

City of Raleigh



This document is a graphic representation only,
created from the best available sources.
The City of Raleigh assumes no responsibility for any errors,
or misuse of this document.

138-17-CA

503 E JONES ST
OAKWOOD
HISTORIC DISTRICT

0 37.5 75 150
Feet



Nature of Project:
Remove tree;
demolish existing garage;
construct new 2-car garage

APPLICANT:
ROBERT RIEDLINGER

E LANE ST

ELM ST

E JONES ST

MOSELEY LN

N BLOODWORTH ST

N EAST ST

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 # 525615
 File # 138-17-CA
 Fee 294.00 ck#257
 Amount Paid 294.00
 Received Date 8-14-17
 Received By K Pruitt

Property Street Address 503 E Jones St, Raleigh, NC 27601

Historic District Oakwood

Historic Property/Landmark name (if applicable) Heck Lee House

Owner's Name Robert (Bob) and Jennifer Riedlinger

Lot size 45,808 sq ft (width in feet) 113.5'-F, 111.8'-R (depth in feet) 208.62'-L, 210.03'-R

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
504 E Jones St Raleigh, NC 27601-1137	511 E Jones St, Raleigh, NC 27601-1137
217 N East St, Raleigh, NC 27601-1137	219 N East St, Raleigh, NC 27601-1137
221 N East St, Raleigh, NC 27601-1137	
426 E Jones St, Raleigh, NC 27601-1137	
514 E Jones St Raleigh, NC 27601-1137	
215 N East St, Raleigh, NC 27601-1137	
218 N East St Raleigh, NC 27601-1137	
PO Box 28719, Raleigh, NC 27611-8719	

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 Robert A Riedlinger

Mailing Address 503 E Jones St

City Raleigh

State NC

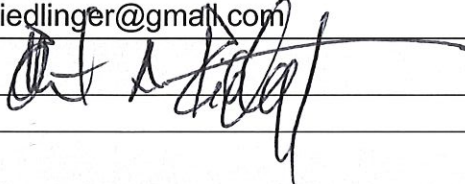
Zip Code 27601-1137

Date 8-12-17

Daytime Phone 336-259-4476

Email Address bobriedlinger@gmail.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 _____

75, 16, 11

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

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
1.6/28	Garages and Accessory Structures	Build a 2 car garage/workshop to replace the existing 1 car garage/shed.
		The structure mirrors a 180° footprint of the structure at the northwest corner of 511 E Jones St. and is a re-creation of the summer kitchen on these houses.
		Cut down the tree in front of the existing garage/shed.

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. <u>Minor Work</u> (staff review) – 1 copy <u>Major Work</u> (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. <u>Paint Schedule</u> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. <u>Plot plan</u> (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 <ul style="list-style-type: none"> <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 <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (<u>See Development Fee Schedule</u>)	<input type="checkbox"/>				

503 E Jones St Double Car Garage/Carriage House Proposal

1. Description:

My wife and I would like to replace our existing single car garage/shed with a double car garage/workshop. It has a footprint of 591.91 sq ft.

We are very fond of the color of the existing building and want to expand its size. We want to use the same materials, Hardie Board and lumber, and the same colors. The garage would be built on a monolithic concrete slab.

The builder will be 2SL Design-Build.

2. Materials:

- 6" Hardie Board painted cream. Color matched to existing shed siding.
- 591.91 sq' concrete slab
- Two 34-1/2"x 54-3/4" vinyl double hung windows, with 4 x 1" casing painted olive green. Color matched to existing structure. Window Sills painted burgundy. Color matched to windows on house.
- 4"x1" vertical trim on all corners of building and surrounding garage doors painted olive green. Color matched to existing structure
- Gable roof with metal roofing.
- Two 96"x 96" split carriage doors with transoms.
- 10" burgundy brick skirt around structure

Hardieboard Siding, Olive Green Trim on existing structure, Burgundy Window Sashes:



