

RHDC
 RALEIGH HISTORIC
 DEVELOPMENT COMMISSION

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

420 CUTLER STREET

Address

BOYLAN HEIGHTS

Historic District

Historic Property

037-16-MW

Certificate Number

3/10/2016

Date of Issue

9/10/2016

Expiration Date

Project Description:

- Remove dead/diseased/dangerous tree.
- Donation to NeighborWoods in lieu of replacement tree.

This card must be kept pasted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the Inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Signature
 Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.



Planning & Development

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

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



RALEIGH HISTORIC DEVELOPMENT COMMISSION

- Minor Work (staff review) – 1 copy
- Major Work (COA Committee review) – 13 copies
 - Most Major Work Applications
 - Additions Greater than 25% of Building Square Footage
 - New Buildings
 - Demo of Contributing Historic Resource
- Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 4163862

File # 097-16-MW

Fee \$29.00

Amt Paid \$29.00

Check # 8604

Rec'd Date 3-1-16

Rec'd By J. Pruitt

- If completing by hand, please use **BLACK INK**. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address 420 CUTLER ST., RALEIGH 27603

Historic District BOYLAN HEIGHTS

Historic Property/Landmark name (if applicable)

Owner's Name JOHN + ELIZABETH LUNSFORD

Lot size 127 x approx 35 (width in feet) (depth in feet)

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:

Property Address	Property Address

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 Elizabeth Lunsford		
Mailing Address 420 Cutler St.		
City Raleigh	State NC	Zip Code 27603
Date 2/24/2016	Daytime Phone 919-233-7369	
Email Address bethlunsford@earthlink.net		
Signature of Applicant <u><i>Elizabeth Lunsford</i></u>		

Minor Work Approval (office use only)	
<p>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 <u>9/10/16</u>. 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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.</p>	
Signature <u><i>[Signature]</i></u>	Date <u>3/10/16</u>

Project Categories (check all that apply):

- Exterior Alteration
- Addition
- New Construction
- Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?

- Yes
- No

(Office Use Only)
Type of Work <u>76</u>

Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief Description of Work
2.3/13	Site Features and Plantings	Removal of diseased and dying tree

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>Attach 8-1/2 " x 11" 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.</p> <p>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</p>			✓		
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 type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input type="checkbox"/>				
3. Photographs of existing conditions are required.	<input type="checkbox"/>		✓		
4. Paint Schedule (if applicable)	<input 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 type="checkbox"/>	<input type="checkbox"/>	✓		
6. Drawings showing proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <input type="checkbox"/> 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet. 	<input 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)	<input type="checkbox"/>	<input type="checkbox"/>			✓
8. Fee (See Development Fee Schedule)	<input type="checkbox"/>				

