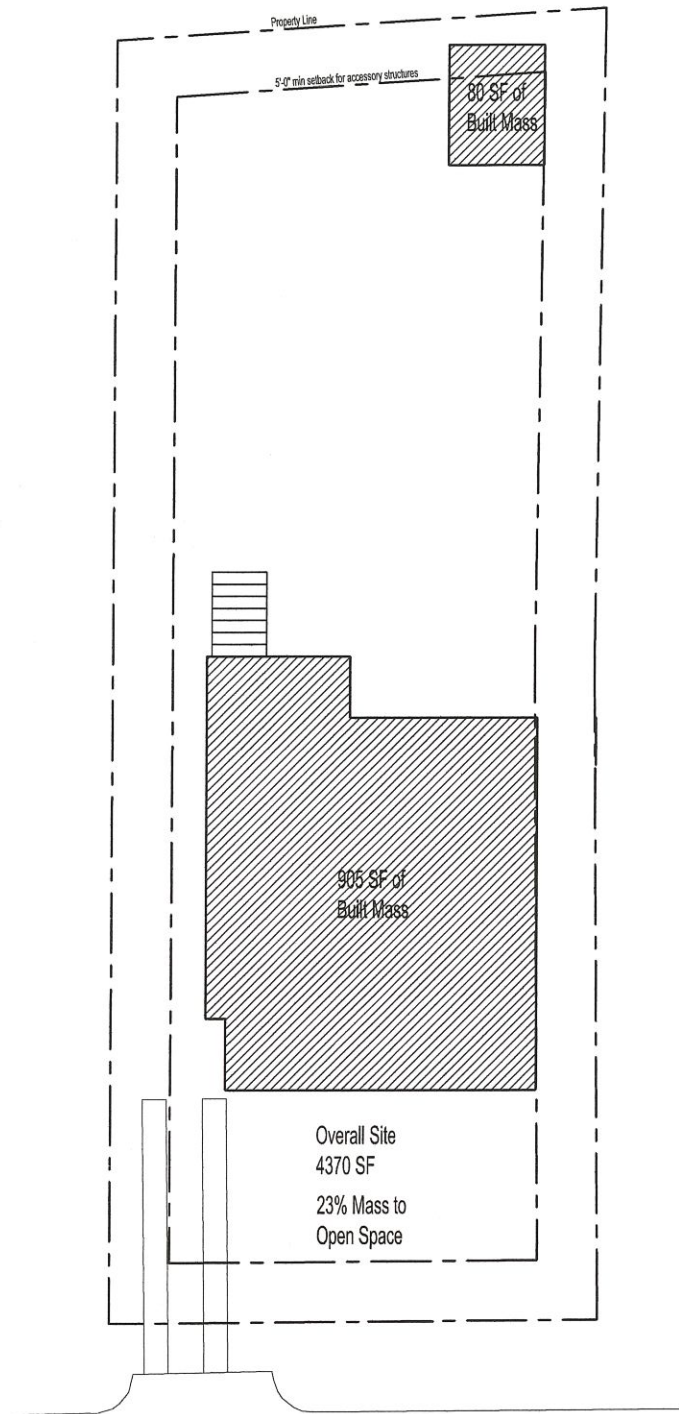
529 Euclid St - New Driveway Side Elevation

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

PELL ST studio

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





529 Euclid St - Existing built mass to open space

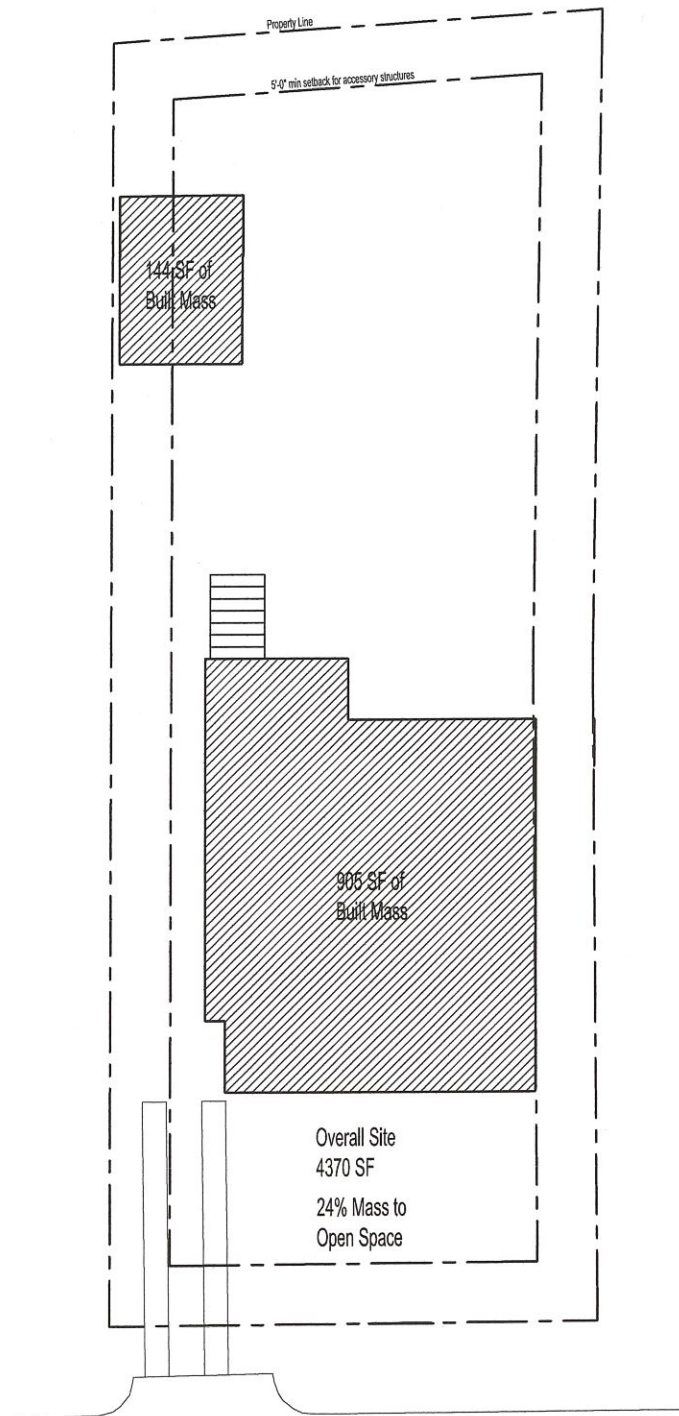
Scale - 1/16" = 1'-0"



PELL ST studio

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





529 Euclid St - Historic Plan (Sanborn) built mass to open space

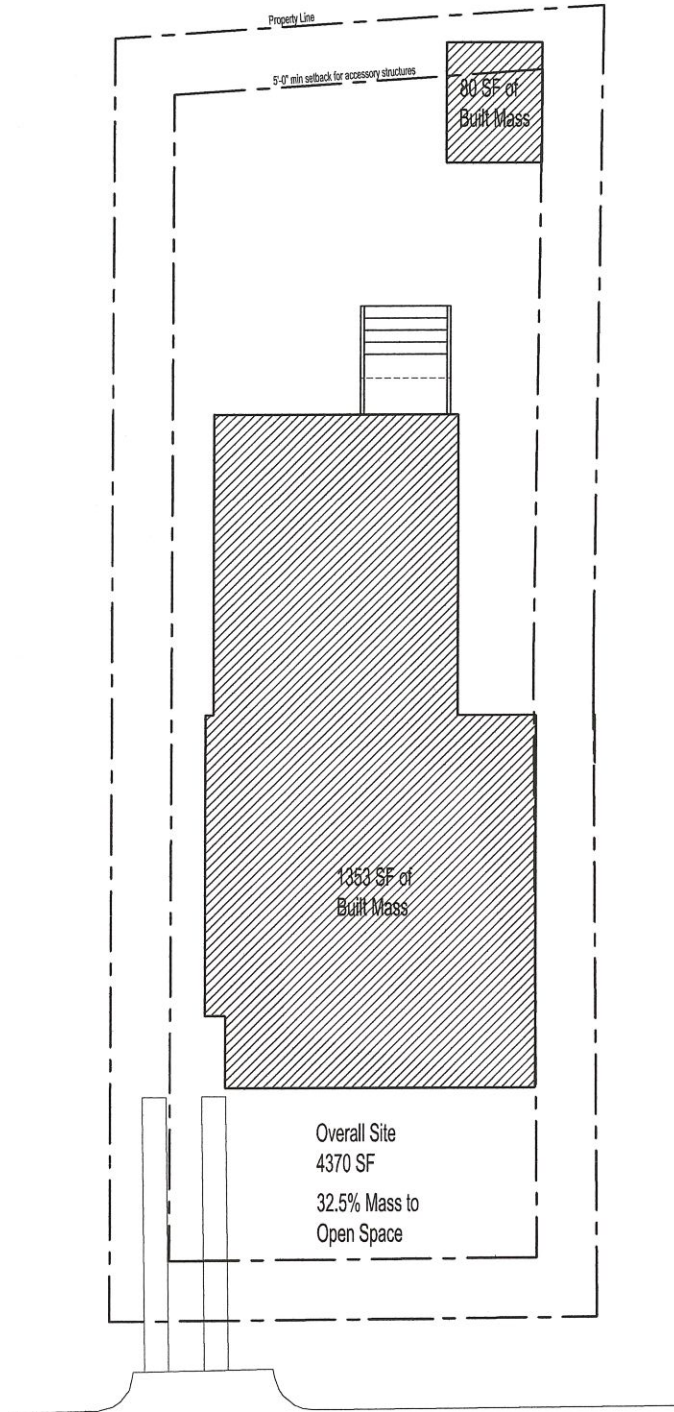
Scale - 1/16" = 1'-0"