3. Photographs of Existing Structure



Tree we'd like to cut down



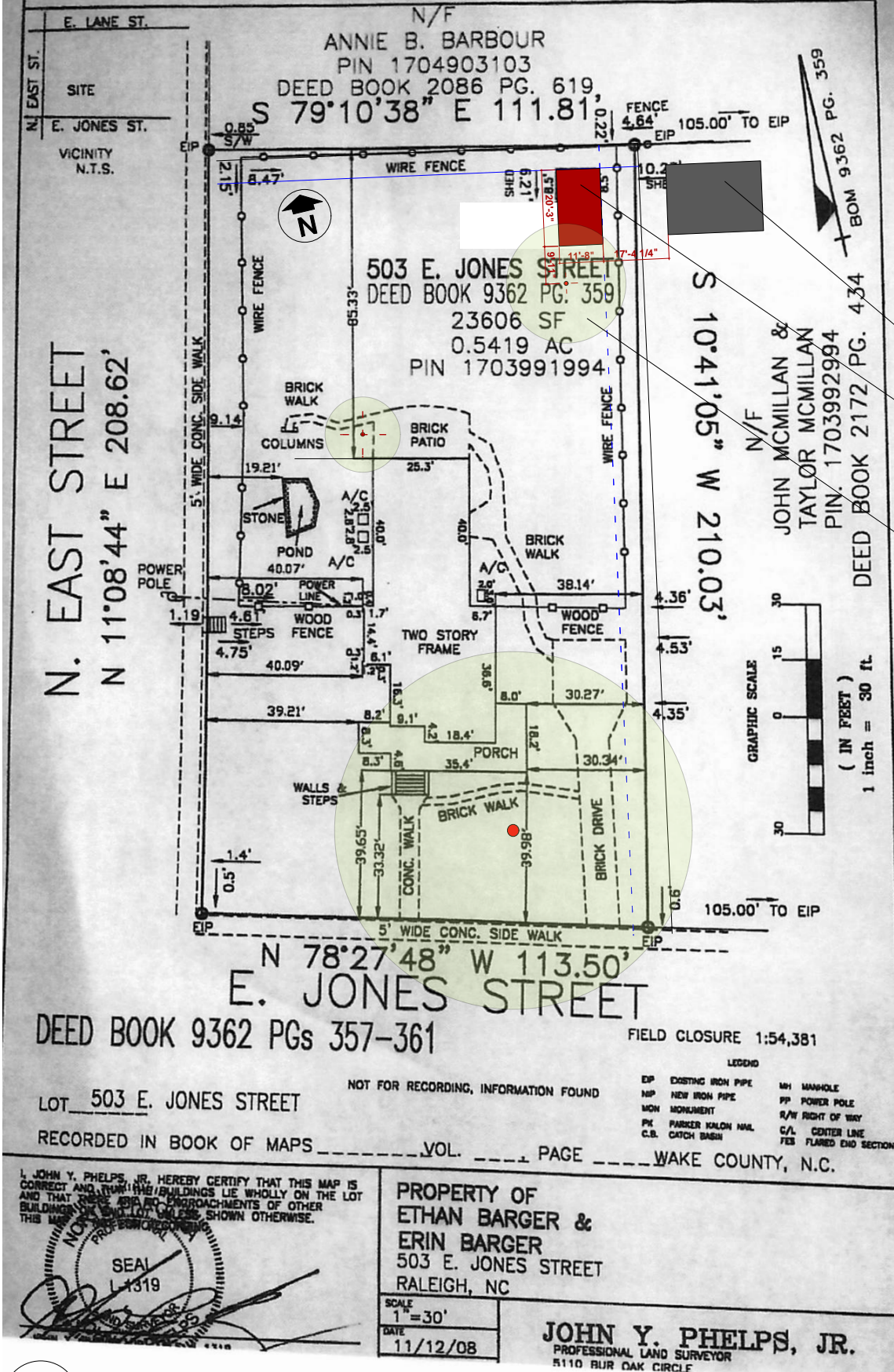




JOHN Y. PHELPS, JR.
PROFESSIONAL LAND SURVEYOR

SEAL
1-1319

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



ACCESSORY
STRUCTURE-511 E
JONES ST.

