Nature of Project:
Remove rear deck and screened porch; construct rear addition; construct side deck; replace window with French doors; remove tree

APPLICANT:
JOHN AND CARLEN DEMLER
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

003-18-CA  917 W SOUTH STREET
Applicant: JOHN AND CARLEN DEMLER
Received: 12/7/2017
Submission date + 90 days: 3/7/2018
Meeting Date(s):
1) 1/25/2018  2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT
Zoning: HOD-G
Nature of Project: Remove rear deck and screened porch; construct rear addition; construct side
deck; replace window with sliding doors; remove tree; remove fence
DRAC: An application was reviewed by the Design Review Advisory Committee at its
October 2, 2017, meeting. Members in attendance were Curtis Kasefang, Jenny Harper and
David Maurer; also present were John Demler, the applicant, and staff members Tania Tully
and Melissa Robb.

Staff Notes:
• Raleigh City Code Section 10.2.15.E.1. states that “An application for a certificate of
appropriateness authorizing the demolition or destruction of a building, structure or site
within any Historic Overlay District or Historic Landmark may not be
 denied...However, the authorization date of such a certificate may be delayed for a
period of up to 365 days from the date of issuance...If the Commission finds that the
building, structure or site has no particular significance or value toward maintaining the
character of the Historic Overlay District or Historic Landmark, it shall waive all or part
of such period and authorize earlier demolition or removal.”
• COAs mentioned are available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.3</td>
<td>Site Features and Plantings</td>
<td>Construct rear addition; remove tree</td>
</tr>
<tr>
<td>1.4</td>
<td>Fences and Walls</td>
<td>Remove fence</td>
</tr>
<tr>
<td>2.7</td>
<td>Windows and Doors</td>
<td>Replace window with sliding doors</td>
</tr>
<tr>
<td>3.1</td>
<td>Decks</td>
<td>Remove rear deck and screened porch; construct side deck</td>
</tr>
<tr>
<td>3.2</td>
<td>Additions to Historic Buildings</td>
<td>Construct rear addition; remove tree</td>
</tr>
</tbody>
</table>
Based on the information contained in the application and staff’s evaluation:

A. Removing a rear deck and screened porch, and constructing a side deck is not incongruous according to Guidelines 3.1.1, 3.1.2, 3.1.3, 3.1.4, 3.1.5, 3.1.6, 3.1.7, 3.1.8, and the following suggested facts:

1* The rear of the house includes an existing porch which is partially screened and a deck with stairs. All are being proposed for removal. No information was provided regarding the age of the porch. No mention of the rear porch/deck combination was included in the National Register nomination for the district. The deck and stairs were approved via COA 104-99-CA. The screened enclosure on the right side of the porch appears to have been done at some point after 1999, but there is no evidence of COA approval.

2* A new deck is proposed for the east elevation, set behind the existing gable-roofed kitchen bump out. The application states it will be partially concealed from passersby due to mature foliage.

B. Constructing a rear addition and removing the fence is not incongruous in concept according to Guidelines 1.3.1, 1.3.2, 1.3.7, 1.3.8, 3.2.1, 3.2.2, 3.2.3, 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; however, removing a crape myrtle tree may be incongruous in concept according to Guidelines 1.3.5, 1.3.6, 3.2.2, and the following suggested facts:

1* In the National Register of Historic Places nomination for the Boylan Heights Historic District, the property was deemed contributing, and was described as a 1922 one-story bungalow with clipped gable roof and attached one-story porch across the full façade.

2* Built area to open space analysis: The lot is 6,098 SF. The footprint of the existing house is 1,440 SF; the new addition footprint will be 863 SF; the front porch, front walk, deck, stairs, and stoops total 522 SF. The total built area is proposed to be 2,825 SF. The applicants state the proportion of built area to open space is currently 33%, and will increase to 46%.

3* Built mass to open space analysis: The lot is 6,098 SF. The footprint of the existing house is 1,440 SF, and the front porch is 224 SF, thus, the total built mass is currently 1,664 SF. The current proportion of built mass to open space is 27%. When the new addition’s 863 SF
footprint is added to the current built mass it will be 2,527 SF. The proportion of built mass to open space is proposed to be 41%.

4* The applicants provided examples in the historic district of similarly scaled projects which have received COA approvals for additions; 915 W South St (104-17-CA), 1027 W South St (85-13-CA), 1012 W Cabarrus St (125-17-CA), and 1003 W South St (188-16-CA).

5* When viewed from the street, the east side of the addition will protrude 2’4” beyond the existing kitchen bump out, while the west side does not extend beyond the existing wall plane and includes a setback where the new addition meets the existing building.

6* The existing windows are primarily eight-over-one wood framed. Windows on the addition are of a variety of sizes and proportions including the following (all are wood from Sierra Pacific and Hurd):

   a. Three windows on the east elevation and six windows on the south elevation appear to be similarly proportioned to the existing wood double-hung eight-over-one units;

   b. One window on the south elevation and one on the west elevation appear to be scaled-down versions of the other new double-hung eight-over-one units;

   c. Four windows on the west elevation are proposed to be wood-framed awning-style windows with eight divided lights, apparently mimicking the smaller awning-style window in the front gable.

7* The existing doors to the screened porch are a pair of French doors with simulated divided lights. The two sets of doors proposed for the rear of the addition are similarly designed Jeld-Wen wood paired French doors with simulated divided lights that lead out from the basement level. Also, see section C for information about the proposed sliding wood-framed door on the east elevation.

8* Paint colors were specified; however, paint swatches were not provided.

