



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

501 CUTLER STREET

Address

BOYLAN HEIGHTS

Historic District

Historic Property

153-16-MW

Certificate Number

09-23-2016

Date of Issue

03-23-2017

Expiration Date

Project Description:

- Add gutters;
- replace rear doors;
- change exterior paint colors;
- remove 3 diseased trees;
- plant trees;
- install landscaping;
- repair windows - plywood to be installed as each is removed for repair;
- install low concrete retaining wall and walk at rear door.

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 # 462468
 File # 153-16-MW
 Fee \$29.00
 Amt Paid \$29.00
 Check # 1398
 Rec'd Date 2-17-16
 Rec'd By Kim Pruitt
 complete 9/5/16

• 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 501 Cutter Street Raleigh, NC 27603

Historic District Boylan Heights

Historic Property/Landmark name (if applicable) N/A

Owner's Name Erin and Tom Burkert

Lot size 0.15 Acres (width in feet) 51.38' (depth in feet) 142.00'

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 Erin and Tom Burkert

Mailing Address 501 Cutler Street

City Raleigh State NC Zip Code 27603

Date 1/26/2016 Daytime Phone 434-825-9216

Email Address tomburkert@gmail.com

Signature of Applicant Erin Burkert

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 3/23/17. 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.

Signature [Handwritten Signature] Date 9/23/16

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 _____

51,40,46,76

35, 83

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

Section/Page	Topic	Brief Description of Work
3.7	Remove & Install Doors	Remove basement doors on South & East side of house. Replace Doors. Paint Doors
3.4	Paint Windowsash	clean and paint window Sash
2.3	Removal of diseased tree w/ replacement	Remove 3 diseased trees and replace w/ new trees
3.5	Gutters	Add gutters to rear & front porch to reduce water infiltration in basement

- After-the-fact

Type or print the following:

Applicant _____

Mailing Address _____

City _____	State _____	Zip Code _____
Date _____	Daytime Phone _____	

Email Address _____

Signature of Applicant Crum Burkert

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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature _____ Date _____

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)

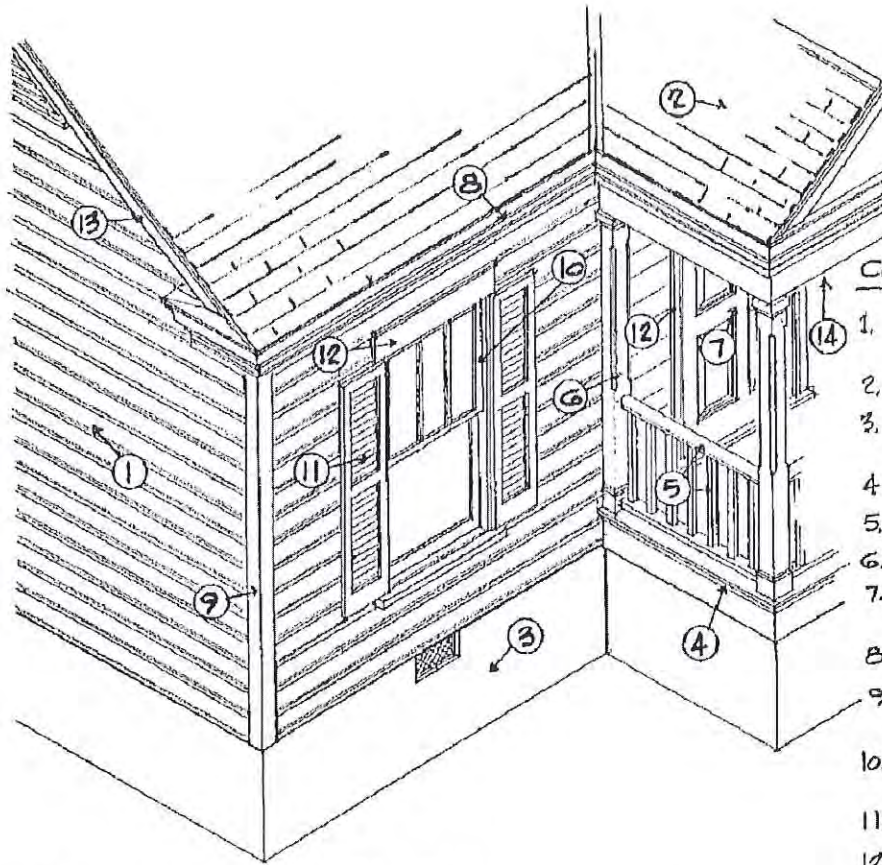
Type of Work _____

Burkert con'td

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

Section/Page	Topic	Brief Description of Work
2.3	Landscaping	Landscaping front and rear yard comprising under 25% of front yard and 50% of side and rear yard