SHED TO BE
REMOVED

TREE TO BE
REMOVED
31.75' DIA
CRITICAL ROOT
ZONE

3230 Glen Royal Road
Raleigh, NC 27617
Tel 919 833 1448
Fax 919 833 1252

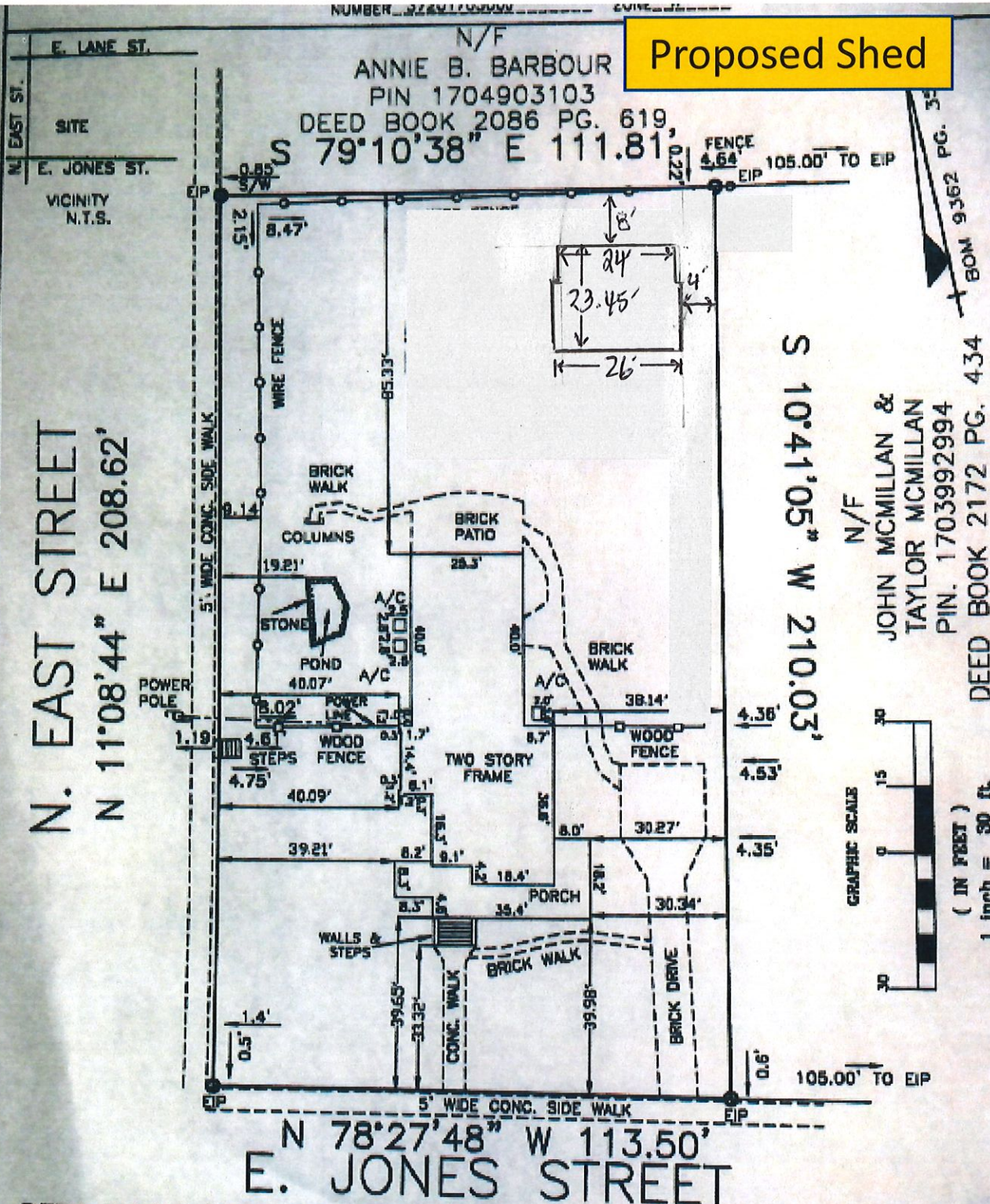
2SL

DESIGN BUILD
COLLABORATIVE

1

PLOT PLAN-SHOWING EXISTING AND ACCESSORY STRUCTURE 511 E JONES
Scale: 1" = 40 ft

Riedlinger Addition/Renovation 503 East Jones Street, Raleigh, NC 27601



DEED BOOK 9362 PGs 357-361

LOT 503 E. JONES STREET

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

I, JOHN Y. PHELPS, JR. HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDINGS LIE WHOLLY ON THE LOT AND THAT THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE LOT UNLESS SHOWN OTHERWISE.