PELL ST studio

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





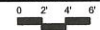
529 Euclid St - New Ground Floor Plan

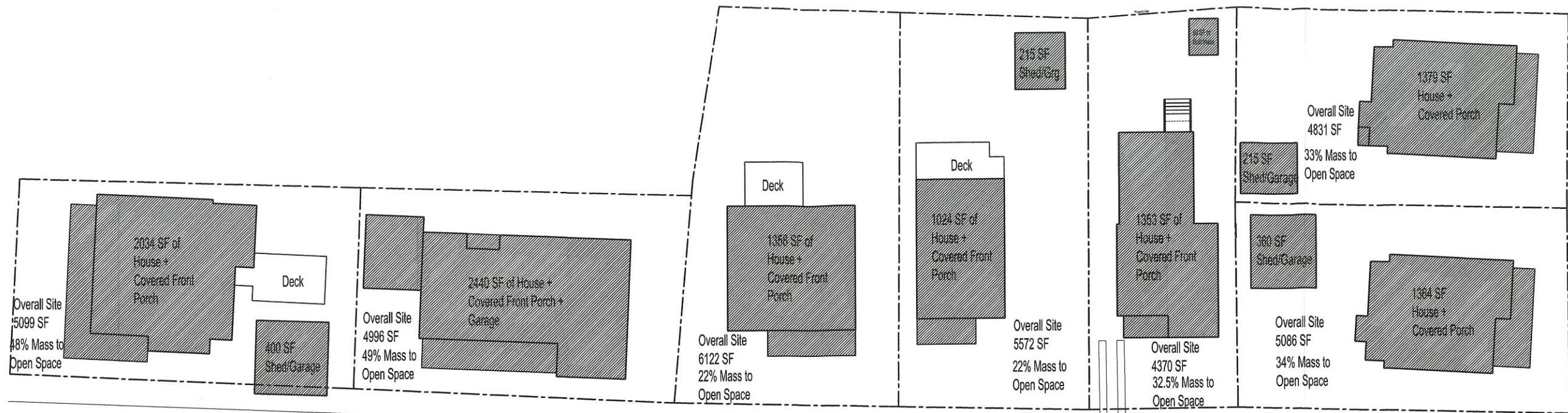
Scale - 1/16" = 1'-0"



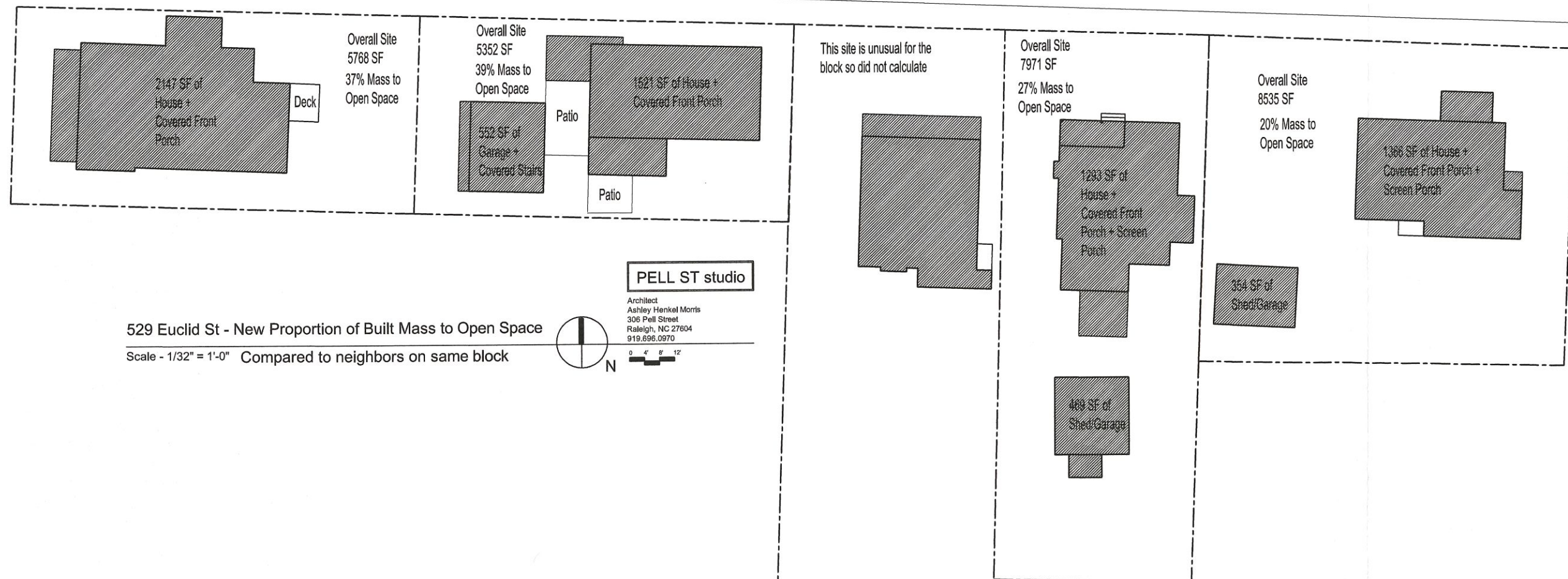
PELL ST studio

Architect
Ashley Henkel Morris
306 Pull Street
Raleigh, NC 27604
919.888.0870





Euclid St



529 Euclid St

Examples of Similar
Additions



613 Polk St

Large one and a half story on
the rear of the house. This house
does not have a significant grade
change in the rear yard, but the
additions roof line still does not
go above the historic house



