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153-17-CA

503 E JONES STREET HECK-LEE HOUSE

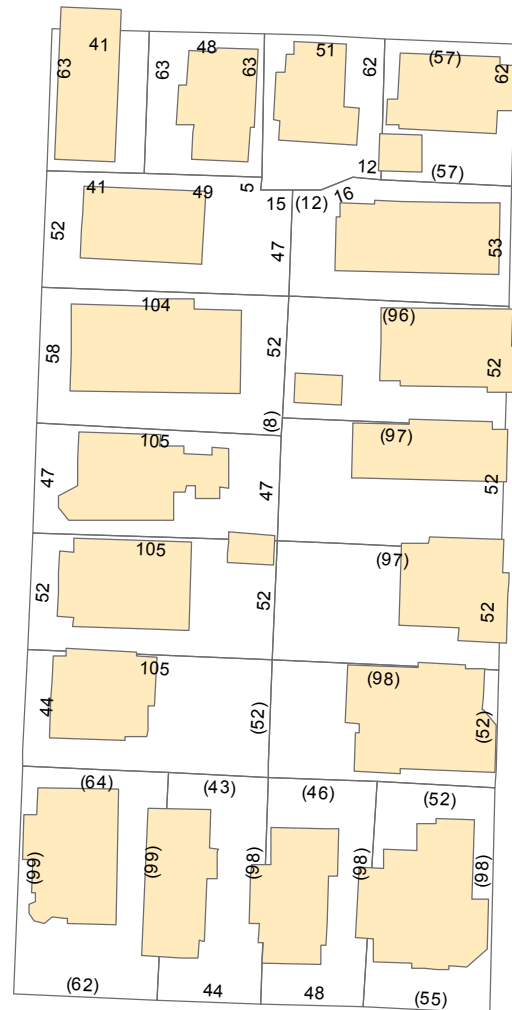
OAKWOOD HISTORIC DISTRICT

0 25 50 100
Feet

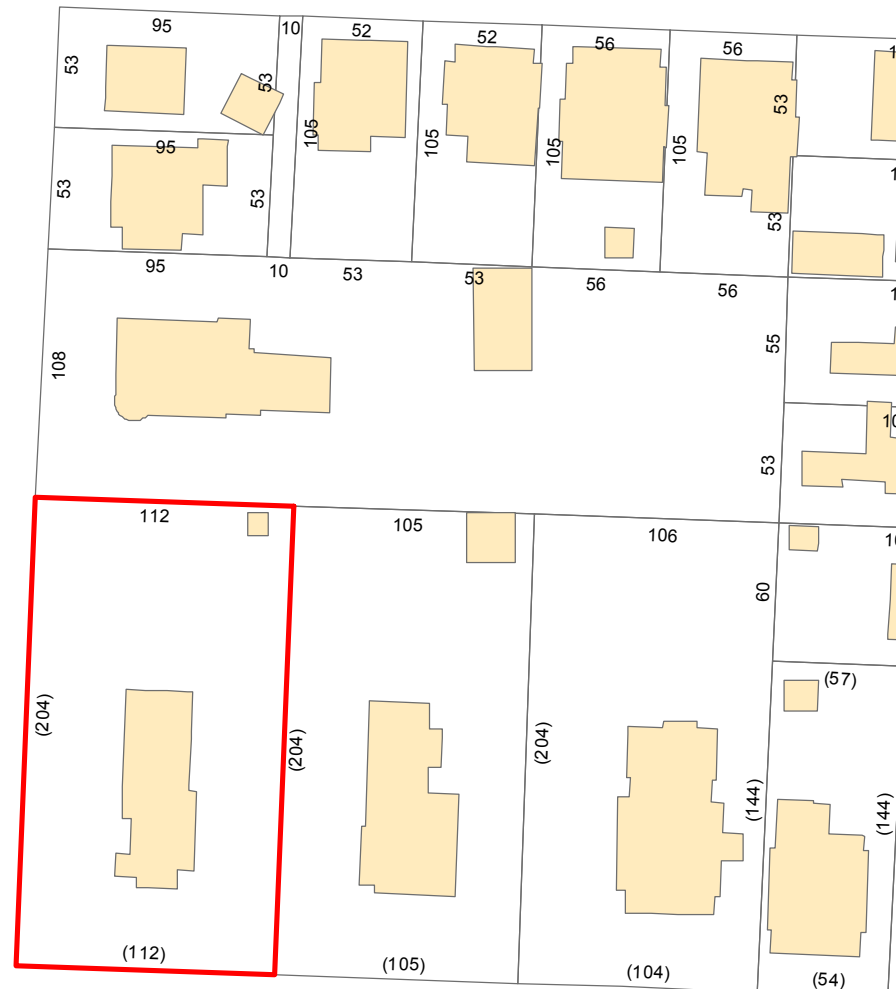


Nature of Project:
Remove rear addition; construct rear
addition; alter addition roof; construct
side porch with fireplace; add new
brick walk; install fencing

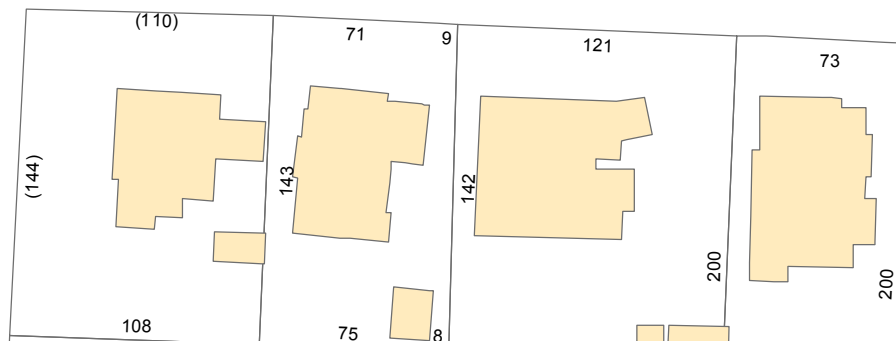
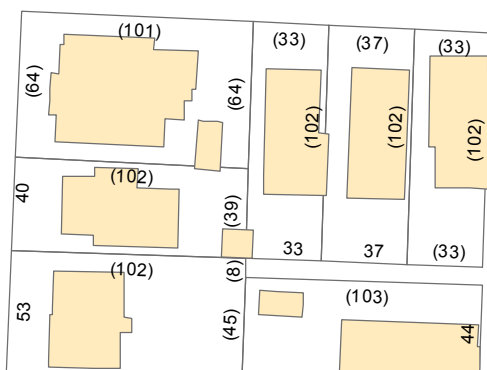
APPLICANT:
ROBERT RIEDLINGER



N EAST ST



E JONES ST



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

153-17-CA 503 E JONES STREET

Applicant: ROBERT RIEDLINGER

Received: 9/14/2017

Meeting Date(s):

Submission date + 90 days: 12/13/2017

1) 10/26/2017 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Raleigh Historic Landmark: HECK-LEE HOUSE

Zoning: HOD-G

Nature of Project: Remove rear addition; construct rear addition; alter addition roof; construct side porch with fireplace; add new brick walk; install fencing

DRAC: An application was reviewed by the Design Review Advisory Committee at its October 2 meeting. Members in attendance were Curtis Kasefang, Jenny Harper and David Maurer;; also present were Robert Riedlinger, John Sibert, Melissa Robb, and Tania Tully.

Staff Notes:

- The applicant received conditional approval at the September 28 COA meeting for the removal of a water oak tree and accessory building, as well as construction of a new accessory building (138-17-CA).
- COAs mentioned are available for review.
- The staff evidence includes a keyed drawing labeling the parts of the building mentioned in the report.
- 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."

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	Add new brick walk; construct side porch with fireplace
1.4	Fences and Walls	Install fencing
1.5	Walkways, Driveways and Off-street Parking	Add new brick walk
2.5	Roofs	Alter addition roof
2.8	Entrances, Porches and Balconies	Construct side porch with fireplace
3.2	Additions to Historic	Remove rear addition; construct rear addition

STAFF REPORT

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

- A. Installation of fencing is not incongruous in concept according to *Guidelines* section 1.4.8, and the following suggested facts:
- 1* The current wood fencing along portions of the east and west sides of the lot connects to the house at the rear of the original footprint, as well as running along most of the length of the north property line. Wood picket fencing was approved for installation in 1987 (MWD-87-033).
 - 2* The new 36" tall iron fencing is proposed along the sidewalk on both N. East Street and E. Jones Street, as well as alongside the existing brick drive. There is an existing hedge along N East Street; it is not known on which side of the hedge the fence is proposed.
 - 3* Iron fencing is not uncharacteristic in the Oakwood Historic District, and can be seen across the street at 504 E. Jones Street, the Cameron-Maynard-Gatling House, where it also borders the sidewalk on two sides of the property.
 - 4* No gates are proposed for the new fencing.
- B. Adding a new brick walkway is not incongruous in concept according to *Guidelines* sections 1.3.8, 1.5.5, 1.5.6, and the following suggested facts:
- 1* The property currently has brick walkways, patio and driveway.
 - 2* The proposed walkway arcs from the northeast corner of the new screened porch to the northwest corner of the master bedroom.
 - 3* No detailed photographs were provided of the existing walkways. No sample brick material was provided.
 - 4* Along with its neighboring Heck houses, this lot is one of the larger parcels in the historic district.
 - 5* Built **area** to open space analysis: According to the plot plan, the lot is 23,606 SF. The applicant states that the built area (labeled "impervious" on the plot plan), including the house, newly approved garage, walkways, patio and driveway is 4,712 SF. The proportion

of built area to open space is approximately 20%. After the proposed project the built area will be 5,395 SF, an increase of 683 SF. The proportion of built area to open space will be approximately 23%.

- C. Alteration of an addition roof is not incongruous in concept according to *Guidelines* sections 2.5.1, 2.5.7, 2.5.10, 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* The house has multiple sections built over the years, with the mansard-roofed historic house to the south, a flat-roofed modern kitchen addition north of that, a flat-roofed enclosed former breezeway north of the modern kitchen, and a rebuilt gable-roofed structure modeled on the historic kitchen and maid’s house at the north end of the assembled sections. See staff evidence for a graphic key that matches this breakdown.
 - 3* From 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: “At some point between 1881 and 1909 a porch was built connecting the (historic) kitchen to the main house. This porch was enclosed at some point between 1914 and 1950.”
 - 4* A COA was issued in 1986 for the “renovation of infill area between main house and dependent building”. The infill area was a breezeway prior to this project, according to the application.
 - 5* The former breezeway has a flat roof that is lower than the flat roof on the modern kitchen. The proposal calls for bringing the lower roof up to match the modern kitchen roof to provide for increased ceiling height inside.

- 6* No specifications were provided for the roof on the former breezeway.
- 7* A skylight is shown on the roof plan. No specifications were provided for the skylight.