PROPERTY OF
ETHAN BARGER &
ERIN BARGER
503 E. JONES STREET
RALEIGH, NC

SCALE
1" = 30'
DATE
11/12/08

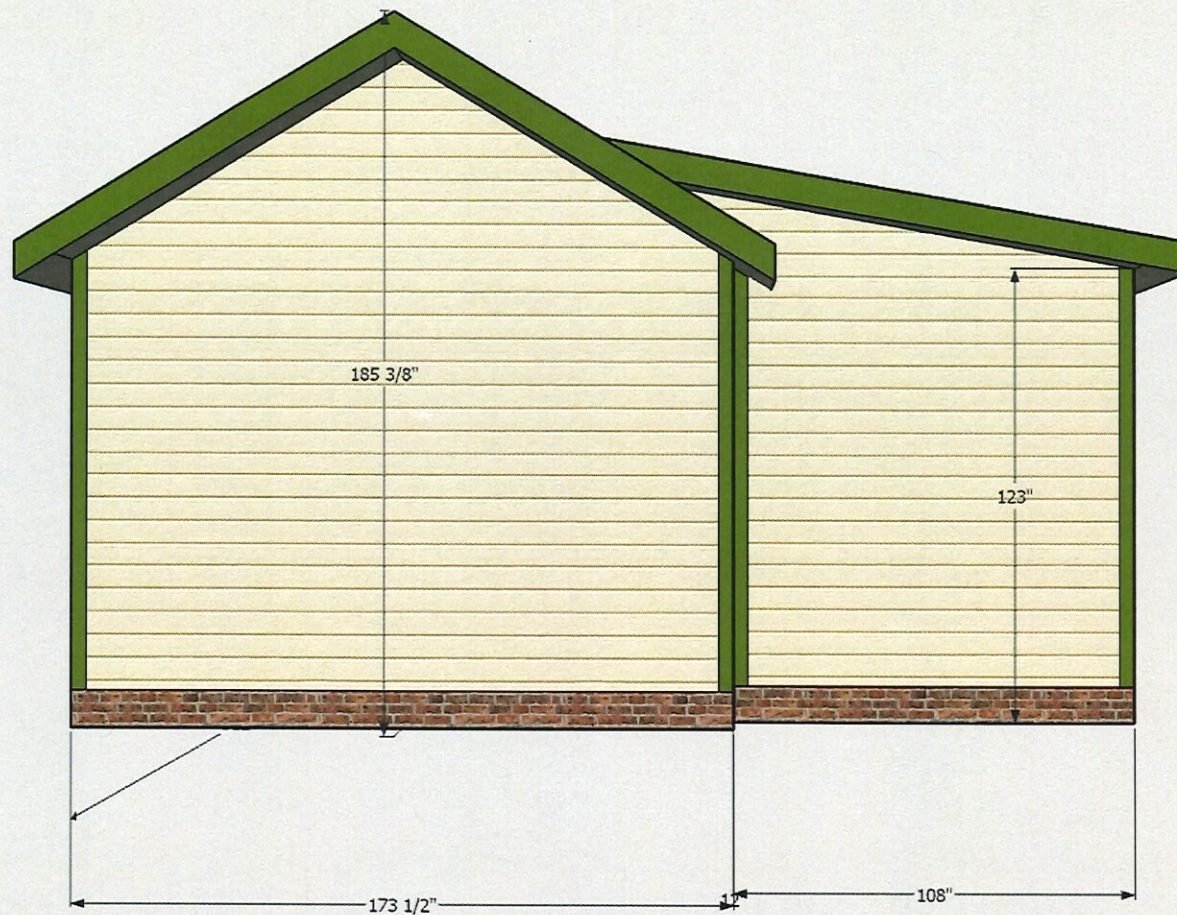
JOHN Y. PHELPS, JR.
PROFESSIONAL LAND SURVEYOR
R110 R1P AND R110

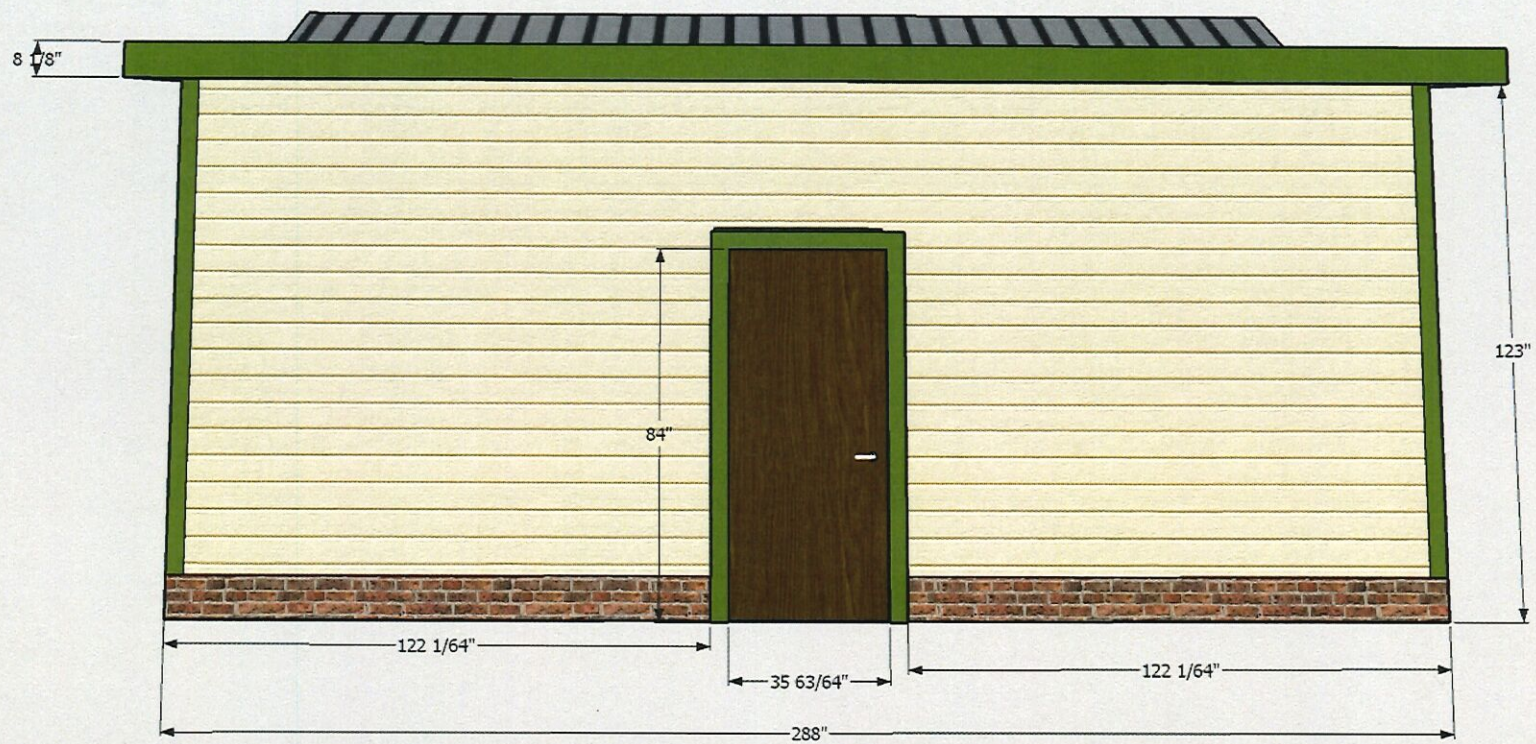
Drawings Of Proposed Structure

(Note: This structure is a 180° mirror of the building at 511 E Jones St, except the porch is walled in)





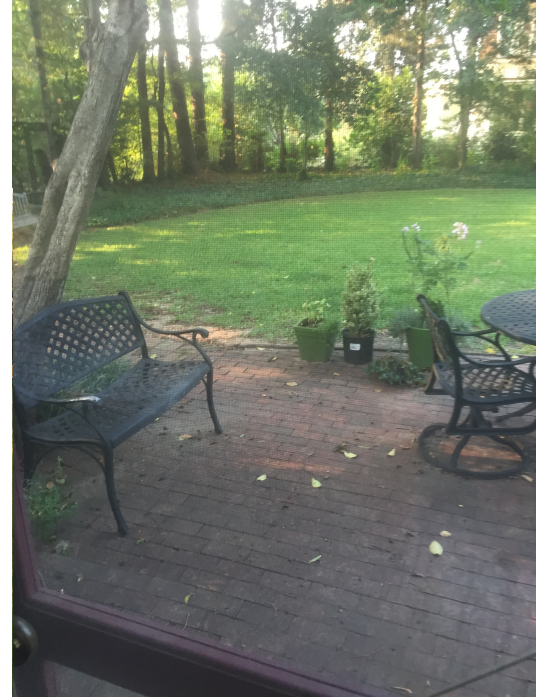








SHED TO BE REMOVED
ACCESSORY STRUCTURE AT 511 E. JONES ST.
TREE TO BE REMOVED

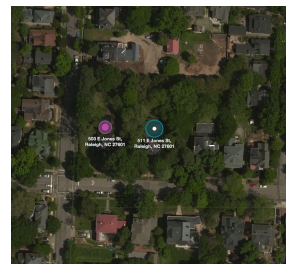


2 PERIMETER TREES ON PROPERTY

4 ACCESSORY BUILDING+TREE TO BE REMOVED



3 PERIMETER TREES ON PROPERTY



SHED TO BE REMOVED
ACCESSORY STRUCTURE AT 511 E. JONES ST.

1 AERIAL VIEW

3230 Glen Royal Road
Raleigh, NC 27617
Tel 919 833 1448
Fax 919 833 1252



Feiss Market Square 19" High Outdoor Wall Light - Style # 76208

PRODUCT DETAILS

From the Williamsburg Market Square Collection by Feiss, this outdoor wall light is reminiscent of a quaint market square from days long past. It features an oil-rubbed bronze finish with clear, seeded glass and a hinged door. The finish is over a solid brass construction frame.

FEISS
EST. 1933

[Shop all Feiss](#)

Check size & position before you buy! [Printable Life-Size Image](#)

- Market Square outdoor wall light.
- A Feiss lighting brand design.
- Oil-rubbed bronze finish.
- Seeded glass.
- Hinged door.
- Brand was formerly known as Murray Feiss.
- Takes two 60 watt candelabra bulbs (not included).
- 19" high.
- 6 3/4" wide.
- Extends 5" from the wall.

