

City of Raleigh



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COA-0197-2018

605 N BOUNDARY STREET

OAKWOOD HISTORIC DISTRICT (HOD-G)

0 25 50 100 Feet



Nature of Project:

Construct rear addition;
remove and replace rear deck;
install pergola over deck;
expand side porch and construct
new roof; changes to existing
windows and door;
install column on front porch pier

APPLICANT:
SUSAN AND JIM BRAY



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0197-2018 605 N BOUNDARY STREET

Applicant: SUSAN AND JIM BRAY

Received: 12/6/2018

Meeting Date(s):

Submission date + 90 days: 3/6/2019

1) 1/24/2019 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: GENERAL HOD

Nature of Project: Construct rear addition; remove and replace rear deck; install pergola over deck; remove side porch stoop, replace with deck, construct new roof, and replace door; switch locations of paired windows and single window on west wall; install column on front porch pier; install 48" fence and gates

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 rear addition; remove and replace rear deck; remove side porch stoop, replace with deck, construct new roof, and replace door; install 48" fence and gates
1.4	Fences and Walls	Install 48" fence and gates
2.7	Windows and Doors	Replace side porch door; switch locations of paired windows and single window on west wall
2.8	Entrances, Porches and Balconies	Remove side porch stoop, replace with deck, construct new roof; install column on front porch pier
3.1	Decks	Remove and replace rear deck; install pergola over deck; remove side porch stoop, replace with deck
3.2	Additions to Historic Buildings	Construct rear addition

STAFF REPORT

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

- A. Constructing a rear addition, removing and replacing a rear deck, and installing a pergola over a deck are not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.6, 1.3.7, 1.3.8, 3.1.1, 3.1.2, 3.1.4, 3.1.5, 3.1.6, 3.1.7, 3.1.8, 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 describes the house as a Craftsman frame bungalow, ca. 1926: "Under the gable eaves are triangular knee braces; under the horizontal eaves are exposed rafter tails. There is a porch on the rightward part of the front with a gabled roof supported by two battered square-section posts on brick piers. Most of the windows are six-over-one. The house was divided into two apartments in the 1930s. An addition was made across the rear after 1950."
- 2* The property is on a corner lot at Boundary and Elm Streets and is at the northeast edge of the Oakwood Historic District, with the properties behind it on Elm Street being outside the district.
- 3* No trees over 8" DBH are proposed for removal. A tree protection plan prepared by an ISA certified arborist was provided showing the locations, DBH, species and critical root zones of trees on the property; however, it is unclear from the tree protection plan how or whether the tree protection fencing is enclosed along the Elm Street right-of-way. The plan also does not show the footprint of the proposed addition, nor is it clear where the driveway is located.
- 4* The proposed addition is at the rear of the house and involves the removal of the existing full-width rear deck with new construction extending approximately 7' farther from the back of the house than the existing deck. This is a traditional location to add to a historic house.
- 5* Photographs were provided of other sunrooms with banks of windows.
- 6* **Built area to open space analysis:** According to the applicant, the lot is 6,781.5 SF. Sanborn maps from 1914-1950 show 1,642 SF of built area, with a ratio of built area to open space of 24%. The existing built area is 1,838 SF, with a ratio of built area to open space of 27%. The proposed built area is 2,100 SF. The proportion of built area to open space is proposed to be 31%.
- 7* The application includes analysis of the built area of six neighboring properties, with a range from 21% to 38% built area to open space.
- 8* **Built mass to open space analysis:** None was provided by the applicant.

- 9* The roof of the addition is proposed to be an extension of the existing gable form. The roofing is proposed to be architectural asphalt shingles to match the existing.
- 10* The application states the proposed eave construction will match the existing. Photographs were provided showing the existing eave construction.
- 11* The addition is proposed to be clad in wood siding with a 4 ½" reveal and wood trim to match the historic house.
- 12* The extended foundation is proposed to be of brick with a painted finish to match the existing. Framed lattice is proposed to screen below the extension and deck. The application does not state what material is to be used for the lattice. It is proposed to be either stained or painted. Photographs of other lattice screens were provided.
- 13* The structure is proposed to be painted. Paint samples were not provided.
- 14* The existing house features primarily six-over-one double-hung windows. New windows proposed for the north and east sides appear to match the proportions of other windows on the house. The west side includes a grouping of three new wood casement windows, as well as moving other existing windows (see C. 1-3 below). Specifications and section drawings were provided.
- 15* The rear sunroom addition features groupings of casement windows on both the north and west walls. The windows are casement style with the appearance of one-over-one double-hung. All windows are wood framed from Sierra Pacific. Specifications and section drawings were provided.
- 16* Two new full-lite wood Jeld-Wen doors are proposed leading to the rear deck. Specifications and section drawings were provided.
- 17* The proposed rear deck is shown at the northwest corner of the house and includes a pergola. A new stair is proposed to lead to the ground level. The pergola is to be of stained, pressure-treated wood. Detailed drawings of the deck and stair railings and the pergola were provided.
- 18* Exterior lighting was not shown on the drawings, nor were specifications provided.
- 19* K-style gutters and downspouts are proposed for the addition and will match the existing.
- B. Removing a side porch stoop, replacing it with a deck, constructing a new roof, replacing a door, and installing a column on a front porch pier are not incongruous in concept

according to *Guidelines* 1.3.1, 1.3.2, 1.3.4, 1.3.6, 1.3.7, 1.3.8, 2.7.2, 2.7.5, 2.8.1, 2.8.3, 2.8.5, 2.8.6, 2.8.9, 3.1.3, and the following suggested facts:

- 1* The existing porch stoop and stairs are concrete. The proposed replacements are a wood porch on a brick foundation with brick steps. The new porch will be covered with a gable-end roof with a roof ridge that is lower than the ridge of the historic house. The porch is shown with railings on the north and south sides.
- 2* The design of the railings appears to match the design proposed for the rear deck. Detailed drawings for the deck railing were provided
- 3* Photographs of other side porches on corner lot houses were provided. Side porches are common historic elements in Oakwood.
- 4* The ceiling of the porch roof is proposed to be painted bead board.
- 5* The door to be replaced is non-historic, appearing to date from the 1950s. The proposed new door is to be a full-lite wood door. Specifications were provided.
- 6* The front porch includes three piers with columns on the two end piers. The application includes the addition of a column on the center pier to address a compromised beam over the front porch. Drawings show it matching the existing columns. Photographs were provided showing the existing deformation of the porch front, as well as photos showing other similar porch column/pier configurations in the historic district.
- 7* Framed lattice screening is proposed adjacent to the side porch for bins. It appears to match the other screening proposed for the addition. The application does not state what material is to be used for the lattice. It is proposed to be either stained or painted.

C. Switching locations of paired windows and a single window on the west wall **may be** incongruous in concept according to *Guidelines* sections 2.7.1, 2.7.5, 2.7.11, and the following suggested facts:

- 1* Paired six-over-one double-hung windows currently in roughly the center of the west wall are proposed to be moved further back on the same wall, switching places with a single six-over-one double-hung window.
- 2* The applicant states: "This elevation of the house is the least character defining and the least visible, due to the proximity of the neighbor, the change in grade and the existing vegetation."

3* Photographs were provided of other houses in Oakwood that have switched windows on side elevations during rehabilitation projects, both of which were approved COAs; 306 Pell Street (153-08-CA) and 308 Pell Street (102-12-CA).

D. Installing a fence and gates is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.7, 1.4.8; however, constructing a 48" fence and gates in the street side yard area of a corner lot **is** incongruous according to *Guidelines* 1.4.11, and the following suggested facts:

- 1* The proposed fence is 48" tall, with a top rail installed 6" above what is otherwise a common vertical picket fence design. The fencing is proposed to be pressure-treated stained wood. A detailed elevation view of the fence was provided; however, a section view was not.
- 2* It is unclear whether the fence will be installed using neighbor-friendly design, the traditional way in which fences were constructed (with structural members facing inward) or a fence design where both sides of the fence present an identical appearance.
- 3* A tree protection plan was provided showing the locations, DBH, species and critical root zones of trees on the property. The tree protection plan does not include the location of the proposed fence and gates; therefore, it is difficult to assess whether the tree protection measures are sufficient for this component of the project.
- 4* Along the Elm Street side of the property the fence is proposed to be set in 17' from the curb.
- 5* Photographs of other fences on corner lots were provided:
 - a. 610 N Bloodworth Street (088-15-CA) was approved as part of a master landscape plan;
 - b. 602 E Lane Street (064-18-MW) was approved, although the height and design of the installed fence do not appear to match what was approved.
- 6* The fence is proposed to abut existing taller fences for neighboring lots.
- 7* Two 3' wide pedestrian gates are proposed, as well as a pair of 6' wide gates at the driveway. Detailed drawings of the gate design were not provided.

Pending the committee's determination of the significance of the west façade, staff suggests that the committee approve the application with the following conditions:

1. That the new fence and gates be no greater than 42" in height and be installed using neighbor-friendly design.
2. That tree protection plans be implemented and remain in place for the duration of construction.
3. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
 - a. An updated tree protection plan showing how the tree protection fencing is enclosed on the Elm Street side, as well as the location of the proposed addition, fence and gates, and the location of the existing driveway.
4. That the lattice screening be wood.
5. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Lattice paint/stain sample from the paint/stain manufacturer;
 - b. Paint color samples from the paint manufacturer;
 - c. Exterior lighting including location on the building;
 - d. A section view drawing of the proposed fencing;
 - e. Elevation and section drawings of the proposed gates

Staff Contact: Melissa Robb, melissa.rob主@raleighnc.gov

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
eFax 919-996-1831



- ☐ Minor Work (staff review) – **1 copy**
- ☒ Major Work (COA Committee review) – **10 copies**
- ☐ Additions Greater than 25% of Building Square Footage
- ☐ New Buildings
- ☐ Demo of Contributing Historic Resource
- ☐ All Other
- ☐ Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 579015

File # _COA-0197-2018

Fee _____

Amount Paid \$152.00

Received Date 12/6/2018

Received By _____

Property Street Address **605 Boundary St**

Historic District **Historic Oakwood**

Historic Property/Landmark name (if applicable)

Owner's Name **Susan and Jim Bray**

Lot size **0.18 acres**

(width in feet) **45'-0"**

(depth in feet) **142'-0"**

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys ([Label Creator](#)).

Property Address	Property Address
603 N Boundary St	618 Elm St
601 N Boundary St	609 N Boundary St
529 N Boundary St	611 N Boundary St
613 Elm St	613 Watauga St
615 Elm St	615 Watauga St
617 Elm St	606 N Boundary St
607 N Boundary St	620 N Boundary St
614 Elm St	600 N Boundary St

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

Applicant Susan + Jim Bray

Mailing Address 207 Linden Ave

City Raleigh

State NC

Zip Code 27601

Date 12-3-2018

Daytime Phone

Email Address susan@jandsbray.com

Applicant Signature

Will you be applying for rehabilitation tax credits for this project? ☐ Yes ☒ No

Did you consult with staff prior to filing the application? ☐ Yes ☒ No

Office Use Only

Type of Work _____

Design Guidelines - Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
2.7/50-53	Windows + Doors	<p>Owners propose to construct a new rear addition and expand the existing gable roof over the existing shed roof portion of the house and the new addition. The new sunroom will also be a gable roof. The addition will have wood siding to match the historic house as well as wood windows, wood doors and trim to be in keeping with the historic house.</p> <p>Other items that are being proposed are - updating the side entry to be covered and have a more generous landing, relocating two historic windows, and a couple of additional changes or updates to windows. Owners are also requesting that a new column to match existing to be installed on the one pier that does not have a column on the front porch to help fight the structural sag of the front porch beam. A new deck will replace the existing deck. A new wood trellis will be constructed over a portion of the new deck.</p>
1.3/22-23	Site Features + Plantings	
3.1/64-65	Decks	
3.2/66-67	Additions	

Minor Work Approval (office use only)

Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) _____ Date _____

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete. Minor Work (staff review) – 1 copy Major Work (COA Committee review) – 10 copies					
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>				
4. Paint Schedule (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing existing and proposed work <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the Label Creator to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				



605 Boundary St aerial



0 25 50 100 ft
1 inch = 50 feet

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



605 Boundary St aerial



0 25 50 100 ft
1 inch = 50 feet

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

Proposed Addition + Renovation for 605 N Boundary St

The owners of 605 N Boundary St propose to construct a new rear addition and expand the existing gable roof over an existing shed roof portion of the house and the new addition. The shed roof section of the existing house appears to have been an addition that took the place of a much smaller rear porch. The new proposed sunroom will have a gable roof the same pitch as the main roof. The addition will have wood siding to match the historic house as well as wood windows, wood doors and trim to be in keeping with the historic house.

Other proposed items are - updating the side entry to be covered along with a new deck that is the same size as the existing stoop, relocating a single and pair of historic windows, and add a column to match existing to the one lone pier of the front porch. The new column is to help fight the structural sag of the front porch beam, see photos. A new deck will replace the existing deck. A new wood trellis will be constructed over a portion of the new deck.

Section 2.7 #9 If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining facade of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but not to duplicate the original.

There are three small bedrooms in a line along the private side of the bungalow. The owners are proposing to expand two of the bedrooms by using the middle bedroom. The middle room along that side of the plan does not have a closet and if you were to try and put one in, it would make that room even smaller and difficult to fit a bed in. The owners before this struggled with the same thing. We are showing that the middle bedroom becomes an ensuite bathroom and a larger closet for bedroom 01. In order to make this happen, we are proposing to move the pair of historic windows down the same exterior wall into the master bedroom. In the newly created closet, we would like to move the existing single window to this space. This elevation of the house is the least character defining and the least visible, due to the proximity of the neighbor, the change in grade and the existing vegetation. Since COA decisions are made on a case by case basis could the approval be just for this instance because of all of these factors?

Section 2.7 #7 If a historic window or a door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.

The owners are proposing to update the side entry to be safer and more functional. In this update they would like to replace the current non-historic door with a full lite wood door. This will provide more light into a dark kitchen and also allow the owners to use the side entry as another means of access to the house.

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.

324 SF of heated space will be added to the north side of the existing house to create a true master suite and a sunroom. A 130 SF rear deck will be added to create an outdoor space. The new footprint of the proposed house is in line with the footprints of other houses along the block and does not significantly change the proportion of built space to open space and is comparable to neighboring properties. The 1914-1950 Sanborn map shows that there was a shed or one car

garage on the property at one time and that the front porch may have been across the entire front of the house. With this in mind, the new addition does not add much more built mass to the property than it historically had.

Sanborn 1914-1950 map %of Built to Open Space – 1642 SF of built space/6781.5 SF of site = 24%

Existing % of Built Space to Open Space – 1838 SF of built space /6781.5 SF of site = 27%

New Site Plan % of Built Space to Open Space – 2100 SF of built space/6781.5 SF of site = 31%

Other houses neighboring 605 Boundary St–

607 N Boundary St app Built Space to Open Space – 2121 SF of built space/8129 SF of site = 26%

603 N Boundary St app Built Space to Open Space – 1698 SF of built space /7286 SF of site = 23%

601 N Boundary St app Built Space to Open Space – 1575 SF of built space /7405 SF of site = 25%

600 N Boundary St app Built Space to Open Space – 2335 SF of built space /6144 SF of site = 38%

602 N Boundary St app Built Space to Open Space – 1280 SF of built space /5586 SF of site = 23%

606 N Boundary St app Built Space to Open Space – 2979 SF of built space /7839 SF of site = 38%

Section 3.1 Decks #1 Locate and construct decks so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure.

The new deck is located off of the new rear addition, hidden behind the new sunroom and only ties into new construction.

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 will be located on the rear of the house where a previous addition is located. We are proposing to extend the historic roof line back to cover the previous addition and a smaller engaged gable to cover the new sunroom. This will give the house on the interior the ability to have the same ceiling height throughout.

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 addition follows the shape and footprint of the existing house. The roof lines of the addition are equal to or lower than the historic house gable ridge heights. Siding, eaves, overhangs, windows and trim shall be consistent between the new and existing sections of the house to help create a cohesive overall aesthetic.

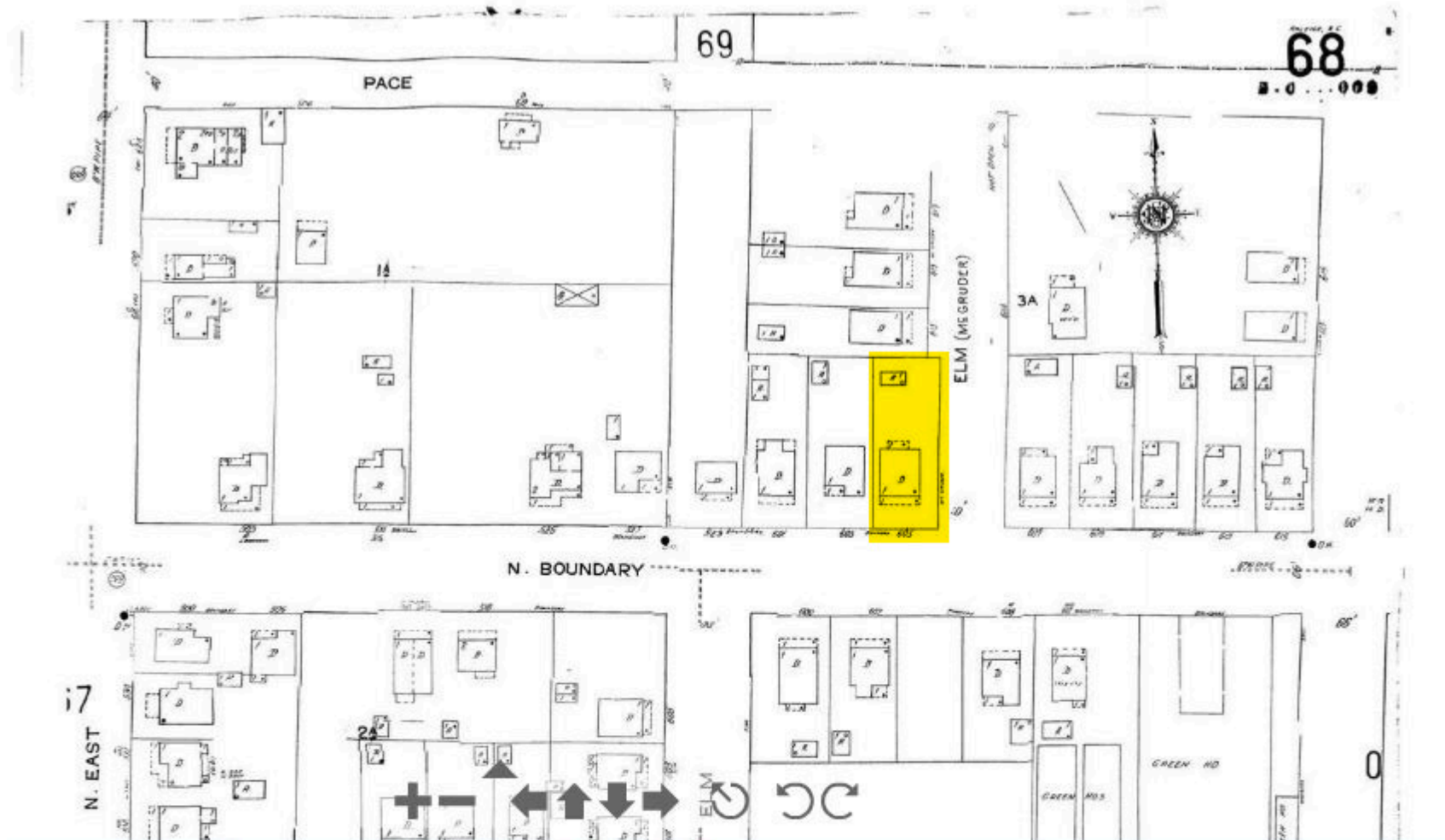
Section 1.4 #11 It is not appropriate to introduce visually opaque screening plantings, walls, or fences taller than 42" or that are more than 65% solid into the front yard area (and/or street side yard area of a corner lot) unless historic evidence exists.