- D. Construction of a side porch with a fireplace is not incongruous in concept according to *Guidelines* sections 1.3.8, 2.8.6, 2.8.7, 2.8.9, and the following suggested facts:
 - 1* The house retains its historic front porch which wraps around to the east side of the house.
 - 2* Built **mass** to open space analysis: According to the plot plan, the lot is 23,606 SF. The applicant states that the built mass, including the house and newly approved garage is 11% built mass to open space. After the proposed project the built mass will be 3,667 SF, an increase of 1,104 SF. (The applicant shows a built mass increase of 512 SF on the plot plan submitted.) The proportion of built area to open space will be approximately 16%.
 - 3* The new screened side porch is designed to extend east from the rebuilt kitchen/maid's house. The east wall of the screened porch lines up with the east side of the front porch.
 - 4* The new screened porch will be attached to a portion of the house that is not historic (see E.1 below), and set back approximately 110 feet from East Jones Street.
 - 5* A detailed drawing of the screened porch was provided. The new porch framing elements and posts will be simplified versions of the historic front porch.
 - 6* Screened porches have been approved in recent years at 411 N East St (176-16-CA), 215 N East St (029-15-CA), 600 N Boundary St (103-15-CA) and 511 Oakwood Ave (087-15-CA).
 - 7* The screened porch will be covered with a metal roof that matches what is on the rebuilt kitchen/maid's house. Specifications were provided.
 - 8* Paint colors which appear to match the existing house were provided, however the details on how the screened porch will be painted were not.
 - 9* A two-sided fireplace is planned to be shared between the screened porch and new brick walkway.
 - 10* Outdoor fireplaces/fire pits have been approved recently in Oakwood at 608 Oakwood Ave (125-13-CA) and 323 Pace St (167-15-CA).
 - 11* The applicant's bird's eye view drawing shows the brick used for the walkway will also be the flooring for the screened porch.
 - 12* No sample brick material was provided.

- E. Removal of a rear addition and construction of a new rear addition is not incongruous in concept according to *Guidelines* sections 3.2.1, 3.2.2, 3.2.3, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, and 3.2.12; however, the removal of a mature pecan tree **is** incongruous according to *Guidelines* sections 1.3.7, and 3.2.4, and the following suggested facts:
- 1* An arborist report was provided that advises the removal of a pecan tree “located at the back of 503 E Jones Street”, however there was no indication of its location on a site plan. No photos of the tree were provided. No replacement tree was proposed.
 - 2* No tree protection plan was provided for the remaining trees on the property.
 - 3* The Library of Congress holds a set of 1967 Historic American Buildings Survey (HABS) drawings from a group of students from North Carolina State College, shown as staff evidence with this report. These drawings include a note about the rear accessory building: “Kitchen and maid’s house are reconstructed.”
 - 4* It is unclear if the rebuilt kitchen/maid’s house will be removed and rebuilt, or if the change will be primarily raising the roof height. There are discrepancies between the drawings and previous conversations with the applicants.
 - 5* Page 15 of the application erroneously labels the rear elevation as proposed; it is existing and is the current rear of the rebuilt kitchen/maid’s house
 - 6* The new rear addition is rectangular in form with a gable roof that is perpendicular to and extends from the rebuilt kitchen/maid’s house.
 - 7* The architectural detailing on the proposed addition is simple, in contract to the elaborate Heck-Lee House. Detailed drawings were not provided.
 - 8* Paint colors which appear to match the existing house were provided.
 - 9* The scale, proportion and size of the double-hung windows on the east and west sides of the addition are similar to others on the house.
 - 10* New windows will be wood double-hung windows. Specifications and details were not provided.
 - 11* The north addition for the master bedroom will have a door with a transom on the north wall that appears similar to the existing door on the east side of the former breezeway (without a transom). Door specifications were not provided.

- 12* The north addition for the master bedroom will also have a grouping of three doors on the north wall with a series of transoms above. Groupings of doors on the rear of new additions are commonly approved in the Oakwood historic district.. Door specifications were not provided.
- 13* The proposed north addition will be covered with a metal roof that matches what is on the rebuilt kitchen/maid's house. Specifications were provided.
- 14* Skylights are proposed on the north addition. Specifications were not provided.
- 15* Siding specifications were not provided.
- 16* The proposed north addition will take the place of an existing brick patio.
- 17* 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 a 365-day demolition delay for the removal of the Pecan tree.
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. 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. New windows;
 - d. Eave construction for the addition;
4. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Siding ;
 - b. Details on screened porch painting;

- c. Roof specs for the former breezeway;
- d. Skylights;
- e. New doors;
- f. Lighting location;
- g. Brick sample for fireplace;
- h. Fence material description;
- i. Fence gates (if any);
- j. A detailed drawing of the new walkway, including brick pattern;
- k. Brick sample for walkway and screened porch floor;

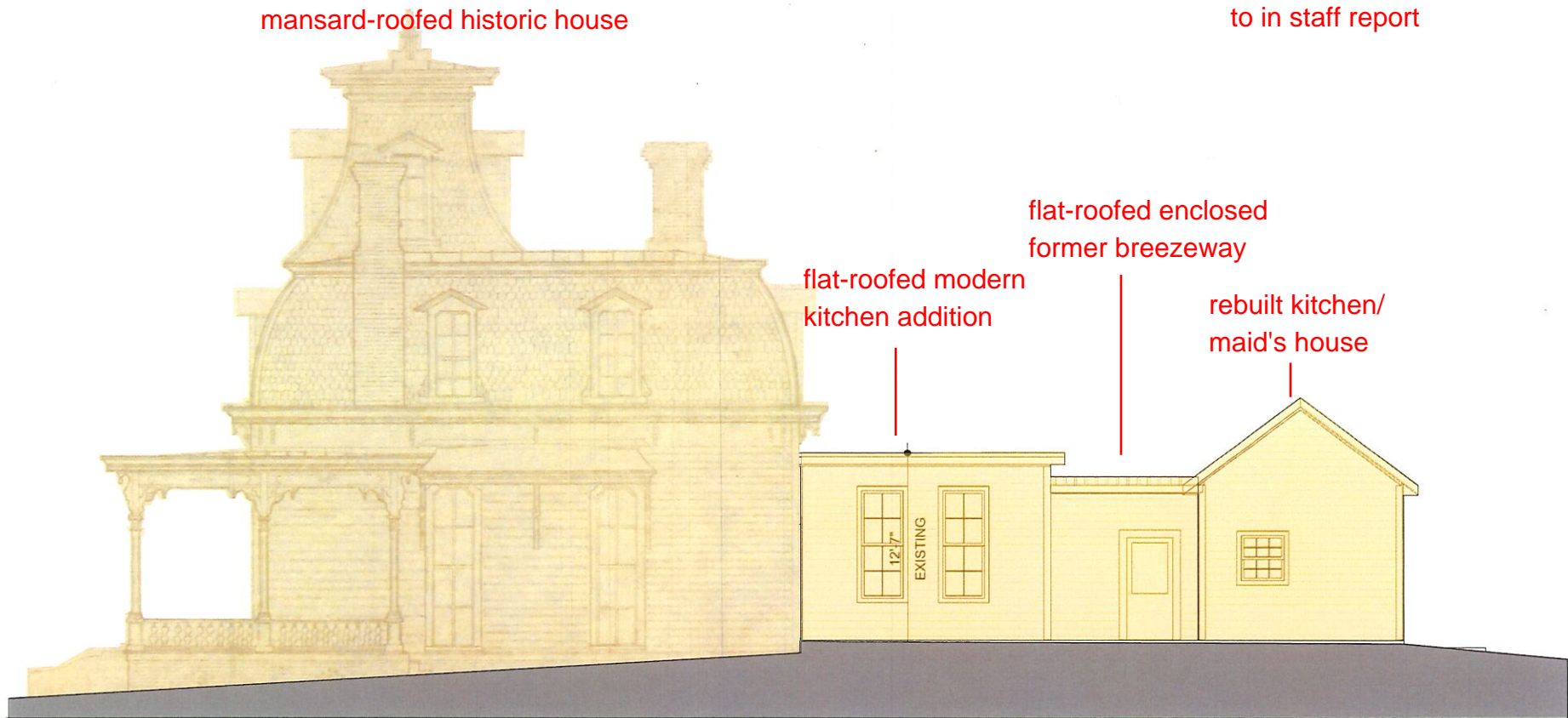
mansard-roofed historic house

Staff Evidence -
Key to additions referred
to in staff report

flat-roofed modern
kitchen addition

flat-roofed enclosed
former breezeway

rebuilt kitchen/
maid's house



1 SIDE ELEVATION/EAST-EXISTING
Scale: 3/32" = 1'-0"

0 5 10 15 20 FT

3 2 3 0 Glen Royal Road
Raleigh, NC 27617
Tel 9 1 9 8 3 3 1 4 4 8
Fax 9 1 9 8 3 3 1 2 5 2

2SL

DESIGN BUILD
COLLABORATIVE

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 # 529309
 File # 153-17-CA
 Fee 147.00
 Amount Paid 147.00
 Received Date 9-14-11
 Received By Aluna

Property Street Address 503 EAST JONES ST

Historic District OAKWOOD

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

Owner's Name ROBERT & JENNIFER REEDLINGER

Lot size 0.54 ACRES (width in feet) 113' (depth in feet) 210'

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
511 E JONES ST	214 N. EAST ST.
212 N BLOODWORTH ST.	510 E. JONES ST.
514 E. JONES ST.	504 E. JONES ST.
219 W. EAST STREET	424 E. JONES ST.
426 E. JONES ST.	422 E. JONES ST.
P.O. BOX 28719	218 N. EAST ST.
407 E. JONES ST	215 W. EAST ST
221 N. EAST ST.	214 N. BLOODWORTH ST.
	405 E. JONES 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 JOHN SIBERT - ARCHITECT

Mailing Address 3230 GLEN ROYAL RD

City RALEIGH

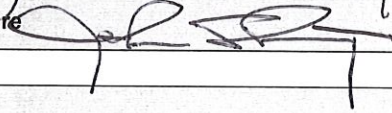
State NC

Zip Code 27617

Date 9.14.17

Daytime Phone 919.291.7353

Email Address johns@25ldesignbuild.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 _____

