

City of Raleigh



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070-17-CA

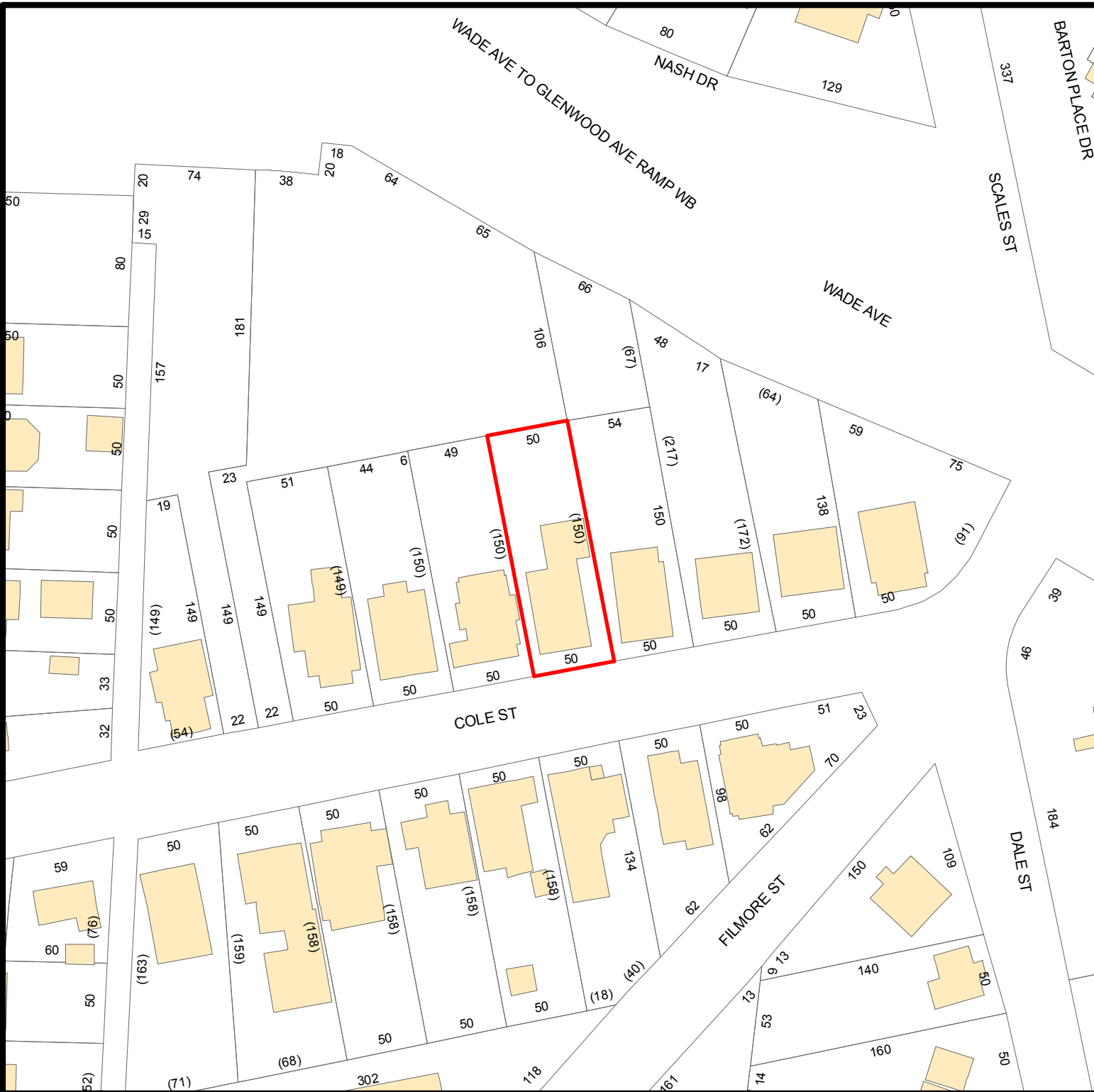
506 COLE STREET
GLENWOOD-BROOKLYN
HISTORIC DISTRICT (HOD-S)

0 25 50 100
Feet



Nature of Project:
Demolish house.