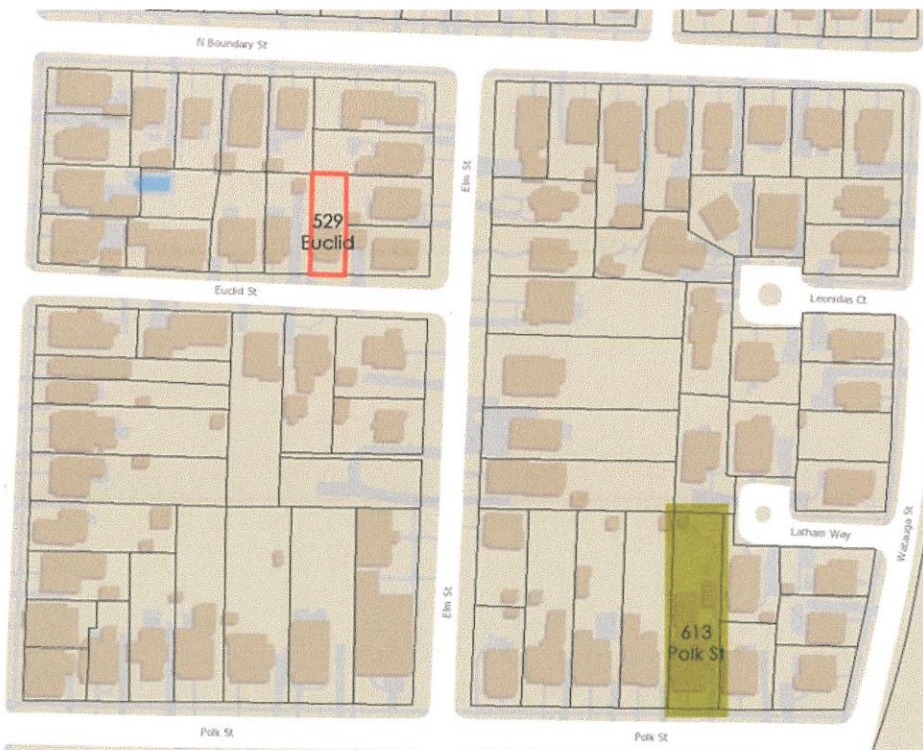
529 Euclid St

Examples of Similar Additions



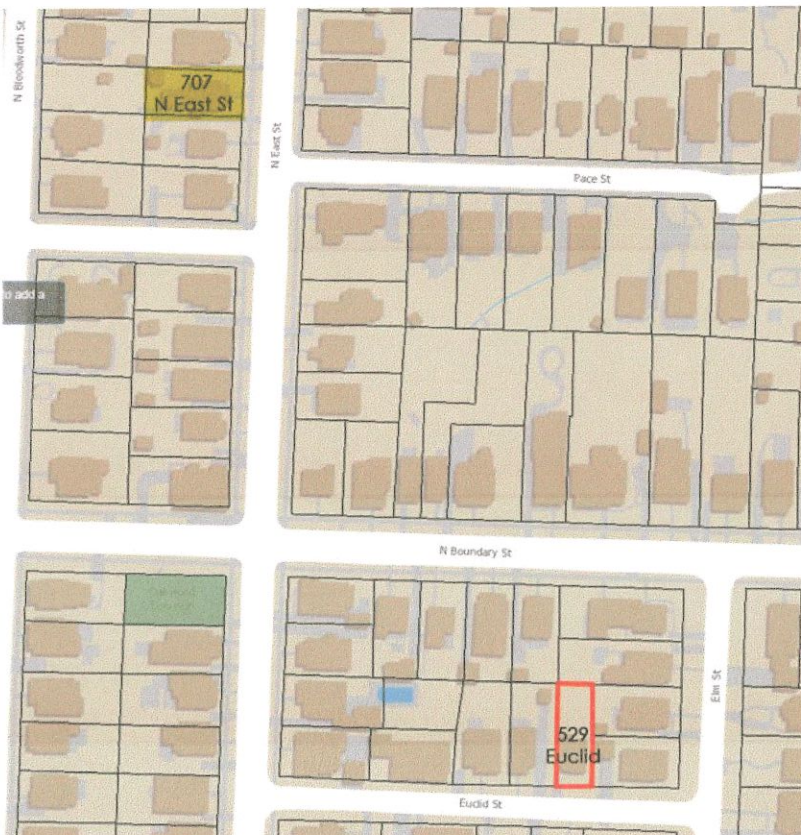
613 Polk St

Large one and a half story on the rear of the house. This house does not have a significant grade change in the rear yard, but the additions roof line still does not go above the historic house



529 Euclid St

Examples of Similar
Additions



Top Photo - 707 East St
This house has a two story
addition on the back of
the historic house

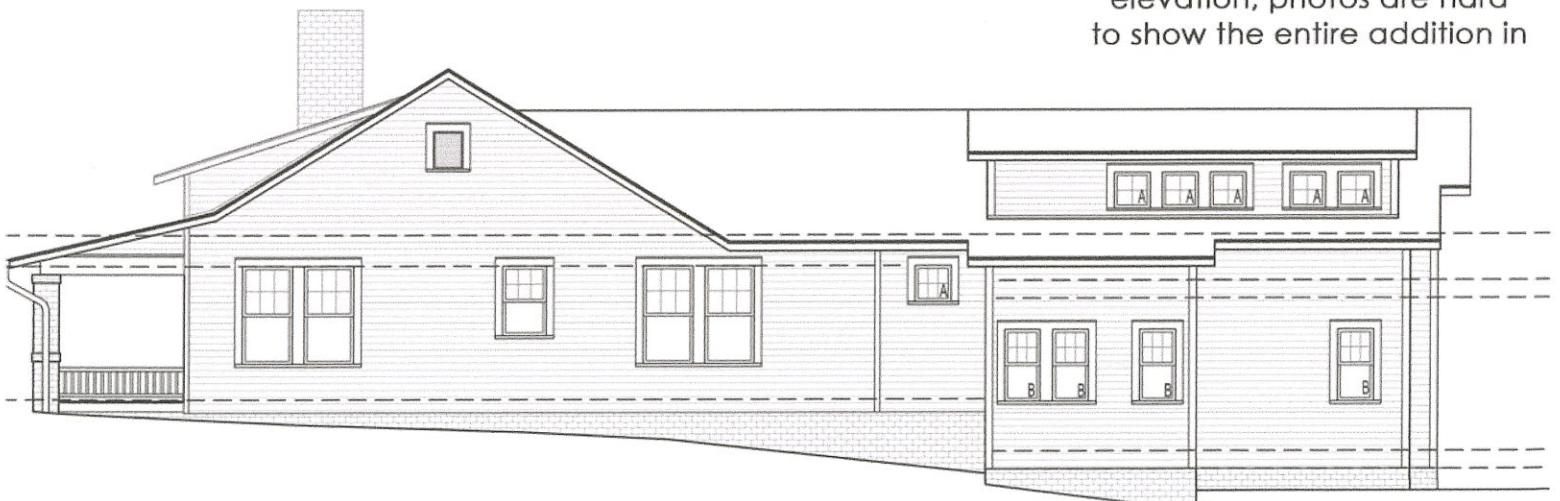


529 Euclid St

Examples of Similar
Additions

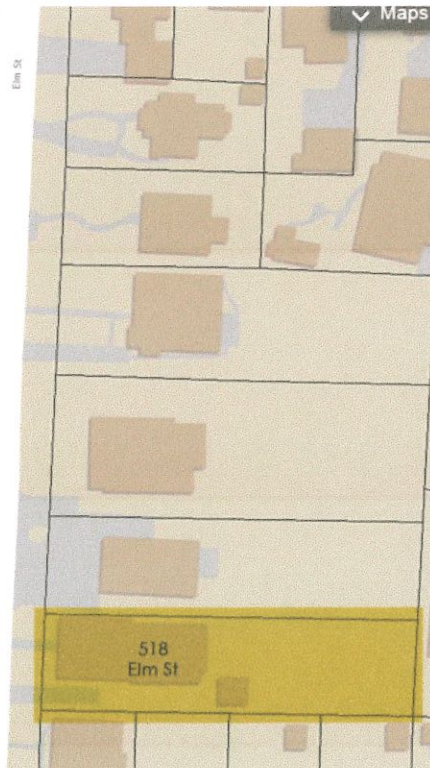
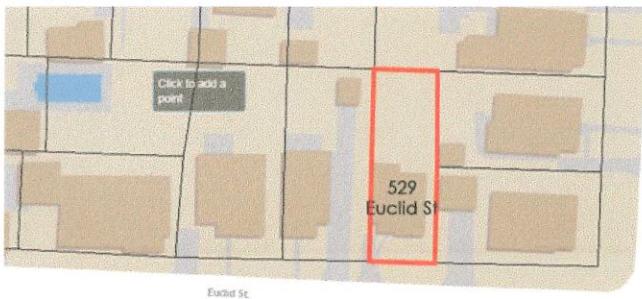


Top Photo - 518 Elm St
This house has a one and
a half story addition on the
back of the historic house
below is the new side
elevation, photos are hard
to show the entire addition in



529 Euclid St

Examples of Similar
Additions



New rear elevation
and proximity map
to- 529 Euclid



315 Pell St

A one and a half story addition on
the rear of the historic house

This house does not have a
significant grade change in the
rear yard, but the addition's roof line
matches the height of the existing
roof