5812, 83

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

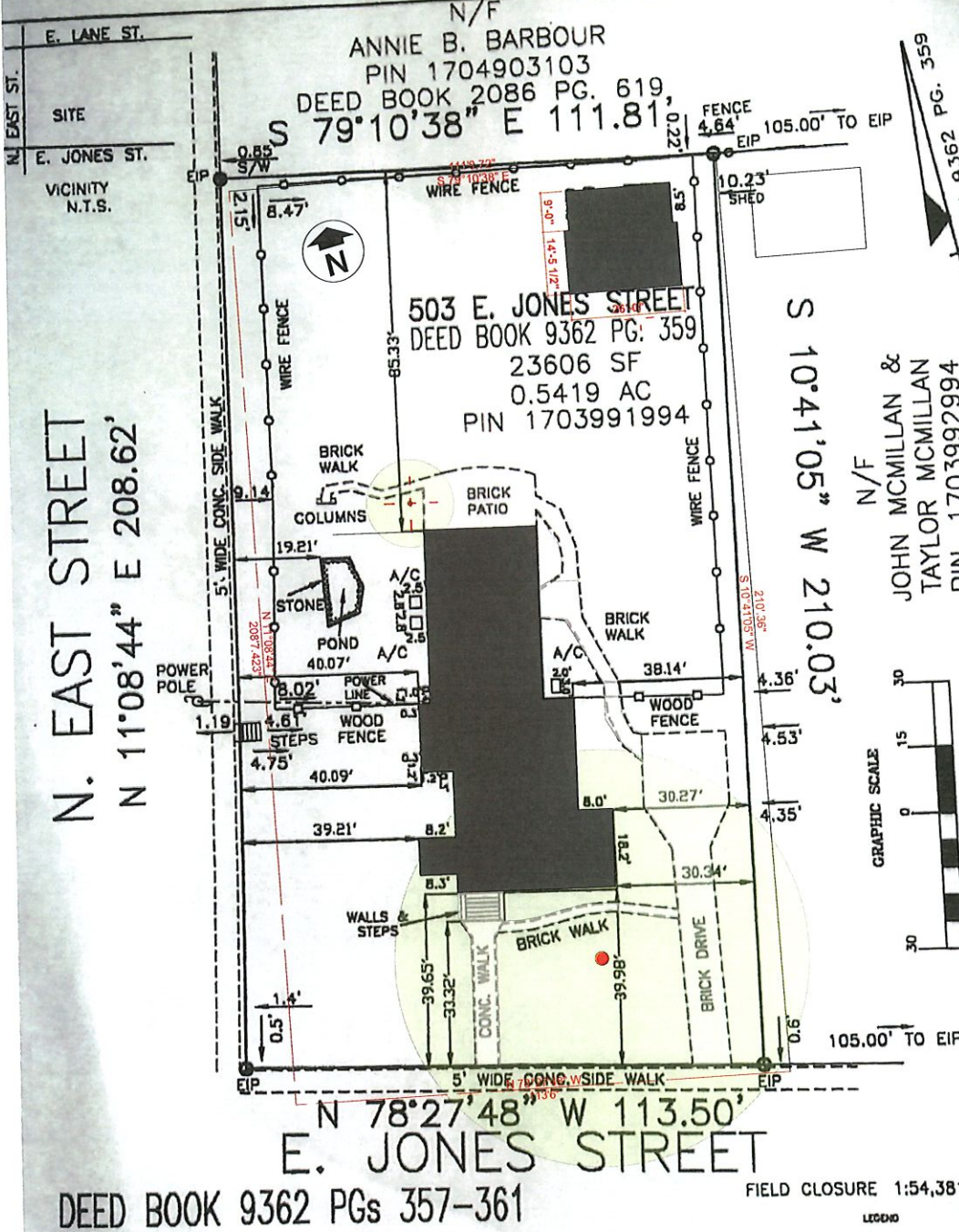
Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
1.5/p.27	WALKWAYS	ADDITION TO MASTER BEDROOM 14'X23'-4" @ BACK OF HOUSE / METAL ROOF (STANDING SEAM / SIDING TO MATCH WOOD SIDING @ EXISTING HOUSE - RAISE TOP PLATE TO MAKE CONSISTANT CEILING HEIGHT ON INTERIOR - ADDITION OF SCREENED-IN PORCH @ EAST SIDE OF HOUSE W/ 2 BACK TO BACK BRICK FIREPLACES.
2.1/p.39	WOOD	
2.4/p.45	PAINTS, PAINT COLORS	
2.5/p.47	ROOFS	
2.7/p.50	WINDOWS & DOORS	
3.2/p.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. <u>Minor Work (staff review) – 1 copy</u> <u>Major Work (COA Committee review) – 10 copies</u>			✓		
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 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 checked="" type="checkbox"/> Plan drawings <input checked="" type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input checked="" 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"/>		✓		



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

2SL

DESIGN BUILD
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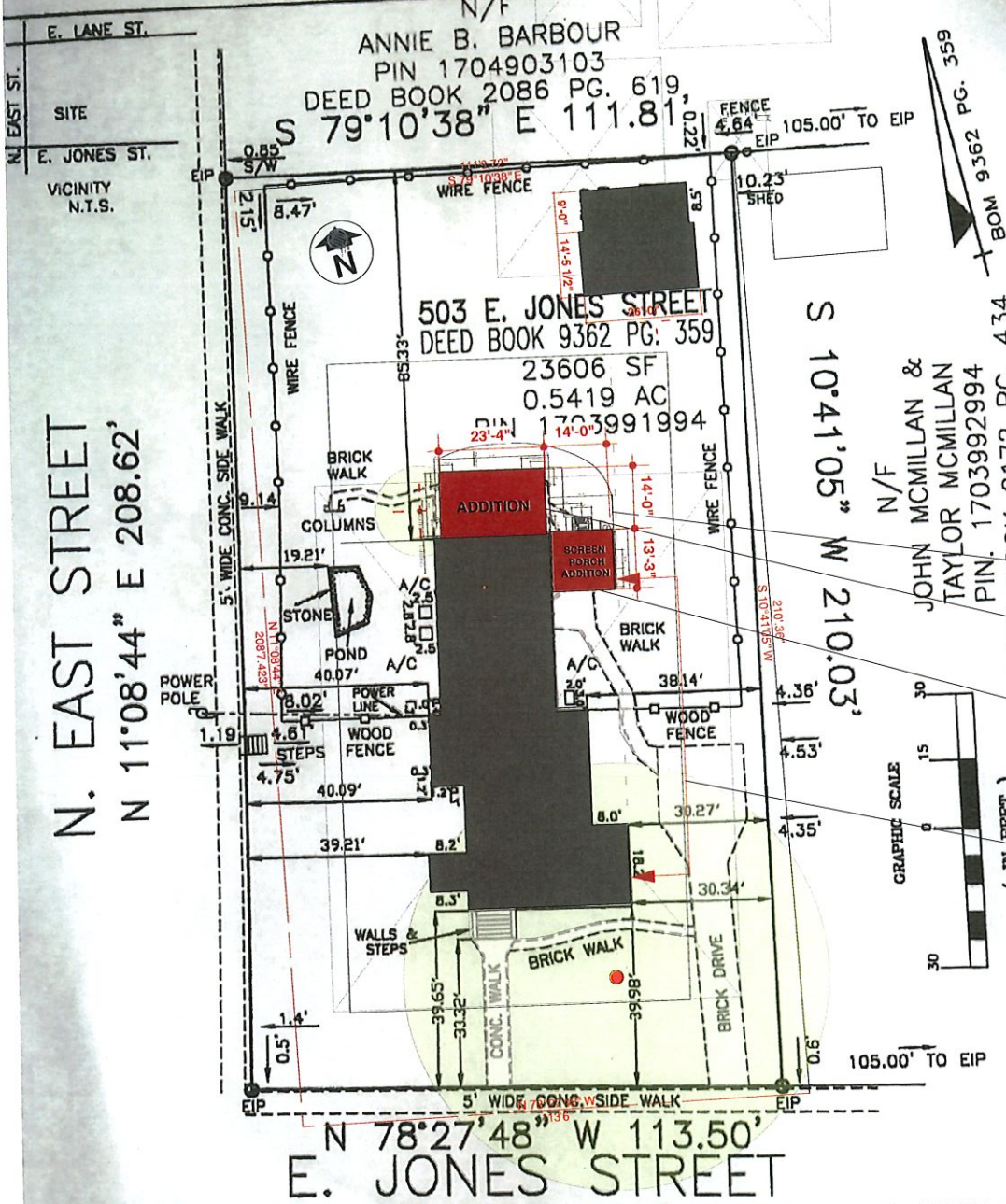
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1

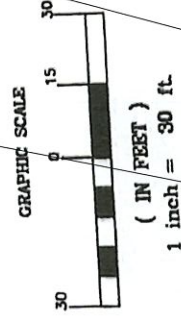
PLOT PLAN-EXISTING
Scale: 1" = 40 ft

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

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



- NEW BRICK WALKWAY
- NEW ADDITION- 23'4"x14'0"
- NEW SCREENED PORCH 13'3"x14'0"
- ALIGN SCREENED PORCH W/ EXIST. PORCH



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 THIS LOT OR THE SHOWN OTHERWISE.

SEAL
 L 1319

PROPOSED: IMPERVIOUS (W/ GARAGE) = 5394.74=22.8 %
 PROPOSED BUILT MASS(W/ GARAGE) = 3667.10 SF
 BUILT MASS INCREASE=512.16 SF

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

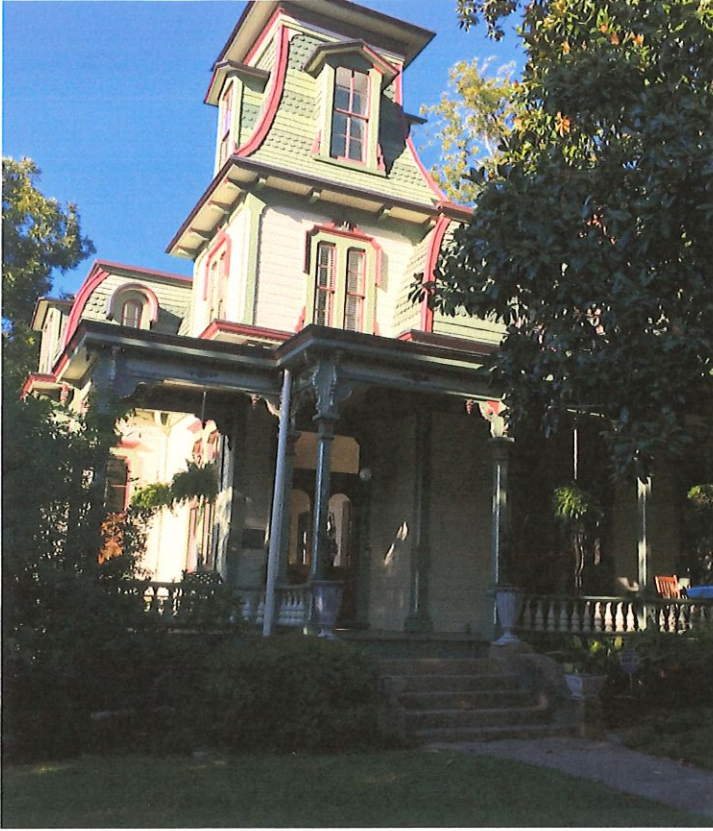
JOHN Y. PHELPS, JR.
 PROFESSIONAL LAND SURVEYOR

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



2 1 PLOT PLAN-PROPOSED
 Scale: 1" = 40 ft

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



2

PHOTOS OF FRONT OF HOUSE



1

PHOTOS OF SIDE(WEST) OF HOUSE

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Tel 919 833 1448
Fax 919 833 1252

2SL

DESIGN BUILD
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3



1 PHOTOS OF SIDE(EAST) OF HOUSE

3 2 3 0 Glen Royal Road
Raleigh, NC 27617
Tel 9 1 9 8 3 3 1 4 4 8
Fax 9 1 9 8 3 3 1 2 5 2



1

PHOTOS OF SIDE(EAST) OF HOUSE

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

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5

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



1 PHOTOS OF BACK(NORTH) OF HOUSE

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Raleigh, NC 27617
Tel 919 833 1448
Fax 919 833 1252

6

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DESIGN BUILD
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2

PHOTOS OF SIDE(EAST) OF HOUSE



1

PHOTOS OF SIDE(EAST) OF HOUSE

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Fax 919 833 1252

2SL

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7



2

PHOTOS OF WOOD SIDING ON MAIN HOUSE-ADDITION TO MATCH

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8

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

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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. 1971

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



PRODUCTS

PLANNING & PROJECTS

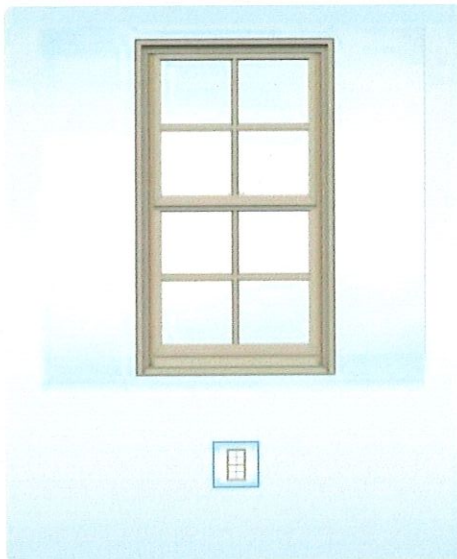
PROFESSIONAL

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 (WOC) 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](#)



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Raleigh, NC 27617
Tel 919 833 1448
Fax 919 833 1252