APPLICANT:
MARK RIEDEMAN



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

070-17-CA 506 COLE STREET
Applicant: MARK RIEDEMAN
Received: 4/12/2017 Meeting Date(s):
Submission date + 90 days: 7/11/2017 1) 5/25/2017 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: GLENWOOD-BROOKLYN HISTORIC DISTRICT

Zoning: Streetside HOD

Nature of Project: Demolition of house

Staff Notes:

- A previous COA application (041-17-CA) for this address was denied at the 3/23/17 COA Committee meeting. That application proposed a second-story addition.
- Unified Development Code section 10.2.15.E.1 provides that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District...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.”
- Unified Development Code section 5.4.1.H.3 provides that “The issuance of a Certificate of Appropriateness shall not be prohibited in situations where, owing to special conditions affecting the structure (such as topography, availability of materials, and lot size) but not affecting the [HOD] generally, compliance with the historic development standards would cause an unusual and unnecessary hardship on the property owner beyond that which other property owners in the [HOD] would meet.”

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
5.2	Demolition	Demolish house

STAFF REPORT

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

A. Demolition of the house may be incongruous in concept according to *Guidelines* sections 5.2.1, 5.2.2, 5.2.3, 5.2.4, 5.2.5, 5.2.6, 5.2.7, and the following suggested facts:

1* The Glenwood-Brooklyn designation report described the house as a “ca.1925 one-story frame Craftsman bungalow with novelty weatherboard siding and an asphalt-shingled hip

roof with a hipped ventilation dormer. The engaged front porch has wood posts. Other features include a brick foundation and exterior side chimney, a rear wing, and double-hung windows with decorative upper sash.”

- 2* In October 2016 a large tree (100+ year old oak tree) hit the house damaging the roof and northwest portion of the house. The exterior portion of a utilitarian chimney was also removed by the tree.
- 3* The applicant proposes to construct a new building on the site at some point in the future. No site plan has been submitted to illustrate the intermediate state of the site.
- 4* The applicant requests a waiver of the standard 365-day delay for demolition due to hardship.

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

- 1. That the demolition be delayed 365 days from the date of legal decision (minutes approved), enabling the Commission and property owner to work toward a solution that preserves and possibly rehabilitates the buildings in place or, failing that, at another location within the district.
- 2. That the house be documented with photographs and measured drawings and that the documentation materials submitted to staff for approval prior to issuance of the blue placard
- 3. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
 - a. Site plan for the post-demolition condition;
 - b. Salvage plan for significant historic materials;
 - c. Tree protection plan during demolition;
 - d. Demolition plan, including safety measures to protect the public.

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



<input type="checkbox"/> Minor Work (staff review) – 1 copy <input checked="" type="checkbox"/> Major Work (COA Committee review) – 10 copies <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input checked="" type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center; margin: 0;">For Office Use Only</p> <p>Transaction # <u>510444</u></p> <p>File # <u>070-17-CA</u></p> <p>Fee <u>\$588</u></p> <p>Amount Paid <u>\$588</u></p> <p>Received Date <u>4/12/17</u></p> <p>Received By <u>ACT</u></p>
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Property Street Address **506 Cole Street, Raleigh, NC, 27605**

Historic District **Glenwood-Brooklyn**

Historic Property/Landmark name (if applicable)

Owner's Name **Mark Riedeman**

Lot size **7500 sq ft** **50' wide** **150' deep**

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
See Attached	

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 **Mark Riedeman**

Mailing Address **506 Cole Street**

City **Raleigh**

State **NC**

Zip Code **27605**

Date **3/30/17**

Daytime Phone **(919) 332-3063**

Email Address **mark@cleversystems.com**

Applicant Signature

Mark Riedeman

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)
See Additional	Sheets	See Additional Scope of Work Sheet

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			X		
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"/>		X		
2. Description of materials (Provide samples, if appropriate)	<input type="checkbox"/>				X
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		X		
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			X
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 type="checkbox"/>	<input checked="" type="checkbox"/>	X		
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 type="checkbox"/>	<input checked="" type="checkbox"/>			X
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"/>	X		
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>		X		

\$588

506 Cole St – Major COA, Demolition Permit Request

As a result a major casualty to my property caused by an act of nature, I am requesting a COA for the demolition of my residence—being the front duplex unit at 506 Cole St. I ask that, given the time that I have already spend on this process, the hardship of a mortgage on uninhabitable space, storage costs and lack of utility of my personal property, lost rent, and other continued expenses, that you waive the 365-day waiting period and allow the immediate demolition of this house so I that I may move forward and restore my life. In accordance with UDO Section 5.4.1.H.3, compliance with the historic development guidelines or a 365-day delay at this point will cause further unnecessary hardship on me beyond what my neighboring property owners in the Glenwood-Brooklyn HOD-S are required to endure. As things stand now my property is unsightly, insecure and exposes my personal property and attached undamaged real property to further damage. A 365-day delay would serve no purpose in that the structure has already been destroyed and will not and cannot be preserved under any circumstances.