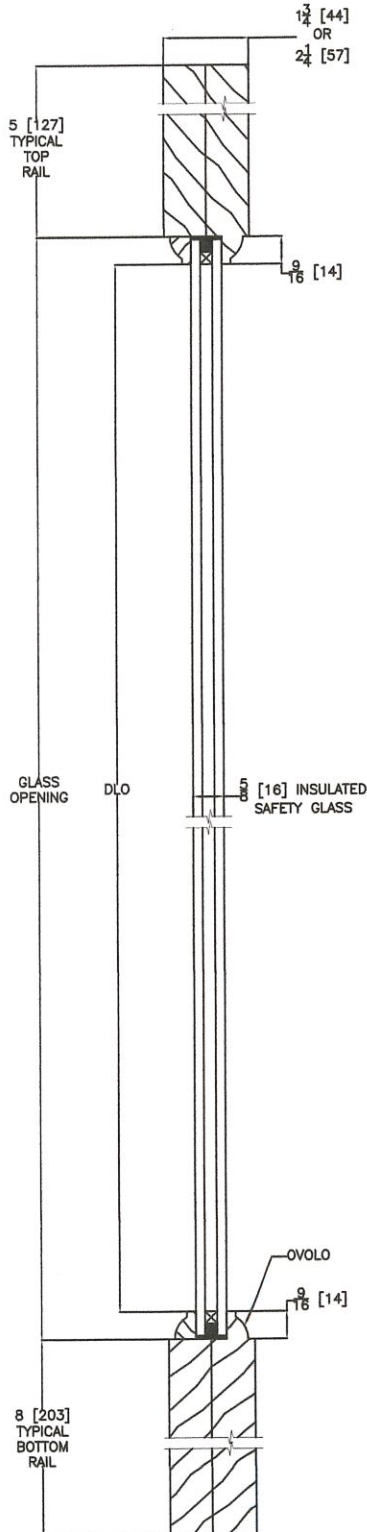


ELEVATION NOTES

Door Size = Book Size Before Prefit
Daylight Opening (DLO) = Visible Glass
Values in brackets [] are millimeter conversions.

DOOR CROSS-SECTION

Moulding Profile = Ovolo
Panel Profile = n/a
See 500 Cross Section sheet for more detail.



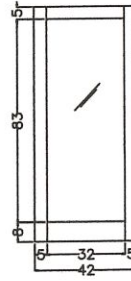
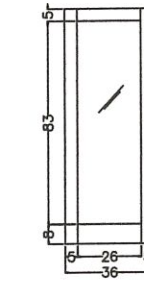
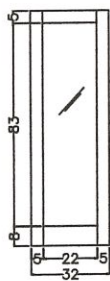
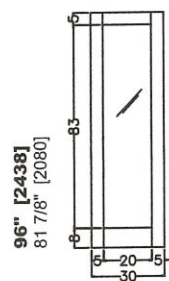
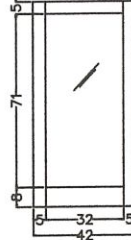
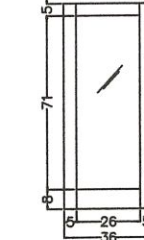
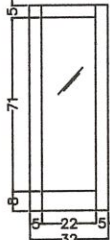
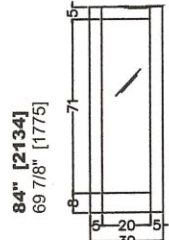
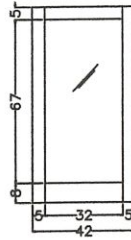
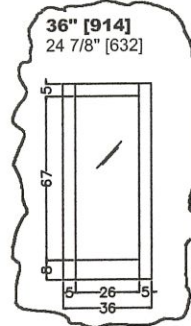
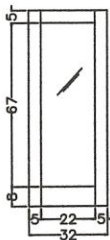
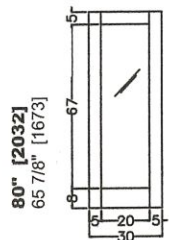
Door Size
Daylight Opening

30" [762]
18 7/8" [479]

32" [813]
20 7/8" [530]

36" [914]
24 7/8" [632]

42" [1067]
30 7/8" [784]



Sidelight Size
Daylight Opening

12" [305]
7 7/8" [200]

13" [330]
7 7/8" [200]

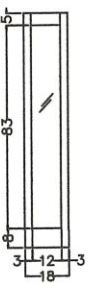
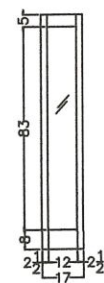
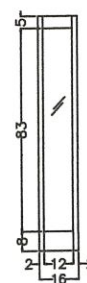
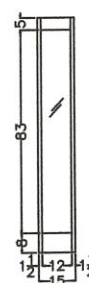
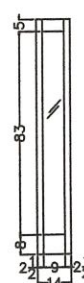
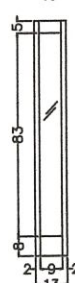
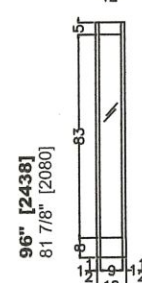
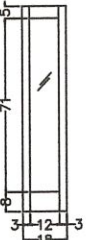
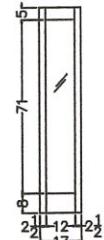
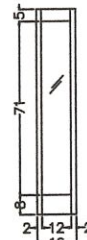
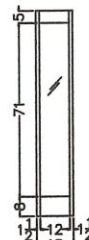
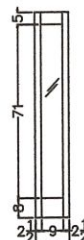
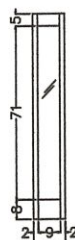
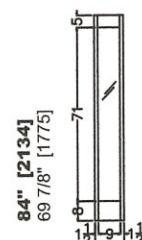
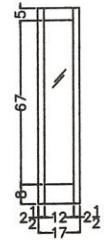
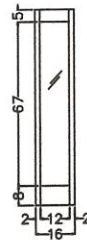
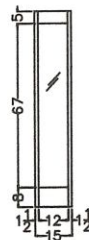
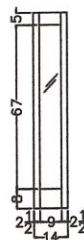
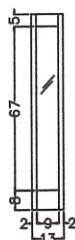
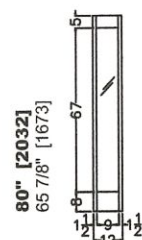
14" [356]
7 7/8" [200]

15" [381]
10 7/8" [276]