"A need for security or privacy or the desire to enhance a site may lead to a decision to introduce a new fence or wall. Within the historic districts and landmarks any proposed fence is reviewed with regard to the compatibility of location, materials, design, pattern, scale, spacing, and color with the character of the principal building on the site and the historic district"

The owners would like to request permission to make the fence 48" tall for security in their rear yard for grandchildren playing and dogs that they foster. 42" is more of an aesthetic height and does very little to provide security. The fence will be located to the rear portion of the property and will abut to much taller fences in adjacent yards. The fence is set in 17'-0"+ from Elm Street and there is no public sidewalks on this side of the property so it will not appear to be such a physical wall in close proximity to anyone viewing from the street. Most of the examples around Oakwood for corner lots are fences that are adjacent to public sidewalks making them appear taller and more solid. We are not requesting that this fence be placed so that it impedes the view of the historic house, it is a back yard fence. The historic district ends at the back of this house and so the houses beyond are not in the historic district. See drawing of the fence elevation, we are proposing a more framed picket fence up to 42" tall and then a small section of a more open cap to the fence to create the 6" extra in height. Pressure treated stained wood is proposed as the material.

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 new wood windows will have a 1". Corner boards to match existing (5"). New windows will not have grille patterns to match existing so that the addition sets itself subtly from the historic house. Roofing to be replaced in kind with new architectural asphalt shingles, will use Certainteed Landmark Collection in Georgetown Gray. Brick foundation will match existing and be painted. Decking to be pressure treated stained decking on both the deck and the side entry porch. Side porch ceiling to be painted beadboard. Painted or stained lattice to screen below the addition + deck between the painted brick piers. New eaves, soffits, brackets and overhangs to match existing.



« 82 of 83 »

Item Number	335462
Full Image Title	00274
Full Atlas Title	Raleigh 1914-Dec. 1950 vol. 1, 1914-Nov. 1950
Date of Publication	1950
Publisher	Sanborn Fire Insurance Map Company
City	Raleigh
County	Wake County
State	North Carolina
Country	United States

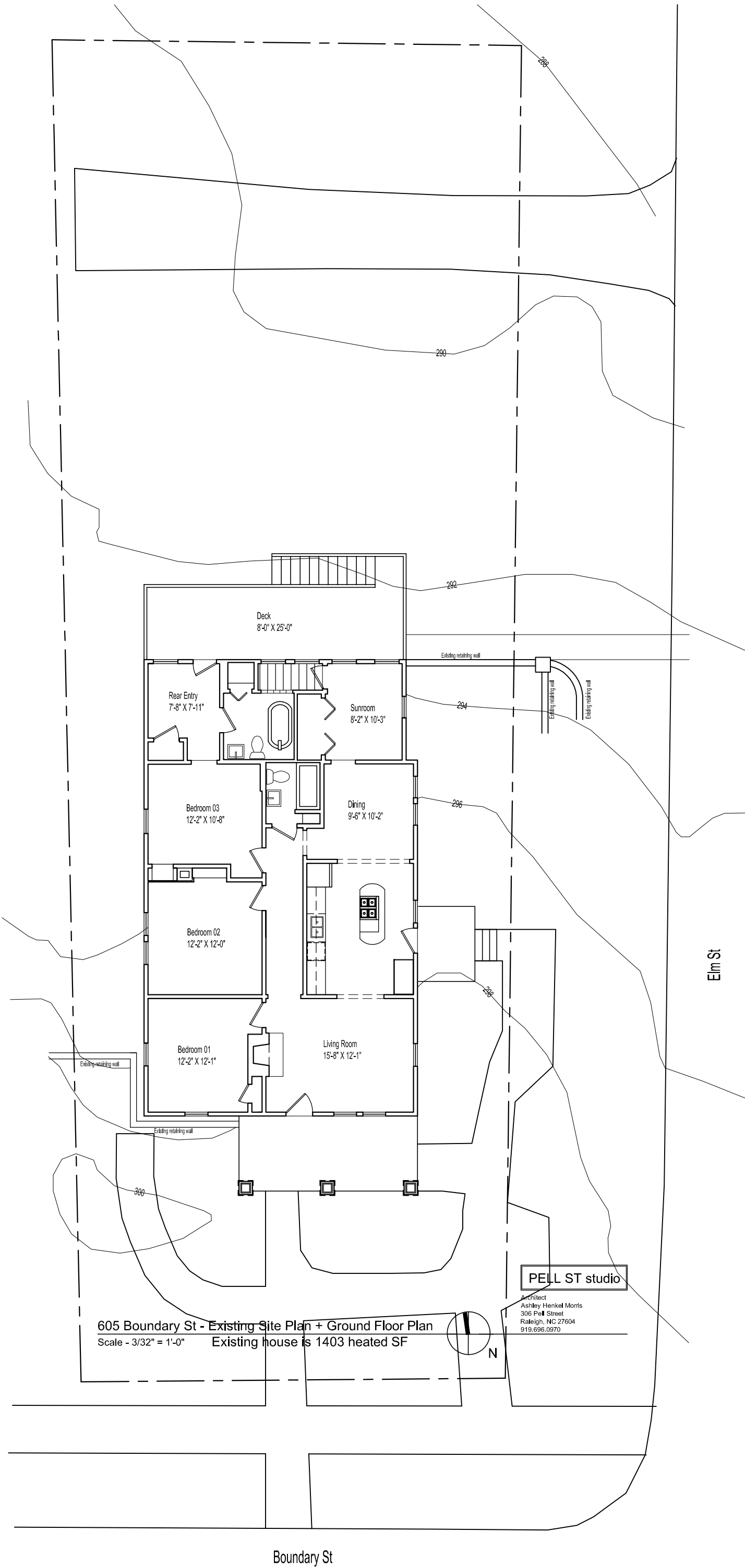
BM1924:63 this is lot 57 of Harding & Stronach properties
470:121 Hornaday & Faucette to S. R. Lee, Jr. May 26, 1925 Int Rev \$1.00 subj to deed of trust \$400
507:141 S. R. Lee Jr. to R. G. & Mary L. Baker Nov 15, 1926, with mortgage of \$3500
2369:428 Mary L. Baker to Daniel & Leslee Salzler 1975
2525:643
2651:489 Glenn Parler & Louann Brown Atkins
1925 RCD: no listing, no S. R. Lee in directory
1926 RCD: no listing, no S. R. Lee in directory
1927 RCD: R. Garland Baker, conductor, wife Mary L.
1928 RCD: R. G. Baker
1929 RCD: Robert G. Baker
1942 RCD: R. Garland Baker
1950 Sanborn: rectangular footprint, front porch open, composition roof
1963 RCD: Mrs. Mary L. Baker
2012 RCD: similar to 1950 but front porch enclosed into a sunroom

=WA6637 **605 North Boundary St. George S. Stephenson House c.1926** This Craftsman frame bungalow was built for George S. Stephenson, an engineer with the railroad. It has a front-gabled saddle roof. Under the gable eaves are triangular knee braces; under the horizontal eaves are exposed rafter tails. There is a porch on the rightward part of the front with a gabled roof supported by two battered square-section posts on brick piers. Most windows are six-over-one. The house was divided into two apartments in the 1930s. An addition was made across the rear after 1950. The house was restored to a single unit as part of a restoration by Jennifer & Tony Latto in 1997-98.

Hornaday & Faucette did not build the house. They were a real estate firm, not a construction firm. Their newspaper advertisements say "We sell lots."

BM1924:63 this is lot 58 of Harding & Stronach properties
498:207 Hornaday & Faucette to G. S. & Carrie R. Stephenson May 25, 1926
860:138 Carrie R. Stephenson to J. P. & Nellie Alford 1941 Rev \$2.20
929:256
937:193 C. B. & w Woodall to B. M. Yates 1946
2997:419 Lewis Hawks to Louis Hawks Jr. 1982
7354:728 to Jennifer & Tony Latto Feb 1997 \$135K
8738:1361 Jennifer & Tony Latto to Yvonne Lisa Granered Nov, 2000 \$217K
1925 RCD: no listing
1926 RCD: George S. Stephenson, engineer
1928 RCD: G. S. Stephenson
1929 RCD: George S. Stephenson
1939 RCD: 605 vacant, Carrie Stephenson in 605½
1942 RCD: Zane G. Winters at 605, Nathan S. Newton at 605½
1948 RCD: two addresses: 605 & 605½
1950 Sanborn: rectangular footprint, small back porch, composition roof
Feb 1960 Garden Club Home of the month: photo shows appearance similar to 2014.
1963 RCD: two apartments: 605 & 605½
2012 wakegov: similar to 1950 but addition across rear

=WA6638 (NC) **606 North Boundary St. Smith-Barlow House c.1955** This frame cottage was built by the Smith-Douglass Building Corporation and sold the next year to mailman Charles Chappell. The house was originally veneered in brick. It had a side-gabled saddle roof with no eaves. There was a small porch on the rightward part of the front, with a gabled roof supported by two square-section posts. The house was extensively remodeled in 2013-14 by Robert Barlow in the Craftsman Revival style. The brick veneer was removed and replaced with fiber-cement clapboards. The windows were replaced by six-over-one windows. The small front porch was removed and replaced by a larger centered gabled porch supported by four battered square-section posts on brick piers. A large gabled addition was made to the rear.
There is a small shed in the back yard built in c.1960.
657:275 O. C. Gulley to J. E. & Goldie Cooper Apr 27, 1934 northern two-thirds of this lot

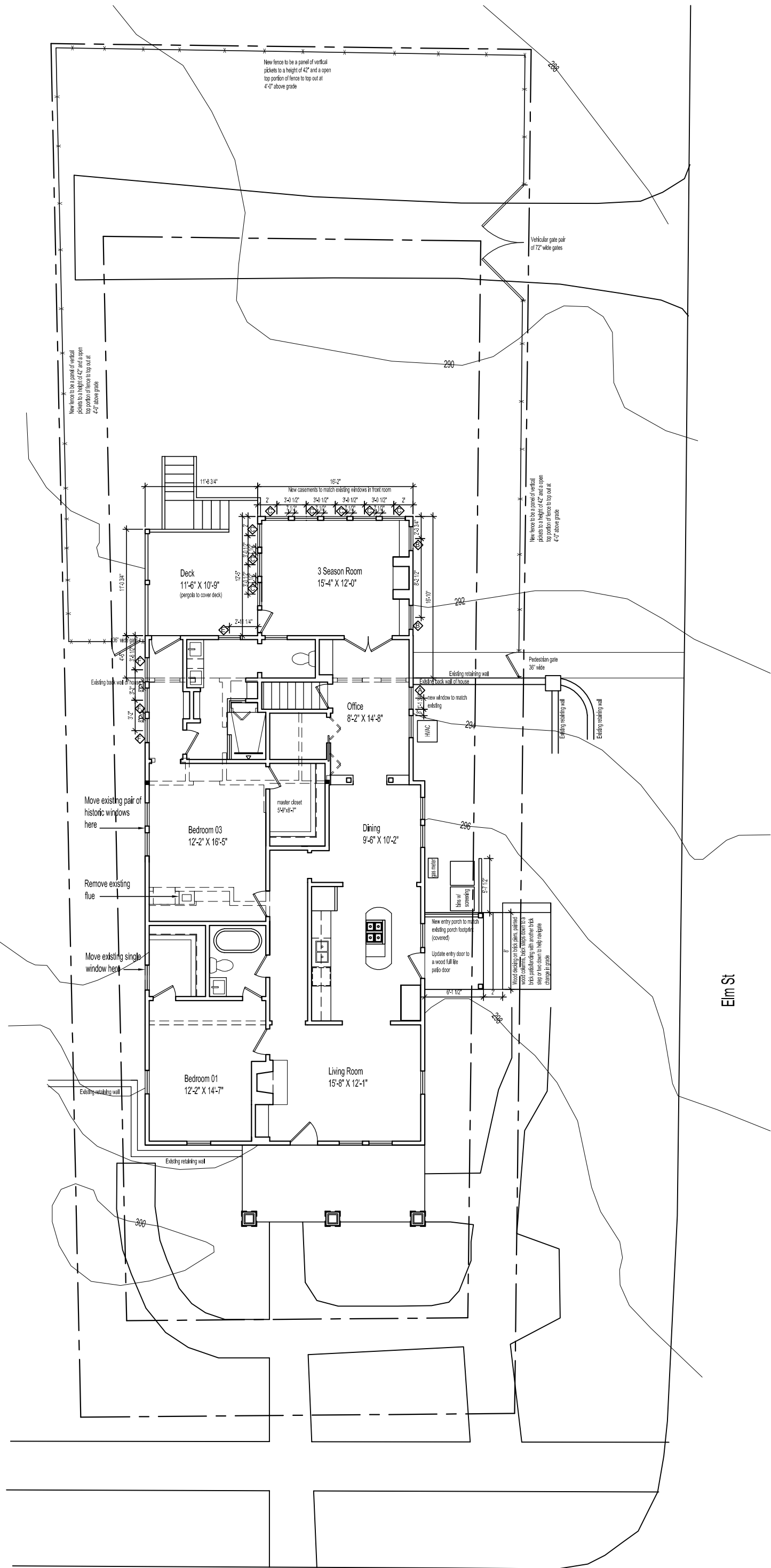


605 Boundary St - Existing Site Plan + Ground Floor Plan
Scale - 3/32" = 1'-0"

Existing house is 1403 heated SF

PELL ST studio

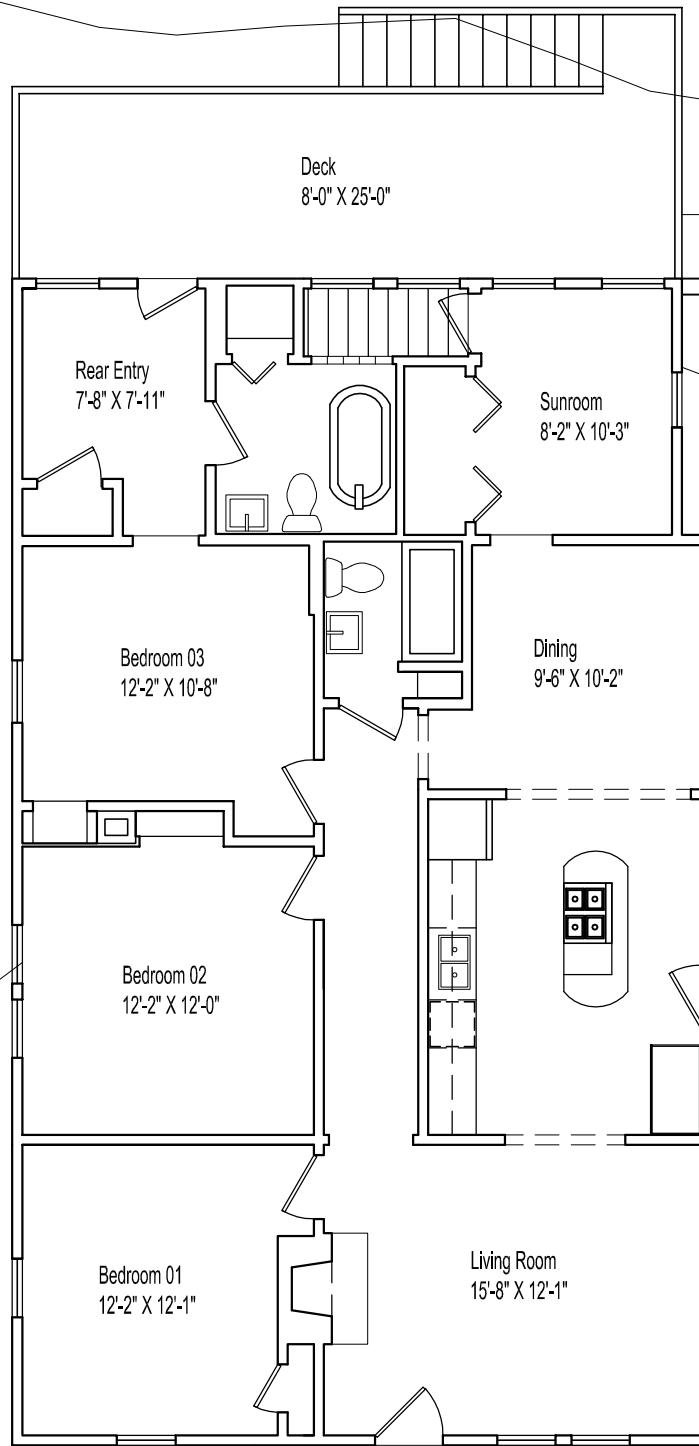
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



605 Boundary St - New Site Plan + Ground Floor Plan
Scale - 3/32" = 1'-0" 324 heated SF added

PELL ST studio

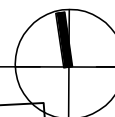
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