Summary

In October of 2016, Hurricane Matthew blew a large tree into my home, destroying the southernmost unit of the duplex. The resulting damage has created unsafe living conditions in the front unit of the house which would be financially unfeasible to repair and I am therefore asking permission to complete the demolition that has already been mostly taken care of by the Hurricane. Although in the future, I plan to reconstruct the front unit, financial considerations including possible litigation over insurance coverage dictate that take only the initial necessary step of demolishing the damaged front unit now to secure the remainder of the property.

Scope of Work

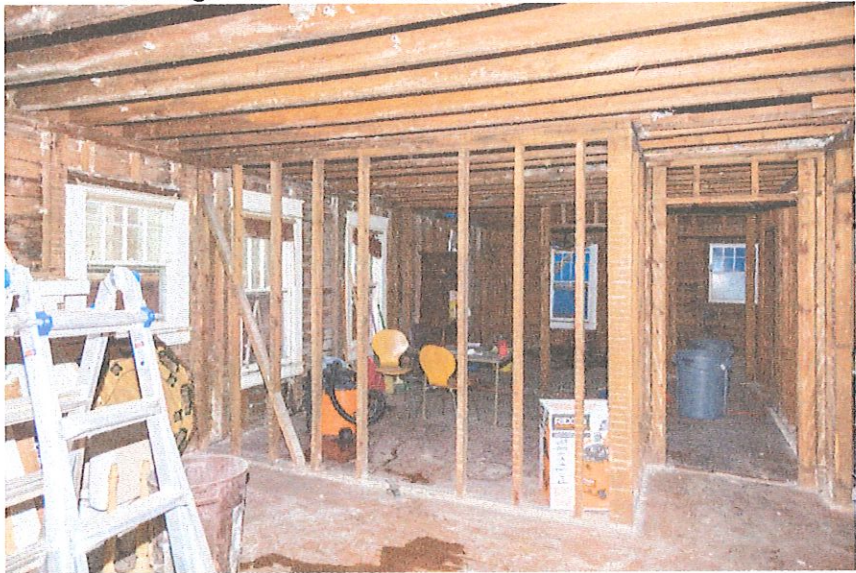
House Demolition – Demolish the house and all below grade footings / foundation and related building structure to the rear of the property.