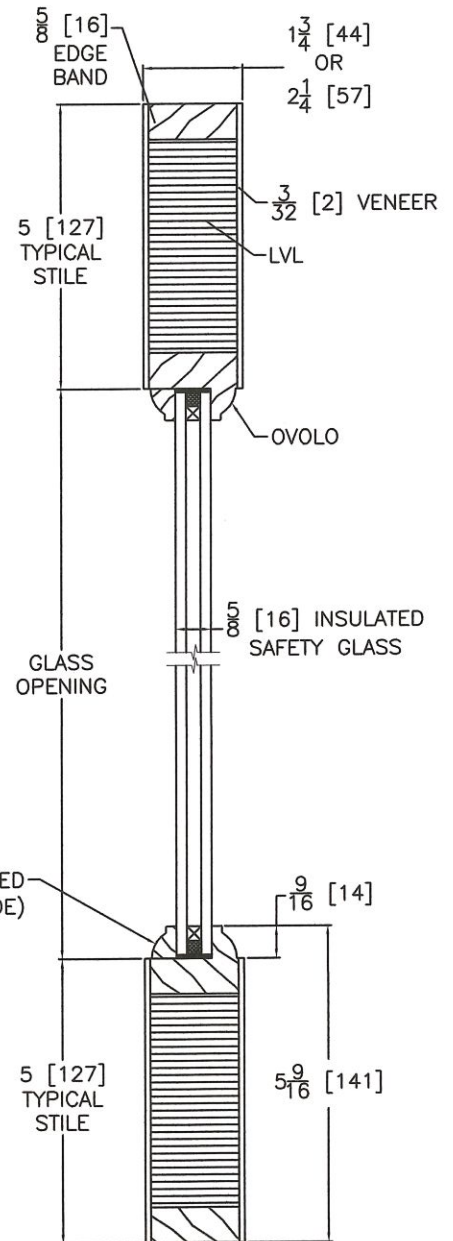
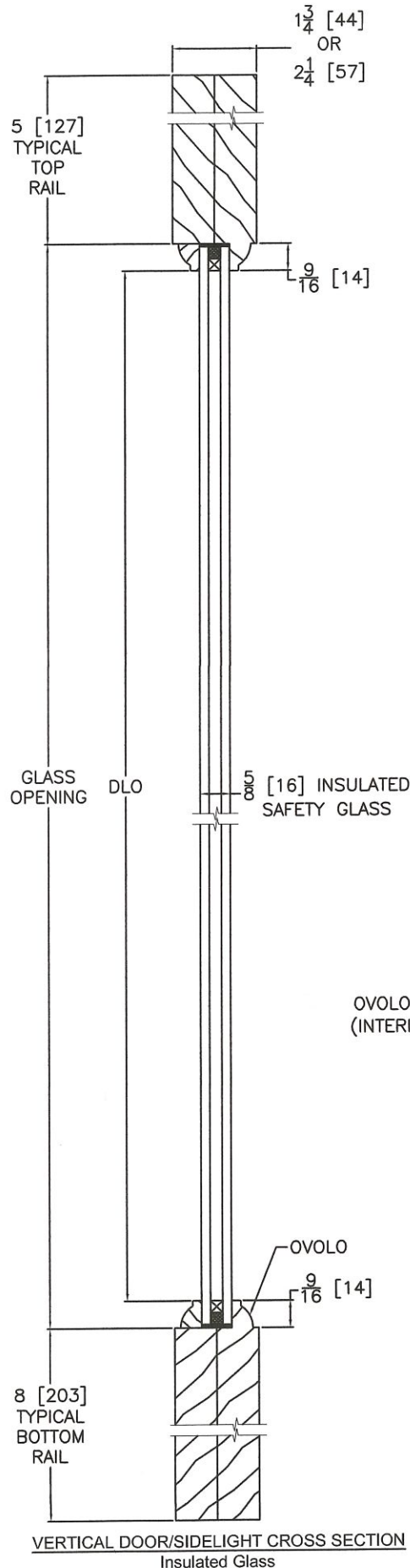
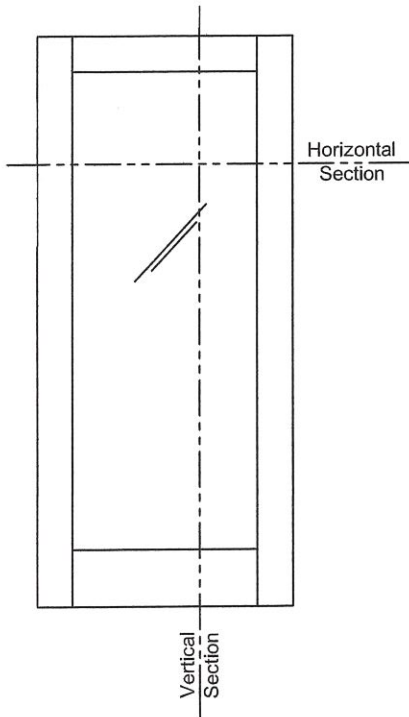
16" [406]
10 7/8" [276]

17" [432]
10 7/8" [276]

18" [457]
10 7/8" [276]



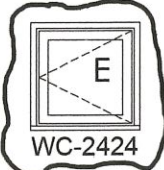

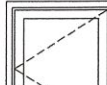
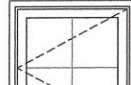
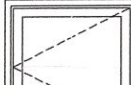

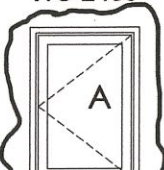
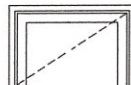
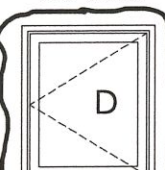
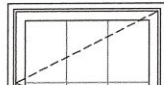


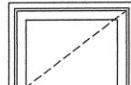
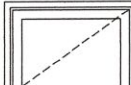
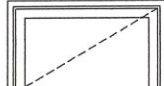

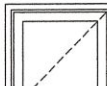
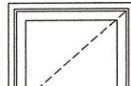
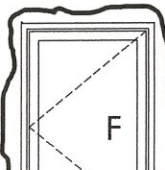


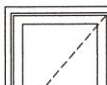
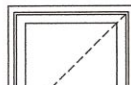
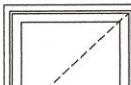
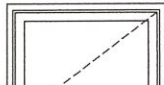


VERTICAL DOOR/SIDELIGHT CROSS SECTION
Insulated Glass



HORIZONTAL DOOR CROSS SECTION
Engineered Stile Option
(Upon Request or Doors > 3'-6" X 8'-0")

Notes:
Stile, Rail, Panel & Glass
vary by Size & Model of Door.
Typical Sizes are Shown.

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

No grille patterns to match existing

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

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



SIERRA All-Wood Casement Window

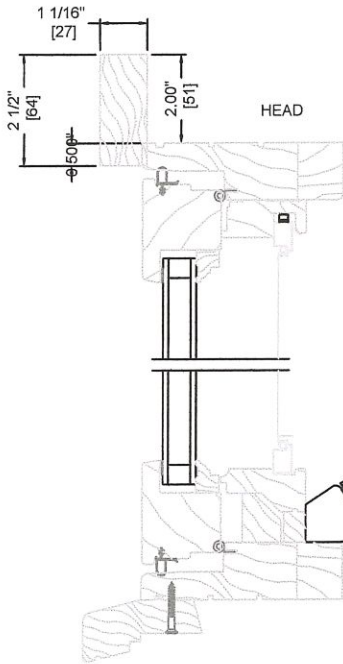
PACIFIC WINDOWS

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

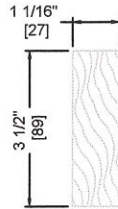
PAGE 2 of 4

HEAD DETAIL ALL-WOOD CASEMENT, OPERATING

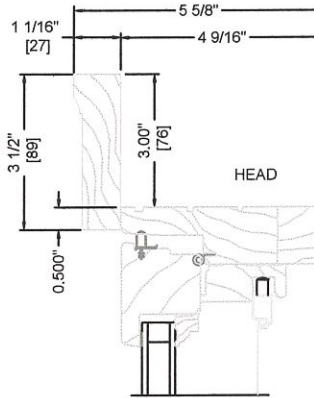
2 1/2" Flat Casing



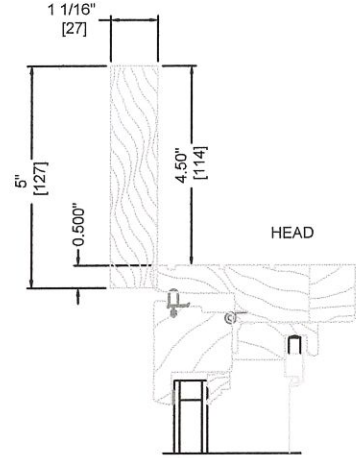
3-1/2" Flat Casing



Shown With 3-1/2" Brick Mould



5" Flat Casing



Basic Unit to Brick Mould or Flat Casing Formulas

2 1/2" Flat Casing

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

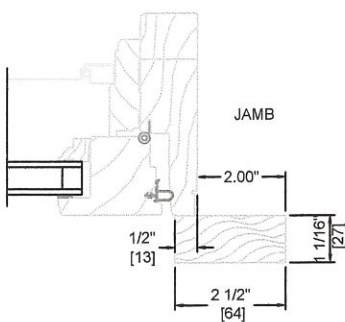
3 1/2" Flat Casing & 3 1/2" Brick Mould Width