605 Boundary St - Existing Site Plan + Ground Floor Plan

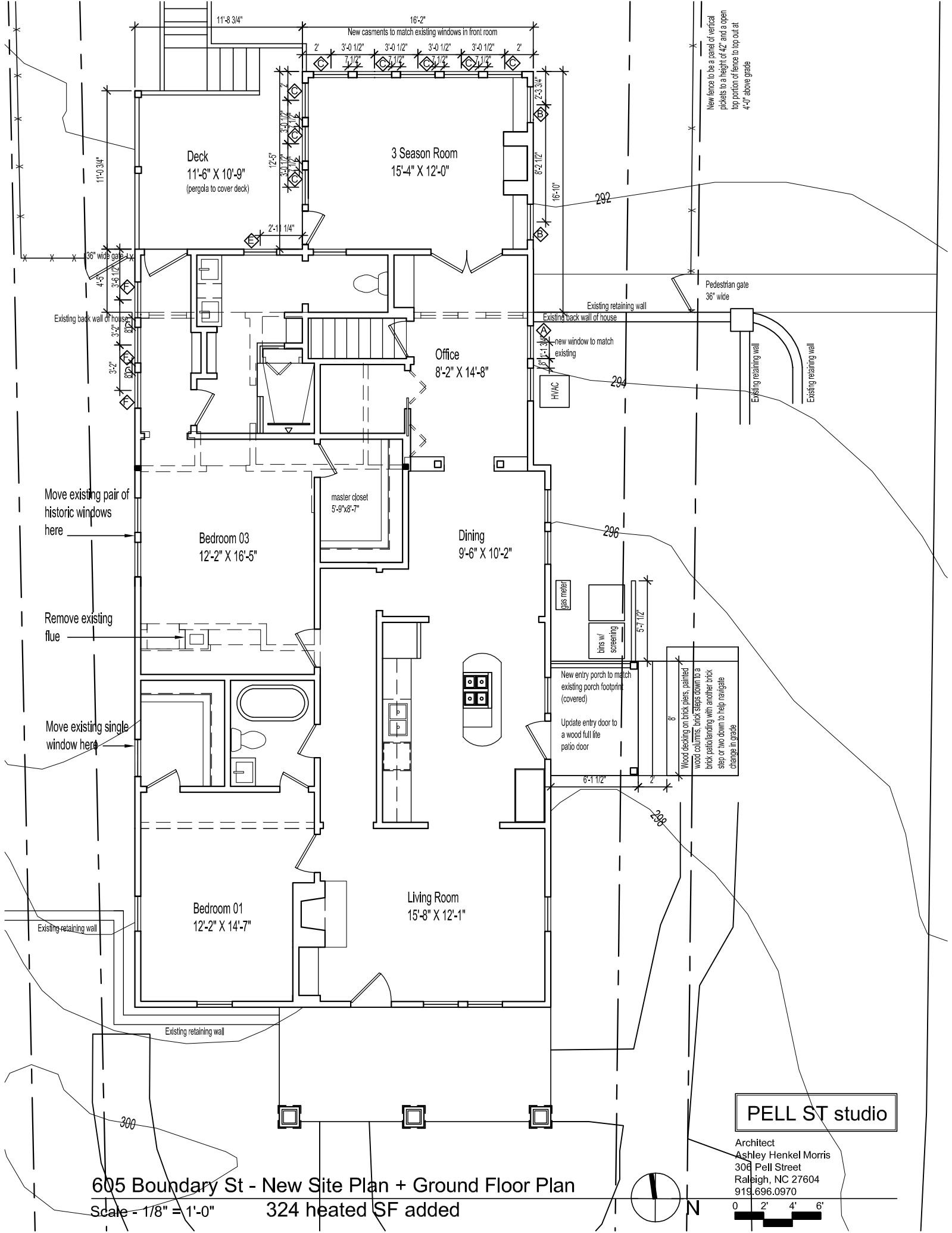
Scale - 1/8" = 1'-0"

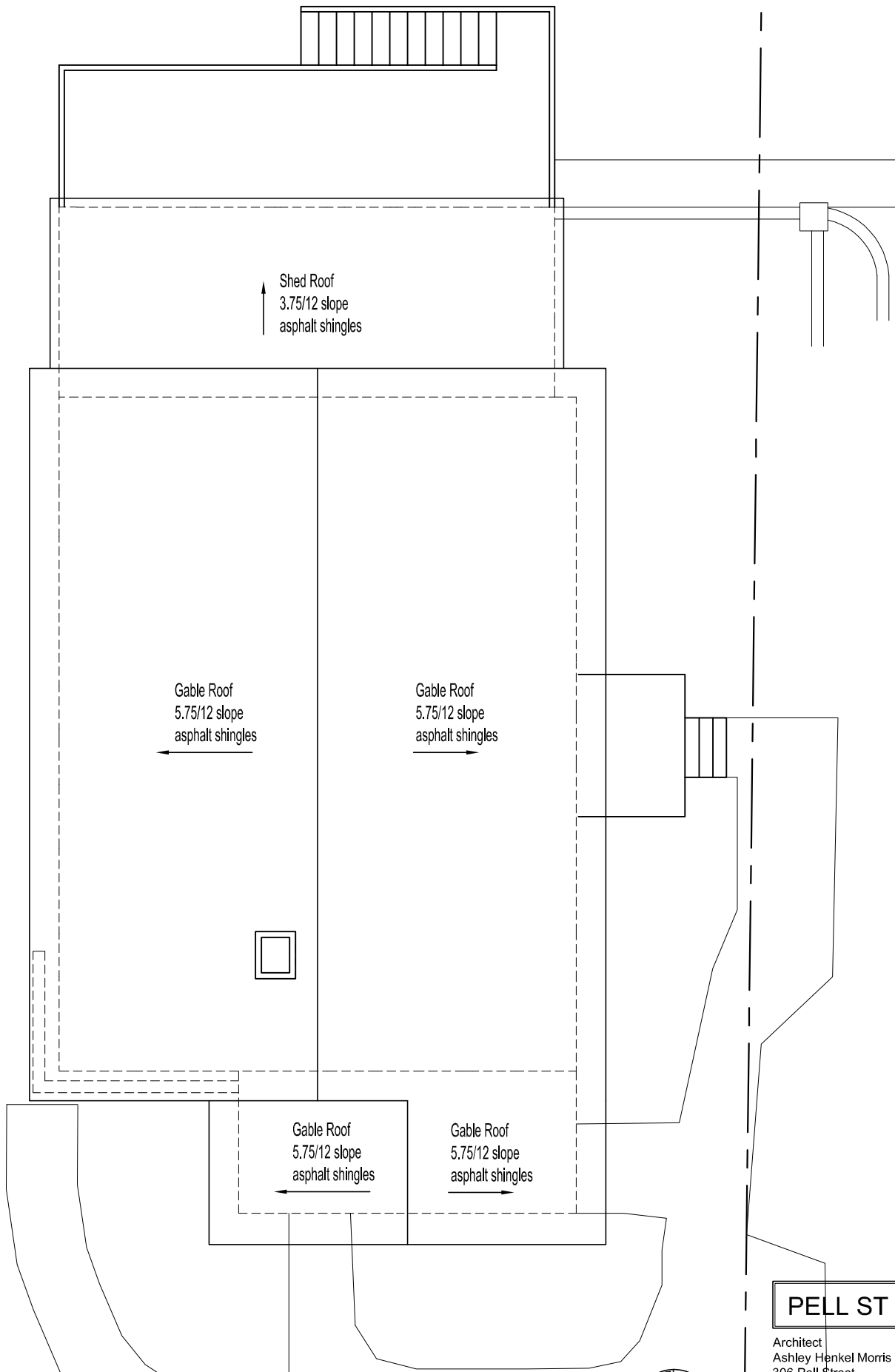
Existing house is 1403 heated SF



PELL ST studio

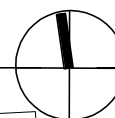
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.896.0970