	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 checked="" type="checkbox"/>		/		
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		/		
3. Photographs of existing conditions are required.	<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 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"/>	N/A		
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>		/		



COLOR SCHEDULE

- 1. BODY OF HOUSE: _____
- 2. ROOFING: _____
- 3. FOUNDATION: _____
- 4. PORCH FLOOR: _____
- 5. RAILINGS: _____
- 6. COLUMNS: _____
- 7. ENTRANCE DOOR: _____
- 8. CORNICES: _____
- 9. CORNER BOARDS: _____
- 10. WINDOW SASH: Gentleman's Gray
- 11. SHUTTER: _____
- 12. DOOR & WINDOW TRIM: _____
- 13. RAKE: _____
- 14. PORCH CEILING: _____

RALEIGH HISTORIC DISTRICTS

APPLICANT: Burkert
 ADDRESS: 501 Cutler St.

15. OTHER: Basement Door: Gentleman's Gray

PAINT MFR: Benjamin Moore

PLEASE SUBMIT COLOR CHIPS WITH THIS SCHEDULE



BENJAMIN MOORE®
 COLOR PREVIEW® 2062



Burkert COA Minor Work January 2016

Removal and Replacement of Basement Doors

1. Remove 2 damaged doors
2. Appropriate cleaning to remove mildew and dirt from all surfaces.
3. Scrape existing peeling paint around trim.
4. Repair and replace rotten wood trim as needed. Replacement trim will match original wood.
5. Prime and paint trim
6. Install 2 new doors
7. Paint doors Benjamin Moore-Gentleman's Gray