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

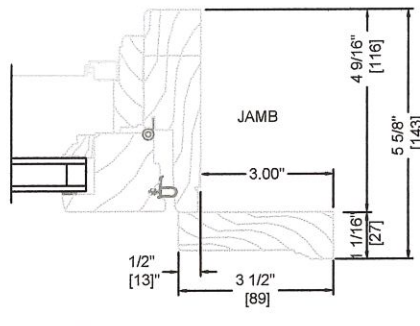
5" Flat Casing

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

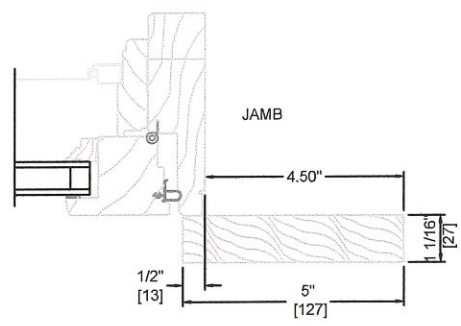
2 1/2" Flat Casing



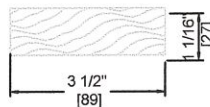
3-1/2" Brick Mould



5" Flat Casing

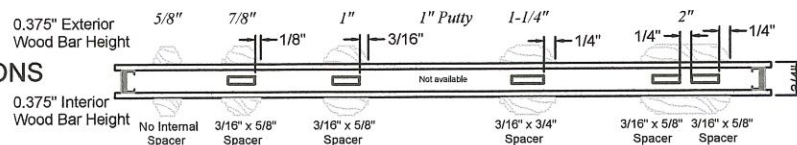


3-1/2" Flat Casing



SILL DETAIL ALL-WOOD CASEMENT, OPERATING

GLAZING OPTIONS



PLEASE NOTE: STANDARD SPACER COLOR IS MILL FINISH

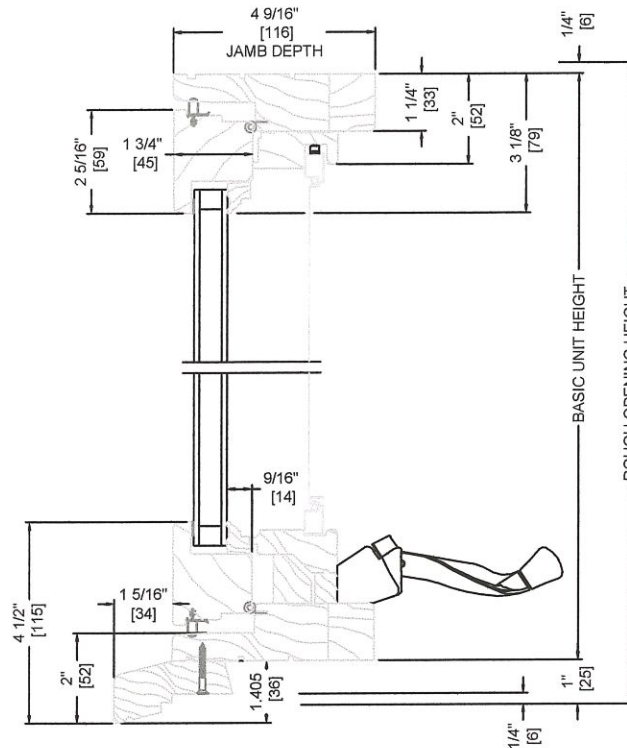


SIERRA All-Wood
PACIFIC Casement Window, No Brickmould w/ Sill Nosing
WINDOWS

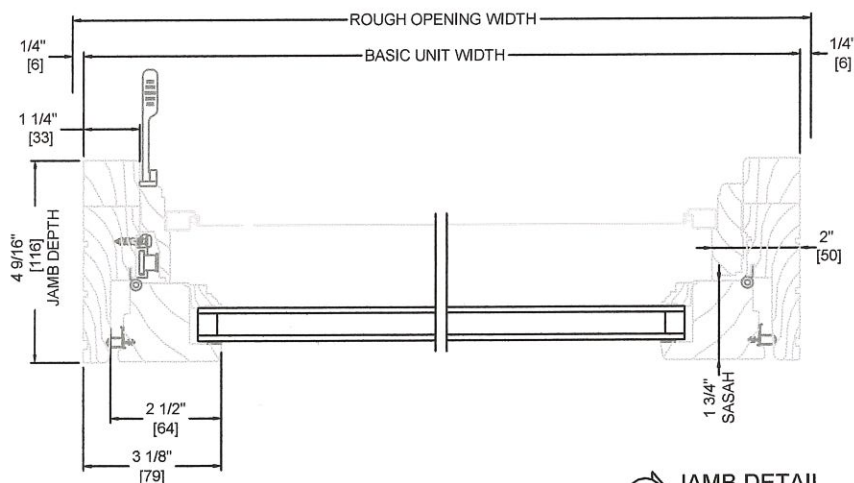
For Product Built 06/25/2012 to Present

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

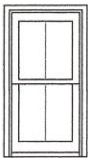
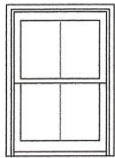
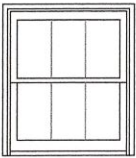
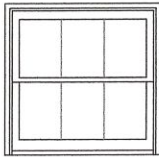
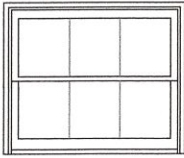
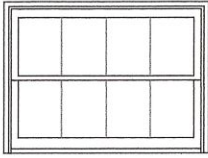
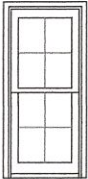
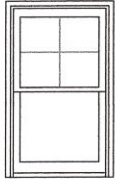
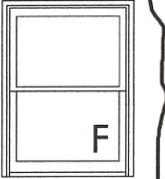
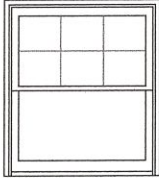
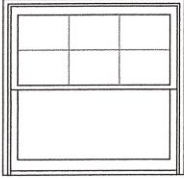
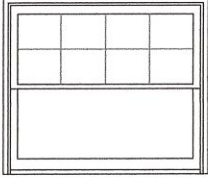
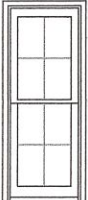
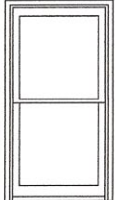
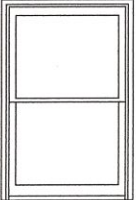
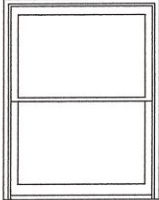
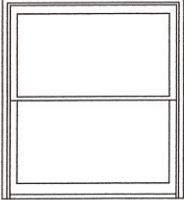
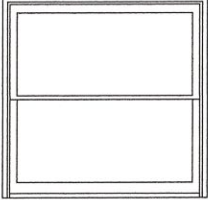
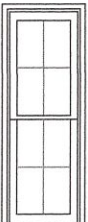
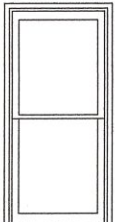
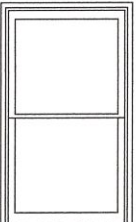
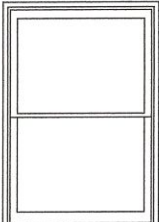
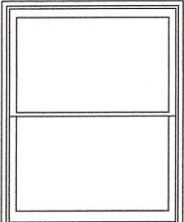
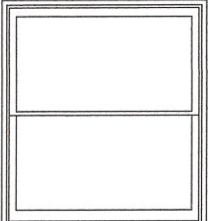
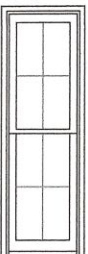
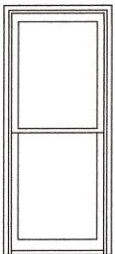
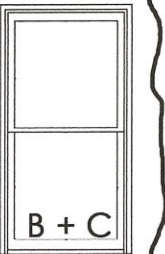
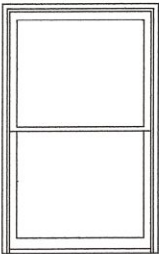
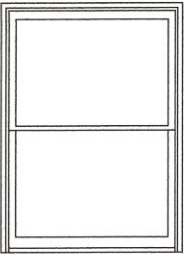
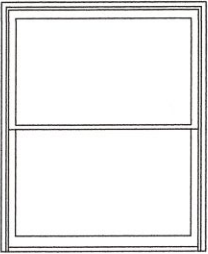
 **HEAD DETAIL**
ALL-WOOD CASEMENT, OPERATING