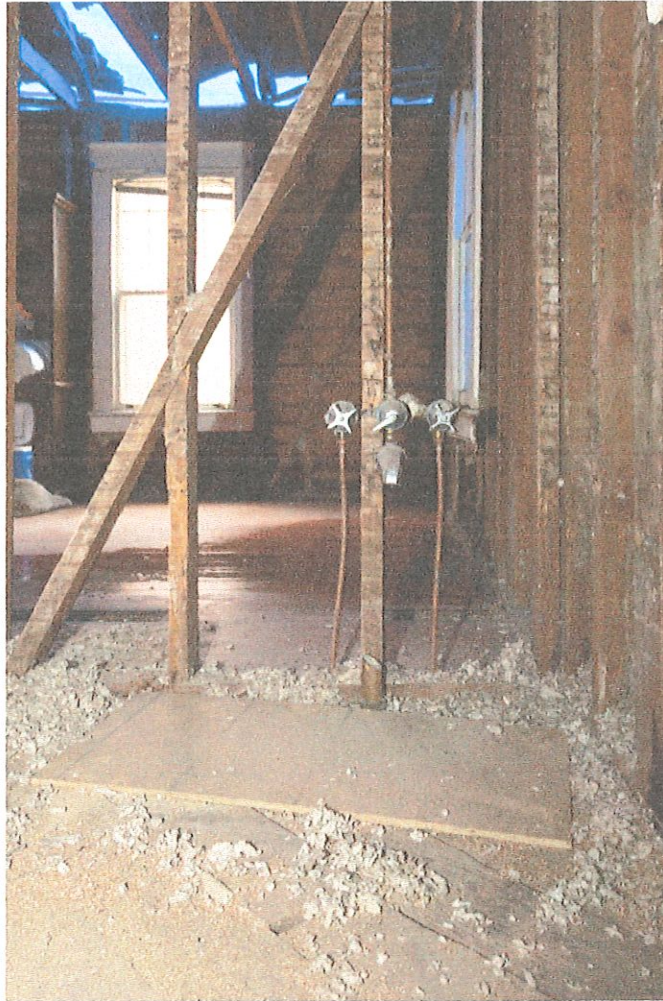
Attachments

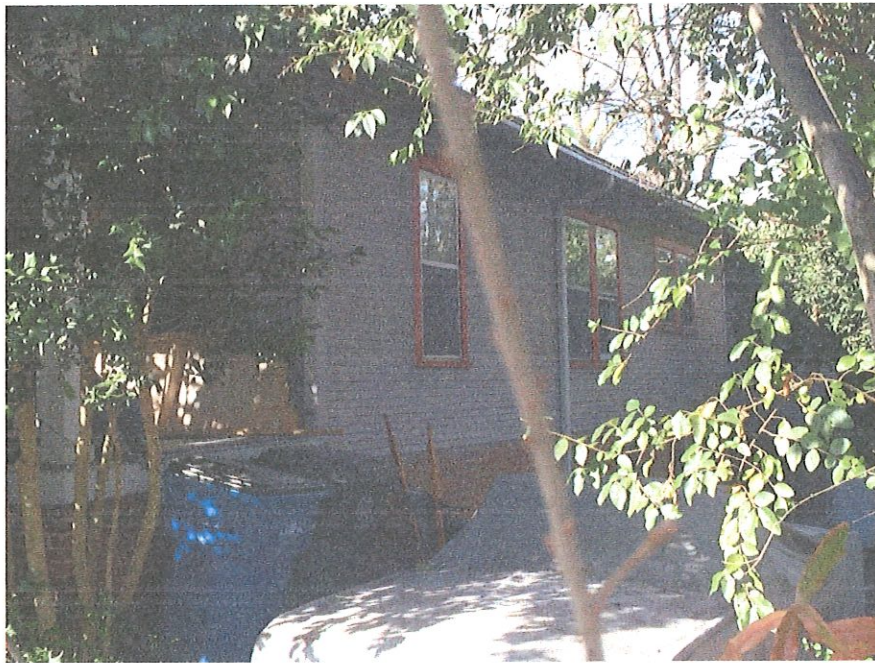
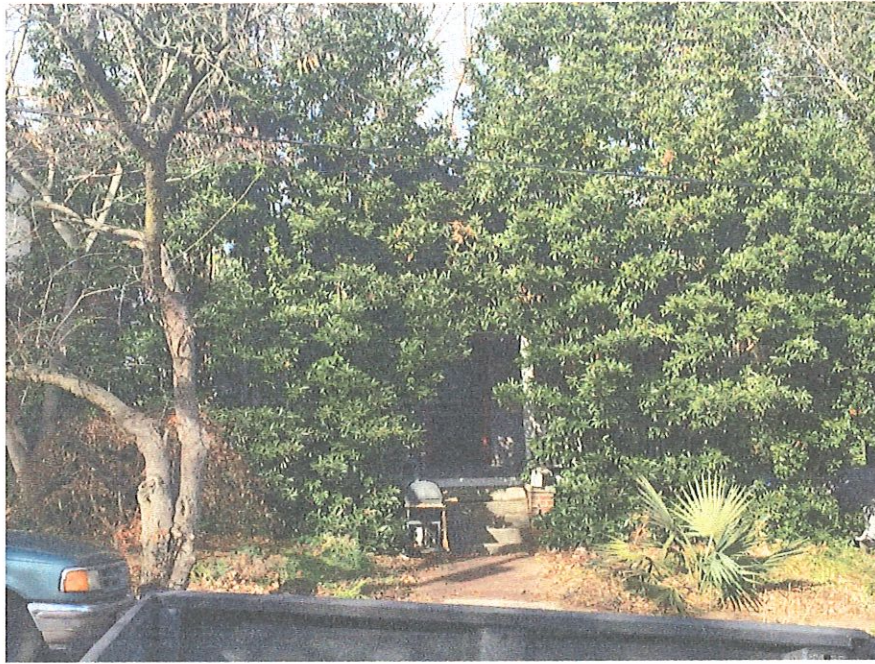
Existing Pictures after Hurricane Matthew