Door #1
Rear of
House



Door #1
Rotting/
Damage
Exterior



Door #1
Interior view



All Rooms / Entry Photos



Doug Simon ARCHITECTURE
Architects & Building Designers



Replacement Door #1
Rear of House

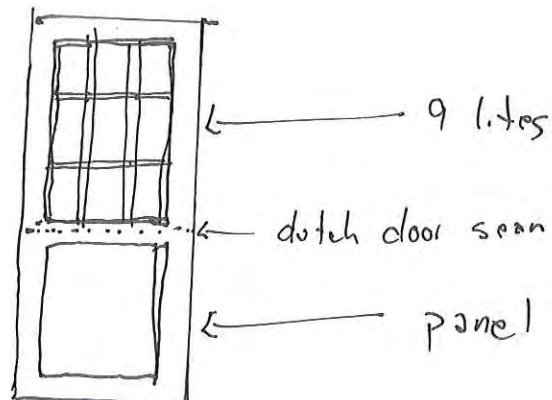
Bird Rock, San Diego CA

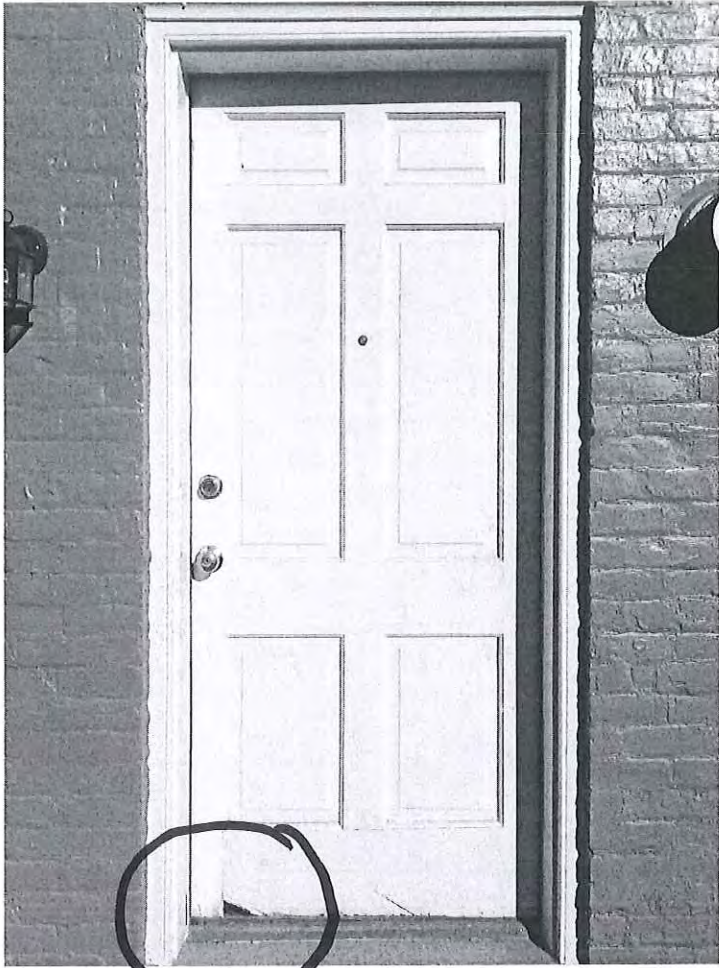
Photo by Ed Golich

URL <http://www.dougsimonarchitecture.com>

staff sketch

Door # 1





Door #2
Exterior
South side of
House



Door #2
Interior
Damage



All Rooms / Entry Photos



Allied8 (formerly Verge AD)
Architects & Building Designers



Kirkland Residence

Graham Syed

URL <http://www.vergead.com>

Replacement Door # 2
South Side of House

- opaque glass does not meet GL
- ~~one~~ full glass not appropriate

Paint Window Sashes

1. Appropriate cleaning to remove mildew and dirt from all surfaces.
2. Scrape existing peeling paint around sash.
3. Prime and paint sash-Benjamin Moore Gentleman's Gray