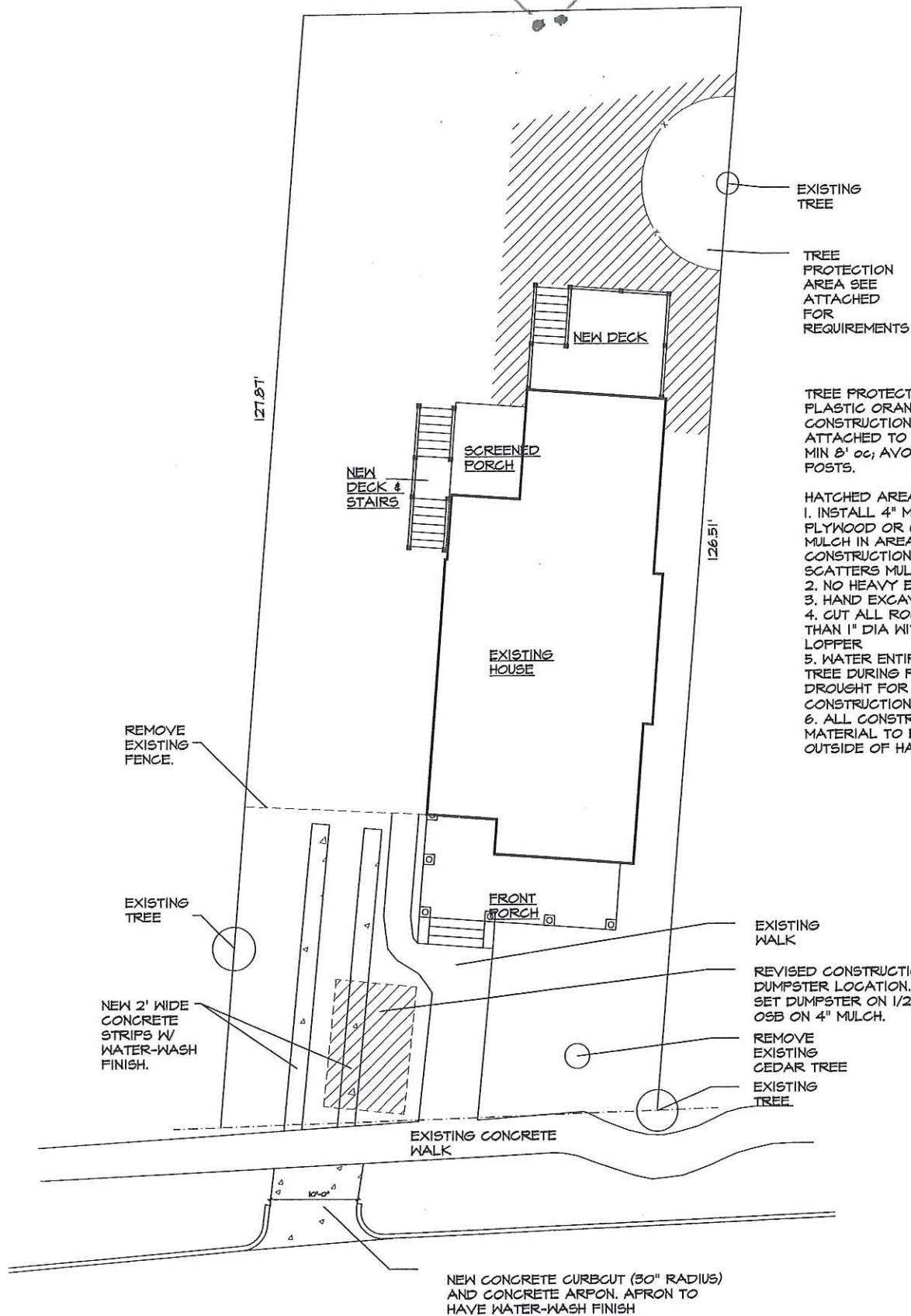
February 24, 2016

To whom it may concern:

Upon removing our chain link fence we discovered a diseased and dying tree immediately adjacent to a healthy tree just inside the fence line. Our landscape architect has recommended removing the tree as it is a hazard to the adjacent healthy tree, our property, and the public right of way behind the property. (See the indication of location on the plot plan).

We propose removing the diseased tree and replacing it with a tree of similar size. The location would be similar (at the back of the property) but a bit farther away from the healthy tree.

Healthy Tree Diseased Tree



EXISTING TREE
 TREE PROTECTION AREA SEE ATTACHED FOR REQUIREMENTS

TREE PROTECTION FENCE:
 PLASTIC ORANGE MESH
 CONSTRUCTION FENCING
 ATTACHED TO STEEL POSTS
 MIN 8' OC; AVOID ROOTS WITH
 POSTS.