605 Boundary St - Existing Roof Plan

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

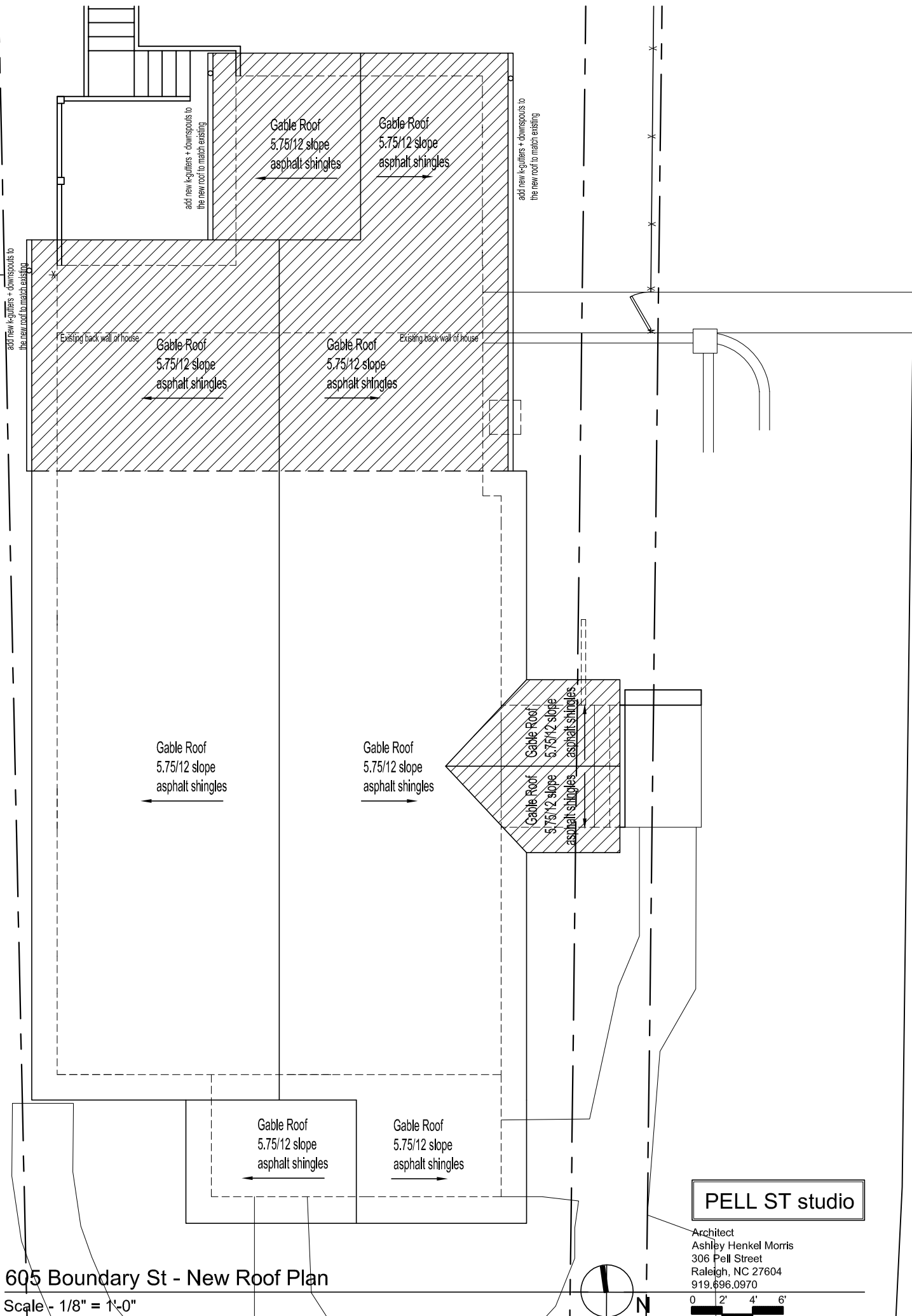


PELL ST studio

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

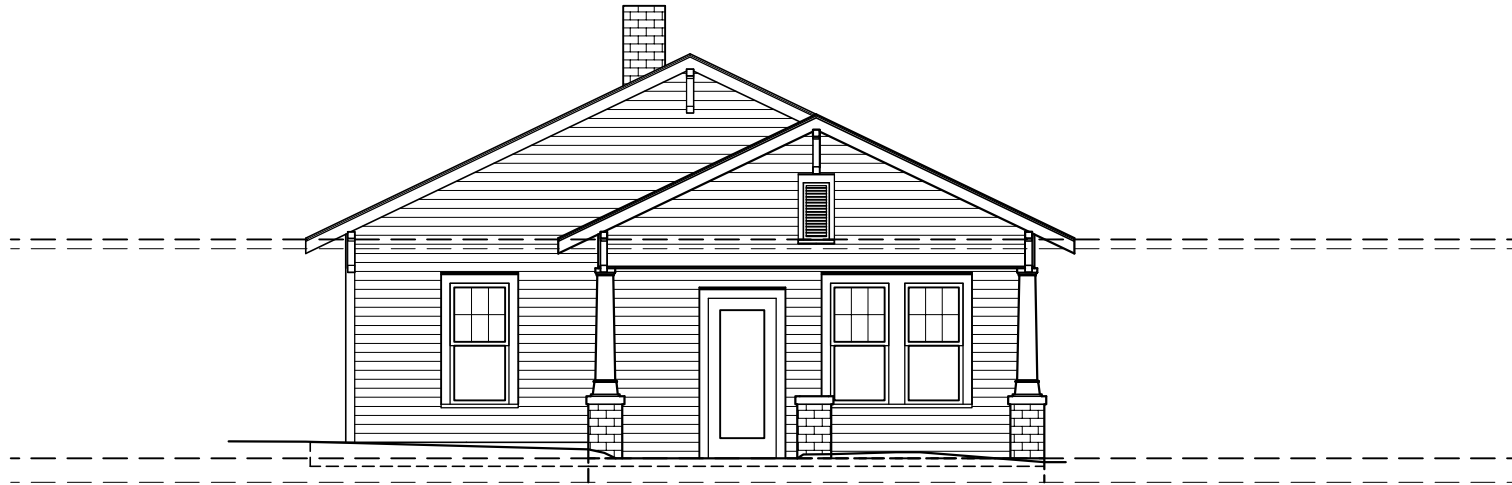
605 Boundary St - New Roof Plan

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



PELL ST studio

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

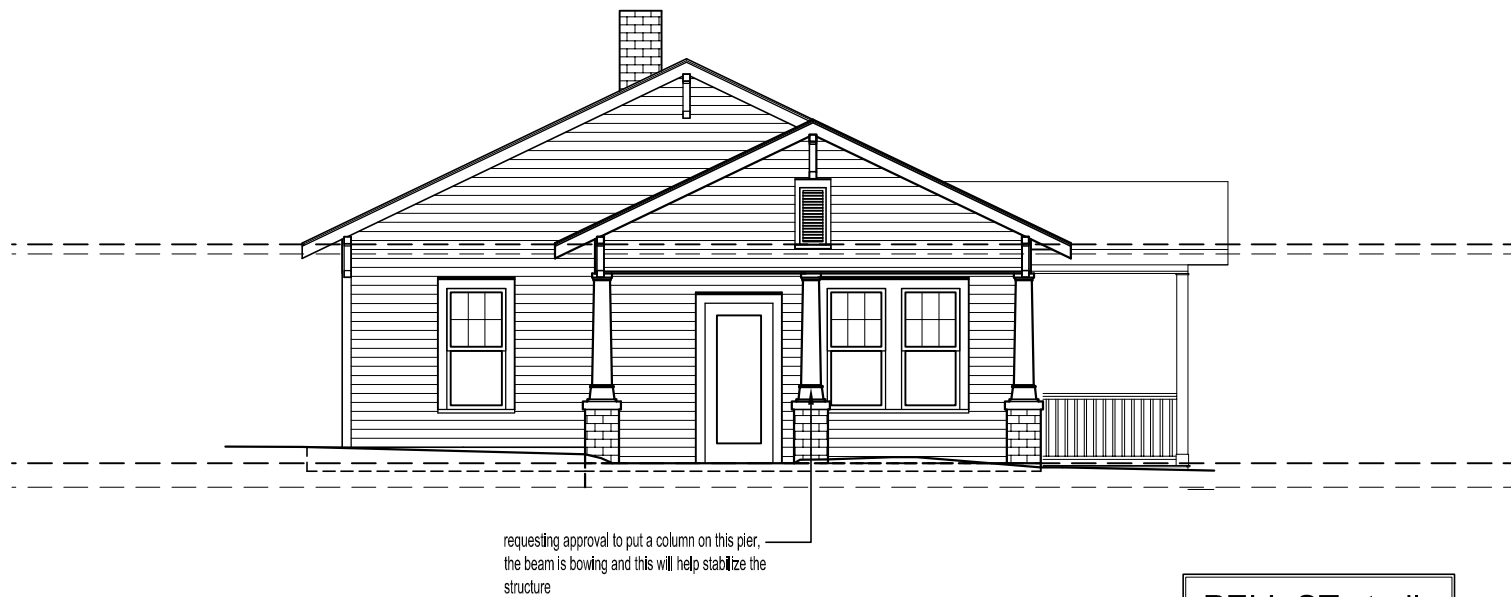


605 Boundary St - Existing Front Elevation

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

PELL ST studio

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

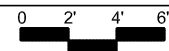


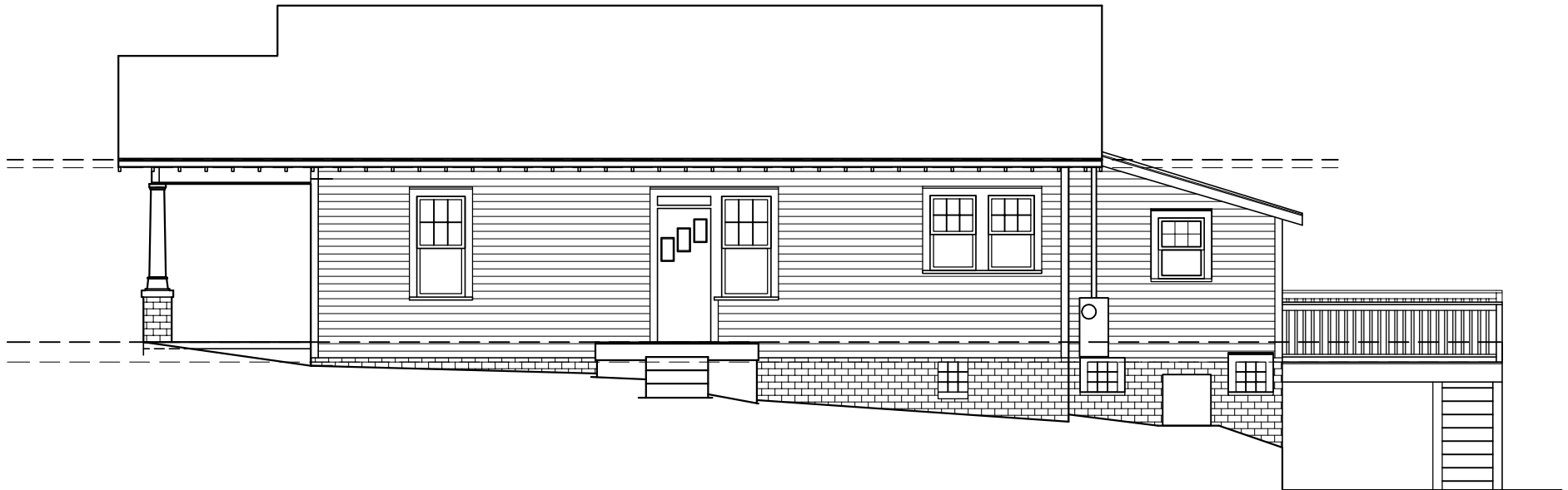
605 Boundary St - New Front Elevation

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

PELL ST studio

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



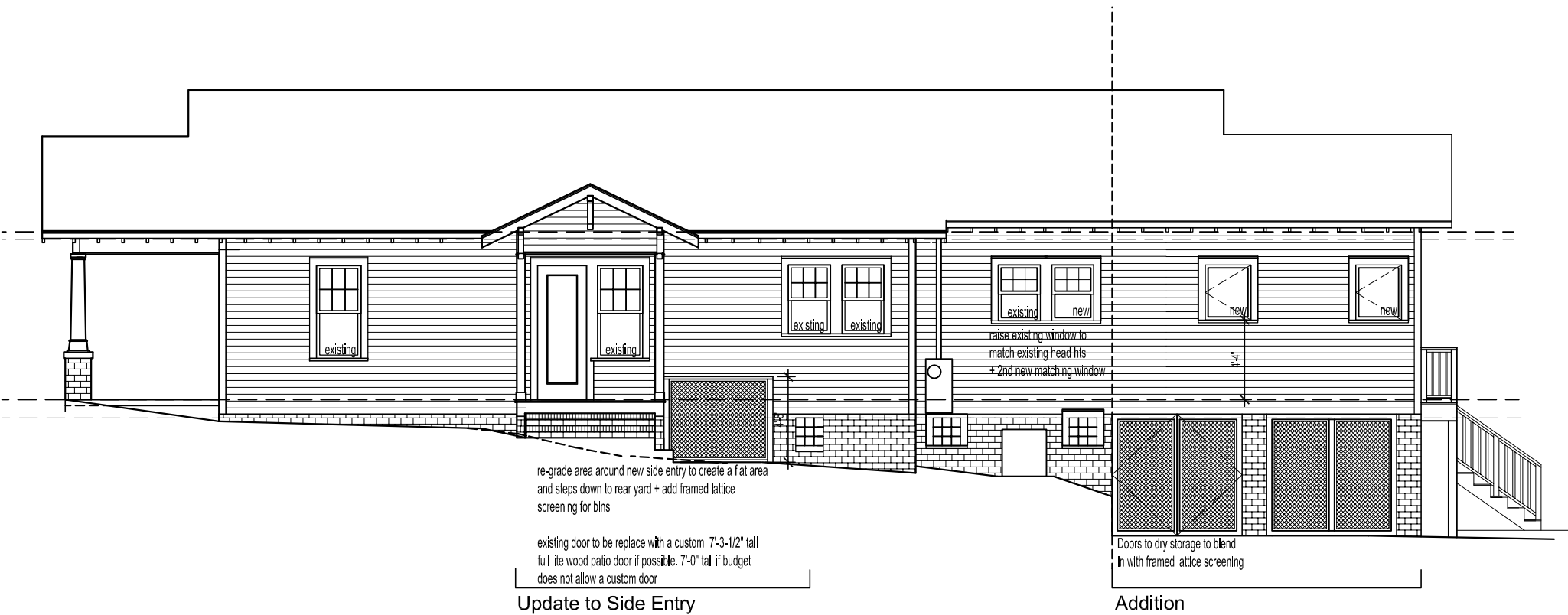


605 Boundary St - Existing Side Street Elevation (Elm Street)

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

PELL ST studio

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



605 Boundary St - New Side Street Elevation (Elm Street)

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

PELL ST studio

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

0 2' 4' 6'

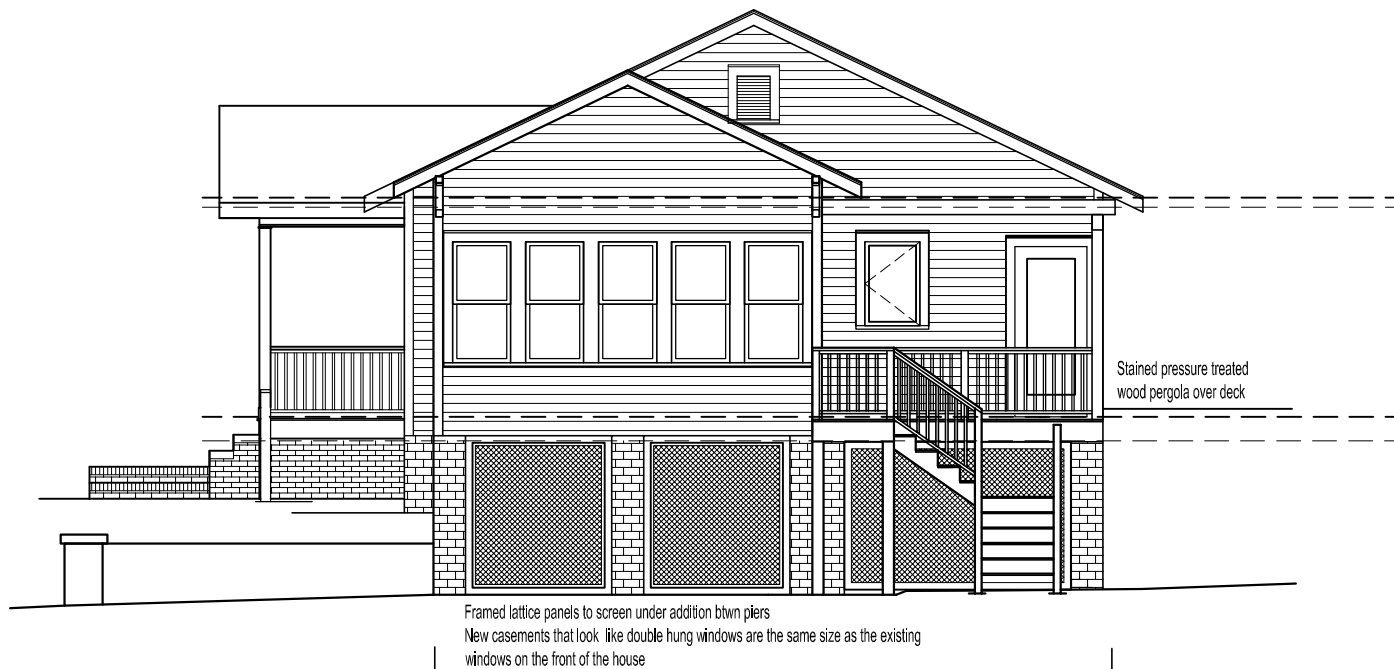


605 Boundary St - Existing Rear Elevation

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

PELL ST studio

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



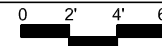
Addition

PELL ST studio

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

605 Boundary St - New Rear Elevation

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



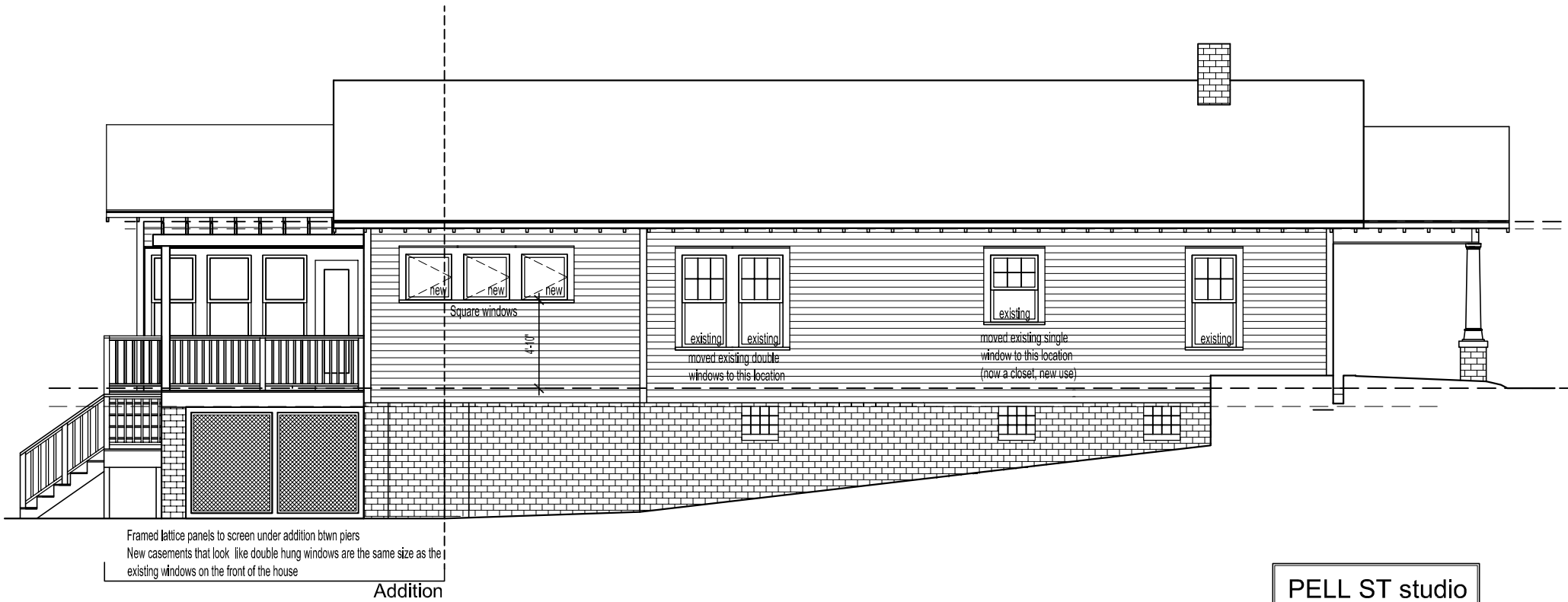


605 Boundary St - Existing Side Elevation

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

PELL ST studio

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



605 Boundary St - New Side Elevation

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

605

Boundary St

Existing Photos



605

Boundary St

Existing Photos



605

Boundary St

Existing Photos



605

Boundary St

Existing Photos

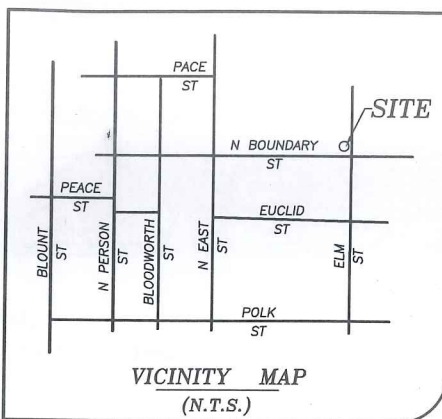


605

Boundary St

Existing Photos





LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- NAIL FOUND
- × COMPUTED CORNER
- POWER BOX
- TELE
- CATV
- LIGHT POLE
- UTILITY POLE
- FIRE HYDRANT

NOTE:

THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM BOM 1924, PG 63

REF:

DB 17194-1950
DB 8738-1361
DB 7354-728

FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY () IS or (X) IS NOT

located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1704 J
COMMUNITY # PANEL SUFFIX

Jeffrey H. Davis, PLS
PROFESSIONAL LAND SURVEYOR

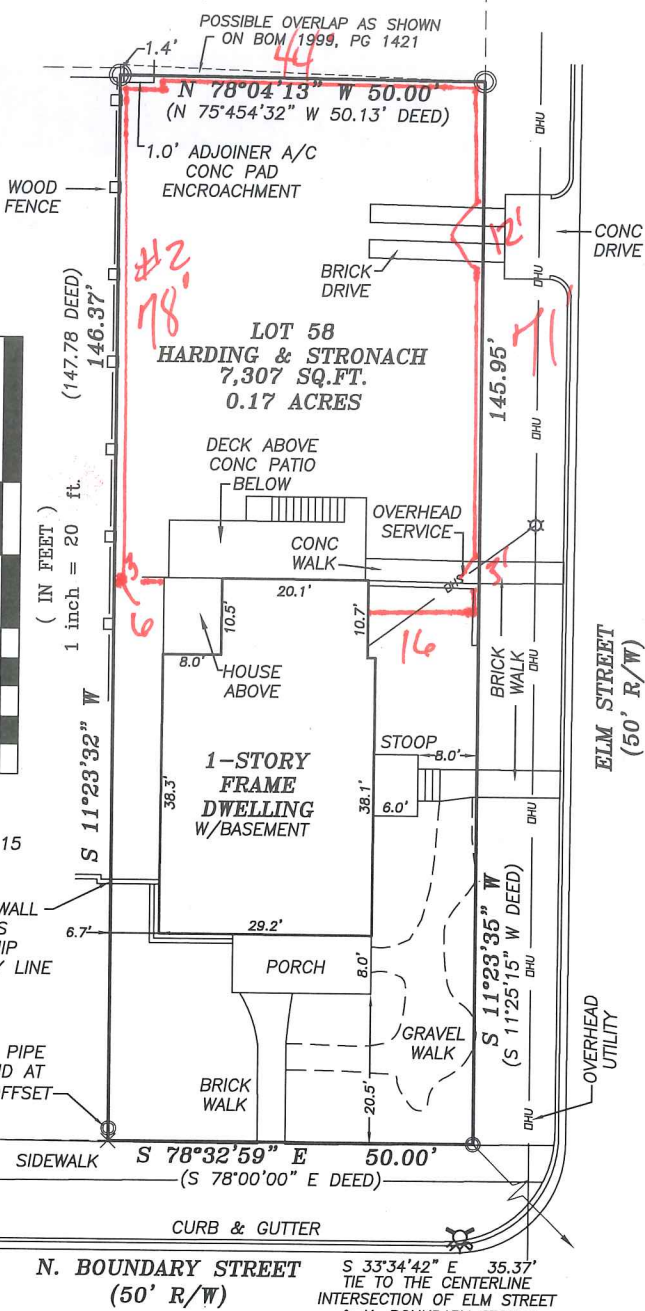
I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/ 10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book ; Page ; that this map was prepared in accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this
10TH day of SEPTEMBER 2018.





Signed *Jeffrey H. Davis*

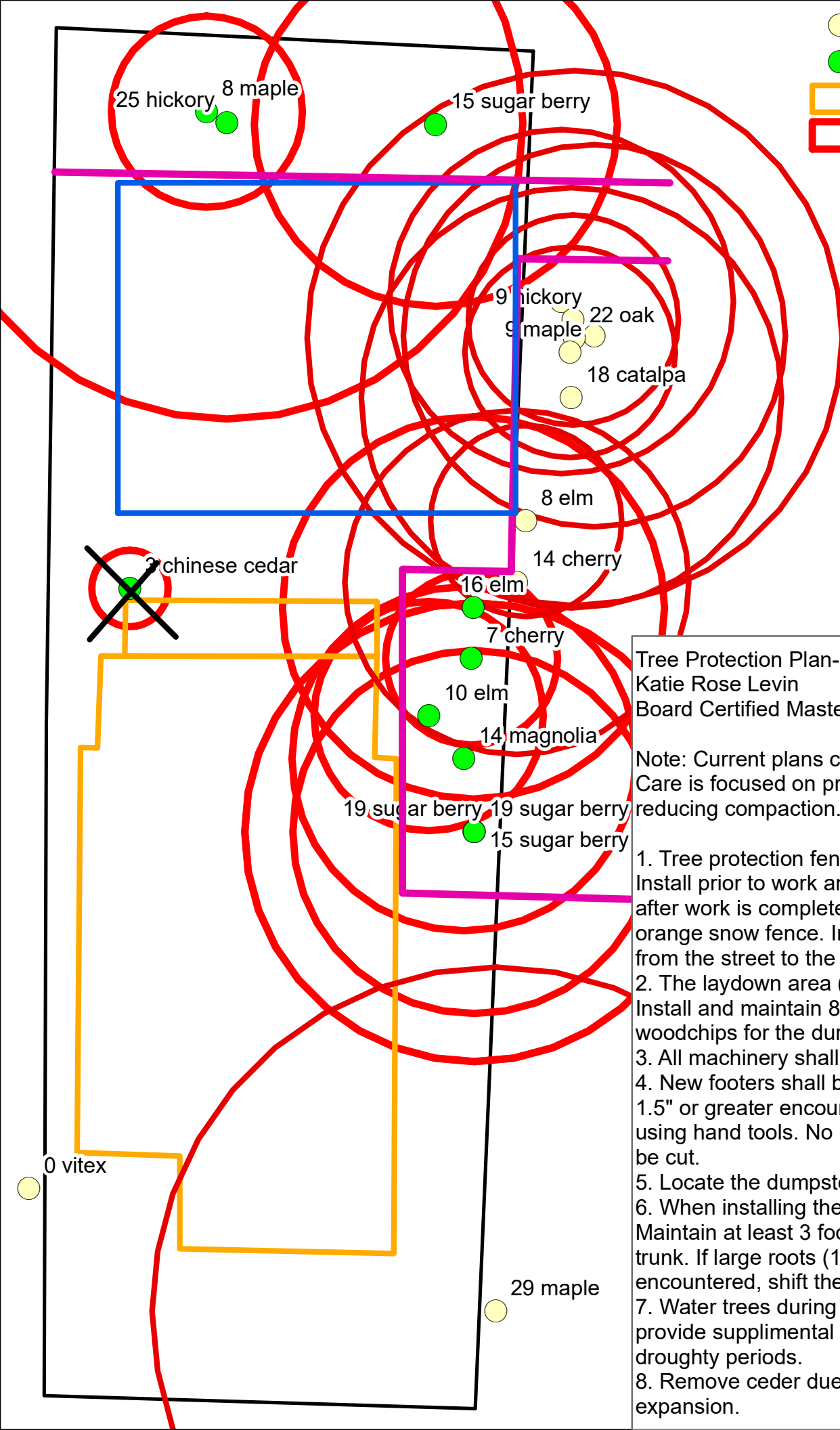
Seal

LOT 613
BENJAMIN HALE BUILDERS, INC
BOM 1999, PG 1421



C.N. = 26519 B.O.M. 1924 PAGE 63 MAKE CO. REG.	JAMES CHARLES BRAY SUSAN ANN BRAY		 TURNING POINT SURVEYING PLLC 4113 JOHN S. RABOTEAU WYND RALEIGH, NORTH CAROLINA 27612 FAX (800)948-0213 PH (919)781-0234 License No: P-0121
	LOT 58 HARDING & STRONACH 605 N. BOUNDARY STREET RALEIGH NORTH CAROLINA		
	DATE: 09-10-2018 SCALE: 1" = 20'	DWG. NO. A-22359	