9* As is common in Boylan Heights, the property backs to an alley and has a fenced back yard. The wood fence is being proposed for removal. A 54” picket fence was approved for installation with COA 014-01-CA.

10* A mature crape myrtle tree that straddles the property line between 915 and 917 W South Street is proposed for removal due to the anticipated impact of construction on both
properties. The addition at 915 W South St (104-17-CA) was approved at the 7/27/17 COA meeting, however that application did not address the crape myrtle on the property line.

11* A replacement mature crape myrtle tree is proposed for the southeast corner of the lot.

12* A tree protection plan was provided; however, the critical root zones may not be sufficiently protected with the plan. The critical root zone is defined as “The area uniformly encompassed by a circle with a radius equal to one and one-quarter (1.25) foot per inch of the diameter of a tree trunk measured at four and one-half (4.5) feet above the ground, with the trunk of the tree at the center of the circle.”

13* Staging areas for construction materials were not specified on the tree protection plan.

C. Replacing a window with a door is not incongruous according to Guideline 2.7.9; however, replacing a window with a sliding wood-frame door may be incongruous according to Guideline 2.7.9, and the following suggested facts:

1* The only existing window proposed for removal on the east elevation is proposed to be replaced with a Jeld-Wen sliding wood-frame door with simulated divided lights. Sliding doors are not characteristic of the historic district.

2* This alteration may be partially visible from the public right-of-way, although the new sliding door would be partially obscured by mature vegetation.

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

1. That tree protection plans be implemented and remain in place for the duration of construction.
2. That there be no demolition delay for the removal of the tree.
3. That the sliding wood-framed door proposed for the east elevation be changed to paired French-style doors.
4. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
   a. A tree protection plan that addresses the critical root zones and provides staging areas for construction materials.
5. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
   a. Paint color samples from the paint manufacturer.
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

☐ 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

Property Street Address 917 W South Street
Historic District Boylan Heights
Historic Property/Landmark name (if applicable)
Owner’s Name John & Carlen Demler
Lot size 6,048 sf
(width in feet) 49.96’ & 54.86’
(depth in feet) 114.84’ & 116.02’

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).

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>916 Dorothea Dr.</td>
<td>910 W South St.</td>
</tr>
<tr>
<td>919 W South St.</td>
<td>912 Dorothea Dr.</td>
</tr>
<tr>
<td>915 W South St.</td>
<td>910 Dorothea Dr.</td>
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<td>912 W South St.</td>
<td>908 Dorothea Dr.</td>
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<tr>
<td>914 Dorothea Dr.</td>
<td>914 W South St.</td>
</tr>
<tr>
<td>921 W South St.</td>
<td>908 W South St.</td>
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<tr>
<td>919 W South St.</td>
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<tr>
<td>913 W South St.</td>
<td></td>
</tr>
</tbody>
</table>
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: John & Carlen Demler  
Mailing Address: 917 W South St.
City: Raleigh  
State: NC  
Zip Code: 27603
Date: 11-28-17  
Daytime Phone: 847-975-8705
Email Address: johndemler@gmail.com, carydemler@gmail.com

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

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

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.2 p.66-67</td>
<td>Additions</td>
<td>The owners of 917 W South Street hope to expand their existing 2-bedroom, 1 ½ bath historic bungalow to include a larger living space and master suite, as well as a walk-out basement with a fourth bedroom, family room and workshop below. The scope of the project will include removing an existing screen porch and raised deck and steps at the rear of the home. The rear of the house now is the least character-defining elevation. The character of the addition is in keeping with the existing architectural style, massing and design. The new footprint and built-area has been minimized, while still maintaining adequate, yet comparable room sizes with the existing plan and flow of the house. Please see attached narrative for additional description and information.</td>
</tr>
<tr>
<td>3.1 p.64-64</td>
<td>Decks</td>
<td></td>
</tr>
<tr>
<td>2.7 p.50-53</td>
<td>Windows &amp; Doors</td>
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<tr>
<td>2.4 p.44-45</td>
<td>Paint color</td>
<td></td>
</tr>
<tr>
<td>2.5 p.46-47</td>
<td>Roofs</td>
<td></td>
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</table>
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

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.)

2. Description of materials (Provide samples, if appropriate)

3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.

4. Paint Schedule (if applicable)

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.

6. Drawings showing existing and proposed work
   - Plan drawings
   - Elevation drawings showing the façade(s)
   - 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.

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.

8. Fee (See Development Fee Schedule)

TO BE COMPLETED BY CITY STAFF

YES NO N/A
917 West South Street
Application for Certificate of Appropriateness

John & Carly Dernler
Submitted for review on December 7, 2017
Index

I. Project Overview
II. Location & Context
III. Photos of Existing Site
IV. Existing Plans
V. Proposed Plans
VI. Comparable Projects
VII. Tree Protection
VIII. Window & Door Information
IX. Paint Schedule
I. Project Overview
Project Overview

Summary
The owners of 917 W South Street hope to expand their existing 2-bedroom, 1 ½ bath historic bungalow to include a larger living space and master suite, as well as a walk-out basement with a fourth bedroom, family room and workshop below. The scope of the project will include removing an existing screen porch and raised deck and steps at the rear of the home. The rear of the house is currently the least character-defining elevation. The character of the addition is in keeping with the existing architectural style, massing and design. The new footprint and built-area has been minimized, while still maintaining adequate, yet comparable room sizes with the existing plan and flow of the house.