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DESIGN BUILD
COLLABORATIVE

1

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

9

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



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

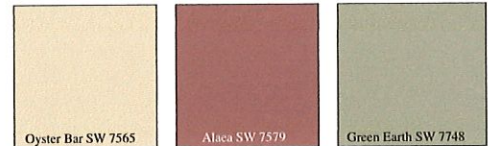
- 16" wide coverage
- 1" high ribs spaced 16" apart
- Concealed fastened architectural panel
- Can be installed over decking/plywood
- Gauges: 26ga and 24ga
- Finishes: Baked on enamel Paint or bare Galvalume®
- Warranty: Painted - 40 years, Galvalume® - 25 years
- Minimum Recommended [roof slope](#)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



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	

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

40 YEAR WARRANTY CERAM - A - STAR 1050

Arctic White TSR = 63%	White TSR = 46%	Ivory TSR = 56%	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 = 39%

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

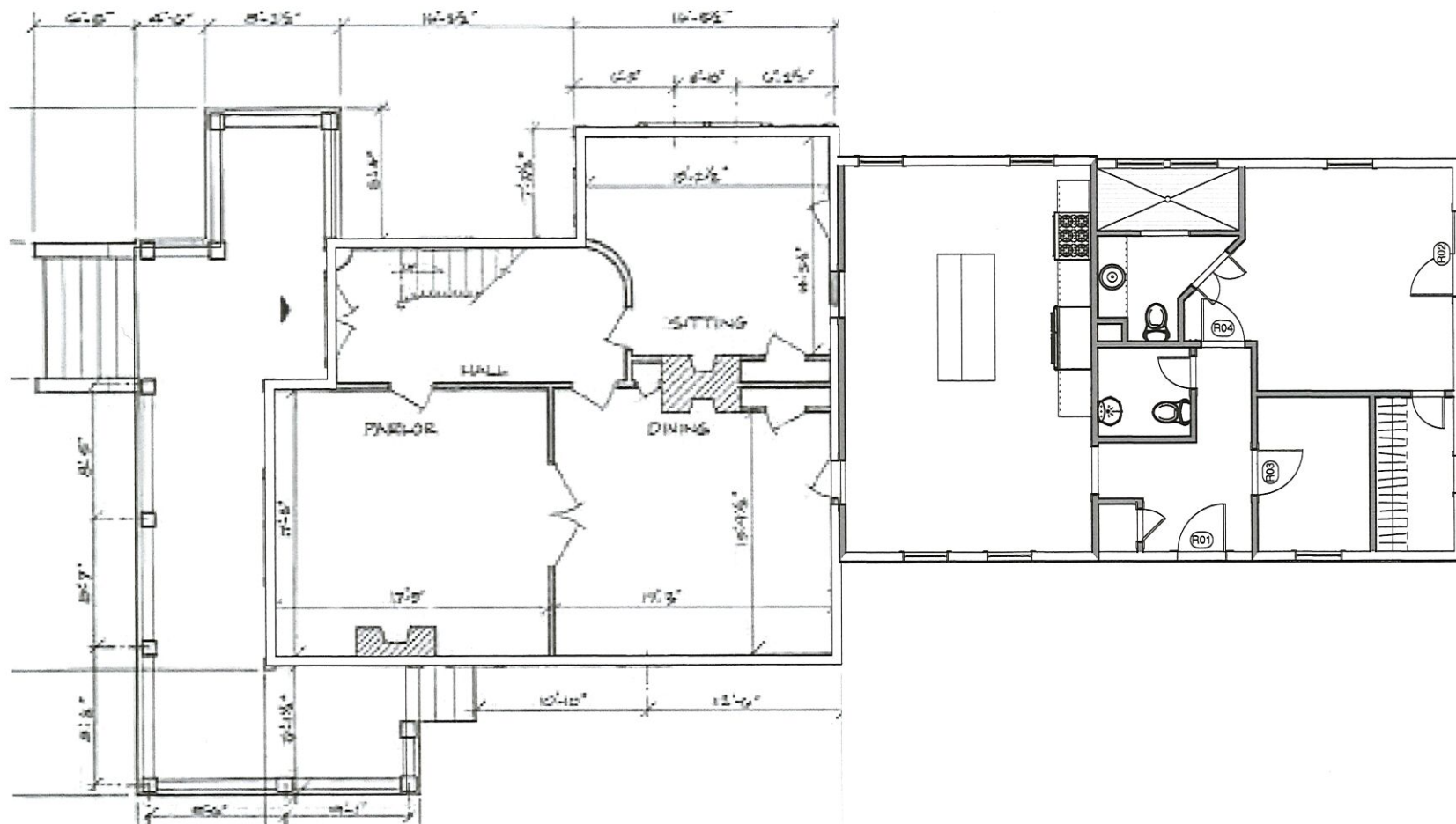
1 "BURNISHED SLATE" ROOFING COLOR

10

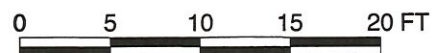
Riedlinger Addition/Renovation 503 East Jones Street, Raleigh, NC 27601

2SL

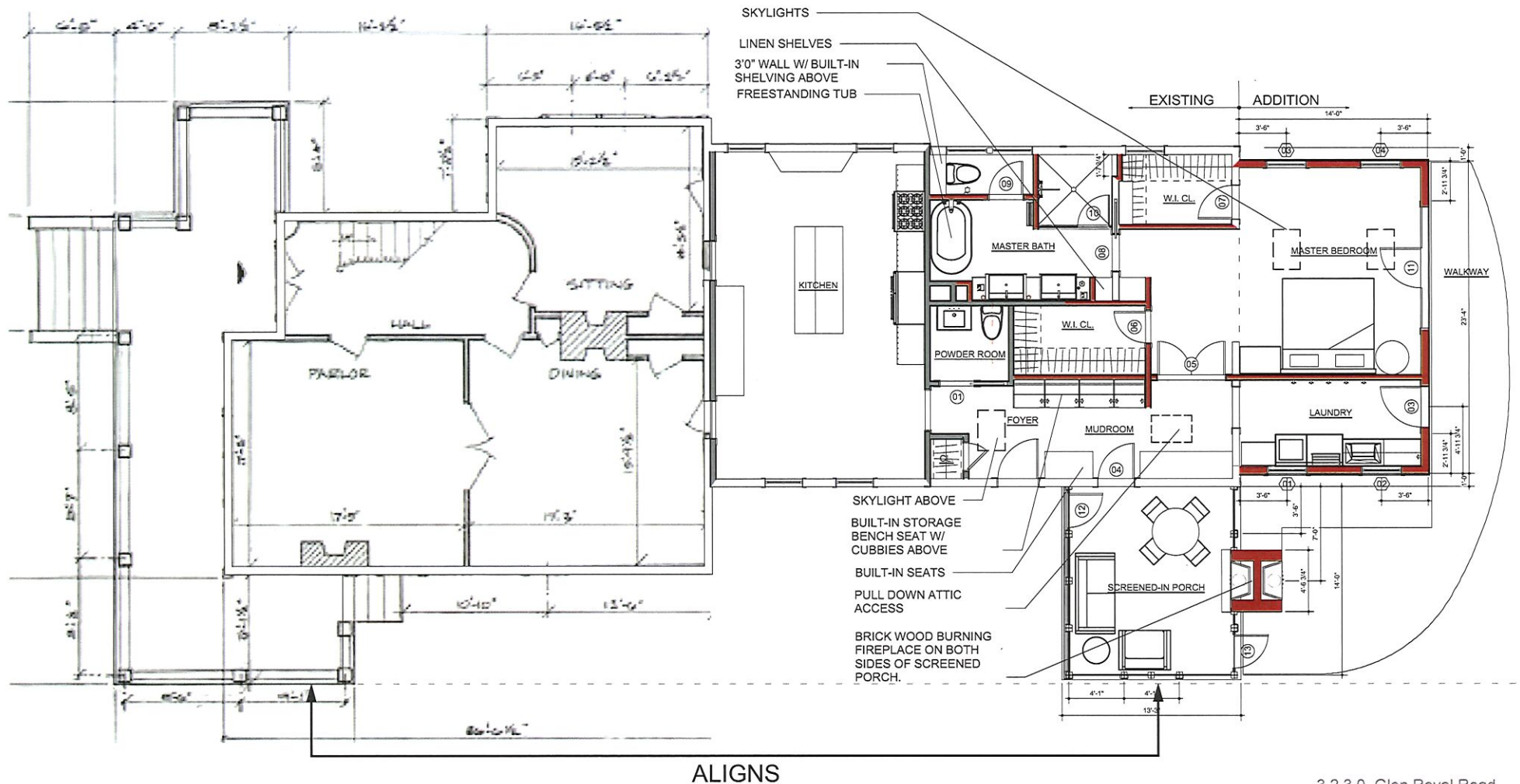
DESIGN BUILD
 COLLABORATIVE



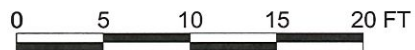
1 FIRST FLOOR PLAN-EXISTING
Scale: 3/32" = 1'-0"



3230 Glen Royal Rd
Raleigh, NC 27603
Tel 919 833 1414
Fax 919 833 1212



1 FIRST FLOOR PLAN-PROPOSED
Scale: 3/32" = 1'-0"

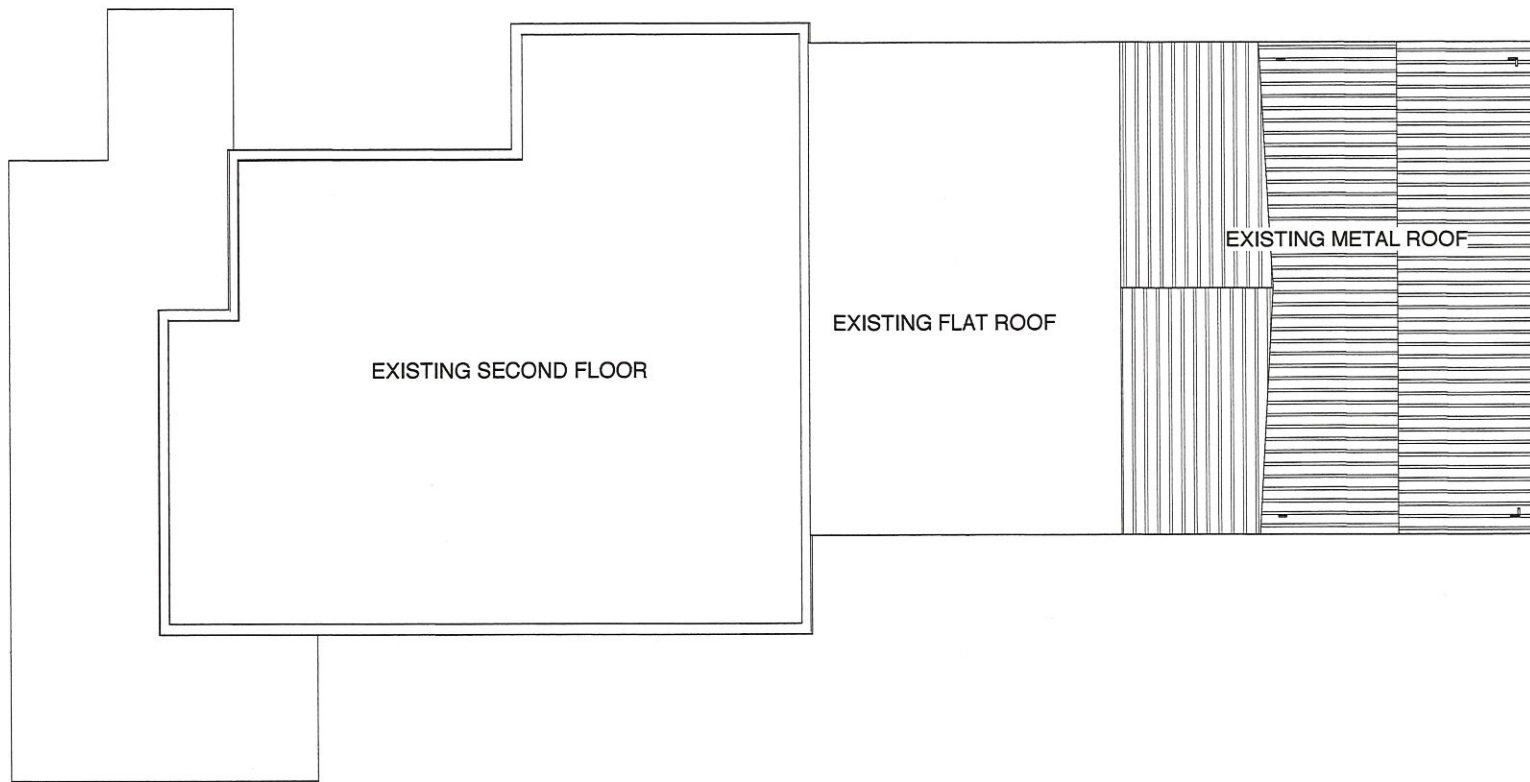


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Raleigh, NC 27617
Tel 919 833 1448
Fax 919 833 1252