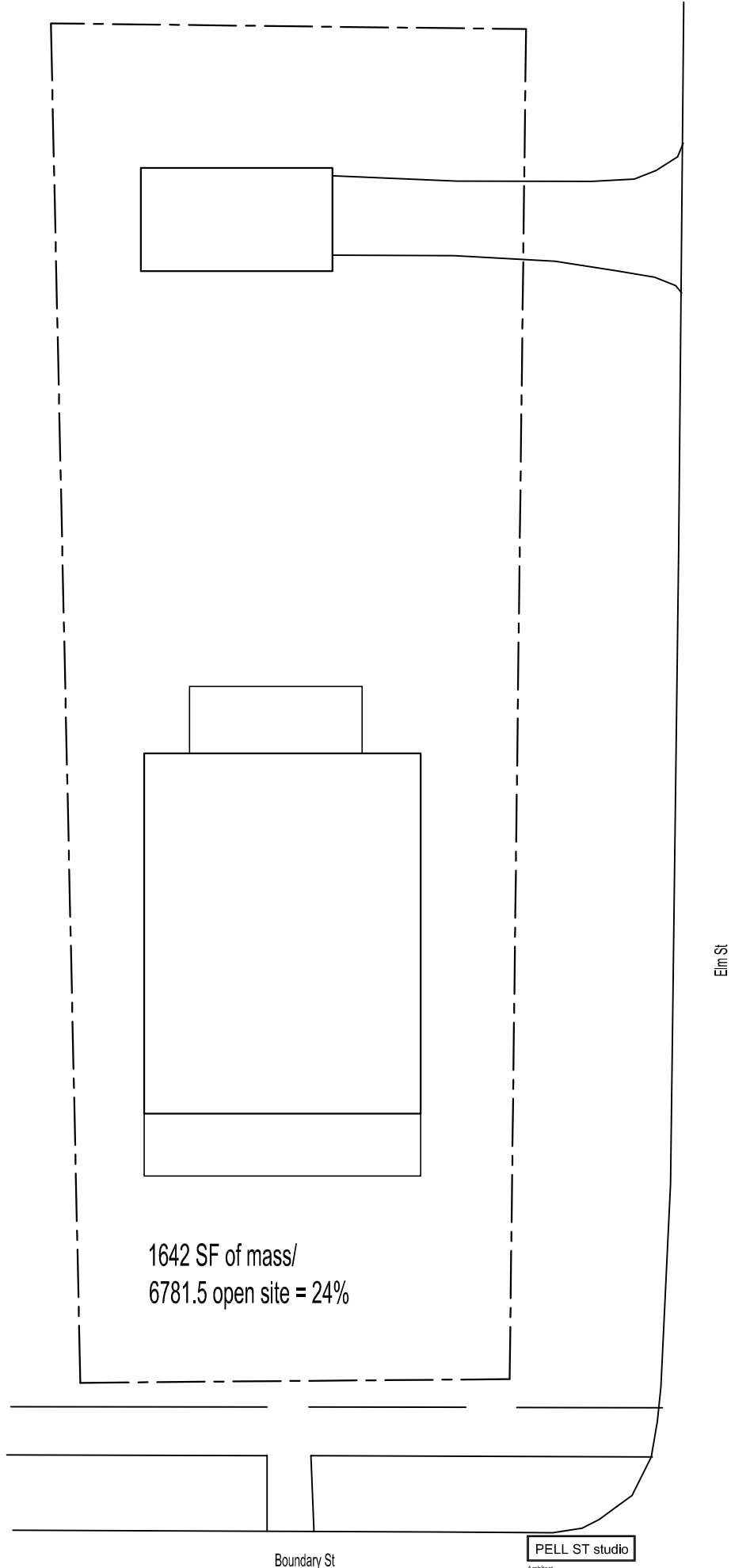
-  Trees Bordering Property
-  Trees On Property
-  House Footprint
-  Critical Root Zones

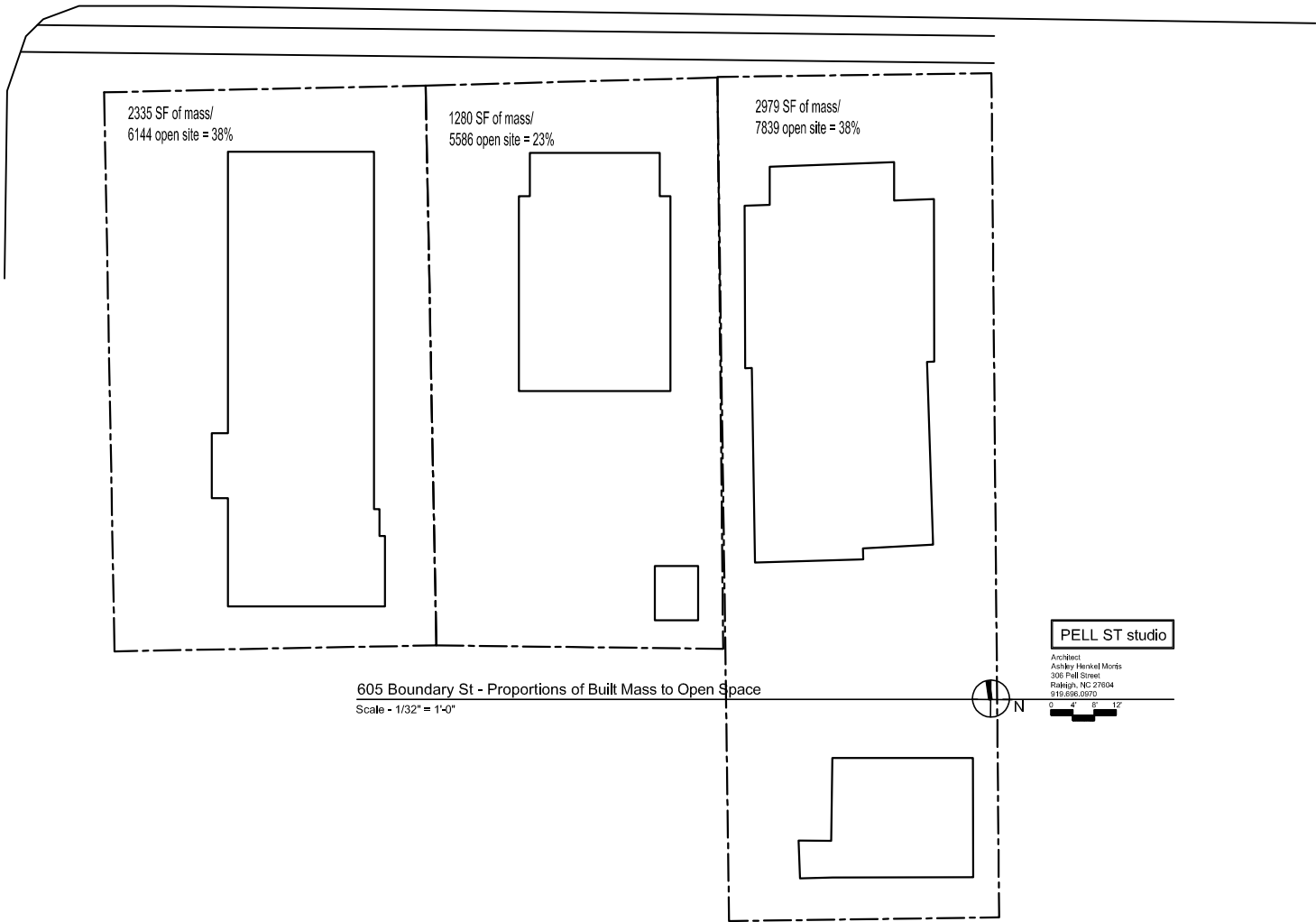
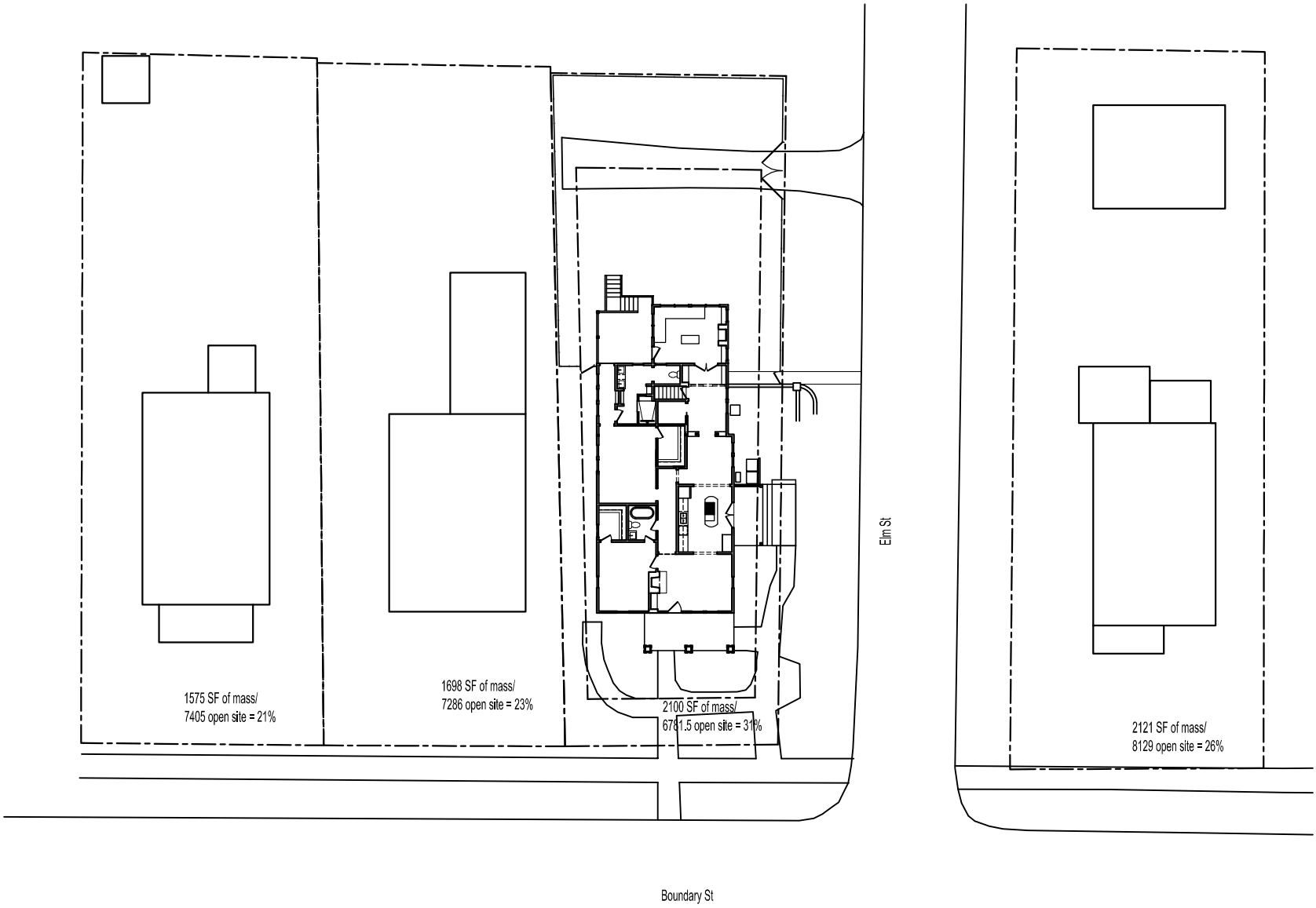


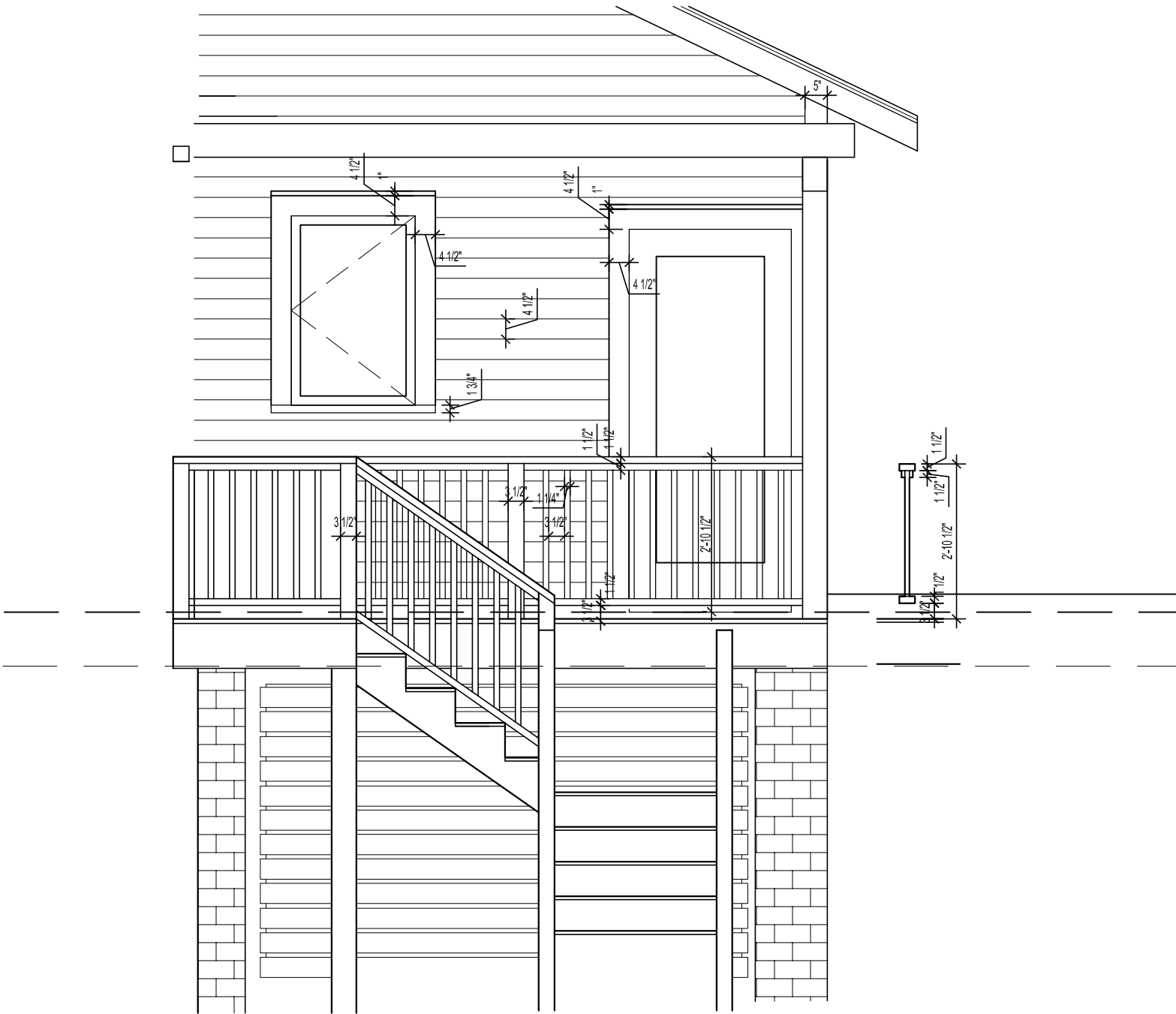
Tree Protection Plan- 605 Boundary Street
Katie Rose Levin
Board Certified Master Arborist 6744B

Note: Current plans call for very little digging.
Care is focused on preserving soil and
reducing compaction.

1. Tree protection fencing (pink):
Install prior to work and remove only
after work is complete. It shall be 5' tall
orange snow fence. Install the TPZ fencing
from the street to the fence or house.
2. The laydown area (blue):
Install and maintain 8"-12" of fresh arborist
woodchips for the duration of construction.
3. All machinery shall be on rubber tracks.
4. New footers shall be hand dug, and any roots
1.5" or greater encountered cleanly severed
using hand tools. No roots 2" or greater shall
be cut.
5. Locate the dumpster on the street.
6. When installing the fence, hand dig the posts.
Maintain at least 3 foot distance from any tree
trunk. If large roots (1.5" or greater) are
encountered, shift the location of the post.
7. Water trees during following summer to
provide supplemental water during hot or
droughty periods.
8. Remove cedar due to conflicts with the house
expansion.





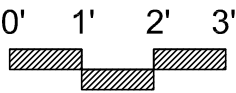


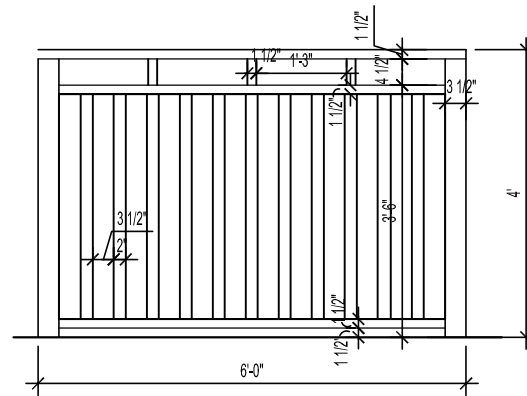
605 Boundary St - Window + Door Trim + Railing Dims + Section

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

PELL ST studio

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





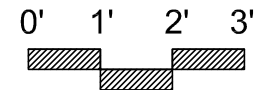
pressure treated stained wood
fencing, rails + posts
lower section as drawn
is 64.67 % solid

PELL ST studio

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

605 Boundary St - New Fence Details

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





Bow in porch beam
owner would like to
add a column to existing
pier

Red line shows what a straight beam would look like, bow in existing beam due to
long span between columns





607 N Boundary all 3 columns and 609 N Boundary St missing middle one



605
Boundary St

Other houses on
street similar to 605
Boundary



611 N Boundary all 3 columns and 613 N Boundary St missing middle one



605
Boundary St

Other houses on
street similar to 605
Boundary



615 N Boundary all 4 columns



605
Boundary St

Example of Side
Porch on a corner
Lot on a Contributing
Structure

=WA6741 **523 Elm St. Jasper D. Capps House c.1938** This one-and-a-half-story frame "English cottage" was built by Jasper Capps, a carpenter and foreman for a general contractor; he built it for his own family home. He had previously built and lived in the smaller house at 527 Euclid St. This house has a steeply-pitched side-gabled saddle roof with no eaves. There is a gabled projection on the leftward part of the front. The roof on the right side of the gable curves outward to shelter a small front porch, with a barrel vaulted ceiling. The right side of the porch roof is supported by a wrought-iron lattice post which is probably not original. There is an arched window in the front gable. To the right of this gable is a large exposed chimney, gradually tapering. The curved roof line and tapering chimney are typical of the English cottage style. There is a larger gabled projection on the rear, with a gabled dormer facing Euclid St. This is more typical of the Colonial Revival style that was emerging at the time. Also typical of the latter style was the asbestos shingle siding; this is the first use of such siding in Oakwood. Also on the Euclid side of the house is a shed-roofed screened porch, which is also original. Most windows are six-over-six and have wooden louvered shutters. There are several double windows. The second story was converted to an apartment in the 1940s, and stairs were built on the rear of the house. The house was later reconverted to a single unit. The house remained in the Capps family until 1994.