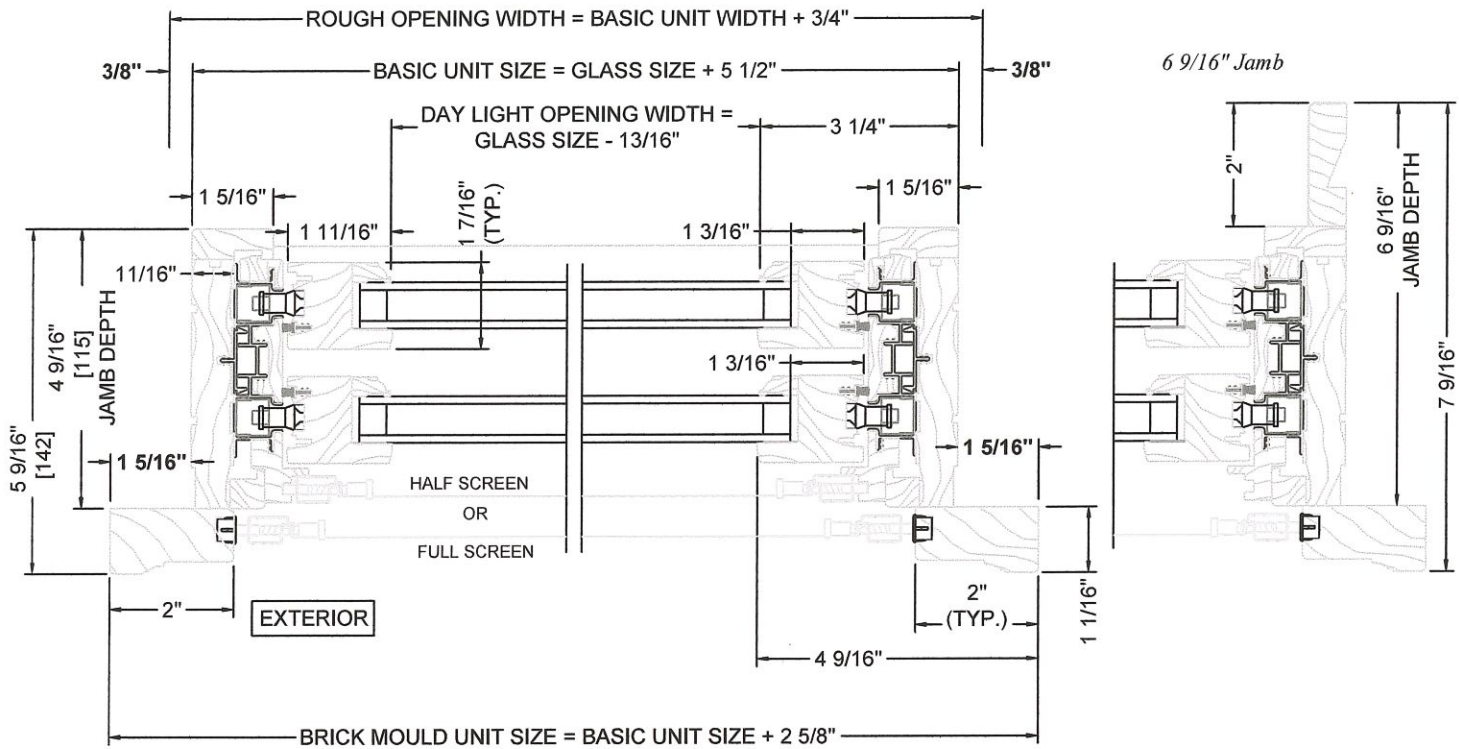
 **SILL DETAIL**
ALL-WOOD CASEMENT, OPERATING



 **JAMB DETAIL**
ALL-WOOD CASEMENT, OPERATING

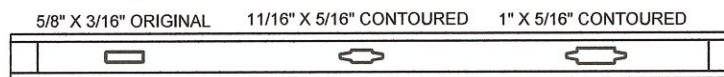
ROUGH OPENING	18 3/4"	24 3/4"	30 3/4"	36 3/4"	42 3/4"	48 3/4"
	18"	24"	30"	36"	42"	48"
	13 1/8"	19 1/8"	25 1/8"	31 1/8"	37 1/8"	43 1/8"
FRAME SIZE	36 3/4"	36"	36"	36"	36"	36"
GLASS SIZE	14 1/8"	14 1/8"	14 1/8"	14 1/8"	14 1/8"	14 1/8"
						
	DHC-1836	DHC-2436	DHC-3036	DHC-3636	DHC-4236	DHC-4836
						
	DHC-1842	DHC-2442	DHC-3042	DHC-3642	DHC-4242	DHC-4842
						
	DHC-1848	DHC-2448	DHC-3048	DHC-3648	DHC-4248	DHC-4848
						
	DHC-1854	DHC-2454	DHC-3054	DHC-3654	DHC-4254	DHC-4854
						
	DHC-1860	DHC-2460	DHC-3060	DHC-3660*	DHC-4260*	DHC-4860*

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

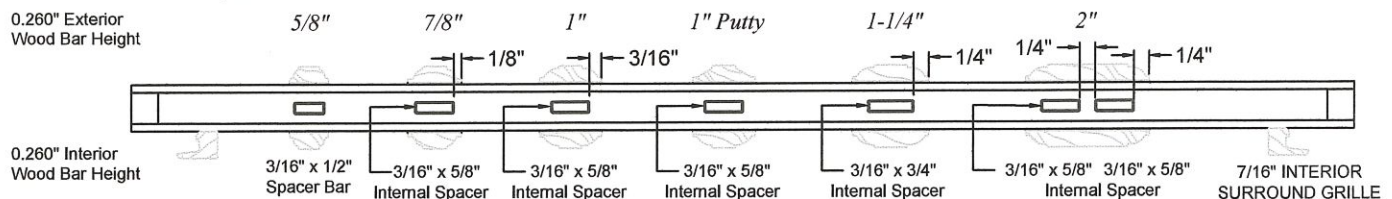


GLAZING OPTIONS

Single & Dual Insulated Glass available in operating and fixed units.
Grille in Airspace



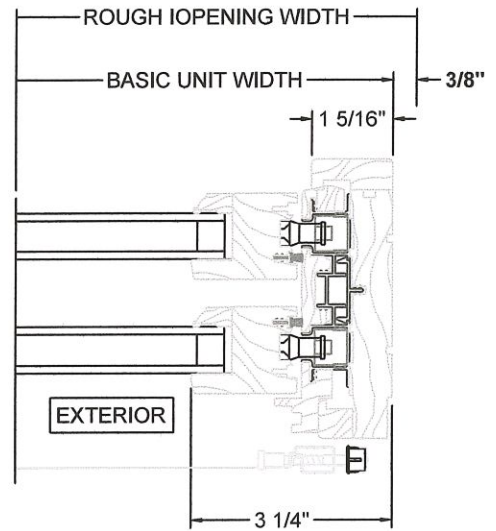
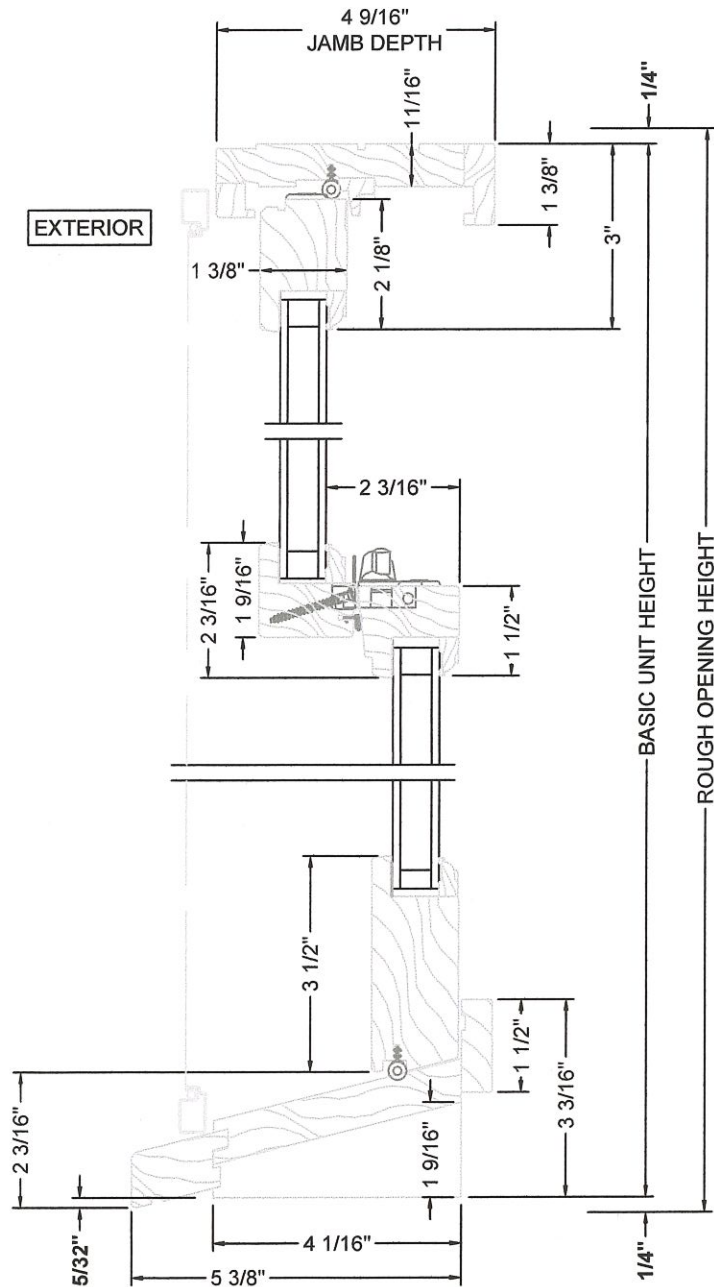
HDL, Surround and KD Grille Bar Chart