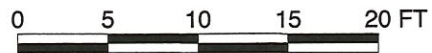
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DESIGN BUILD
COLLABORATIVE

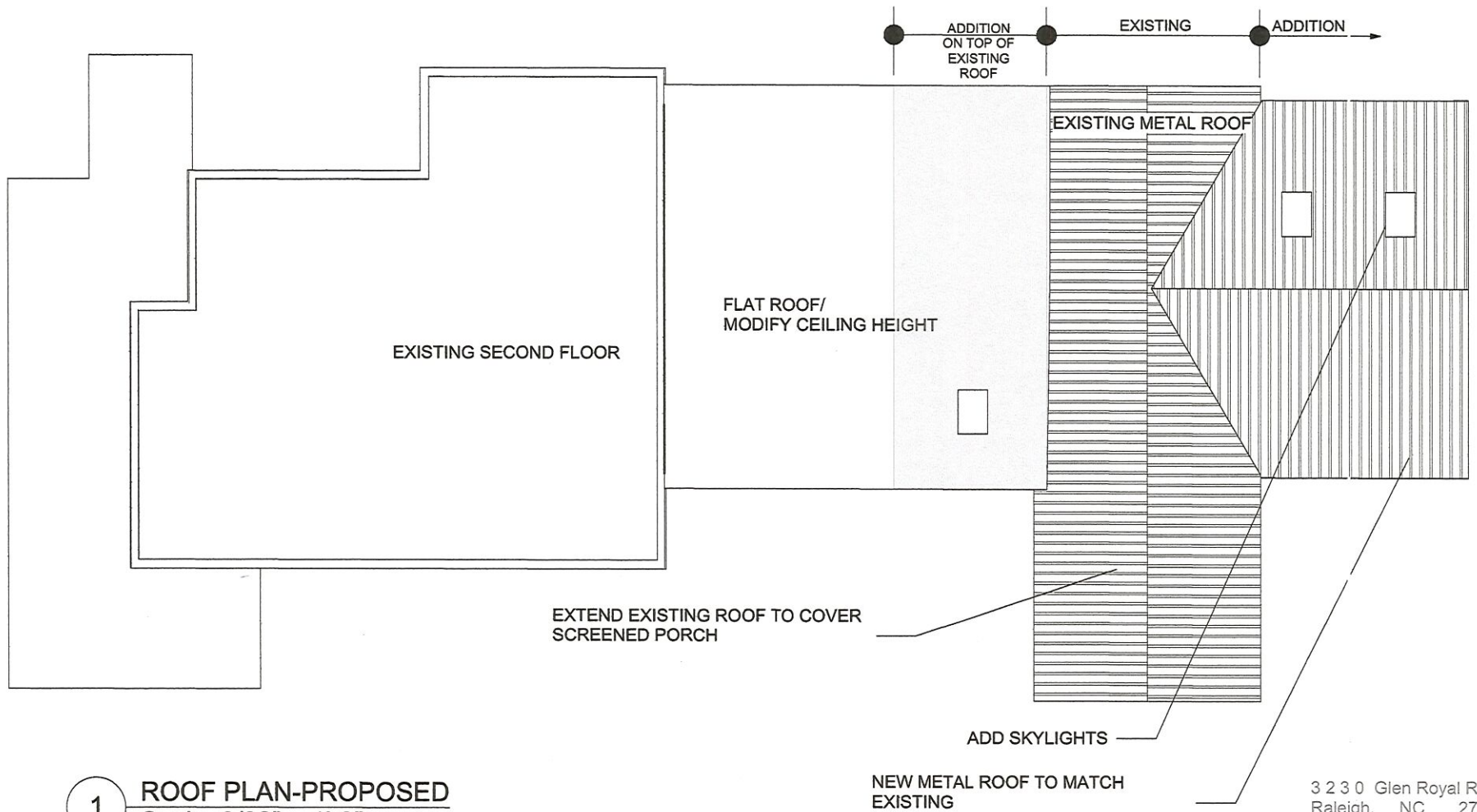
12



1 SECOND FLOOR PLAN/ROOF -EXISTING
Scale: 3/32" = 1'-0"



3230 Glen Royal Rd
Raleigh, NC 27606
Tel 919 833 1414
Fax 919 833 1212



1 ROOF PLAN-PROPOSED
Scale: 3/32" = 1'-0"

0 5 10 15 20 FT

3230 Glen Royal Rd
Raleigh, NC 27603
Tel 919 833 1414
Fax 919 833 1212



1 BACK ELEVATION/NORTH-PROPOSED
Scale: 3/32" = 1'-0"

0 5 10 15 20 FT

3230 Glen Royal Rd
Raleigh, NC 27612
Tel 919 833 1414
Fax 919 833 1212

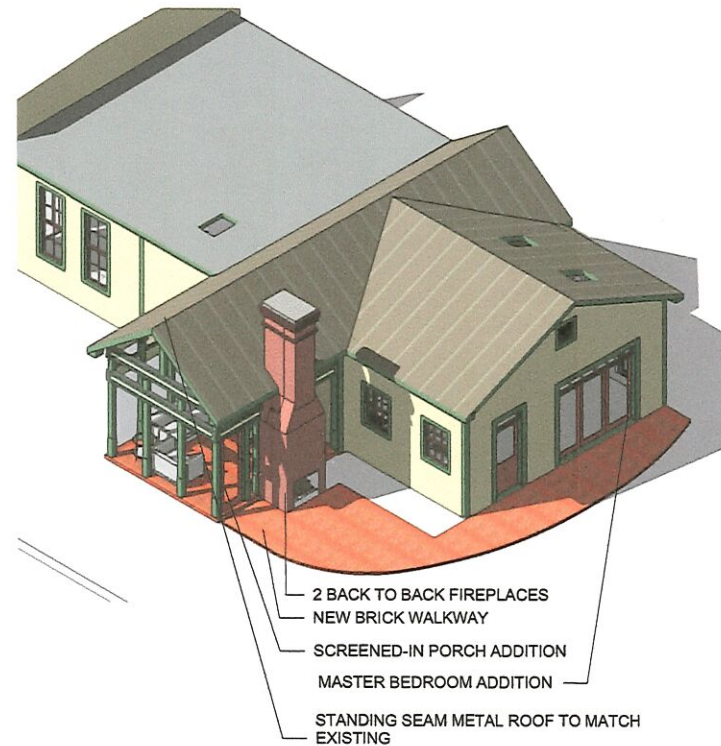


1

BACK ELEVATION/NORTH-PROPOSED

Scale: 3/32" = 1'-0"

0 5 10 15 20 FT



2

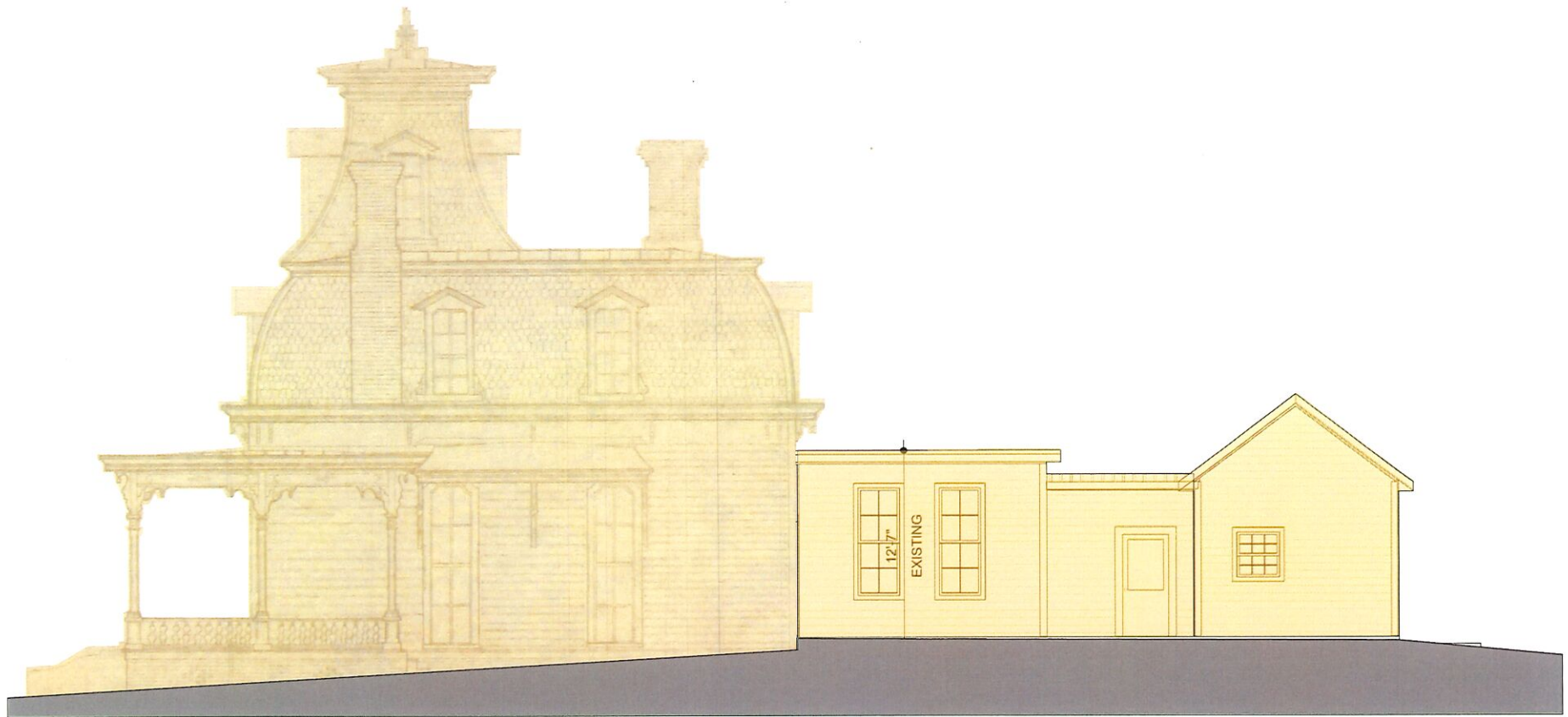
REAR BIRDS EYE VIEW

3 230 Glen Royal Road
Raleigh, NC 27617
Tel 919 833 1448
Fax 919 833 1252

16

2SL

DESIGN BUILD
COLLABORATIVE



1 SIDE ELEVATION/EAST-EXISTING
Scale: 3/32" = 1'-0"

0 5 10 15 20 FT

3 2 3 0 Glen Royal Road
Raleigh, NC 27617
Tel 9 1 9 8 3 3 1 4 4 8
Fax 9 1 9 8 3 3 1 2 5 2