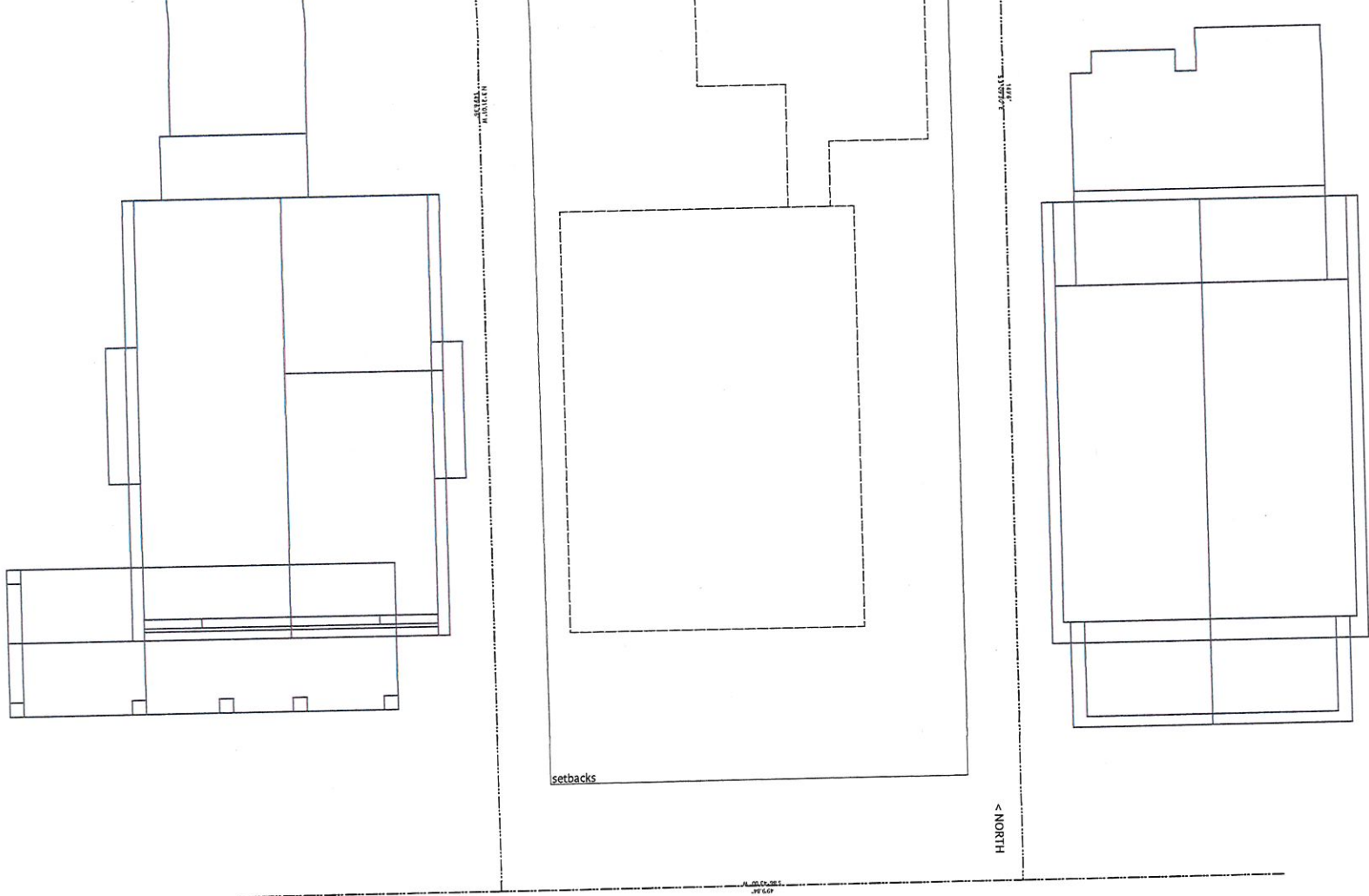
Attachments

Existing Pictures after Hurricane Matthew










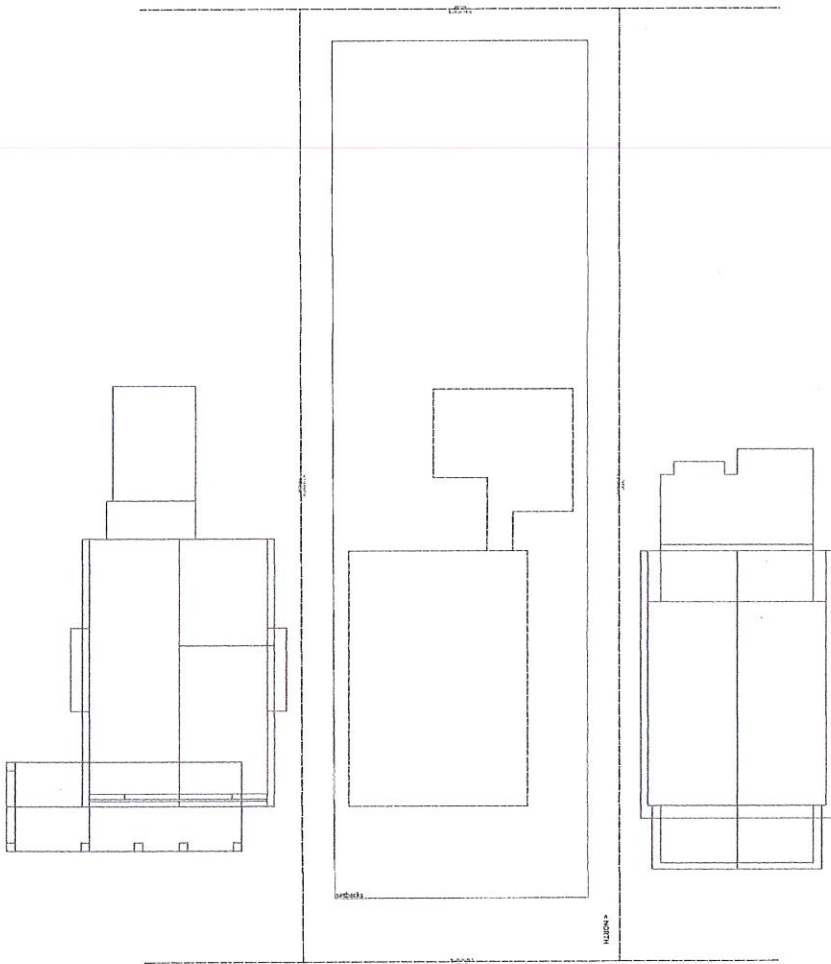
COLE STREET

NO TREES > 8" dia.

< NORTH

setbacks

	Riedeman Residence 506 Cole Street, Raleigh, North Carolina, 27605		x1605 project	Oxide Architecture 217 Dexter Place; Raleigh, North Carolina 27605; (919) 832-2207	2017 - 4/11 date	TYS drawn	CFH checked	Site Plan preliminary, for bank appraisal	1 11 © 2017



1704553241
RIEDEMANN, MARK
506 COLE ST
RALEIGH NC 27605-1208

1704551199
SINES, LIESL ANN SINES, BRANDON LEE
512 COLE ST
RALEIGH NC 27605-1208

1704552073
MCDUFFIE, A CRAIG NOBLE, LINDA J
509 COLE ST
RALEIGH NC 27605-1207

1704552159
JOHNSON, ANTHONY H JOHNSON,
KATHALEEN M
510 COLE ST
RALEIGH NC 27605-1208

1704552290