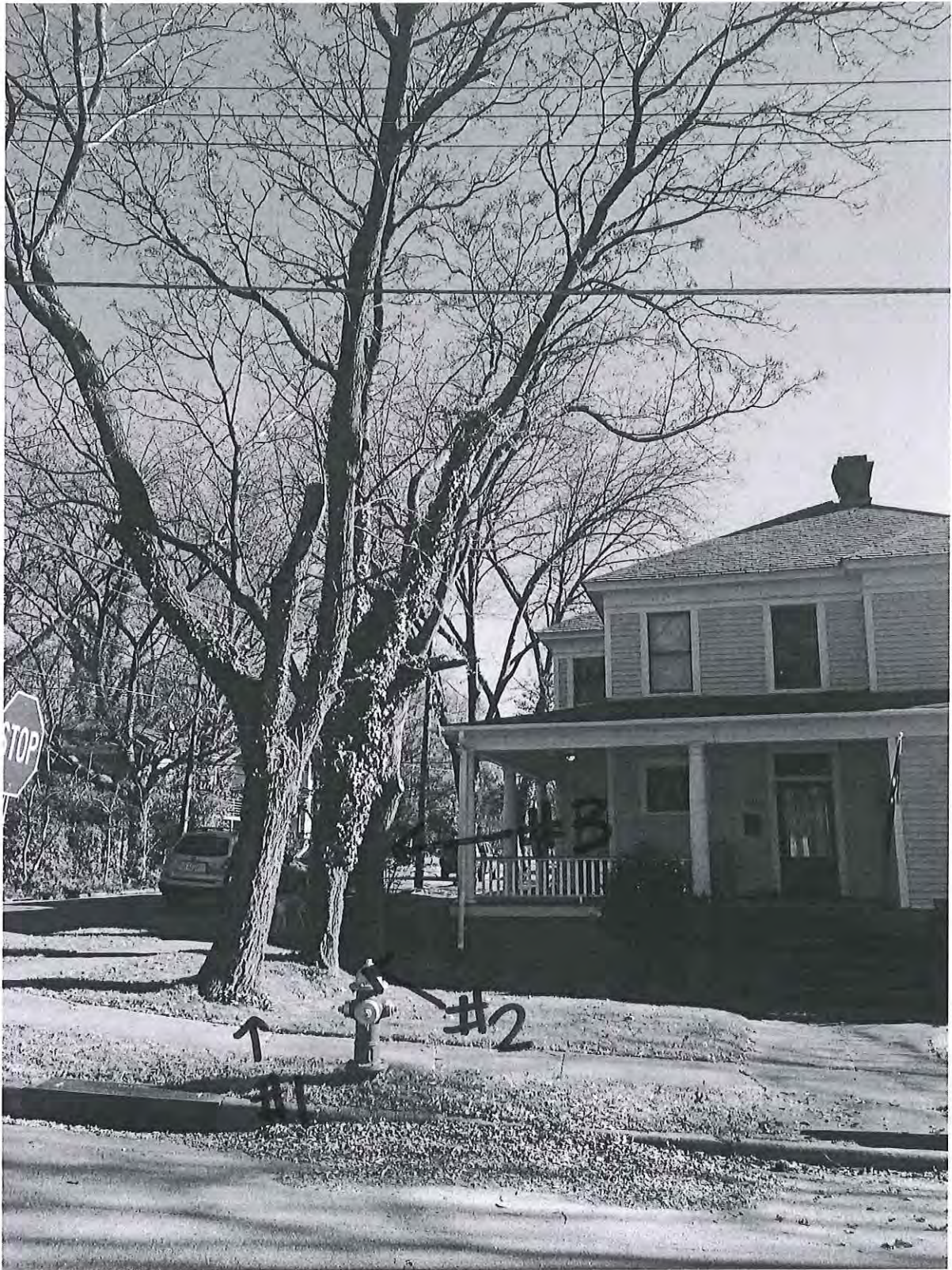




Remove and Replace Diseased Trees

1. Remove 3 diseased Chinaberry trees (combined stem girth of 8 inches and greater diameter, measured 4/12 feet above ground level) north front side of house (corner of Cutler and Cabarrus).
2. Replace trees







Triage Arborist Services

November 8, 2015

Mr. Tom Burkert
501 Cutler St.
Raleigh, NC
tomburkert@gmail.com

As requested, on Sunday, November 1, 2015, I visited your above referenced property for the second time to document the predetermined risk issues associated with three trees in the front yard of 501 Cutler St.

This assessment is based on a ground level (no climbing) inspection. No invasive techniques were employed.

What follows are my observations and recommendations.

OBSERVATIONS:

The three Chinaberry (*Melia azederach*) trees are growing within the turf area comprising the front lawn and in a line parallel to the sidewalk bordering Cabarrus St.

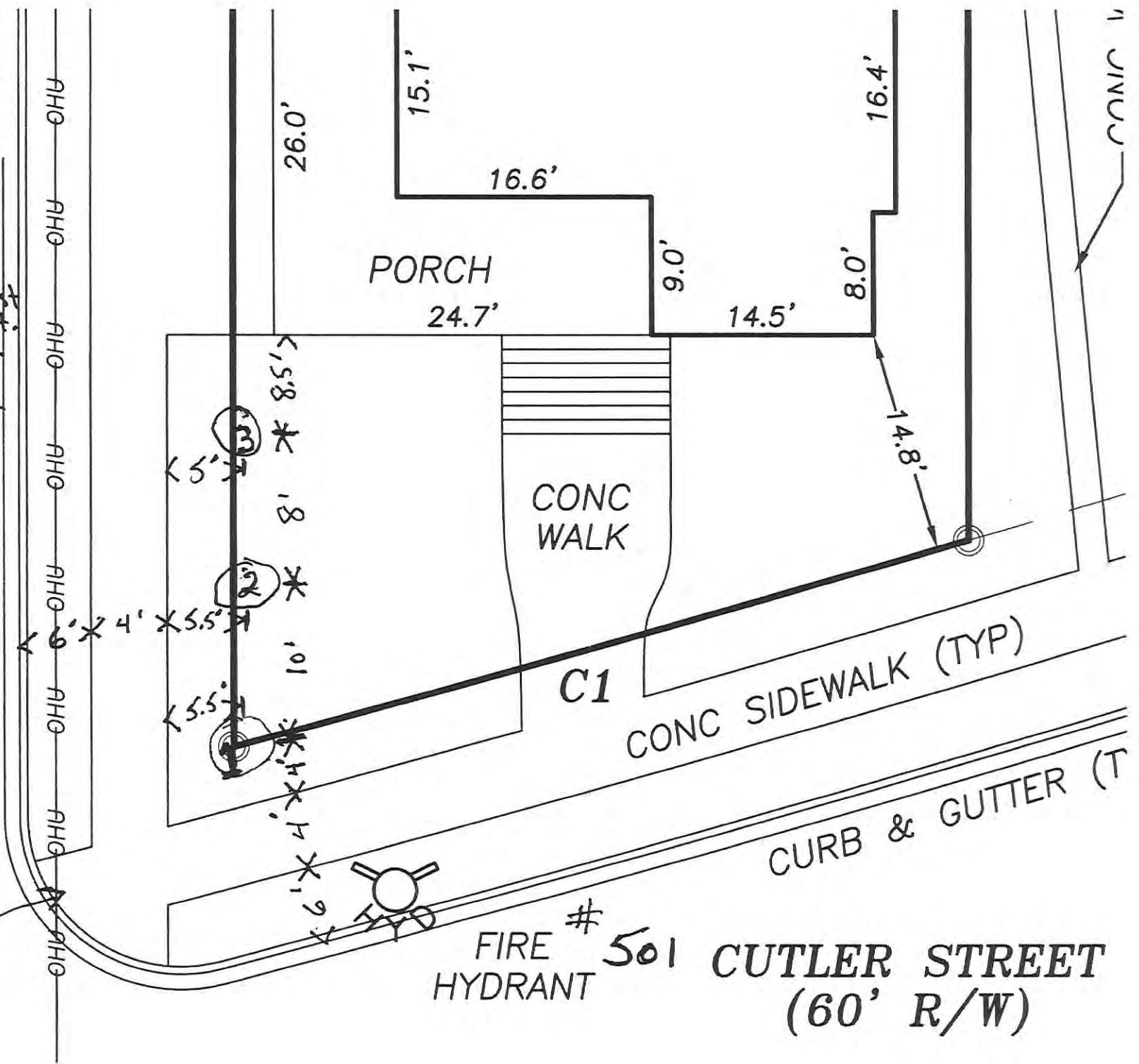
The trees are referenced by the numbers 1-3 on attached documents with tree #1 closest to the corner of Cabarrus/Cutler Streets and #3 closest to the corner of the home.