Addition Massing & Roofs
The proposed addition is to the rear of the home in an inconspicuous area. It extends only 2'-4" beyond the existing house width on the southeast side and is narrower on the west side with the exception of a gable bump-out in a portion of the addition which is in-line with the existing west side of the house. The addition will be discernible from the existing structure by maintaining the existing corner board between new and old on the east elevation and an 18" jog in the plan on the west side, thereby retaining the existing southwest corner of the home. The jog on the west side was motivated by a desire to pull the addition away from an existing mature tree. The existing slope of the lot was also considered with this design. In order to keep the existing slope and have a walk-out lower level, the first floor addition steps up four risers.

The main roof ridge line of the addition will be extruded from the existing gable roof, therefore no increase in height is proposed. Additional counter and nested gables will roof additional square footage of the addition. These gables will have the same roof slope as the existing, and be in keeping with the style (see the existing counter gable at the existing kitchen volume for an example of this precedent). The roof material will be 30-year architectural shingles to match the existing roof shingles in style and color. The existing house was re-roofed in 2013.

The proposed addition increases the built area as percentage of lot size from 33% to 46%. The built area calculation for 917 W South includes existing house (1,440 sf), proposed addition (863 sf), existing front porch (224 sf), existing front paved walk (70 sf), proposed deck and steps (186 sf), and proposed stoops (42 sf). The total proposed built area is 2,825 sf. The lot size is 6,098 sf. Comparable projects in the neighborhood have been recently approved at 48% and 49% (see section VI).
Project Overview

Exterior Materials
The siding for the addition will be smooth-faced wood siding with a 4 5/8” exposure to match the existing siding. New corner boards and window trim will be 5/4 x 6 painted to match existing. Window head trim will be 5/4 x 6 with a 1 x 2 cap to match existing. Window sills to be 1 1/2” to match existing. The roof will be architectural fiberglass shingles to match the existing roof. The existing 24” overhangs will be matched. Wood 1 x 8 fascia boards, rafter tails, and eave materials will match existing.

Decks
A new deck with steps down to the backyard is proposed on east side of the house. Due to mature foliage on that elevation, the deck is will not be visible from the curb and will be largely obscured by this foliage if viewing the east elevation at an oblique angle. Traditional wood deck materials (not composite materials) will be used including skirt boards and square lattice. Wood posts, railings and simple balustrades will be required due to the height of the deck above grade.

Windows & Doors
The new windows will be wood simulated divided-light windows by Sierra Pacific. The exterior of the windows will be painted black to match the existing windows. New windows will be similar in size and proportions to existing windows and will have grill patterns to match existing (eight over one light for all new double hung windows and eight divisions for all awning windows).

Paint Colors
The existing house was painted under previously approved COA certificate number 110-15-MW, issued 7-24-15. The paint colors on the addition will match all existing approved house colors.

Trees
A crepe myrtle on the eastern border of the lot is currently at risk due to new construction at 915 W. South. Combined with stress of this proposed project and future confinement from both additions, the owners propose removing the tree and re-planting a mature crepe myrtle in the southeast corner of the property. All trees on the lot were taken into account with this addition, and no other trees are believed to be placed at risk by the proposed project. A detailed tree protection strategy is outline later in this document.
II. Location & Context
Locator Map
Showing mailing list recipients located within 100 ft buffer; per http://maps.raleighnc.gov/PlanMailList/
<table>
<thead>
<tr>
<th>Number</th>
<th>Address</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>210</td>
<td>919 W. South St. 1922</td>
<td>One-story Bungalow; gable is perpendicular to the street; engaged one-story porch, full facade. Gable dormer centered above.</td>
</tr>
<tr>
<td>211</td>
<td>917 W. South St. 1922</td>
<td>One-story Bungalow; clipped gable; attached one-story porch, full facade.</td>
</tr>
<tr>
<td>212</td>
<td>915 W. South St. 1922</td>
<td>One-story Bungalow; gable; attached one-story porch, full facade.</td>
</tr>
<tr>
<td>213</td>
<td>913 W. South St. 1922</td>
<td>Colonial two-story Box, Bungalow elements; gable faces street, attached, one-story porch, almost full facade.</td>
</tr>
<tr>
<td>214</td>
<td>911 W. South St. ca. 1910</td>
<td>One-story, Queen Anne cottage elements; hip roof with intersecting gables, attached full facade porch wrapping corner.</td>
</tr>
<tr>
<td>215</td>
<td>907/907½ W. South St. 1911</td>
<td>One-story Bungalow; hip roof with intersecting gable; attached one-story porch, full facade.</td>
</tr>
<tr>
<td>216</td>
<td>903 W. South St. 1918</td>
<td>One and one half-story Bungalow; gable is perpendicular to the street; engaged porch, full facade; dormer with porch centered above.</td>
</tr>
<tr>
<td>217</td>
<td>901 W. South St. 1917</td>
<td>Colonial two-story Box; gable faces street; hip roofed dormer on left side; attached one-story porch, full facade.</td>
</tr>
<tr>
<td>218</td>
<td>811 W. South St. 1923</td>
<td>One-story Bungalow; gable roof extends over engaged porch, full facade. Dormer centered above.</td>
</tr>
<tr>
<td>219</td>
<td>908 W. South St. 1923</td>
<td>One-story Bungalow; gable is perpendicular to the street; attached one-story porch, full facade; dormer centered above.</td>
</tr>
<tr>
<td>220</td>
<td>807 W. South St. 1922</td>
<td>One-story Bungalow; gable is perpendicular to the street; full facade. Gabled dormer centered above.</td>
</tr>
</tbody>
</table>
Sanborn Fire Insurance Map Company
Date of Publication 1950 - Item No 335572 - Image Title 00286. Site property highlighted in red.
## Neighbor Notices

List of property owners within 100 feet of property for mailing.