2SL

DESIGN BUILD
COLLABORATIVE

17



1 SIDE ELEVATION/EAST-PROPOSED
Scale: 3/32" = 1'-0"

0 5 10 15 20 FT

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

2SL

DESIGN BUILD
COLLABORATIVE



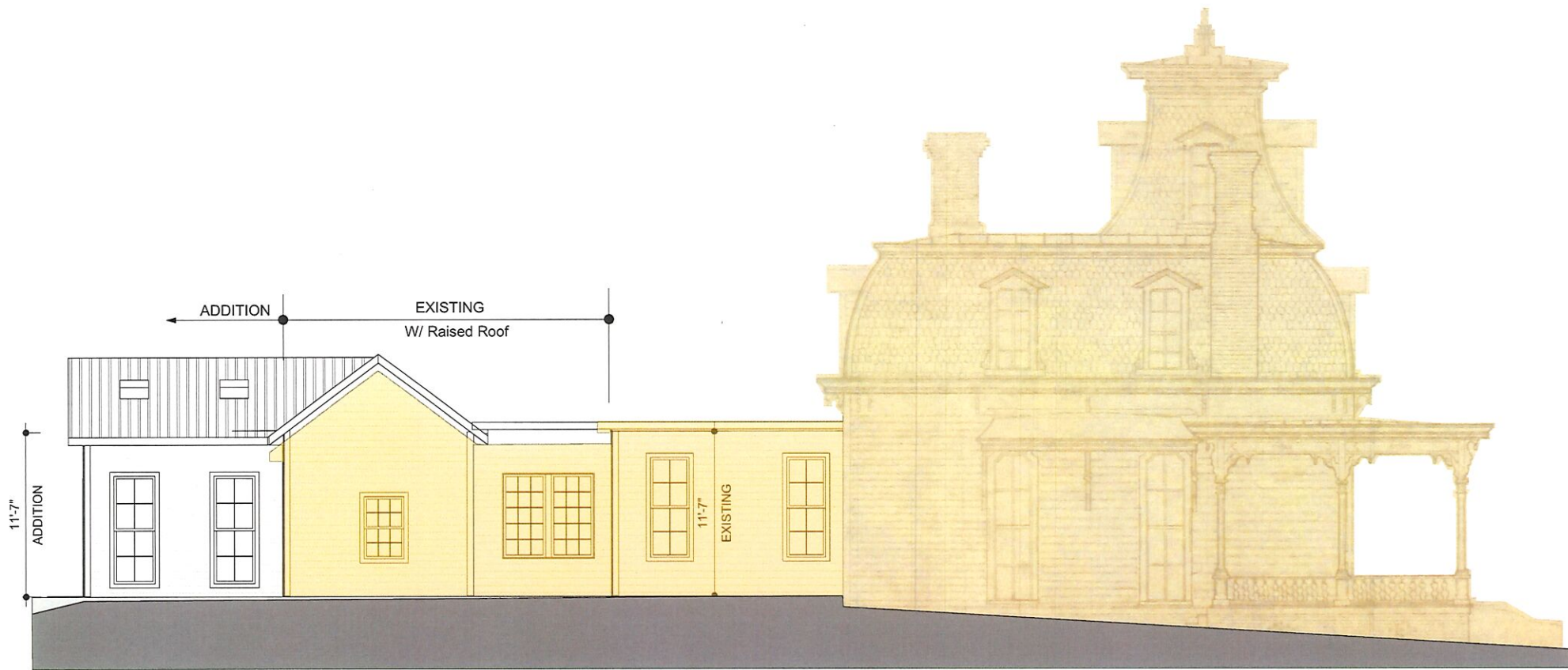
1 SIDE ELEVATION/WEST-EXISTING
Scale: 3/32" = 1'-0"

0 5 10 15 20 FT

3 2 3 0 Glen Royal Road
Raleigh, NC 27617
Tel 9 1 9 8 3 3 1 4 4 8
Fax 9 1 9 8 3 3 1 2 5 2

2SL

DESIGN BUILD
COLLABORATIVE



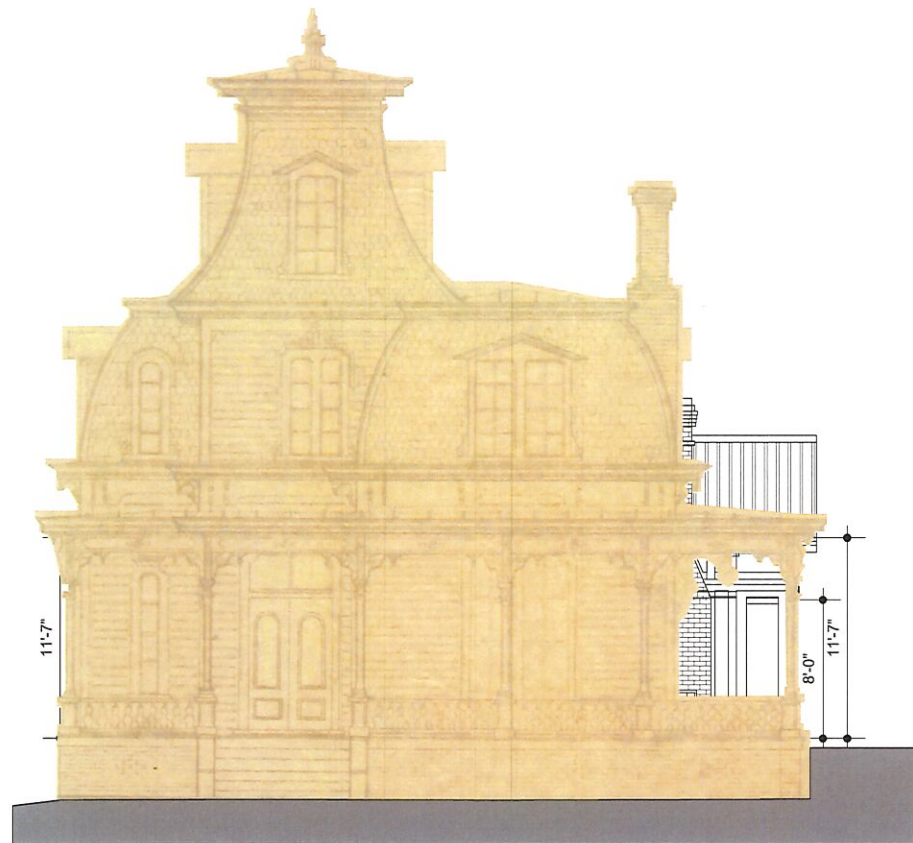
1 SIDE ELEVATION/WEST-PROPOSED
Scale: 3/32" = 1'-0"

0 5 10 15 20 FT

3 230 Glen Royal Road
Raleigh, NC 27617
Tel 919 833 1448
Fax 919 833 1252

2SL

DESIGN BUILD
COLLABORATIVE



1 FRONT ELEVATION/SOUTH-PROPOSED
Scale: $\frac{3}{32}" = 1'-0"$

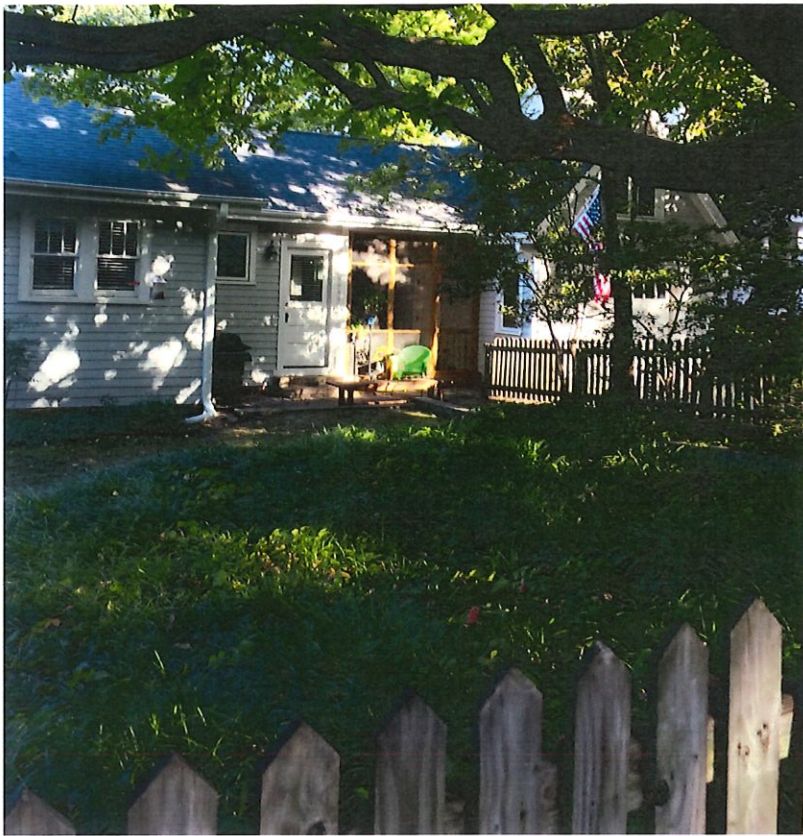
0 5 10 15 20 FT

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21

DESIGN BUILD
COLLABORATIVE



Screened porch precedents in Oakwood.

- ▮ 411 N East St – 176-16-CA
- ▮ 215 N East St – 029-15-CA
- ▮ 600 N Boundary St – 103-15-CA
- ▮ 511 Oakwood Ave – 087-15-CA

Fireplaces/fire pits precedents approved in Oakwood

- ▮ 1014 W Cabarrus St – COA 032-17-MW
- ▮ 608 Oakwood Ave – 125-13-CA
- ▮ 323 Pace St – 167-15-CA

2

SCREENED PORCH EXAMPLE-600 N BOUNDARY ST.