There is a saddle-roofed frame garage near the southwest corner of the lot. It was expanded in c.1958 from a smaller garage built in c.1938. It has German siding and a sliding door.

356:510 Charles J. & Eliz. Parker to J. L. O'Quinn Dec 12, 1919

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

775:19 Emma O'Quinn to J. D. & Flora May Capps Mar 1, 1938 Int Rev \$1.00 521 & 523 Elm plus 526 Euclid

791:216 J. D. Capps & Flora May Capps to V. M. Stonebanks, trustee for Raleigh Bldg & Loan Nov 25, 1938 deed of trust for \$2500 just this lot

6191:123 James Russell Capps & Gayle Capps to Larry Sams Jun 28, 1994

1936 RCD: no listing

1938 RCD: no listing; Jasper D. Capps lives at 527 E. Peace, is a foreman for James A. Davidson genl contractor

1939 RCD: Jasper D. Capps

1948 RCD: Jasper D. Capps, Bryan E. Harrell at 523½

1949 RCD: Jasper D. Capps, foreman for James A. Davidson genl contractor, Russell Capps, employee w/ Davidson

1950 Sanborn: original footprint, called one story, tiny porch on front, porch on north side, composition roof, garage on southwest corner of lot

1963 RCD: Jasper D. Capps

1973 RCD: Jasper Capps

2012 wakegov: same footprint as 1950, has a partial unfinished basement, stairs lead to door in back of second story; garage in same location but different shape

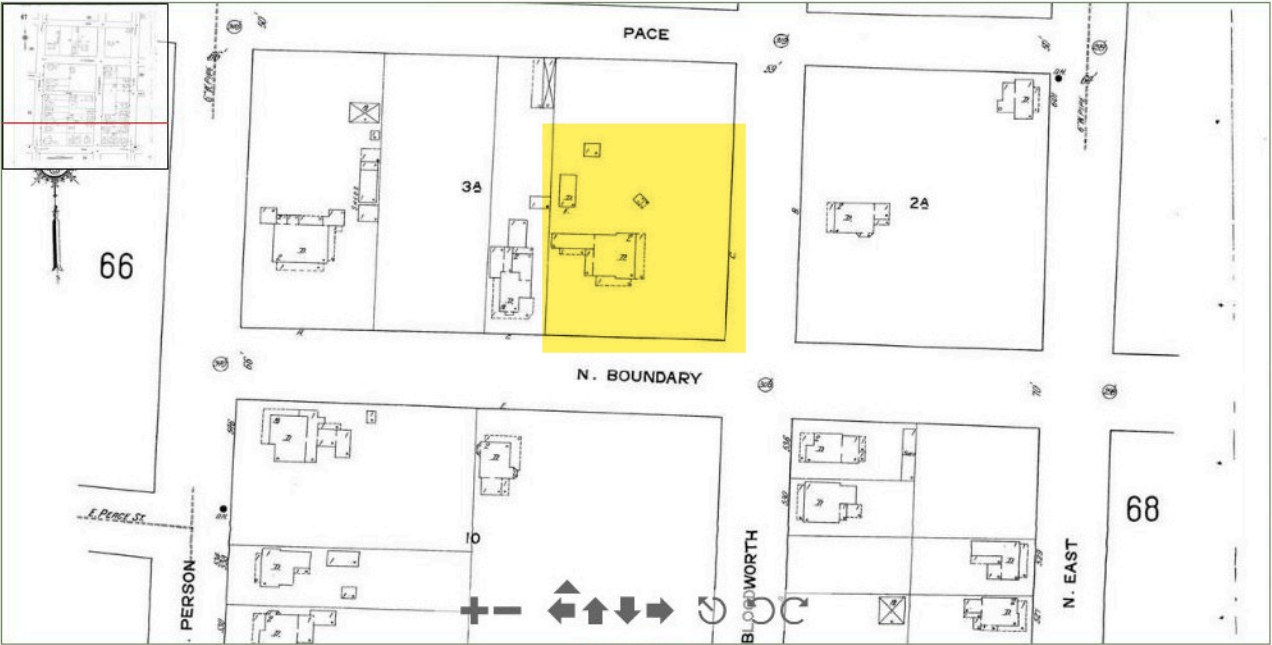




605
Boundary St

Example of Side
Porch on a corner
Lot on a Contributing
Structure

601
N BloodworthSt



« 79 of 93 »

Item Number	335410
Full Image Title	00178
Full Atlas Title	Raleigh 1914
Date of Publication	1914
Publisher	Sanborn Fire Insurance Map Company
City	Raleigh
County	Wake County
State	North Carolina
Country	United States

Example of Side
Porch on a corner
Lot on a Contributing
Structure



=WA6707 700 N. East St. Nowell-Porter House c.1922 This Neoclassical Revival frame two-story was built for Henry H. and Virginia Nowell, who lived next door at 624 N. East and built several houses nearby. Henry was a partner in Nowell Brothers Furniture, and Virginia was a property developer. They sold this house upon its completion to Irwin and Sarah Porter. Irwin was with the N.C. Cotton Growers Co-op. The house has a hipped roof with unboxed eaves. There is a porch on right side with a shed roof supported by three Tuscan columns. In the center of the front is a small gabled portico supported by two Tuscan columns as well as two large brackets. The columns are not original. The front door is partially glazed. Most windows are six-over-one. There are several double windows and on the right side is a triple window. On the northern part of the rear is a shed-roofed room added after 1950. The house was sheathed in asbestos shingles in c.1952. These were removed as part of a restoration in 1976-77 by Barry and Nancy Poe.

238:421 R. N. Simms Comr to F. F. Harding Oct 30, 1909 \$2725 6.86 acres E. side of N. East, both sides Pace, s. side of Franklin

BM1911:38 this is lot 4 of F. F. Harding property "part of Oakdale" Dec 10, 1912

305:246 F. F. Harding to Wm. H. Wynne this and more

354:447 Wm. H. Wynne to W. M. & H. H. Nowell this and more

380:89 J. O. Eller, trustee for Nowells, to Henry H. & Virginia Nowell Jul 23, 1921 Int Rev \$.50 this lot and more

405:257 H. H. & Virginia Nowell to Brassfield, trustee, Raleigh Banking & Tr Oct 12, 1922 deed of trust for \$3760 construction loan

408:171 Henry H. & Virginia Nowell & Albert Cox, trustee, & Raleigh Bldg & Loan to Irwin Mansfield Porter & Sarah C. Porter Dec 12, 1922 Int Rev \$3.00

1816:478 Sarah C. Porter to Harper & Dollie House 1968

2383:195 Harper & Dollie House to Barry & Nancy Poe Mar 3, 1976 \$20K

2502:352 Barry & Nancy Poe to Ernest & Laura Wood May 10, 1977 \$40K
2606:15

1917 RCD: no listing

1919-20 RCD: no listing

1922-23 RCD: no listing

1923-24 RCD: Irwin M. Porter, traffic mgr NC Cotton Growers Co-op

1925 RCD: I. M. Porter

1930 RCD: Henry H. Nowell

1948 RCD: Irwin M. Porter

1950 Sanborn: square footprint, two stories plus basement, porch along south side, no front stoop, composition roof

1956 RCD: Irwin M. Porter

c.1976 photo 145_Misc_32_6 at N.C. Archives shows this house with side porch under renovation.

c.1976 photo 145_Misc_32_7 at N.C. Archives shows this house with side porch under renovation. Front portico supported by diagonal brackets, no columns

c.1976 photo 145_Misc_62_6 at N.C. Archives shows this house with side porch under renovation. Asbestos siding is being removed from the front. Front portico supported by diagonal brackets, no columns

2012 wakegov: similar to 1950 but small portico in center of front, room added to northern part of rear

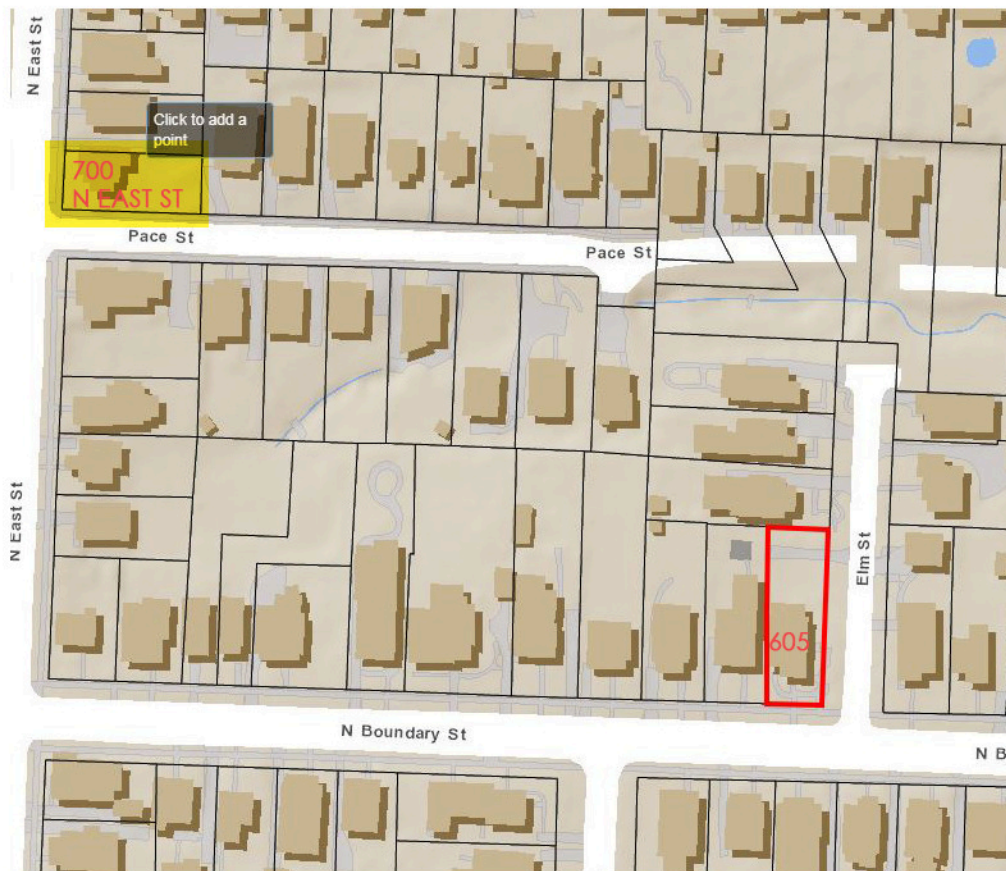
605
Boundary St

Example of Side
Porch on a corner
Lot on a Contributing
Structure



605 Boundary St

Example of Side
Porch on a corner
Lot on a Contributing
Structure



83 of 83

Item Number	335461
Full Image Title	00275
Full Atlas Title	Raleigh 1914-Dec. 1950 vol. 1, 1914-Nov. 1950
Date of Publication	1950
Publisher	Sanborn Fire Insurance Map Company
City	Raleigh
County	Wake County
State	North Carolina
Country	United States

605

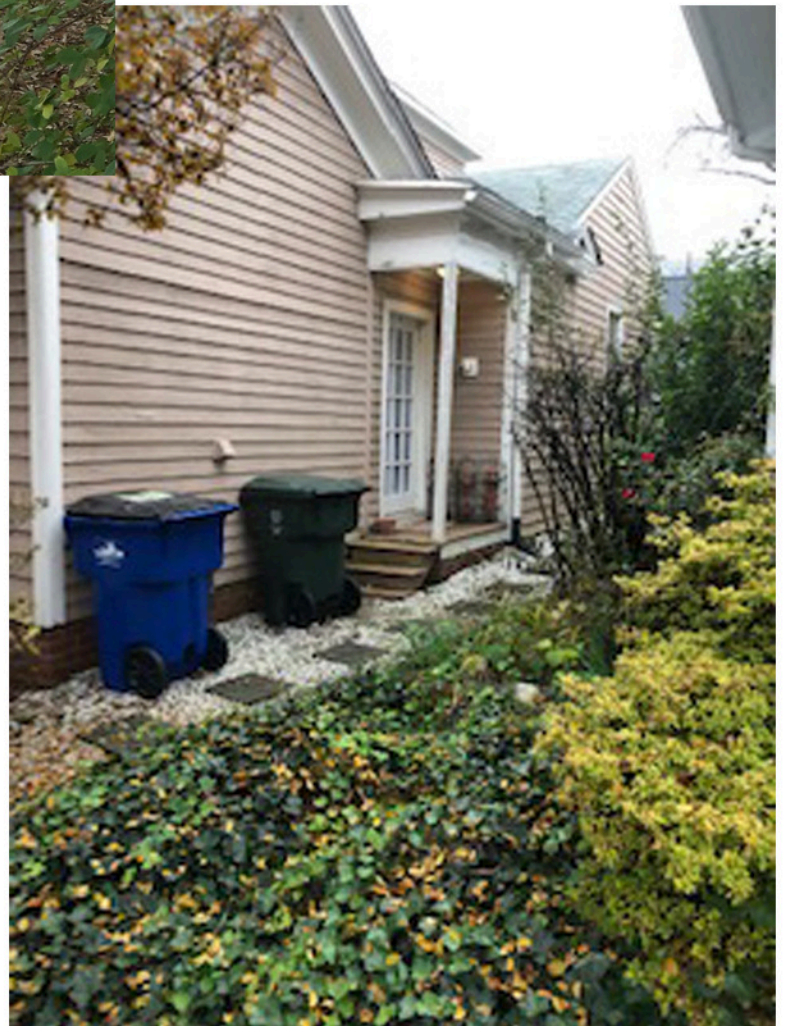
Boundary St

Precedent Photos

Covered Side
Entry Porches



320
Polk St



327
Oakwood Ave

Historically there were more side porches on corner lots than there are today. Highlighted sites show side porches



Item Number	335443
Full Image Title	00167
Full Atlas Title	Raleigh 1914
Date of Publication	1914
Publisher	Sanborn Fire Insurance Map Company
City	Raleigh

605

Boundary St

Precedent Photos

Large expanses of
big windows



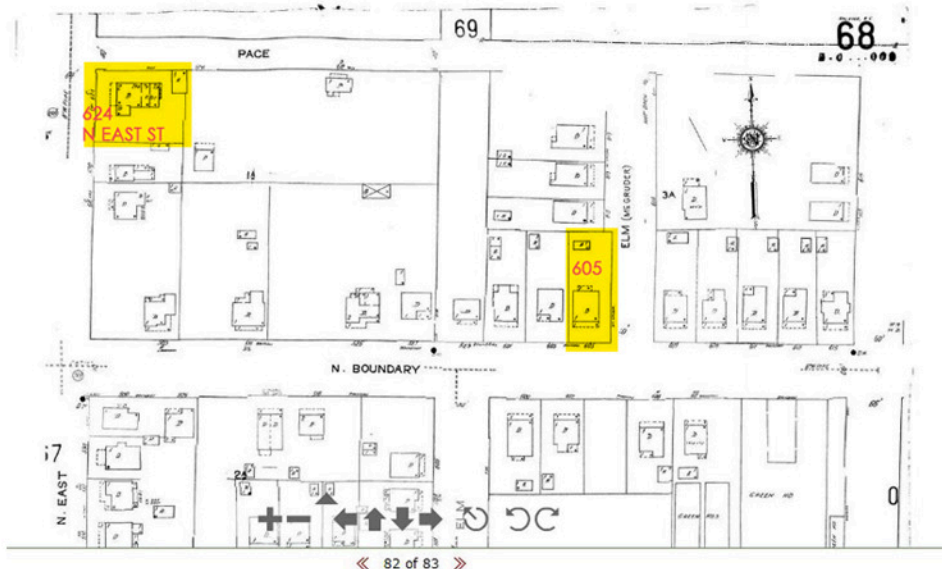
511
E Jones St



Example of an
existing sunroom on
a contributing structure
on same block



=WA6706 624 N. East St. **Henry H. Nowell House c.1922** This Dutch Colonial Revival frame two-story was built for Henry H. and Virginia Nowell for their own home. Henry was a partner in Nowell Brothers Furniture; Virginia was a developer; she built several houses in this part of Oakwood, and several in the Mordecai neighborhood. This house originally sat on a large lot with a swimming pool in the back yard, and a pool house which was a miniature of the main house. This house has stucco siding, replicating the original. The front section of the house has a side-gabled gambrel roof. There are lunette attic windows in the gables. There is a full-width dormer on the front of the house. The front porch has a shed roof supported by four heavy square-section posts sided in stucco. The porch floor is tiled in clay. The front door is fully glazed, with perpendicular tracery. On the right side of the house is a sunroom, which is original. Above it is an open balcony. There was an original one-story section behind the front section. The house has a full basement, the back part of which is a garage. Most windows are six-over-one. In c.1940, a second story was added to the rear section of the house. It has a shallowly-pitched shed roof, connecting to the original full-width rear dormer roof. In the 1950s, further additions were made and the house was divided into two apartments. The further additions were removed and the house was restored to a single unit as part of a restoration by Eugene & Lynne Whitley in 1975-76. The house received a second major restoration by Barry & Nancy Kitchener in 1999. The house was re-stuccoed by original methods, and painted in its original colors: beige with dark green trim and windows. It is still painted in these colors as of 2014. A shed-roofed screened porch was added to the rear in 2013. Barry served as president of the Society for the Preservation of Historic Oakwood in 2013.