<table>
<thead>
<tr>
<th>Phone Number</th>
<th>Property Owner 1</th>
<th>Address 1</th>
<th>City, State Zip Code</th>
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<tr>
<td>1703268366</td>
<td>DEMLER, JOHN ROBERT GELFOND,</td>
<td>917 W SOUTH ST</td>
<td>RALEIGH NC 27603-2159</td>
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<tr>
<td></td>
<td>CARLEN DAY</td>
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<td>1703267302</td>
<td>PLEASANTS, JACQUELINE A</td>
<td>916 DOROTHEA DR</td>
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<td>WILKINS, CHARLES P JR</td>
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<tr>
<td></td>
<td>RIANE B</td>
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<td>1703267265</td>
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<td>RALEIGH NC 27603-2140</td>
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<td>CHIAVATTI, ANTHONY J CHIAVATTI,</td>
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<td>RALEIGH NC 27603-2140</td>
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<tr>
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<td>MELANIE C</td>
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<td>1703269109</td>
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<tr>
<td>1703266947</td>
<td>CAUDILL, CHRISTOPHER</td>
<td>908 W SOUTH ST</td>
<td>RALEIGH NC 27603-2160</td>
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<td></td>
<td>R NIKETOPoulos, RACHEL I</td>
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</tbody>
</table>
III. Photos of Existing Site
North Elevation
Taken from Sidewalk. Proposed addition will not be visible from this vantage point.
North Elevation
Taken from opposite side of street. Proposed addition will not be visible from this vantage point.
East Elevation
Mature foliage will limit visibility of new addition and decking. Character-defining chimney and kitchen windows (obscured by foliage) will not be disturbed.
East Elevation
Additional photos from previous page. Character-defining chimney and kitchen windows (obscured by foliage) will not be disturbed.
East Elevation

Viewer is required to walk relatively deep into lot in order to gain visibility to new proposed structure. Existing window below will be replaced with sliding door to a proposed deck.
South Elevation
Proposed addition impacts the least character-defining elevation. Existing screened porch and decking will be removed. Fence will also be removed.
South Elevation

Care taken in plans to avoid mature tree (southwest corner of existing structure). Proposed addition will jog inwards on the southwest corner to alleviate impact. Note that despite positioning of current fence, lot line of 917 extends to vantage point of photographer as indicated; there is more breathing room on western elevation than might be assumed from current positioning of fence. Lot line approximated below (red). See Plat of Survey and Existing Site Plan for fence and property line locations.
West Elevation
Southwest corner of existing structure from neighboring lot. New footprint proposed to extend roughly to location of bird house. Inward jog on this elevation alleviates impact to mature tree in center of photo and helps visually differentiate old from new.
West Elevation
Looking south. Plan will jog inwards to alleviate impact to mature tree in center of frame. Note that lot extends roughly to point indicated below in red despite current placement of fence. Proposed design allows for ample breathing room on west elevation.
West Elevation

Looking southeast. The main roof ridge line of the addition will be extruded from the existing gable roof; no increase in height is proposed.
IV. Existing Plans
TREE PROTECTION FENCING AS REQUIRED BY RHDC, TYP.

10'
<1
35'

20.0' REQUIRED REAR YARD

5.0' REQUIRED SIDE YARD

EX. FENCE

EXISTING 1-STORY BRICK & FRAME RESIDENCE #917

EX. COVERED PORCH

EX. CONC. WALKWAY

EX. AC COND.

NEW AC COND. ON CONC. PAD

49.96'

W. SOUTH STREET

SITE PLAN: existing

SCALE: 1/16" = 1'-0"

DATE: 12.07.17
ROOF PLAN: existing

SCALE: 1/8" = 1'-0"
EX. PORCH ROOF

EX. PORCH

EX. DECK & STEPS TO BE REMOVED

EX. SCREEN PORCH TO BE REMOVED

WEST ELEVATION: existing
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION: existing
SCALE: 1/8" = 1'-0"

DEMLER RESIDENCE
917 W. SOUTH STREET
RALEIGH, NC 27603

COA SUBMITTAL
DATE: 12.07.17
V. Proposed Plans
SITE PLAN: proposed

SCALE: 1/16" = 1'-0"

W. SOUTH STREET

DEMLER RESIDENCE
917 W. SOUTH STREET
RALEIGH, NC 27603

COA SUBMITTAL
DATE: 12.07.17

EX. AC COND.
NEW AC COND. ON CONC. PAD

EXISTING 1-STORY
BRICK & FRAME
RESIDENCE #917

116.02'
114.84'

PROPOSED 1-STORY
BRICK & FRAME
ADDITION W/ WALK-OUT BASEMENT

PROPOSED DECK
& STEPS TO YARD

PROPOSED CONC. STEP

REMOVE EX. SCREEN PORCH, DECK & STEPS

EXISTING WALKWAY

EX. COVERED PORCH

EX. CONC. WALKWAY

TREE PROTECTION FENCING AS REQUIRED BY RHDC, TYP.

REQUIREMED REAR YARD

W. SOUTH STREET

EX. TREE TO REMAIN

NEW CONC. ON CONC. PAD

SCALE: 1/16" = 1'-0"

N

HAYES A+D

elizabeth d. hayes
ra mcarbor
4140 n. Damen Ave.
Chicago, IL 60618
Ph: 847-979-8703
liz@hayes-ad.com

DEMLER RESIDENCE
917 W. SOUTH STREET
RALEIGH, NC 27603

COA SUBMITTAL
DATE: 12.07.17

EX. AC COND.
NEW AC COND. ON CONC. PAD

EXISTING 1-STORY
BRICK & FRAME
RESIDENCE #917

PROPOSED 1-STORY
BRICK & FRAME
ADDITION W/ WALK-OUT BASEMENT

PROPOSED DECK
& STEPS TO YARD

PROPOSED CONC. STEP

REMOVE EX. SCREEN PORCH, DECK & STEPS

EXISTING WALKWAY

EX. COVERED PORCH

EX. CONC. WALKWAY

TREE PROTECTION FENCING AS REQUIRED BY RHDC, TYP.