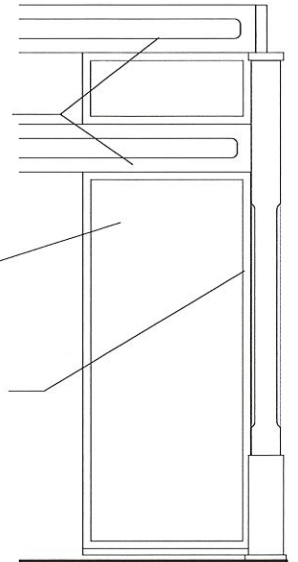
1

FRONT PORCH COLUMN AND FRIEZE DETAIL

FRIEZE DETAIL
SIMPLIFIED AND SIMILAR
TO EXISTING PORCH
FRIEZE

SCREENED PANEL

CHAMFER
COLUMN-SIMILAR TO
FRONT PORCH



3

COLUMN AT SCREENED PORCH
Scale: 1/4" = 1'-0"

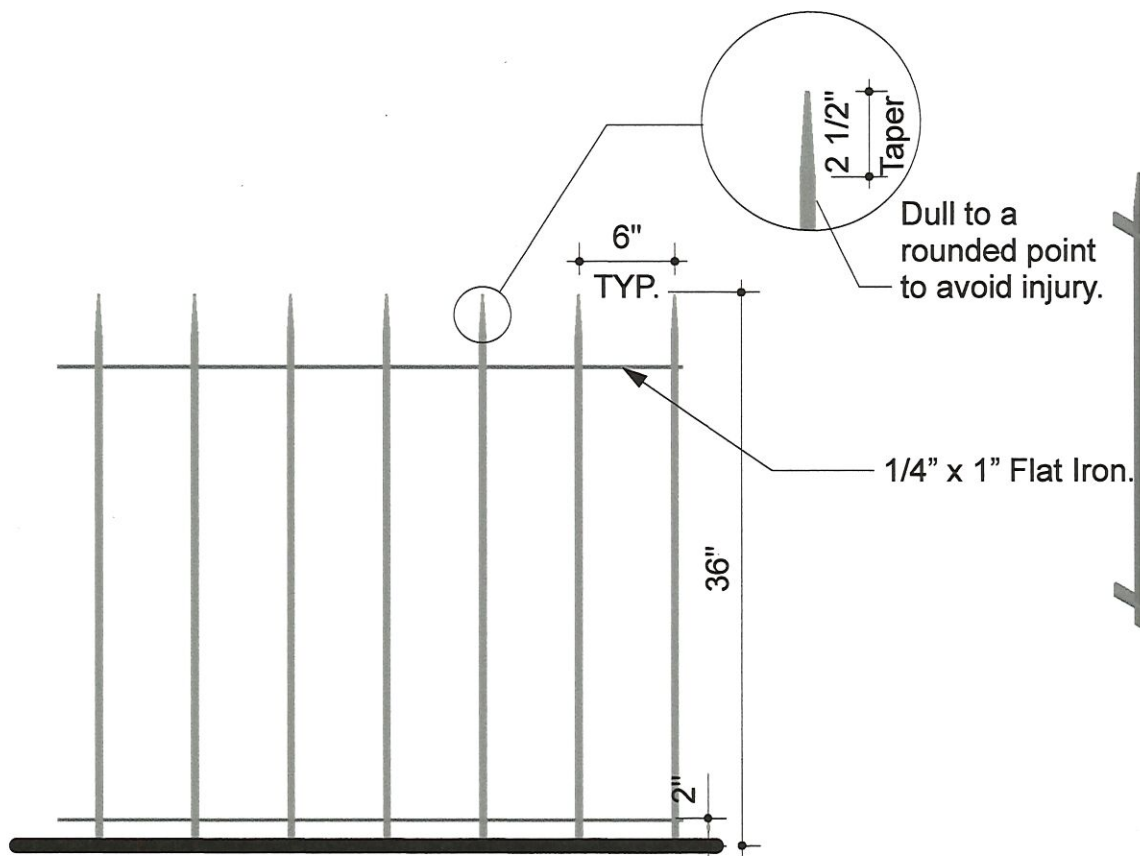
3 2 3 0 Glen Royal Road
Raleigh, NC 27617
Tel 9 1 9 8 3 3 1 4 4 8
Fax 9 1 9 8 3 3 1 2 5 2

2SL

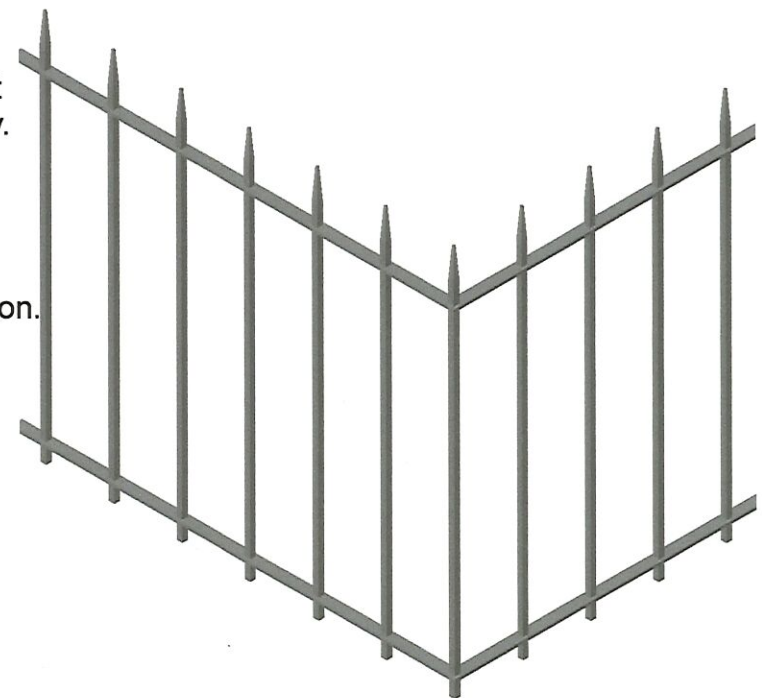
25

DESIGN BUILD
COLLABORATIVE





1 **FENCE ELEVATION**
Scale: 1" = 1'-0"



1 **FENCE AXONOMETRIC**
Scale: 1" = 1'-0"

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Tel 9 1 9 8 3 3 1 4 4 8
Fax 9 1 9 8 3 3 1 2 5 2

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23

DESIGN BUILD
COLLABORATIVE



Arborist Tree Assessment

*Arborist Tree Assessment
For the Pecan at 503 East Jones Street*

Prepared For:

John Sibert
503 East Jones Street
Raleigh, NC

Prepared By:

Leaf & Limb
511 Nowell Road
Raleigh, NC 27607

Consulting Arborist:

Katie Rose Levin
Certified Arborist SO-6477A

October 6, 2017

Pecan Tree Assessment

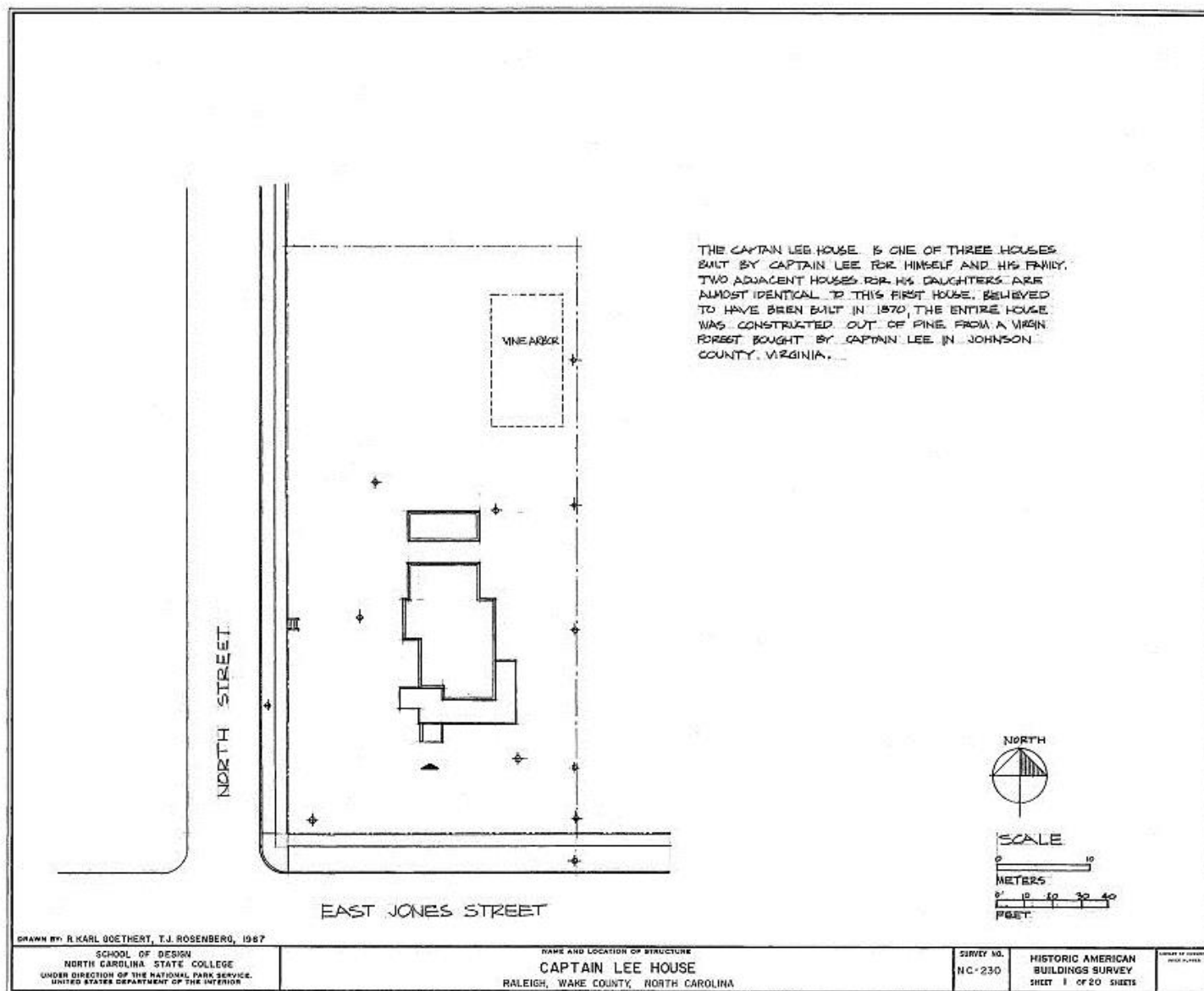
Certified arborist Katie Rose Levin assessed the 16" diameter pecan tree located at the back of 503 East Jones Street. It is currently in good health, and contains good structure for its age and species.

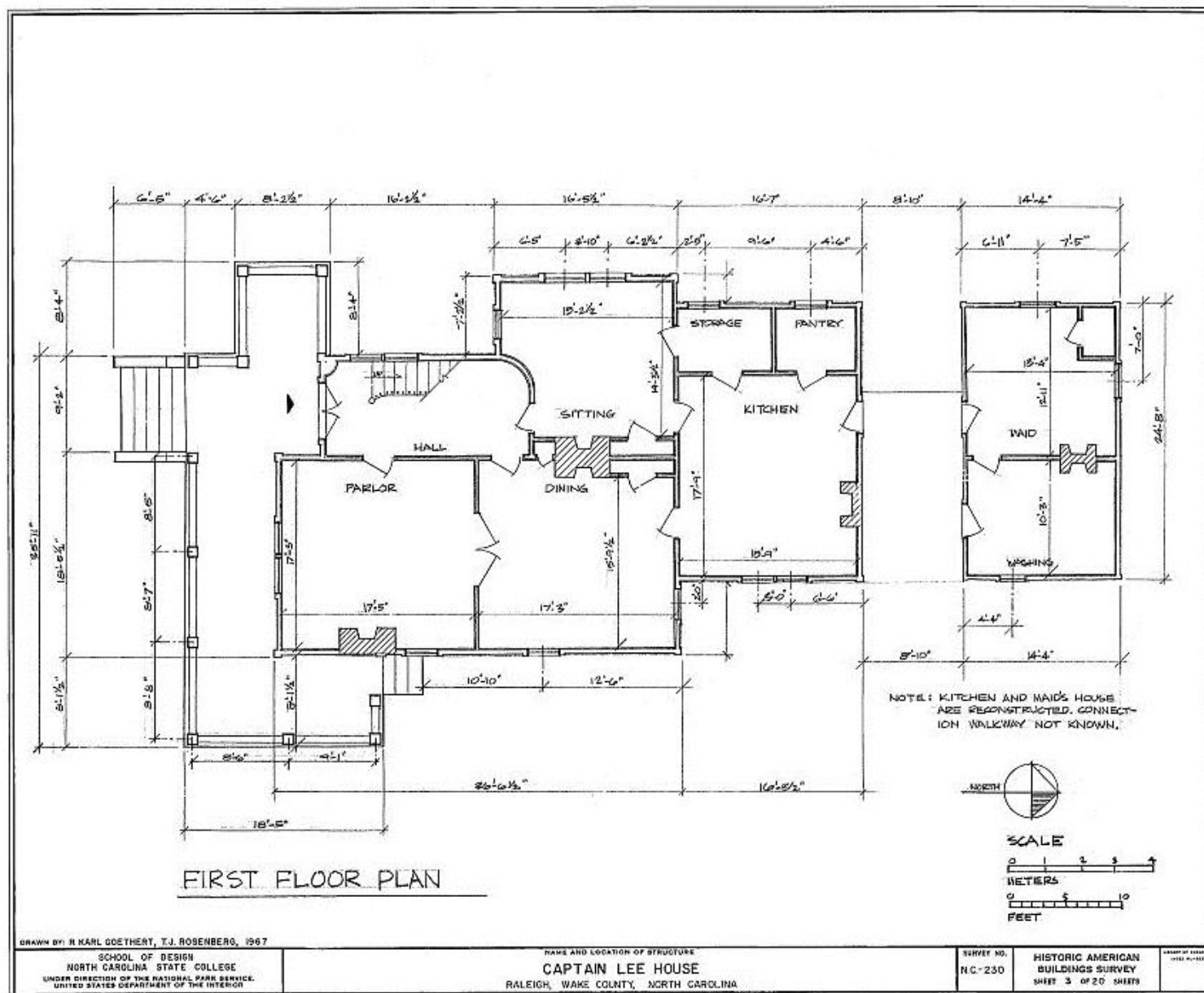
The home addition will remove a significant portion of the critical root zone of this pecan tree. While pecans are generally tolerant to construction, the chances of survival decrease significantly with increasing loss of roots. Additionally, due to the proximity of the house, there are concerns that the structural root plate would be effected, leading to decay and stability concerns.