2

2 SCONCES AT 2 SIDES OF DOORS



United States

Find A Store

PRODUCTS

PLANNING & PROJECTS

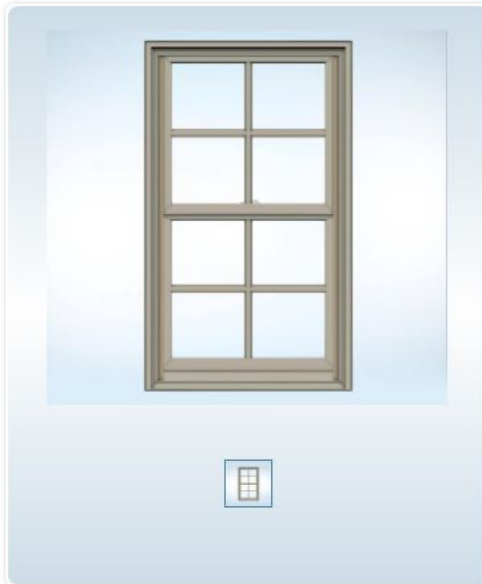
PROFESSIONAL

PRODUCT SUPPORT

INVESTOR RELATIONS

Home » Windows » Double-Hung » W-2500 Wood Double-Hung Window

W-2500 WOOD DOUBLE-HUNG WINDOW



Options

[View product details for more options](#)

Price Range: \$

Model

Standard
Exterior



Grille
Designs

Colonial
Grille



Exterior
Color Options

Desert Sand



WAYS TO BUY THIS PRODUCT

[REQUEST A CONSULTATION](#)

[FIND A STORE](#)

Product Overview

Design Options

Glass Options

Build & Installation

Built from Auralast® Wood (Pine) for guaranteed 20-year protection against wood rot and termites. Options include 7 clad colors, 10 interior factory finishes, decorative grilles and ENERGY STAR®.

FEATURES

- **Color Options:** 7 clad exterior colors, 10 wood interior finishes
- **Divided Lites:** simulated divided lites, full-surround wood grilles, grilles between the glass, 3 grille designs
- **ENERGY STAR® Qualified Options:** yes
- **Exterior Color Options:** Brilliant White; French Vanilla; Desert Sand; Mesa Red; Hartford Green; Chestnut Bronze; Black
- **Glass Options:** energy efficient, protective, textured
- **Hardware Options:** Window Opening Control Device (WOCD) option available
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **Sustainable Solutions:** Auralast® Wood (pine) with reduced VOCs is standard. Two wood-source certification options are available on Auralast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).
- **Warranty:** 20 year general warranty & lifetime limited warranty against rot and termites
- **Wood Options:** pine interior

HAVE A QUESTION?

Our customer service team is happy to assist you

[CONTACT US](#)



3230 Glen Royal Road
Raleigh, NC 27617
Tel 919 833 1448
Fax 919 833 1252

1

JELD-WEN WOOD WINDOW W/ "PUTTY" PROFILE MUNTINS

3

Riedlinger Addition/Renovation 503 East Jones Street, Raleigh, NC 27601

2SL

DESIGN BUILD
COLLABORATIVE

WOOD CARRIAGE HOUSE GARAGE DOORS



RESERVE® WOOD COLLECTION LIMITED EDITION SERIES

handcrafted insulated wood carriage house designs with exceptional beauty, energy efficiency, and strength.



Authentic carriage house designs combine historical charm and character with the convenience of automatic overhead operation. Eight carriage house designs, available in multiple wood species and top section/window panel designs that can be mixed and matched, painted or stained, to complement any architectural style and color scheme.

[WHERE TO BUY](#)[SEE ON MY HOUSE](#)[ADD TO IDEA BOOK](#)

OVERVIEW

DESIGN OPTIONS

CONSTRUCTION

BROCHURE

INSTALLATION & CARE

REVIEWS

OVERVIEW

RESERVE WOOD collection LIMITED EDITION series garage doors are built with attention to detail by our skilled artisans, creating a warm style that welcomes you home time and time again. With our 4- or 5-layer construction, these doors provide an exceptional blend of curb appeal, durability and energy efficiency.

CONSTRUCTION OVERVIEW

- Handcrafted four or five-layer construction.
- Energy-efficient insulation.
- WINDCODE® product available for high wind load applications. ([Click for details](#))
- [Learn more about RESERVE® WOOD collection LIMITED EDITION series construction.](#)

DESIGN OVERVIEW

- Eight base door designs.
- Optional windows and decorative hardware.
- Paint or stain-grade wood.
- Cedar, Redwood, Fir, Meranti.
- Factory finished doors are available in seven popular stains or painted white.
- [Learn more about RESERVE® WOOD collection LIMITED EDITION series design.](#)



REC14

3

"CLOPAY" OVERHEAD DOORS

3230 Glen Royal Road
Raleigh, NC 27617
Tel 919 833 1448
Fax 919 833 1252

4



Standing Seam Image II

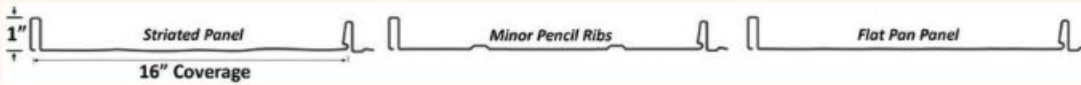
Our most popular standing seam roofing system, Image II Standing Seam is a hidden interlocking fastener system, hiding screws on both the panels and trim. The screws are fastened into a sidelap which is then hidden by the rib of the next panel. No clips are required, which saves time and money. we custom cut these panels to the inch up to 40' long.