REQUIREMED REAR YARD

W. SOUTH STREET

EX. TREE TO REMAIN

NEW CONC. ON CONC. PAD

SCALE: 1/16" = 1'-0"

N

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elizabeth d. hayes
ra mcarbor
4140 n. Damen Ave.
Chicago, IL 60618
Ph: 847-979-8703
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DEMLER RESIDENCE
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RALEIGH, NC 27603

COA SUBMITTAL
DATE: 12.07.17

EX. AC COND.
NEW AC COND. ON CONC. PAD

EXISTING 1-STORY
BRICK & FRAME
RESIDENCE #917

PROPOSED 1-STORY
BRICK & FRAME
ADDITION W/ WALK-OUT BASEMENT

PROPOSED DECK
& STEPS TO YARD

PROPOSED CONC. STEP

REMOVE EX. SCREEN PORCH, DECK & STEPS

EXISTING WALKWAY

EX. COVERED PORCH

EX. CONC. WALKWAY

TREE PROTECTION FENCING AS REQUIRED BY RHDC, TYP.

REQUIREMED REAR YARD

W. SOUTH STREET

EX. TREE TO REMAIN

NEW CONC. ON CONC. PAD

SCALE: 1/16" = 1'-0"

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DEMLER RESIDENCE
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RALEIGH, NC 27603

COA SUBMITTAL
DATE: 12.07.17

EX. AC COND.
NEW AC COND. ON CONC. PAD

EXISTING 1-STORY
BRICK & FRAME
RESIDENCE #917

PROPOSED 1-STORY
BRICK & FRAME
ADDITION W/ WALK-OUT BASEMENT

PROPOSED DECK
& STEPS TO YARD

PROPOSED CONC. STEP

REMOVE EX. SCREEN PORCH, DECK & STEPS

EXISTING WALKWAY

EX. COVERED PORCH

EX. CONC. WALKWAY

TREE PROTECTION FENCING AS REQUIRED BY RHDC, TYP.

REQUIREMED REAR YARD

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EX. TREE TO REMAIN

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SCALE: 1/16" = 1'-0"

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DEMLER RESIDENCE
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RALEIGH, NC 27603

COA SUBMITTAL
DATE: 12.07.17

EX. AC COND.
NEW AC COND. ON CONC. PAD

EXISTING 1-STORY
BRICK & FRAME
RESIDENCE #917

PROPOSED 1-STORY
BRICK & FRAME
ADDITION W/ WALK-OUT BASEMENT

PROPOSED DECK
& STEPS TO YARD

PROPOSED CONC. STEP

REMOVE EX. SCREEN PORCH, DECK & STEPS

EXISTING WALKWAY

EX. COVERED PORCH

EX. CONC. WALKWAY

TREE PROTECTION FENCING AS REQUIRED BY RHDC, TYP.

REQUIREMED REAR YARD

W. SOUTH STREET

EX. TREE TO REMAIN

NEW CONC. ON CONC. PAD

SCALE: 1/16" = 1'-0"

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COA SUBMITTAL
DATE: 12.07.17

EX. AC COND.
NEW AC COND. ON CONC. PAD

EXISTING 1-STORY
BRICK & FRAME
RESIDENCE #917

PROPOSED 1-STORY
BRICK & FRAME
ADDITION W/ WALK-OUT BASEMENT

PROPOSED DECK
& STEPS TO YARD

PROPOSED CONC. STEP

REMOVE EX. SCREEN PORCH, DECK & STEPS

EXISTING WALKWAY

EX. COVERED PORCH

EX. CONC. WALKWAY

TREE PROTECTION FENCING AS REQUIRED BY RHDC, TYP.

REQUIREMED REAR YARD

W. SOUTH STREET

EX. TREE TO REMAIN

NEW CONC. ON CONC. PAD

SCALE: 1/16" = 1'-0"

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COA SUBMITTAL
DATE: 12.07.17

EX. AC COND.
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EXISTING 1-STORY
BRICK & FRAME
RESIDENCE #917

PROPOSED 1-STORY
BRICK & FRAME
ADDITION W/ WALK-OUT BASEMENT

PROPOSED DECK
& STEPS TO YARD

PROPOSED CONC. STEP

REMOVE EX. SCREEN PORCH, DECK & STEPS

EXISTING WALKWAY

EX. COVERED PORCH

EX. CONC. WALKWAY

TREE PROTECTION FENCING AS REQUIRED BY RHDC, TYP.

REQUIREMED REAR YARD

W. SOUTH STREET

EX. TREE TO REMAIN

NEW CONC. ON CONC. PAD

SCALE: 1/16" = 1'-0"

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COA SUBMITTAL
DATE: 12.07.17

EX. AC COND.
NEW AC COND. ON CONC. PAD

EXISTING 1-STORY
BRICK & FRAME
RESIDENCE #917

PROPOSED 1-STORY
BRICK & FRAME
ADDITION W/ WALK-OUT BASEMENT

PROPOSED DECK
& STEPS TO YARD

PROPOSED CONC. STEP

REMOVE EX. SCREEN PORCH, DECK & STEPS

EXISTING WALKWAY

EX. COVERED PORCH

EX. CONC. WALKWAY

TREE PROTECTION FENCING AS REQUIRED BY RHDC, TYP.