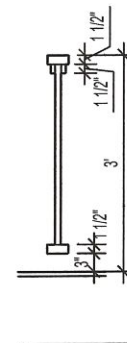
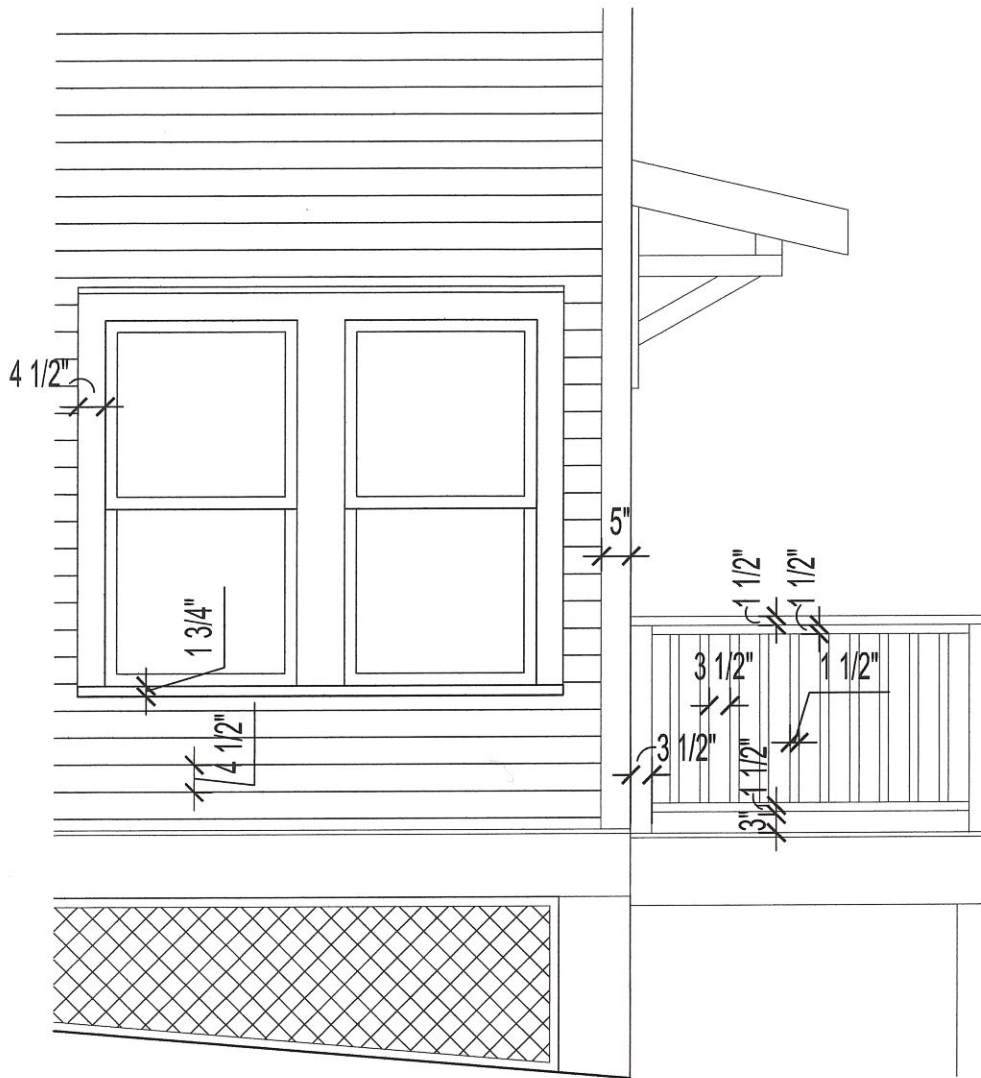


PLEASE NOTE: STANDARD INTERNAL SPACER COLOR IS MILL FINISH

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

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



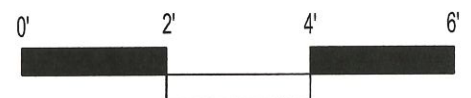


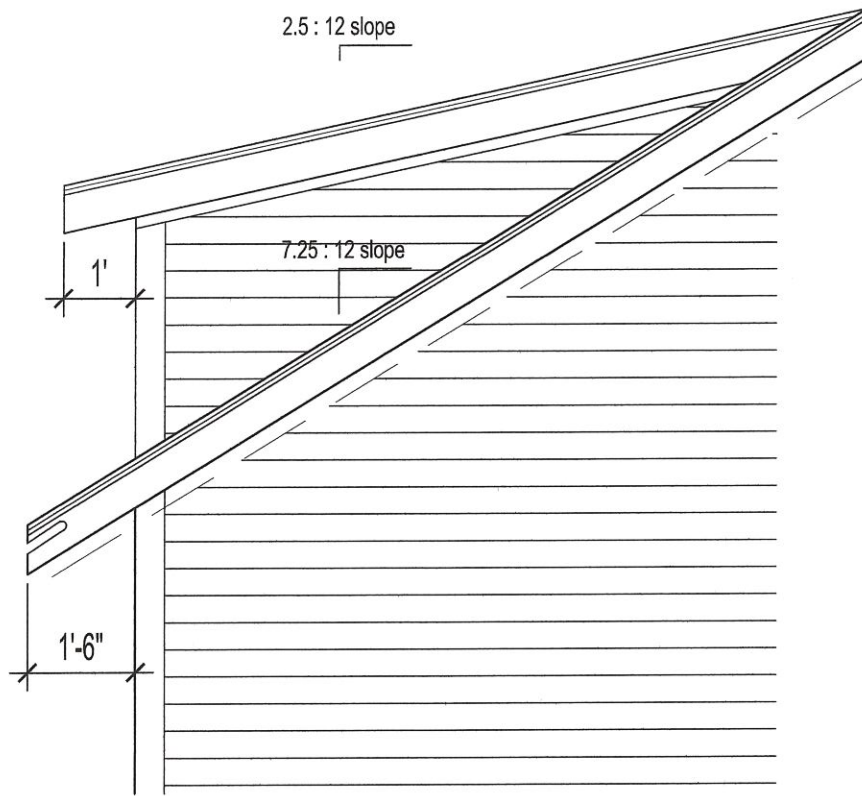
PELL ST studio

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

529 Euclid St - Window/Door Trim + Deck Rail Details

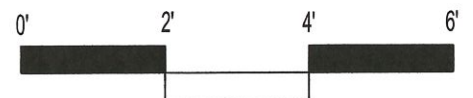
Scale - 3/8" = 1'-0"





529 Euclid St - New Eave/Soffit Detail

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



PELL ST studio

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