HATCHED AREA:
 1. INSTALL 4" MULCH. PLACE
 PLYWOOD OR OSB OVER
 MULCH IN AREAS WHERE
 CONSTRUCTION TRAFFIC
 SCATTERS MULCH, AS NEEDED.
 2. NO HEAVY EQUIPMENT
 3. HAND EXCAVATE FOOTINGS
 4. CUT ALL ROOTS LARGER
 THAN 1" DIA WITH SAW OR
 LOPPER
 5. WATER ENTIRE AREA UNDER
 TREE DURING PERIODS OF
 DROUGHT FOR 1 YEAR AFTER
 CONSTRUCTION (1" PER WEEK)
 6. ALL CONSTRUCTION
 MATERIAL TO BE STORED
 OUTSIDE OF HATCHED AREA.

REMOVE EXISTING FENCE.

EXISTING TREE

NEW 2' WIDE CONCRETE STRIPS W/ WATER-WASH FINISH.

EXISTING HOUSE

FRONT PORCH

EXISTING CONCRETE WALK

NEW CONCRETE CURBCUT (30" RADIUS) AND CONCRETE APRON. APRON TO HAVE WATER-WASH FINISH

EXISTING WALK

REVISED CONSTRUCTION DUMPSTER LOCATION. SET DUMPSTER ON 1/2" OSB ON 4" MULCH.

REMOVE EXISTING CEDAR TREE
 EXISTING TREE

420 CUTLER ST. SITWORK & TREE PLOT PLAN

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

REVISED 12.12.14

N →



919 829 4969

From: **Beth Lunsford** bethlunsford@earthlink.net 
Subject: Front of house
Date: March 1, 2016 at 11:16 AM
To: bethlunsford@earthlink.net

BL



Sent from my iPhone



hackberry ↘

hackberry ↗

↗ ↘ walnut - several large open holes



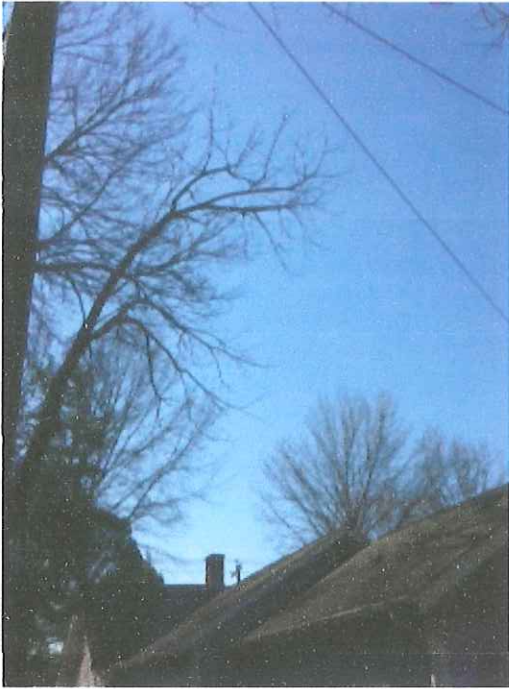


↑
walnut, leaning over alley toward 912 Cabarrus
↓



From: **Beth Lunsford** bethlunsford@earthlink.net 
Subject: Tree photos part 1
Date: March 1, 2016 at 11:06 AM
To: bethlunsford@earthlink.net

BL



walnut canopy





walnut canopy

Sent from my iPhone



Sent from my iPhone

↑
walnut over alley

From: **Beth Lunsford** bethlunsford@earthlink.net 
Subject: Tree photos 2
Date: March 1, 2016 at 11:03 AM
To: bethlunsford@earthlink.com

BL





✓ walnut



From: **Steve Kurtz** steve.cstree@gmail.com
Subject: Proposal from CS Tree Services and recommendation letter
Date: February 29, 2016 at 11:04 AM
To: Elizabeth Lunsford bethlunsford@earthlink.net

SK

Beth

Here is the estimate you had requested. I have included a letter recommending removal of the tree as well. Please let me know if there are any questions or concerns.