Specifications

- 16" wide coverage
- 1" high ribs spaced 16" apart
- Concealed fastened architectural panel
- Can be installed over decking/plywood
- Gauges: 26ga and 24ga
- Finishes: Baked on enamel Paint or bare Galvalume®
- Warranty: Painted - 40 years, Galvalume® - 25 years
- Minimum Recommended [roof slope](#) 3:12
- [Energy Star®](#) rated

Testing & Certifications

Dade County NOA #06-1002.15 compliant Click here to see NOA.
Florida Building Code Approval view files
Texas Department of Insurance Approval #118
UL 790 Fire Resistance Class A
UL 2218 Impact Resistance Class 4
UL 580 Uplift UL Class 90 Construction #529



2

STANDING SEAM METAL ROOF

40 YEAR WARRANTY CERAM - A - STAR 1050

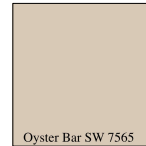
 Arctic White TSR = 63%	 White TSR = 46%	 Ivory TSR = 58%	 Light Stone TSR = 51%	 Sahara Tan TSR = 36%
 Pearl Gray TSR = 35%	 Cocoa Brown TSR = 29%	 Burnished Slate TSR = 32%	 Light Brown TSR = 36%	 Clay TSR = 32%
 Charcoal Gray TSR = 31%	 Black TSR = 25%	 Patriot Red TSR = 36%	 Terracotta Red TSR = 32%	 Burgundy TSR = 25%
 Copper Metallic [‡] TSR = 46%	 Gallery Blue TSR = 25%	 Royal Blue TSR = 31%	 Evergreen TSR = 26%	 Marine Green TSR = 30%

Non-Painted

Note:
Not all colors come in every gauge please inquire.
All plant locations do not necessarily have exact color choices.

If exact color is a concern please request a color chart to be sent out postal mail prior to ordering.

 **WE SELL ENERGY STAR**



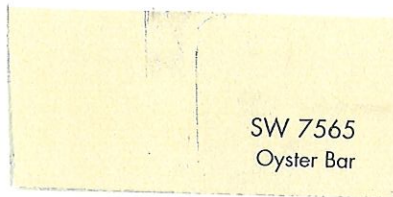
10 Paint Color Schedule

Siding	
Color:	Manufacturer:
SW 7565 OYSTER BAR	
Trim	
Color:	Manufacturer:
SW 7748 GREEN EARTH	
Doors	
Color:	Manufacturer:
SW 7579 ALAEA	
Windows	
Color:	Manufacturer:
SW 7748 GREEN EARTH	
MUNTINS	
Color:	Manufacturer:
SW 7579 ALAEA	

1

"BURNISHED SLATE" ROOFING COLOR

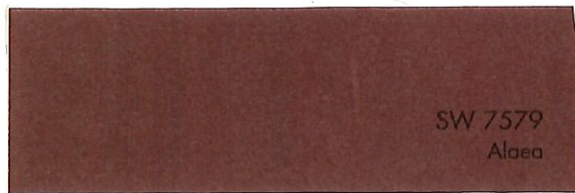
5



SW 7565
Oyster Bar



SW 7748
Green Earth



SW 7579
Alaea

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

138-17-CA 503 E JONES STREET
Applicant: ROBERT RIEDLINGER
Received: 8/14/2017 Meeting Date(s):
Submission date + 90 days: 11/12/2017 1) 9/28/2017 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Raleigh Historic Landmark: HECK-LEE HOUSE

Zoning: HOD-G

Nature of Project: Remove tree; demolish existing garage; construct new 2-car garage

Staff Notes:

- 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.
- COAs mentioned are available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.3	Site Features and Plantings	Remove tree; construct new 2-car garage
1.6	Garages and Accessory Structures	Demolish existing garage; construct new 2-car garage
5.2	Demolition	Demolish existing garage

STAFF REPORT

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

A. Removal of a tree is incongruous in concept according to *Guidelines* sections 1.3.1, 1.3.6, 1.3.7, 1.6.11, and the following suggested facts:

1* According to the application, construction of the garage requires the removal of a tree that sits roughly 12' south of the existing garage. The critical root zone of the tree is noted to be 31.75' in diameter.