I am told that a representative of the Raleigh Urban Forestry Division has determined the ROW though clear markings were not evident at the time of this assessment. Apparently, at least tree #1 may exist within this ROW.

Triage
Arborist
Services
Kevin L. Steed
ISA Certified Arborist
& Municipal Spckst.
SO-5519 AM
919-633-4258

Cabarrus St

Overhead
utility
Lines



FIRE # 501
HYDRANT
501 CUTLER STREET
(60' R/W)

Tree #1 measures 18" DBH (diameter at breast height) and exists 4' on center from the nearest sidewalk edge along Cutler St. and 6.5' on center from the nearest sidewalk edge along Cabarrus St.

The branch structure is comprised of a fork resulting in two main structural limbs. One of these limbs has been broken and exhibits decay. The limb above this is strongly cantilevered over Cabarrus St. and the overhead utility lines.

The second main scaffold limb is vertical with a slight lean over Cutler St. Past branch failure is evident throughout.

All scaffold limbs exhibit a lack of side branching which lends to a top heavy, unbalanced crown prone to failure under load.

There is also an open hollow wound on the stem just below the main fork.

English Ivy still exists on the stem of this tree though there have been recent attempts at control.



TREE #1 WOUND

TREE #1 STRUCTURE

Tree #2 measures 18.5" DBH and exists 5.5' on center from the nearest sidewalk edge along Cabarrus St. The main stem forks resulting in two scaffold limbs. Each of these exhibit little side branching and a top heavy crown prone to failure under load. Large branch failure is evident low in the structure. An approx. 5' long vertical weeping fissure exists on the main stem below the fork. English Ivy still exists on the stem of this tree though there have been recent attempts at control.



TREE #2 WOUND

TREE #3 measures 20" DBH and exists 5' on center from the nearest sidewalk edge along Cabarrus St and 8.5' from the nearest corner of the home.

The two main scaffold limbs exhibit little side branching resulting in a top heavy crown prone to failure under load.

One of these scaffold limbs is strongly cantilevered over Cabarrus St. and the existing overhead utility lines

The second scaffold limb exhibits substantial lean over the home. Past branch failure is evident throughout.

A long, open vertical fissure originates on the main stem approx. 7' below the fork and extends up the second scaffold approx.

11' creating the probability of full branch failure under load.

English ivy still exists on the stem of this tree though there have been recent attempts at control.



TREE #3 WOUND

TREE #3 STRUCTURE



THREE TREES ALONG CABARRUS ST.

RECOMMENDATIONS:

All three trees exhibit a history of failure to some degree.

Decay and wounding is also evident on all three.

While once planted extensively in the Southern landscape, *Melia azedarach* is known to be a brittle wood (as well as an invasive) tree and not typically allowed on many municipal preferred planting lists today. Further, its overall structural integrity is diminished through lack of the maintenance necessary to retain a low spreading and well balanced crown.

Due to their current and projected condition, as well as their proximity to home, property and person,

I recommend the immediate removal of these three trees with replacements where possible or required.