We recommend removing this tree prior to construction of the home addition.

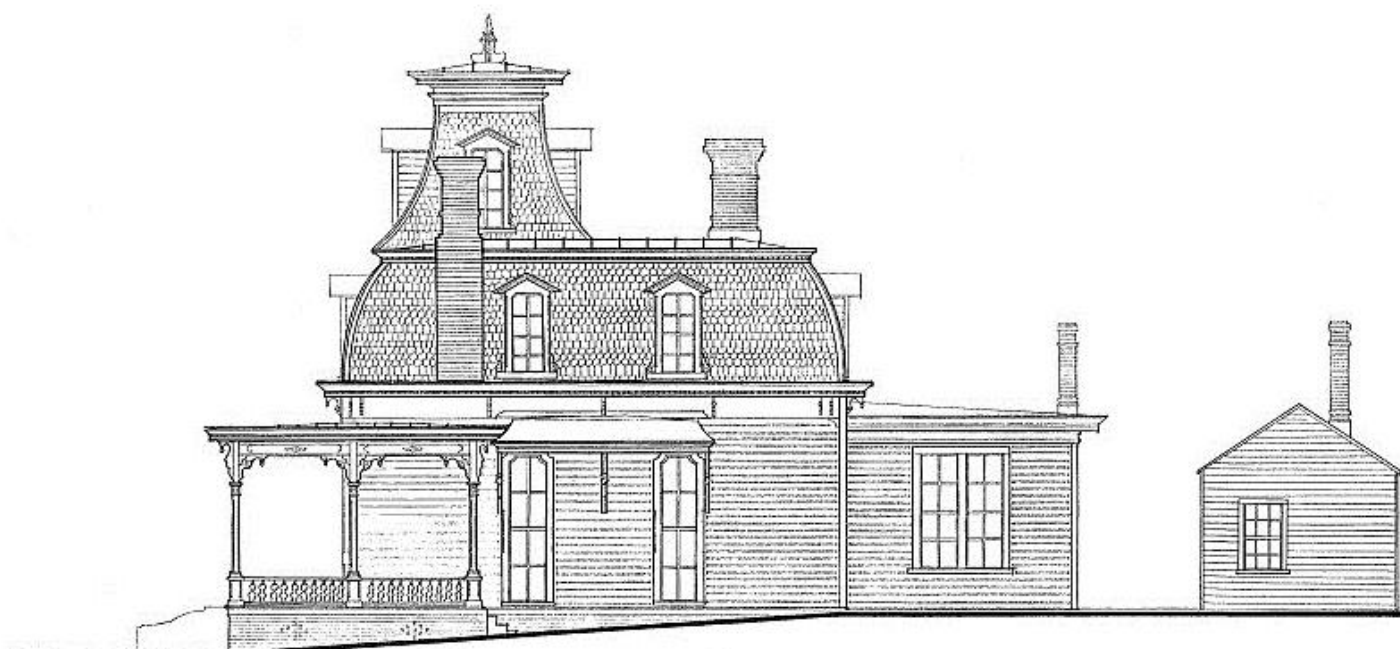
Disclaimer

As trees and other plant life are living (changing organisms affected by factors beyond our control) no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this report unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. Site inspections do not include internal or structural considerations unless so noted.



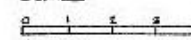


TRIM LINE

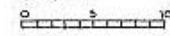


EAST ELEVATION

SCALE



METERS



FEET

DRAWN BY: R. KARL GOETHERT, T.J. ROSENBERG, 1967

SCHOOL OF DESIGN
NORTH CAROLINA STATE COLLEGE
UNDER DIRECTION OF THE NATIONAL PARK SERVICE,
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE

CAPTAIN LEE HOUSE
RALEIGH, WAKE COUNTY, NORTH CAROLINA

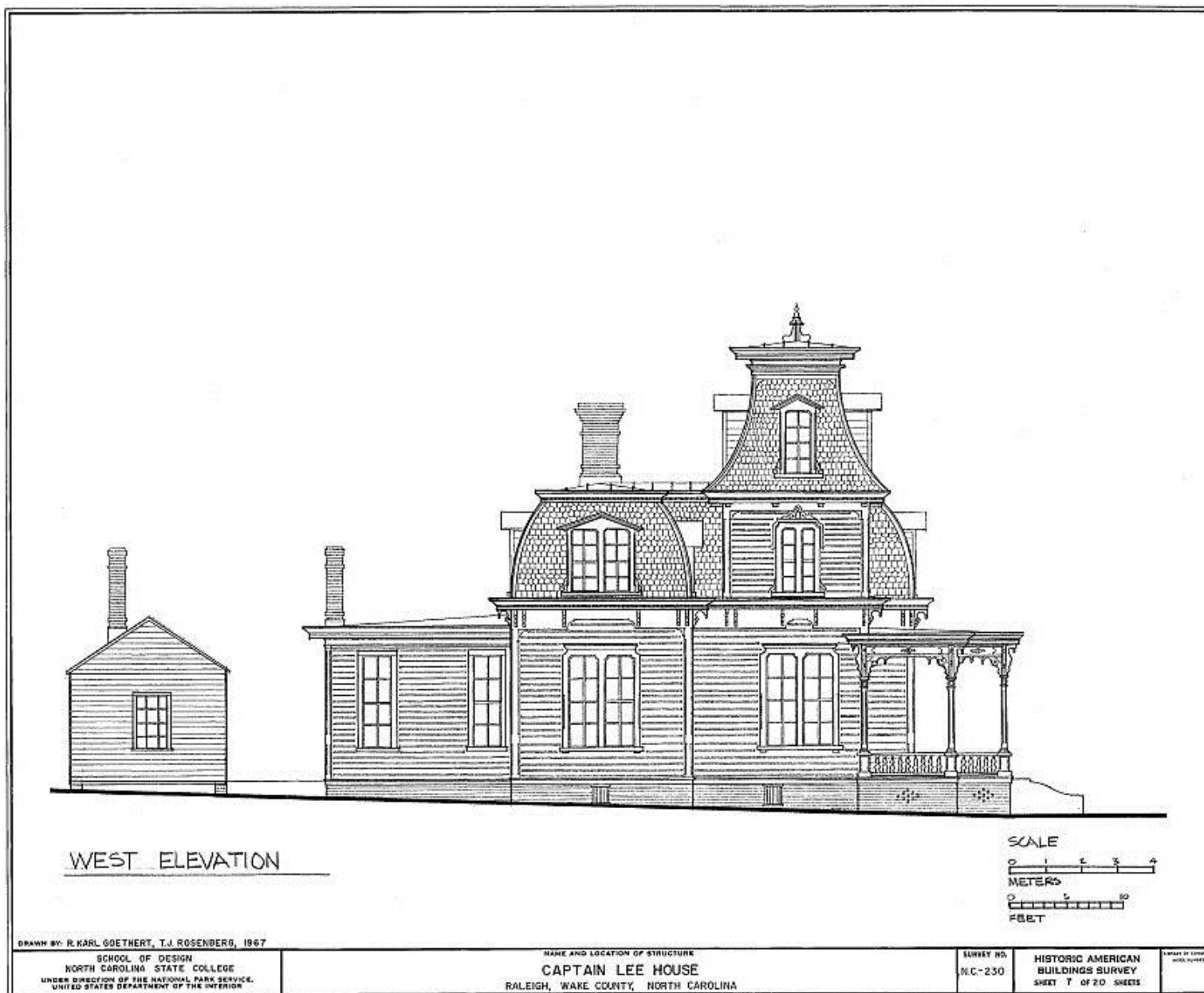
SHEET NO.
N.C.-230

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 6 OF 20 SHEETS

DATE OF SURVEY
JUNE 1967

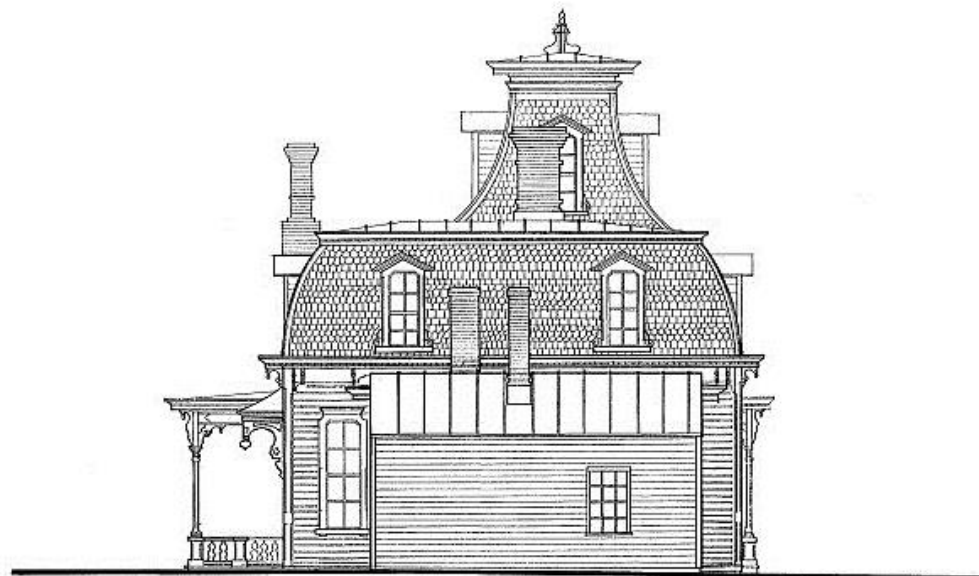
TRIM LINE

TRIM LINE



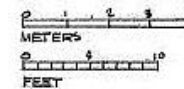
TRIM LINE

TRIM LINE



NORTH ELEVATION

SCALE



DRAWN BY: R. KARL SOETHERT, T.J. ROSENBERG, 1967

SCHOOL OF DESIGN
NORTH CAROLINA STATE COLLEGE
UNDER DIRECTION OF THE NATIONAL PARK SERVICE,
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE

CAPTAIN LEE HOUSE
RALEIGH, WAKE COUNTY, NORTH CAROLINA

SURVEY NO.
N.C. 230

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 8 OF 20 SHEETS

RECORD OF REVISIONS

DATE NUMBER

TRIM LINE