2* No information was provided on the species, size or health of the tree. Evidence was not provided to support not instituting the demolition delay.

3* No proposal was made regarding planting a replacement tree.

B. Demolition of a garage is not incongruous in concept according to *Guidelines* sections 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, and the following suggested facts:

1* According to the *Inventory of Structures in the Oakwood National Register Historic Districts*, by Matthew Brown, former Historian, Society for the Preservation of Historic Oakwood, 2004-2015, the garage was built circa 1990.

2* The garage is rectangular, has a gable asphalt shingle roof, and has lapped siding.

3* Photographs of the existing garage were provided with the application, although measured drawings were not.

4* No tree protection plan was provided for the period of demolition.

C. Construction of a garage is not incongruous in concept according to *Guidelines* section 1.3.8, 1.3.9, 1.6.6, 1.6.7, 1.6.8, 1.6.12, and the following suggested facts:

1* From the National Register of Historic Places nomination for the Heck Houses: "The Heck Houses, 218 North East Street and 503 and 511 East Jones Street are a Second Empire-style trio located on spacious contiguous city lots in northeast Raleigh. The houses are not identical, but are close variations on one charmingly eclectic formula. Each is a one-and-one-half story L-shaped frame structure set on a common bond brick foundation with a wrap-around porch, a full-height mansard roof and a two-and-half-story corner mansard tower. Each house has a rear free-standing kitchen, now joined to the main block and partially obscured by frame additions." The house was built between 1872 and 1875, according to the nomination.

2* A COA was issued in 1987 (MWD-87-033) for the demolition of a ca. 1955 2-story detached apartment which was further south on the lot than the existing garage. A 1981 survey shows it roughly midway back on the lot and about 6' from the east property line. The same survey show a 101 SF shed to the north of the apartment building. There is no garage shown in the location where the current garage stands.

- 3* The applicant proposes to construct a 2-car garage in the same location as an existing 1-car garage. It will be set 8' south and 4' west of the northeast corner of the lot. The proposed location matches a traditional location and configuration of an accessory building in the historic district.
- 4* Accessory buildings are characteristically subservient to the main dwelling.
- 5* The new garage relates to the footprint of an adjacent accessory building at the northwest corner of 511 E Jones St. It will measure roughly 592 SF.
- 6* At the roof ridge the proposed garage is 15' - 5 3/8" tall. The applicant did not provide the height of the current garage.
- 7* The garage has been designed as a gable-end building with a shed-roofed addition off the north side. The gable ends face east and west.
- 8* The garage is oriented with the vehicular doors facing E. Jones Street, the same direction as the house. Garages are typically oriented to the street where the driveway enters the site.
- 9* The existing garage does not have a driveway that connects to it, although there is a brick drive on the southeast corner of the lot. There is no proposal to connect the driveway to the new garage.
- 10* There is a small brick pad in front of the doors of the existing garage. There is no proposal to include any exterior paving with the new garage.
- 11* A brick foundation is proposed. The brick sample was provided and reviewed by staff.
- 12* The scale, proportion and size of the two vehicular doors and the two double-hung windows on the west side of the new garage are appropriate to the district. There is a discrepancy between the application and the window specs, where the application description states vinyl double-hung windows will be used and the specs show wood double-hung windows. Vinyl windows have not been approved in the historic district.
- 13* The siding is proposed to be fiber-cement siding; smooth face is not specified.
- 14* The single person door on the north side is shown as a solid door, which is not typical of the historic district. No specs were provided for this door.
- 15* According to the elevation drawings, the new garage doors duplicate the look of the existing double doors, with a row of single lights at the top and vertical boards below. The elevation drawing does not match the specs submitted for the vehicular doors.

- 16* The roofing is proposed to be a standing seam metal material, although the exact specification was not defined.
- 17* The building will be painted to match the house. Paint samples were provided.
- 18* No tree protection plan was provided.
- 19* A light fixture spec was provided, but there was no indication on the elevation drawings where they would be installed.

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

1. That there be no demolition delay for the removal of the existing garage.
2. That the removal of the tree be delayed by 365 days and that the tree be replaced in the next tree planting season after removal.
3. That tree protection plans be implemented and remain in place for the duration of construction.
4. That the fiber cement siding have a smooth finish.
5. 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 prepared by an arborist certified by the ISA or by a licensed landscape architect; the plan should also include protection of perimeter trees from construction activity and material storage.
 - b. Location and species of replacement tree;
 - c. Eave construction;
 - d. Windows.
6. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Roof material;
 - b. Person door;
 - c. Garage doors;
 - d. Lighting location.