KISSEE, ROBERT DALE II KISSEE, EMILY
JULIA
508 COLE ST
RALEIGH NC 27605-1208

1704552334
GUPTON, WILLIAM C GUPTON, CHRISTINA
R
514 COLE ST
RALEIGH NC 27605-1208

1704553024
SEBLEY, CHRISTOPHER HUGH SEBLEY,
JENNIFER LYNN
507 COLE ST
RALEIGH NC 27605-1207

1704553064
ADAMS, JOHN
505 COLE ST
RALEIGH NC 27605-1207

1704553292
PHIPPS, WILLIAM A PHIPPS, SARAH
PEARCE
502 COLE ST
RALEIGH NC 27605-1208

1704553374
HUTZLER, PATRICIA M
8908 EAGLEBROOK CT
RALEIGH NC 27617-7540

1704554025
JOHNSON, ANNIE DRIVER HEIRS
ALAN JOHNSON
3005 BEANE DR
RALEIGH NC 27604-5803

1704554088
BROMMER, CHAD L
501 COLE ST
RALEIGH NC 27605-1207

1704554245
COBB, CARSON L JR & DEBRA T TRUSTEE
THE COBB LIVIN...
4209 MARVIN PL
RALEIGH NC 27609-5951

1704554294
SHACAN INVESTMENTS LLC
8108 TYLERTON DR
RALEIGH NC 27613-1575