REQUIREMED REAR YARD

W. SOUTH STREET

EX. TREE TO REMAIN

NEW CONC. ON CONC. PAD

SCALE: 1/16" = 1'-0"

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ra mcarbor
4140 n. Damen Ave.
Chicago, IL 60618
Ph: 847-979-8703
liz@hayes-ad.com

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RALEIGH, NC 27603

COA SUBMITTAL
DATE: 12.07.17

EX. AC COND.
NEW AC COND. ON CONC. PAD

EXISTING 1-STORY
BRICK & FRAME
RESIDENCE #917

PROPOSED 1-STORY
BRICK & FRAME
ADDITION W/ WALK-OUT BASEMENT

PROPOSED DECK
& STEPS TO YARD

PROPOSED CONC. STEP

REMOVE EX. SCREEN PORCH, DECK & STEPS

EXISTING WALKWAY

EX. COVERED PORCH

EX. CONC. WALKWAY

TREE PROTECTION FENCING AS REQUIRED BY RHDC, TYP.
1ST FLOOR PLAN: proposed

SCALE: 1/8" = 1'-0"

DECK
8'-0" x 17'-7"
EXISTING

FAMILY ROOM
15'-0" x 19'-10"

DECK FLEX SPACE
10'-6" x 13'-7"
EXISTING

MASTER BEDROOM
13'-0" x 14'-8"
(PLUS BAY)

BATH 2
8'-6" x 8'-5"
EXISTING

BEDROOM 2
10'-0" x 13'-3"
EXISTING

BEDROOM 1
13'-1" x 11'-9"
EXISTING

STUDY
13'-1" x 13'-5"
EXISTING

DINING ROOM
17'-8" x 13'-5"
EXISTING

COVERED PORCH
28'-1" x 8'-0"
EXISTING

REMOVE EX. WINDOW - PROPOSED SLIDER TO PROPOSED DECK

ELIZABETH D. HAYES
RA NCARB
4140 N. DAVIS AVENUE
CHICAGO, IL 60618
PH: 847-975-8703
EMAIL: liz@hayes-ad.com
NEW CLIPPED CABLE AT MAIN ROOF TO MIMICK EX. ROOF DETAILING

ALIGN PROPOSED ROOF WITH RIDGE OF EXISTING ROOF

EX. CHIMNEY TO REMAIN

EX. CHIMNEY TO REMAIN

EX. 6/12 ROOF SLOPE, TYP.

EX. 6/12 ROOF

6/12 ROOF

6/12 ROOF

6/12 ROOF

6/12 ROOF

6/12 ROOF

SCALE: 1/8" = 1'-0"

EX. HIP ROOF TO REMAIN

DEMLER RESIDENCE
917 W. SOUTH STREET
RALEIGH, NC 27603

COA SUBMITTAL
DATE: 12.07.17
NORTH ELEVATION: proposed
SCALE: 1/8" = 1'-0"

DEMLER RESIDENCE
917 W. SOUTH STREET
RALEIGH, NC 27603
ARCHITECTURAL SHINGLES TO MATCH EXISTING

PROPOSED CLIPPED GABLE TO MATCH FRONT

ALIGN PROPOSED ROOF WITH EXISTING MAIN ROOF

EX. ARCHITECTURAL ROOF SHINGLES TO REMAIN

EX. CLIPPED GABLE ROOF

EAST ELEVATION: proposed

SCALE: 1/8" = 1'-0"

DEMLER RESIDENCE
917 W. SOUTH STREET
RALEIGH, NC 27603

COA SUBMITTAL
DATE: 12.07.17
EX. HEIGHT AT ROOF RIDGE = 19'-6"
HEIGHT AT FAMILY ROOM ADDITION = 18'-8"

TI ADDITION FLOOR = 3'-0"

EX. 1ST FLOOR BEYOND

T/ADDITION FLOOR = 3'-0"
T/ADDITION BASEMENT = -6'-7"

CLIPPED GABLE ROOF TO MATCH EX.
WOOD SHINGLES TO MATCH EX., TYP.
1 x 8 WOOD FASCA BOARD, TYP.
5/4 x 10 WOOD FRIEZE BOARD, TYP.
5/4 x 8 WOOD CORNER BOARD, TYP.

NEW WOOD WINDOWS TO MATCH EX. IN STYLE & PROPORTION
NEW 5/4 x 6 WOOD TRIM, HEAD & SILLS, TYP.
NEW WOOD SIDING (4 5/8" EXPOSURE)
NEW 5/4 x 10 WOOD BELT
NEW PAINTED BRICK VENEER WALL
NEW DECK STEPS, RAILING & BALUSTERS

SOUTH ELEVATION: proposed
SCALE: 1/8" = 1'-0'

DEMLER RESIDENCE
917 W. SOUTH STREET
RALEIGH, NC 27603

elizabeth d. hayes
RA NCARB
4140 n. damen ave.
chicago, il 60618
p: 847.975.8703
liz@hayes-ad.com

COA SUBMITTAL
DATE: 12.07.17
EXISTING

EXISTING

PROPOSED

EXISTING

PROPOSED

EX. CLI PPED GABLE ROOF

PROPOSED CLIPPED
GABLE TO MATCH FRONT

EX. EX. Architectural
ROOF ROOF TO MATCH
SHINGLES TO REMAIN

ALIGN PROPOSED ROOF
WITH EXISTING MAIN
ROOF

EX. CORNER
BOARD TO
REMAIN

WOOD SHINGLES
TO MATCH EX.