Item Number	335462
Full Image Title	00274
Full Atlas Title	Raleigh 1914-Dec. 1950 vol. 1, 1914-Nov. 1950



Other contributing structures that have had existing window locations flopped due to new use of rooms

Rear windows were reorganized for new kitchen location

Both 306 Pell St and 308 Pell St have relocated existing windows to be compatible with rooms that have new uses. Both were approved COAs and are similar bungalows from the same time period



Dining Room and Kitchen were flipped in plan and the windows were relocated to go with each room



605
Boundary St

Examples of lattice
screening

409
Polk St corner lot

Examples of lattice used as ascreening element
between piers under porches and additions



403
Elm St



408
Elm St

Example of a fence
similar to the proposed
fence at 605 Boundary



Fence on corner lot, address is 610 N Bloodworth St. The fence measures 45" tall at solid section and 70" tall at the top of the open section of fence. The posts are taller than 70 inches. This fence was approved in a COA application in app. early 2015

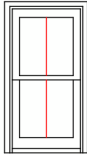
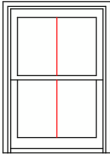
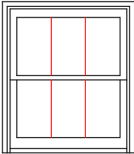
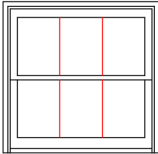
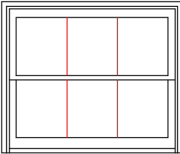
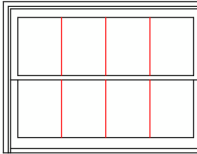
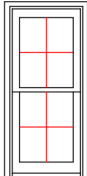
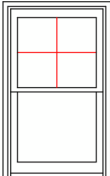
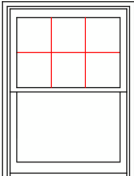
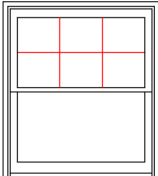
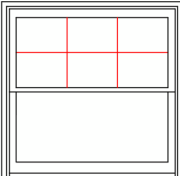
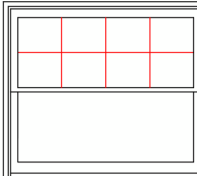
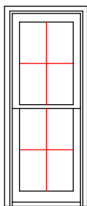
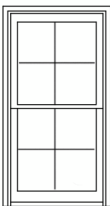
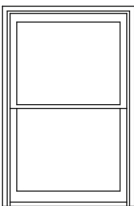
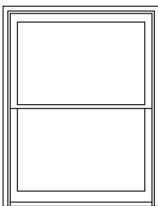
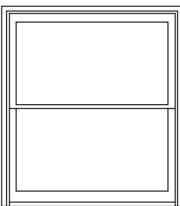
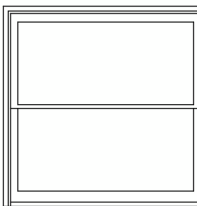
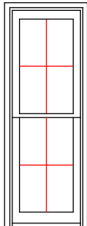
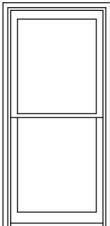
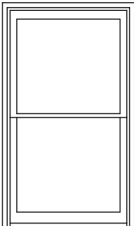
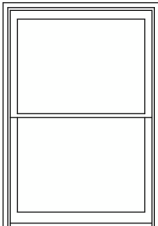
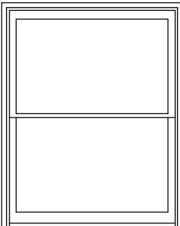
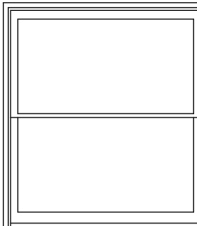
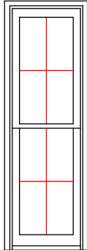
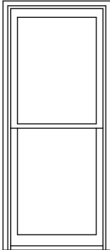
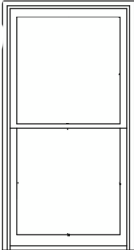
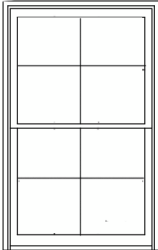
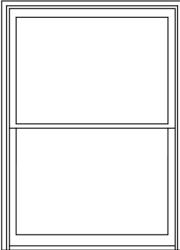
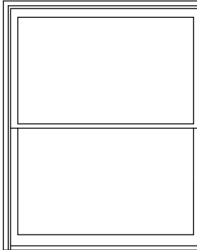
605
Boundary St

Example of a fence
similar to the proposed
fence at 605 Boundary



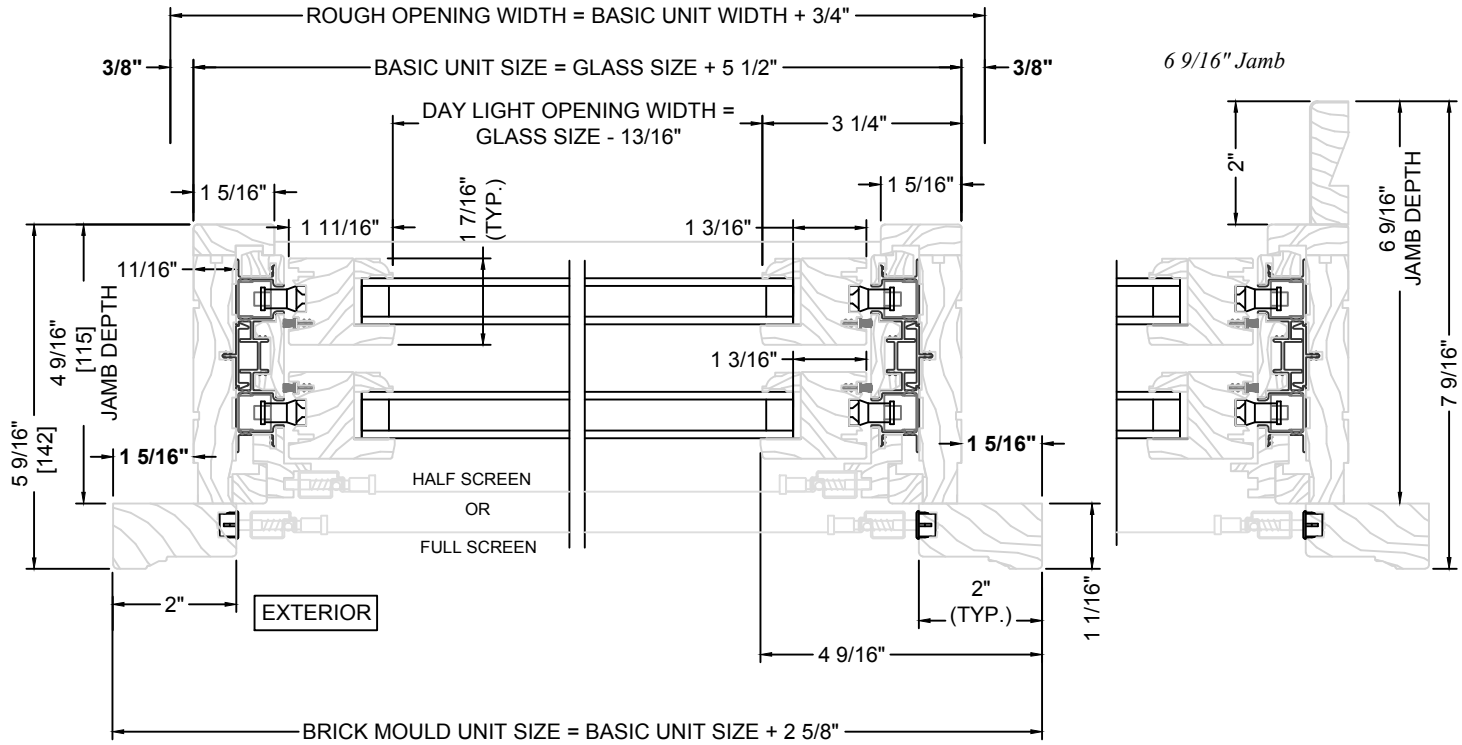
Similar fence but more opaque and taller at 54" on
the corner of Elm and Lane

A - custom size 2'-4"x3'-0" to match existing window, not shown on this sheet

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*

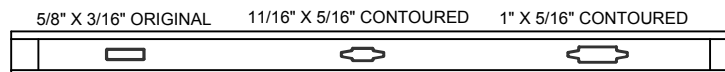
* Review for Egress. Refer to the "Egress Information Chart" PDF file.

all requested windows to
be changed in this application
will be this size which is the closest
to the historic window on the South
Elevation of the Hall House

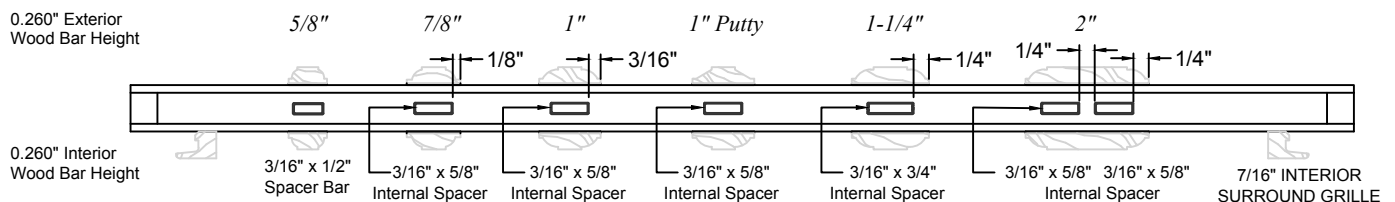


GLAZING OPTIONS

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



HDL, Surround and KD Grille Bar Chart

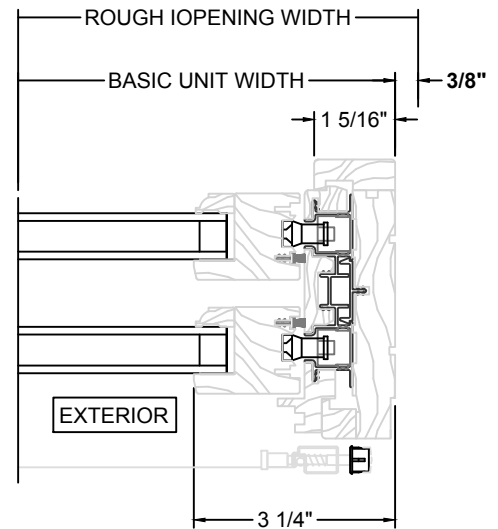
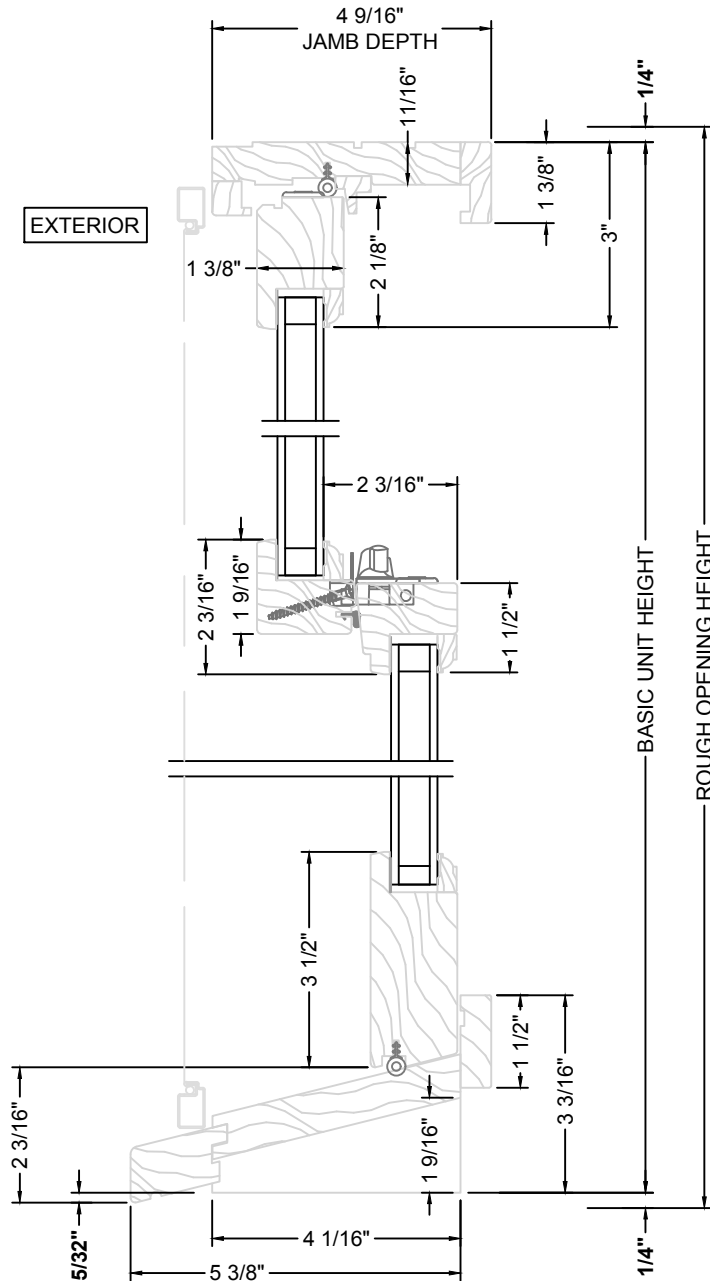




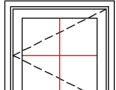

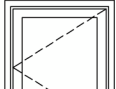



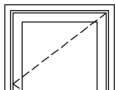
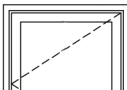
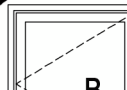
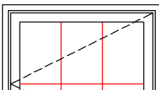

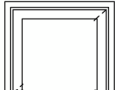
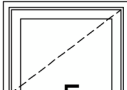
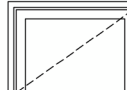
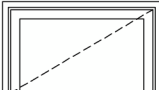

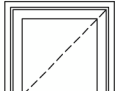
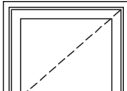
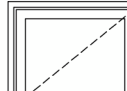
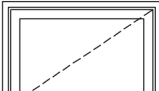

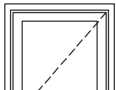
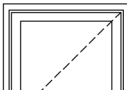
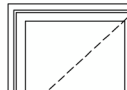
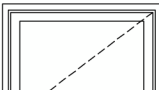
PLEASE NOTE: STANDARD INTERNAL SPACER COLOR IS MILL FINISH



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'

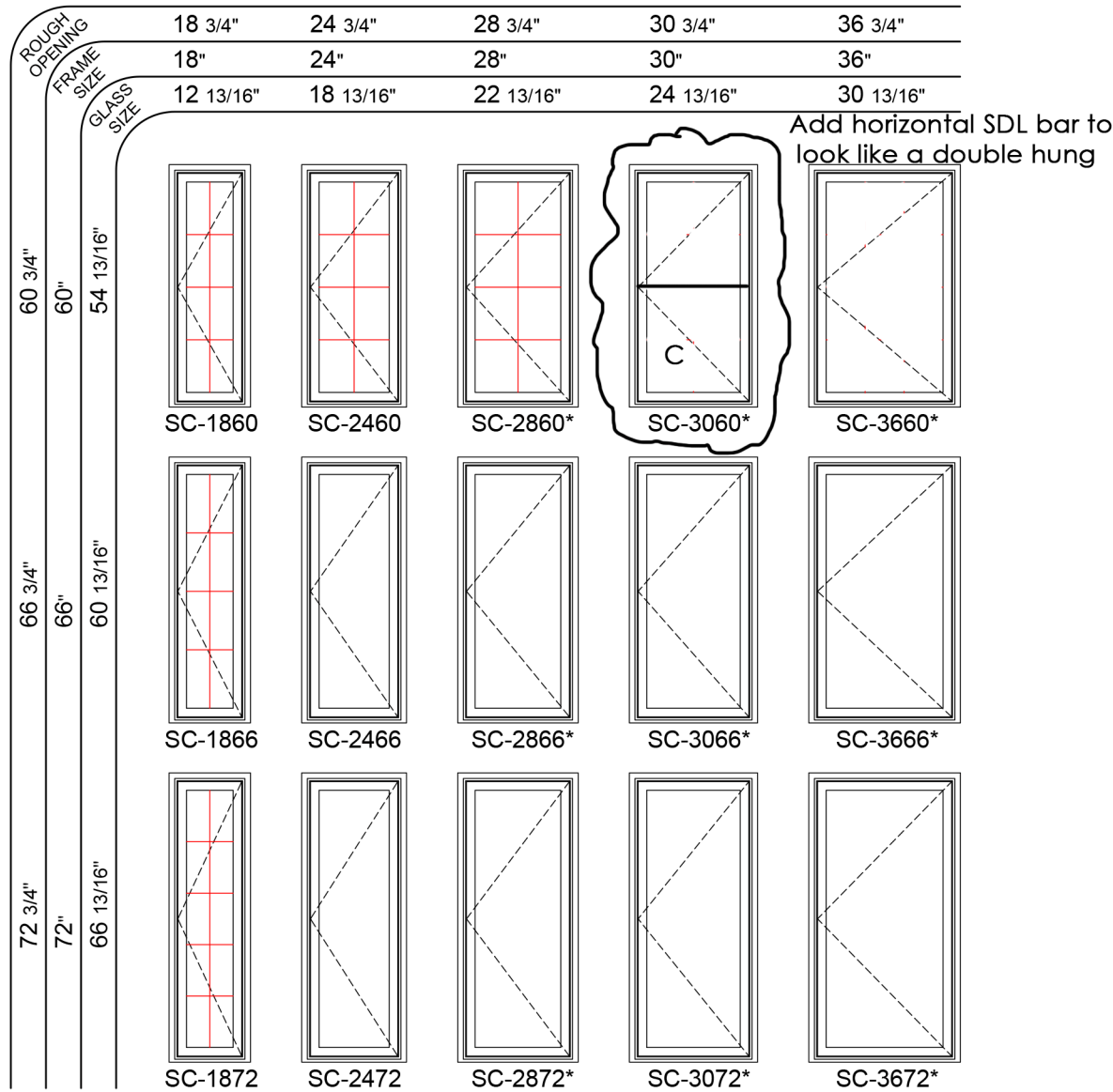


ROUGH OPENING	18 3/4"	24 3/4"	28 3/4"	30 3/4"	36 3/4"
	18"	24"	28"	30"	36"
	12 13/16"	18 13/16"	22 13/16"	24 13/16"	30 13/16"
18 3/4"	 WC-1818				
24 3/4"	 WC-1824	 WC-2424			
30 3/4"	 WC-1830	 WC-2430	 WC-2830	 WC-3030	
36 3/4"	 WC-1836	 WC-2436	 WC-2836	 WC-3036	 WC-3636
42 3/4"	 WC-1842	 WC-2442	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

no grille patterns

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

- Standard units shown. Custom sizes in 1/8" 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.



* Meets Egress when used with egress hardware. In accordance with the UBC egress requirements in standard application (6'-10" header height).