Thanks

Steven Kurtz, Owner
ISA Certified Arborist, SO-5683A
CS Tree Services, Inc.
[\(919\) 601-7364](tel:9196017364) p
[\(919\) 882-9915](tel:9198829915) f
www.cstreeservices.com



Lunsford 160229-1.pdf



8617 Cavatina Court
Apex, NC 27539-9766
phone (919) 355-8299
fax (919) 882-9915

www.cstreeservices.com

chris@cstreeservices.com
steve@cstreeservices.com

Hazard assessment for Walnut behind 420 Cutler St Raleigh, NC

Tree is located along back property line just behind larger Hackberry tree. Walnut (*Juglans nigra*, 14" DBH) has heavy lean/weight bias towards back neighboring house at 912 W Cabarrus St. Lower trunk on Walnut is exhibiting signs of rot and degradation opposite this weight bias on the tension wood side of the trunk. Degradation has progressed over several growing seasons and could significantly compromise the trunk's structure at that point yielding a main stem failure at some point in the future. Targets under or in the path of felling include the back of 912 W Cabarrus as well as anything present in the ally way between the back of 420 Cutler and 912 W Cabarrus. Why the tree is not large enough to cause significant structural damage to the house at 912 W Cabarrus a safety concern is still very present. It is the recommendation of CS Tree Services that this Walnut be removed.

Steven Kurtz

Certified Arborist SO-5683a

Tully, Tania

From: Lunsford, John <John.Lunsford@elliottdavis.com>
Sent: Friday, March 04, 2016 3:02 PM
To: Band, Daniel
Cc: bethlunsford@earthlink.net; Tully, Tania
Subject: RE: COA application

Follow Up Flag: Follow up
Flag Status: Completed

Daniel,

We'll be happy to make the donation to Raleigh NeighborWoods. My wife will drop it off at your office when she meets with Tania next week.

Thanks, John

John Lunsford | CPA
Office Managing Shareholder | Elliott Davis Decosimo
Direct 919.334.6170 | John.Lunsford@elliottdavis.com



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From: Band, Daniel [mailto:Daniel.Band@raleighnc.gov]
Sent: Friday, March 04, 2016 10:10 AM
To: Lunsford, John
Cc: bethlunsford@earthlink.net; Tully, Tania
Subject: RE: COA application

Hi John, I'll point you towards our Design Guidelines, which provide direction for COA issuance.

Guideline 2.3.5 states: "Replace a seriously diseased or severely damaged tree or hedge with a new tree or hedge of a similar or identical species..."

Tully, Tania

From: Band, Daniel
Sent: Thursday, March 03, 2016 4:52 PM
To: bethlunsford@earthlink.net
Cc: Tully, Tania; Robinson, Simone
Subject: Minor Work COA - 420 Cutler St

Beth: Thank you for submitting a Minor Work application for 420 Cutler St. I've reviewed the application and I have just one question before passing it on to Tania Tully, our Preservation Planner.

- Generally, a replacement tree is required to be of similar species for the work to be approved as a Minor Work. Please specify the type of tree that will serve as a replacement for the Walnut tree.

Thanks,

Daniel

COA

Boylan



R A L E I G H
NEIGHBORWOODS

**NeighborWoods Tree Planting Program
Tax Deductible Contribution Form**

Name Both Lunsford

Phone Number _____

Work Phone Number _____

Address 420 Cutler St

City Raleigh State NC Zip 27603

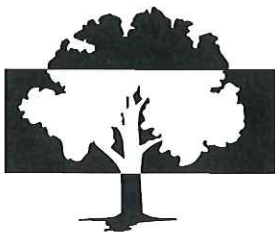
I am sending a check, made out to Raleigh NeighborWoods, for a one time tax deductible contribution of \$ 50

Please return to:

Raleigh Business Office
Attention: NeighborWoods
105 Pullen Road
Raleigh, NC 27607

8606

Or email at trees@raleighnc.gov



RALEIGH

Parks,
Recreation *and*
Cultural Resources

parks.raleighnc.gov