WOOD SHINGLES
TO MATCH EX.

WEST ELEVATION: proposed

SCALE: 1/8" = 1'-0"

2" 4" 6"

DEMLER RESIDENCE
917 W. SOUTH STREET
RALEIGH, NC 27603

COA SUBMITTAL
DATE: 12.07.17

elizabeth d. hayes
RA NCARB
4140 n. damen ave.
chicago, il 60618
p: 847.975.8703
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VI. Comparable Projects
Comparable Projects
Properties were chosen based on shared design concepts and lot characteristics

915 W South
Located directly next door. Actively under renovation - COA 104-17-CA
Reference for built area / lot increase precedent

1012 W Cabarrus
Actively under renovation - COA 125-17-CA
Similar in design concept; reference for built area / lot increase precedent

1027 W South St
Located on next block of South. Recent work done under 85-13-CA.
Similar in design concept and lot characteristics

1003 W South St
Located on next block of South. Recent work done under COA 188-16-CA
Similar in design concept and lot characteristics
915 W South
Property directly next door (east). Actively under renovation - see COA 104-17-CA. The project served as reference for built area / lot precedent.

Key Design Consideration

915 W South was approved with a proposed final built area / lot ratio of 48% (see COA 104-17-CA).

917 W South is proposing a 46% completed built area / lot ratio.

Built Area defined as footprint of home + all impervious surfaces (paved driveway, walkway, patio, decking, etc)
915 W South
Proposed 917 W South project would align with general massing proportions and built area / lot characteristics of adjacent 915 W South.
915 W South
Proposed 917 W South project would align with general massing proportions and built area / lot characteristics of adjacent 915 W South.
1012 W Cabarrus
Actively under renovation - COA 125-17-CA. Similar in design concept and served as a reference for built area / lot size and built area increase precedents.

Key Design Consideration

1012 W Cabarrus was approved with a proposed final built area / lot ratio of 49% (see COA 104-17-CA).

917 W South is proposing a 46% completed built area / lot ratio.

Built Area defined as footprint of home + all impervious surfaces (paved driveway, walkway, patio, decking, etc)
1012 W Cabarrus

1012 W Cabarrus was approved under a similar design proposal, extruding the existing gable.
1027 W South
Located on next block of South Street. Recent work done under 85-13-CA. Similar in design concept and lot characteristics.
1027 W South
The design of 1027 W South includes a more significant bump-out on the eastern elevation than proposed by 917 W South (only 2’ 4” beyond the existing eastern kitchen wall).
1027 W South
The rear elevation of 1027 W South extends well into the yard but does not overwhelm the plot; similar to proposed proportions of 917 W South.
1003 W South
Located on next block of South Street. Recent work done under COA 188-16-CA. Similar in design concept and lot characteristics.
1003 W South
Proposed 917 W South project would share similar characteristics to 1003 W South in terms of lot versus built mass proportioning.
VII. Tree Protection
Tree Protection

General Strategy
- Construct tree protection fence as indicated; leave in place through duration of project
- Excavate all new footings / foundation with extreme care
- Keep heavy equipment and vehicles out of tree canopy as much as possible
- Store heavy equipment away from trees to mitigate soil compaction
- Cut any roots larger than 1" in diameter with proper tools
- Regularly water area under any disturbed tree canopies for 1 year following construction

Crepe Myrtle Proposal

A mature crepe myrtle currently sits on the eastern side of the lot. The tree sits directly on the lot line between 917 and 915 W South. The tree is under threat from renovation currently underway at 915 W. South. See photos on following page.

The owners of 917 W South propose removing the tree and re-planting a mature crepe myrtle in the southeast corner of the property. If advisable by a licensed tree consultant, the owners would also consider moving the current tree to the empty southeast corner of the lot.
Tree Protection
Mature crepe myrtle under threat from construction at 915 W South. Proposed construction on 917 W South would further confine the tree.
Tree Protection
Mature crepe myrtle under threat from construction at 915 W South. Proposed construction on 917 W South would further confine the tree.
VIII. Window & Door Information
All Wood
Tilt Double Hung Windows

Available in 50/50, 60/40 & 40/60 Splits

32" Glass Unit Widths;
1, 2 & 3 Wide Units
Scale: 1" = 1"
All Wood Tilt Double Hung Windows

20" Glass Unit Widths;
1, 2 & 3 Wide Units
Scale: 1" = 1"
Page 1 of 3
All-Wood
Awning Window Elevations
31" Glass Widths, 2 Wide Units

2-Wide 31" Glass Widths

Brick Mould to Basic Unit Size Conversion Formulas (Based on Standard 2" Brick Mould)

- BASIC UNIT WIDTH = 1.500 x BRICK Mould UNIT WIDTH
- BASIC UNIT HEIGHT = 1.500 x BRICK Mould LIFT HEIGHT
- SASH HEIGHT = (BASIC UNIT HEIGHT - 1.500")
- SASH WIDTH = (BASIC UNIT WIDTH - 1.500")

Cut-Out / Glass

[Diagram of window elevations with dimensions and calculations for each glass width]
## CUSTOM WOOD
WOOD PATIO DOOR
SLIDING PATIO DOOR

**Wide Stile - 2 Panel Units**

<table>
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<th>M.O.</th>
<th>Opening</th>
<th>Rough Opening</th>
<th>Frame Size</th>
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<th>M.O. Masonry Opening</th>
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Scale: 1/8" = 1' - 0"
2-PANEL FRENCH DOOR UNITS

ELEVATION SYMBOL LEGEND:

- PANEL IS AVAILABLE AS FIXED ONLY
- NUMBER INDICATES DESIGN PRESSURE (DP) RATING WITH STANDARD GLAZING.
- M.O. = MASONRY OPENING
- VALUES IN [ ] ARE MILLIMETER CONVERSIONS
- VALUES IN ( ) ARE NUMBER OF DAYLIGHT OPENINGS PER UNIT

Scale: 1/8" = 1' - 0"
### 2-PANEL FRENCH DOOR UNITS

<table>
<thead>
<tr>
<th>M.O. Rough Opening</th>
<th>M.O. Actual/Net Opening</th>
<th>Frame Size</th>
<th>Clear Opening</th>
<th>Daylight Opening</th>
</tr>
</thead>
<tbody>
<tr>
<td>64 3/8&quot; [1688]</td>
<td>65 7/16&quot; [1680]</td>
<td>62 0/8&quot; [1511]</td>
<td>14 0/8&quot; [371]</td>
<td></td>
</tr>
<tr>
<td>104 3/8&quot; [2513]</td>
<td>105 7/16&quot; [2573]</td>
<td>102 0/8&quot; [2365]</td>
<td>14 0/8&quot; [371]</td>
<td></td>
</tr>
</tbody>
</table>

**ELEVATION SYMBOL LEGEND:**

- O PANEL IS AVAILABLE AS FIXED ONLY
- # NUMBER INDICATES DESIGN PRESSURE (DP) RATING WITH STANDARD GLAZING.
- M.O. = MASONRY OPENING
- VALUES IN [ ] ARE MILLIMETER CONVERSIONS
- VALUES IN ( ) ARE NUMBER OF DAYLIGHT OPENINGS PER UNIT

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**Architectural Design Manual**

**September 2016**

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.
All-Wood
Tilt Double Hung Windows with Sill Nosing & No Brick Mould

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

Head Detail

All-Wood Tilt Double Hung

Jamb Detail

All-Wood Tilt Double Hung

Sill Detail

All-Wood Tilt Double Hung
**Sierra Pacific Windows**

**All-Wood Tilt Double Hung Windows**

**Jamb Details**

Page 2 of 8

Drawn to Full Scale
Printed Scale 4" = 1'

---

**ROUGH OPENING WIDTH** = BASIC UNIT WIDTH + 3/4"  

**BASIC UNIT SIZE** = GLASS SIZE + 5 1/2"  

**DAY LIGHT OPENING WIDTH** = GLASS SIZE - 13/16"  

**ROUGH OPENING WIDTH** = BASIC UNIT WIDTH + 3/4"  

**DAY LIGHT OPENING WIDTH** = GLASS SIZE - 13/16"  

**HALF SCREEN OR FULL SCREEN**

---

**GLAZING OPTIONS**

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

- **5/16" X 3/16" ORIGINAL**
- **11/16" X 5/16" CONTOURED**
- **1" X 5/16" CONTOURED**

---

**HDL, Surround and KD Grille Bar Chart**

<table>
<thead>
<tr>
<th>0.200&quot; Exterior Wood Bar Height</th>
<th>3/8&quot;</th>
<th>7/8&quot;</th>
<th>1&quot;</th>
<th>1&quot; Putty</th>
<th>1-1/4&quot;</th>
<th>3/16&quot;</th>
</tr>
</thead>
</table>

---

**PLEASE NOTE:** STANDARD INTERNAL SPACER COLOR IS MILL FINISH
IX. Paint Schedule
Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule

Applicant: John & Carlen Gelfond
Address: 917 W South Street

Paint Manufacturer (Please submit color chips with this schedule): Sherwin Williams / Valspar

<table>
<thead>
<tr>
<th>Number</th>
<th>Component</th>
<th>Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Body of House</td>
<td>Valspar &quot;Royal Navy&quot; 4011-4</td>
</tr>
<tr>
<td>2</td>
<td>Roofing</td>
<td>to match existing</td>
</tr>
<tr>
<td>3</td>
<td>Foundation</td>
<td>Sherwin Williams &quot;Roycroft Pewter&quot; SW2848</td>
</tr>
<tr>
<td>4</td>
<td>Porch Floor</td>
<td>Valspar &quot;Ultra White&quot; 7006-24</td>
</tr>
<tr>
<td>5</td>
<td>Railing</td>
<td>Valspar &quot;Ultra White&quot; 7006-24</td>
</tr>
<tr>
<td>6</td>
<td>Columns</td>
<td>N/A</td>
</tr>
<tr>
<td>7</td>
<td>Entrance Door</td>
<td>Valspar &quot;Ultra White&quot; 7006-24</td>
</tr>
<tr>
<td>8</td>
<td>Cornice</td>
<td>Valspar &quot;Ultra White&quot; 7006-24</td>
</tr>
<tr>
<td>9</td>
<td>Corner Boards</td>
<td>Valspar &quot;Ultra White&quot; 7006-24</td>
</tr>
<tr>
<td>10</td>
<td>Window Sash</td>
<td>Valspar &quot;Ultra White&quot; 7006-24</td>
</tr>
<tr>
<td>11</td>
<td>Shutter</td>
<td>N/A</td>
</tr>
<tr>
<td>12</td>
<td>Door &amp; Window Trim</td>
<td>Valspar &quot;Ultra White&quot; 7006-24</td>
</tr>
<tr>
<td>13</td>
<td>Rake</td>
<td>Valspar &quot;Ultra White&quot; 7006-24</td>
</tr>
<tr>
<td>14</td>
<td>Porch Ceiling</td>
<td>N/A</td>
</tr>
<tr>
<td>15</td>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>