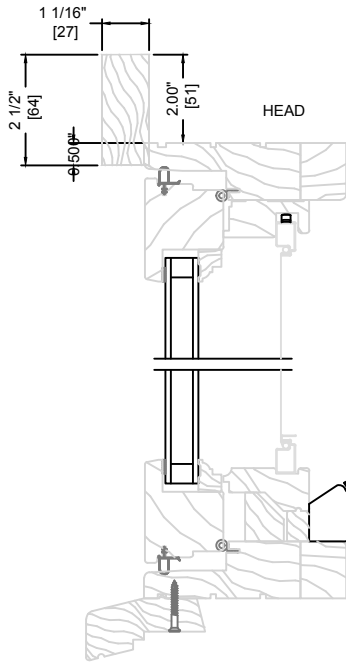
SIERRA All-Wood Casement Window

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

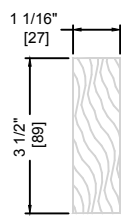
PAGE 2 of 4

HEAD DETAIL ALL-WOOD CASEMENT, OPERATING

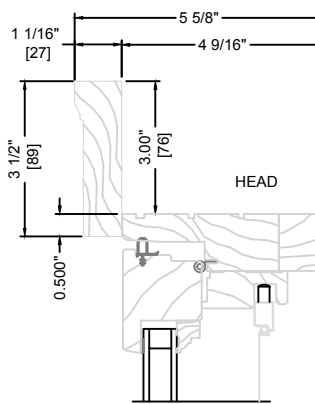
2 1/2" Flat Casing



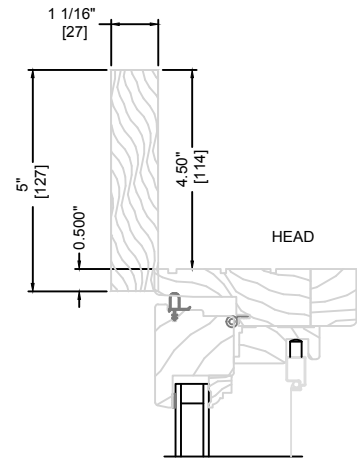
3 1/2" Flat Casing



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"

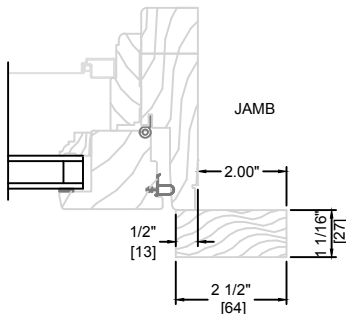
Width = Basic Unit Width + 6.00"

5" Flat Casing

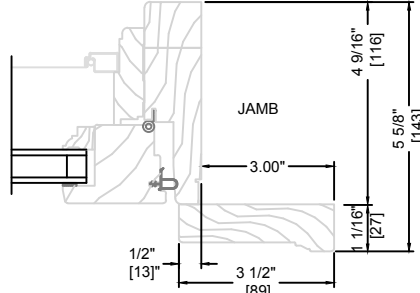
Height = Basic Unit Height + 5.905"

Width = Basic Unit Width + 9.00"

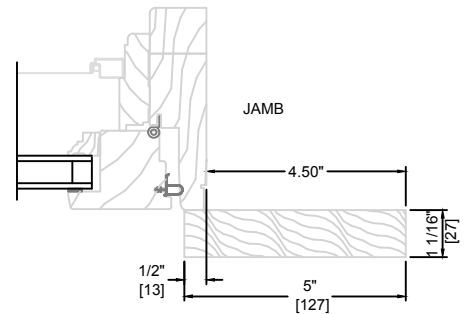
2 1/2" Flat Casing



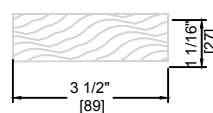
3 1/2" Brick Mould



5" Flat Casing

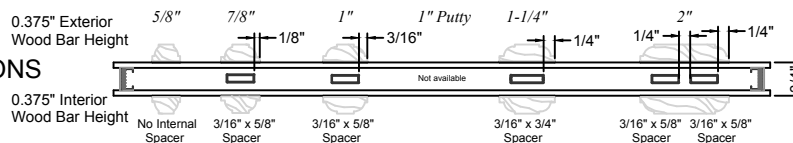


3 1/2" Flat Casing



SILL DETAIL ALL-WOOD CASEMENT, OPERATING

GLAZING OPTIONS



PLEASE NOTE: STANDARD SPACER COLOR IS MILL FINISH



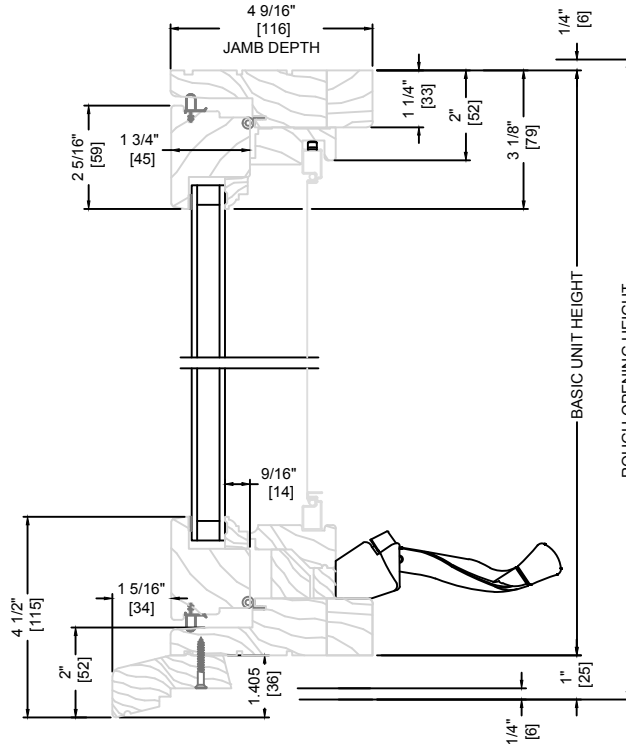
SIERRA All-Wood
PACIFIC Casement Window, No Brickmould w/ Sill Nosing
WINDOWS

For Product Built 06/25/2012 to Present

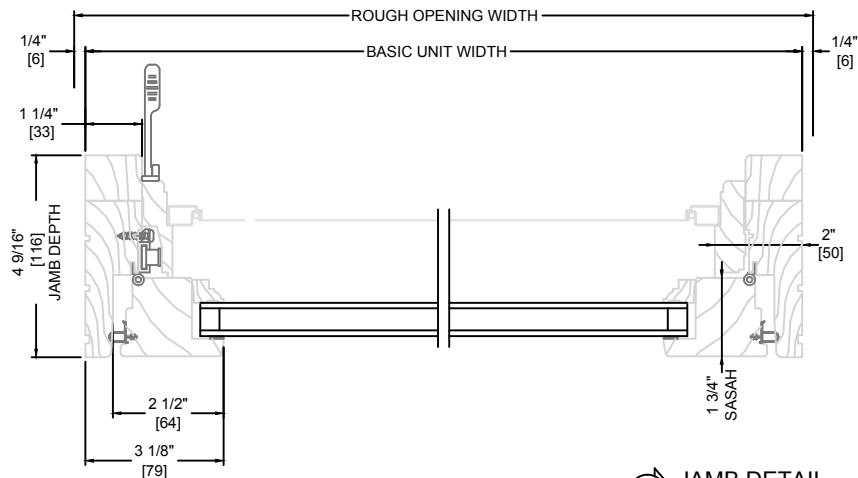
Casement Window, No Brickmould w/ Sill Nosing

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

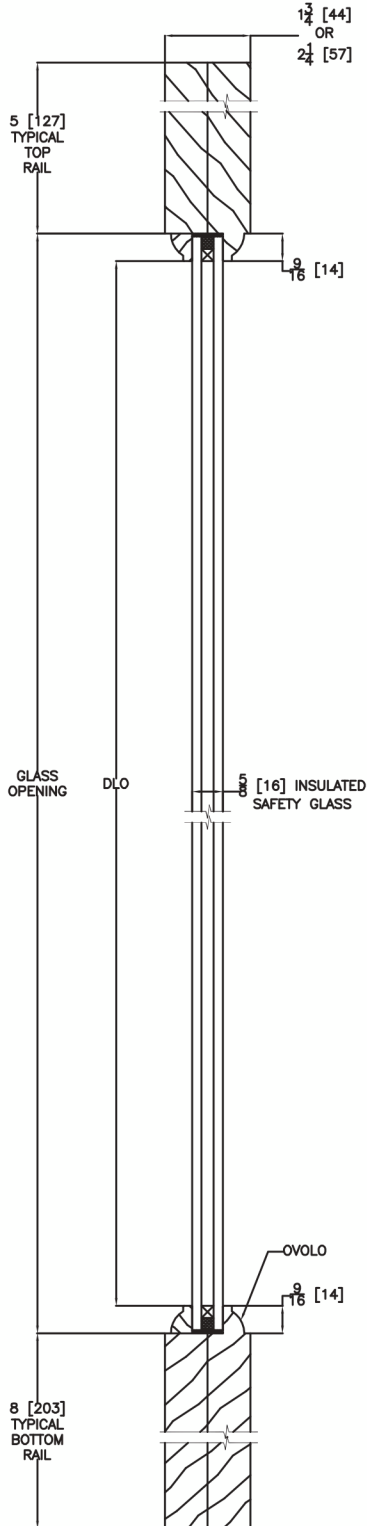
Notes:
Stile,Rail,Panel & Glass
vary by Size & Model of Door.
Typical Sizes are Shown.

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.



VERTICAL DOOR/SIDELIGHT CROSS SECTION
Insulated Glass

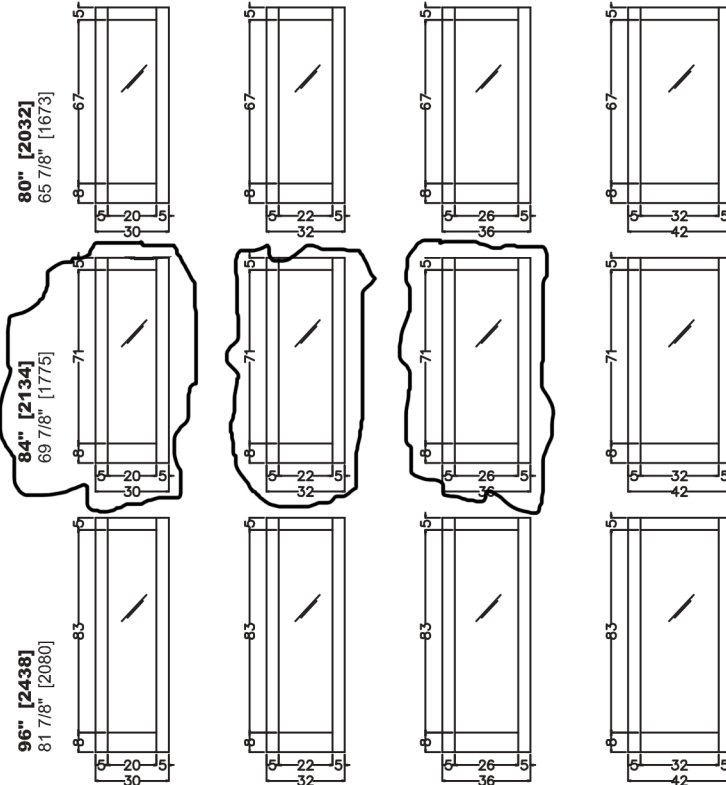
Door Size
Daylight Opening

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

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

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

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



one of each
clouded will
be used, no
grilles

Sidelight Size
Daylight Opening

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

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

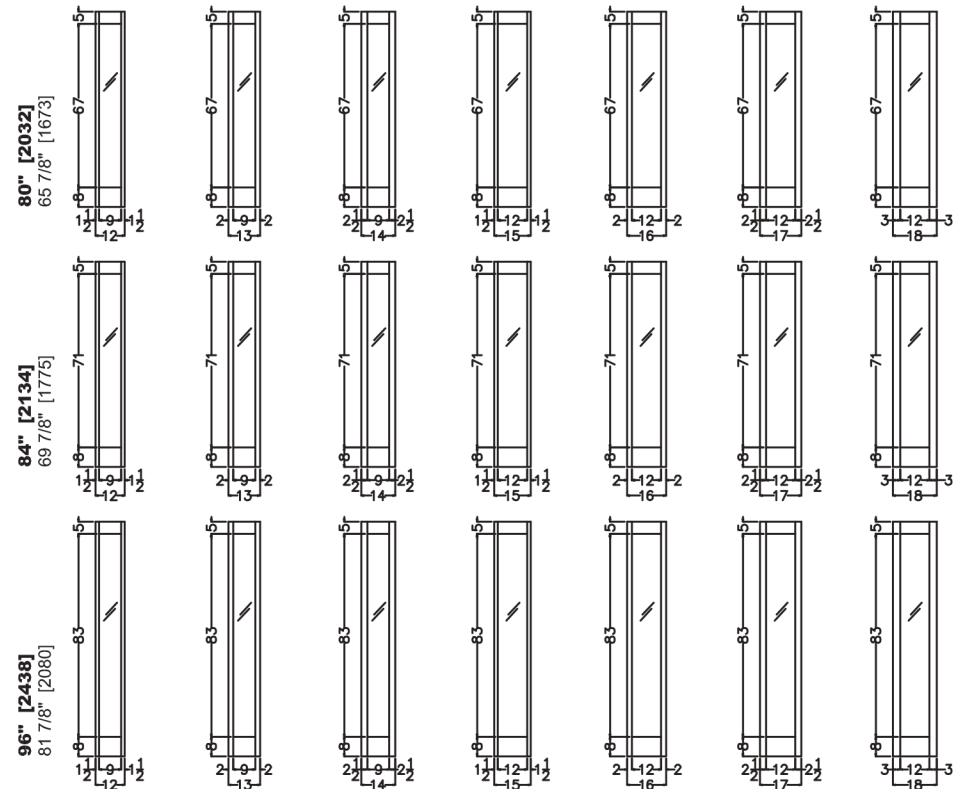
14" [356]
7 7/8" [200]

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

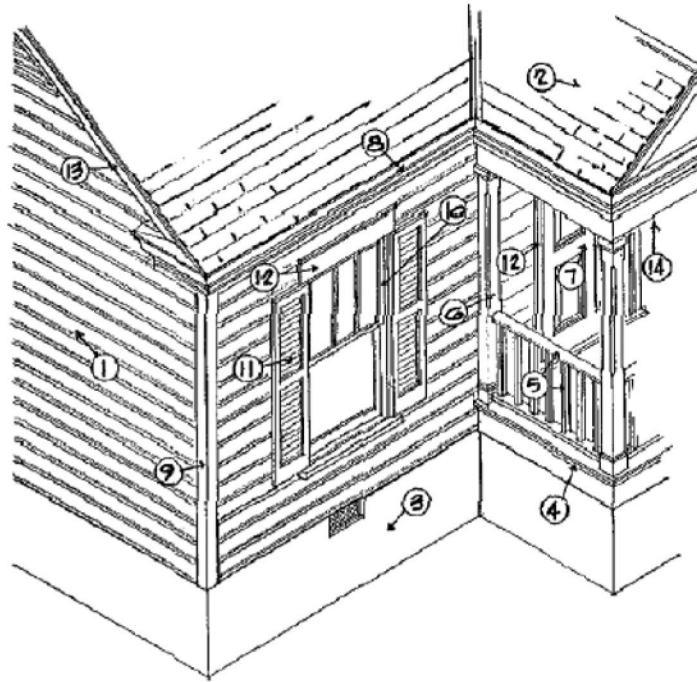
16" [406]
10 7/8" [276]

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

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



Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



Applicant Susan + Jim Bray

Address 605 N Boundary St

Paint Manufacturer (Please submit color chips with this schedule)

Color Schedule

1	Body of House	SW 6261 Swanky Gray
2	Roofing	Certainteed Landmark Collection Georgetown Gray
3	Foundation	SW 6531 Indigo
4	Porch Floor	SW 6531 Indigo
5	Railing	SW 7003 Toque White
6	Columns	SW 7003 Toque White
7	Entrance Door	Remains as is
8	Cornice	SW 7003 Toque White
9	Corner Boards	SW 7003 Toque White
10	Window Sash	SW 6531 Indigo
11	Shutter	N/A
12	Door & Window Trim	SW 7003 Toque White
13	Rake	SW 7003 Toque White
14	Porch Ceiling	SW 6476 Glimmer
15	Other	

Mailing List for 605 Boundary St (within 100'-0")

KELLS, CRISTYN KELLS, DANIEL

Mailing Address 1 603 N BOUNDARY ST
Mailing Address 2 RALEIGH NC 27604-1975

DAVIS, DORIS S DIXON, FAYE W

Mailing Address 1 601 N BOUNDARY ST
Mailing Address 2 RALEIGH NC 27604-1975

FEIG, ALISSA M

Mailing Address 1 529 N BOUNDARY ST
Mailing Address 2 RALEIGH NC 27604-1952

BROWNE, NIMET SADIYE

Mailing Address 1 613 ELM ST
Mailing Address 2 RALEIGH NC 27604-1935

GRAY, NEIL GRAY, LISA FERGUSON

Mailing Address 1 615 ELM ST
Mailing Address 2 RALEIGH NC 27604-1935

HILLIN, DENICE

Mailing Address 1 617 ELM ST
Mailing Address 2 RALEIGH NC 27604-1935

AYLWARD, JASON

Mailing Address 1 607 N BOUNDARY ST
Mailing Address 2 RALEIGH NC 27604-1954

GREEN, ANGUS MARSHALL

Mailing Address 1 614 ELM ST
Mailing Address 2 RALEIGH NC 27604-1936

BRADLEY, CHRISTOPHER J ROSIER, JULIETTE R

Mailing Address 1 618 ELM ST
Mailing Address 2 RALEIGH NC 27604-1936

BIGGS, WILLIAM WOOD II

Mailing Address 1 516 W PEACE ST
Mailing Address 2 RALEIGH NC 27603-1102

GENTRY, VINCENT M PARKER, DOUGLAS N

Mailing Address 1 611 N BOUNDARY ST
Mailing Address 2 RALEIGH NC 27604-1954

BLANKINSHIP, MATTHEW E BLANKINSHIP, WENDY J

Mailing Address 1 613 WATAUGA ST
Mailing Address 2 RALEIGH NC 27604-1963

SHERRIER, ROBERT

Mailing Address 1 615 WATAUGA ST
Mailing Address 2 RALEIGH NC 27604-1963

BARLOW, ROBERT T ROSS, TIFFANY A

Mailing Address 1 606 N BOUNDARY ST
Mailing Address 2 RALEIGH NC 27604-1955

NATHANSON, MELVILLE B JR DITTMER, KRISTINE L

Mailing Address 1 620 N BOUNDARY ST
Mailing Address 2 RALEIGH NC 27604-1955

KHOSRAVI-KAMRANI, PAYVAND

Mailing Address 1

300 WEAVER MINE TRL

Mailing Address 2

CHAPEL HILL NC 27517-7591

O'BRYANT, MATTHEW D/B/A O'BRYANT AND ASSOCIATES

Mailing Address 1

522 ELM ST

Mailing Address 2

RALEIGH NC 27604-1993

LESLEY, PRESTON W KESLER, SHELBY L

Mailing Address 1

612 N BOUNDARY ST

Mailing Address 2

RALEIGH NC 27604-1955

BEAMAN, OLIVER J JR BEAMAN, MELISSA H

Mailing Address 1

521 N BOUNDARY ST

Mailing Address 2

RALEIGH NC 27604-1952

CHAKSUPA, DAN

Mailing Address 1 616 N BOUNDARY ST

Mailing Address 2 RALEIGH NC 27604-1955

PRUETT, PATRICE LEANNE

Mailing Address 1

609 LEONIDAS CT

Mailing Address 2

RALEIGH NC 27604-1978