Current photos are available upon request.

Risk assessment is a theory of a tree's present and proposed future condition. In analyzing risk factors, objective data may not always apply by standard. The living biological element creates wide variables.

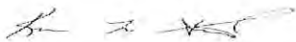
Risk mitigation is an on-going process and periodic, follow up assessments should always be made to track recovery or decline.

The statements made herein are based on current Arboricultural practice and technique and are true and factual to the best of my knowledge and based on the information available to me at this time. The exposure of additional information at a later date may contribute to further opinion.

My compensation for this assessment is not contingent upon a pre-determined or stipulated result and I have no personal interest or bias with respect to any parties involved.

Please do not hesitate to contact me with any further questions or concerns.

Sincerely,



Triage Arborist Services
Kevin L. Steed
ISA Certified Arborist/Municipal Specialist #SO-5519AM

125 Dark Oak Dr. Cary, NC 27513

919-633-4258

Replacement
Trees



click icons for more information [Show All](#) [Hide All](#)



Zones 3 - 9

Hardiness Zones: Zones 3 - 9

The Red Maple can be expected to grow in the zones shown in color in the arborday.org zone map. [VIEW MAP](#)



Shade Tree

Type of tree:

The Red Maple falls into the following type(s): Shade Trees



40' - 60' High

Mature Height:

The Red Maple grows to be 40' - 60' feet in height.



40' Spread

Mature Spread:

The Red Maple has a spread of about 40' at full maturity.



Medium to Fast Growth

Growth Rate:

This tree grows at a medium to fast growth rate. [[More about this.](#)]



Full Sun

Sun:

This maple does well in full sun, partial shade.



Various Soils

Soil:

The Red Maple grows in acidic, loamy, moist, rich, sandy, silty loam, well drained, wet, clay soils.



Oval Shape

Shape:

This maple has oval, rounded, upright or erect shape.



More Info

Attributes:

The Red Maple is one of the best named of all trees. There is something red in all seasons - buds in winter, flowers in spring, leafstalks in summer and brilliant foliage in autumn. This pageant of color, along with the tree's relatively fast growth and tolerance to a wide range of soils, makes it a widely planted favorite.

Description:

Brings color to your landscape year-round. Green stems turn red in winter, new leaves are red-tinged, turning to green. Fall color is deep red or yellow. Flowers are also red. Fast growing and tolerant of many soils. Grows to 40' to 60', 40' spread. (zones 3-9) Consuming .03% of dry wilted leaves can cause toxicity to horses.

Wildlife Value:

The fruits (samaras) provide food for many kinds of rodents, such as squirrels. Rabbits and deer eat the tender shoots and leaves of red maples.

History/Lore/Use:

The Red Maple has a lot of claims to fame, including the greatest north-south range of any tree species living entirely in the eastern forests. (Newfoundland to southern Florida). It is also the state tree of Rhode Island. No one seems to know the whole story of why it was selected by the citizens of this smallest of states. In the 1890's a Rhode Island school commissioner gave students a list of trees and asked them to vote on their favorite. Red Maple won, but it was not until 1964 that it was officially adopted as the state tree - making Rhode Island one of last states in the nation to proclaim its tree. The selection may have been because Rhode Island is from the Dutch, meaning "red island." Since the state bird is the Rhode Island red hen, it makes sense that the tree would be one noted for red. The nation's largest Red Maple lies far to the south of Rhode Island in Great Smokey Mountains National Park. This tree was declared champion in 1997 by American Forests and is listed in the National Register of Big Trees as being 141 feet tall and just over 7 feet in diameter at 4-1/2 feet above ground.

Moisture:

Prefers wet soil conditions. Slight drought tolerance.

Leaves:

Opposite, 2-6 inches in length and width, 3-5 triangular lobes with v-shaped sinuses, single or double toothed margins. Emerging color is red tinged gradually changing to medium to dark green above, silvery gray with hairy veins beneath. Autumn color is yellow to red. The petiole (leafstem) is often red.

Flower Color:

The dense red or sometimes yellow clusters of small flowers are a dependable harbinger of spring.

Bloom Time:

Winter to spring..

Fruit Description:

This tree produces twin seeds bound at their tips to a long, drooping stem. Attached to the seeds are wings up to 1 inch long and 1/4 inch wide. The seeds ripen in late spring instead of fall like other maple trees.

We inspire people to plant, nurture and celebrate trees.

The Arbor Day Foundation is a 501(c)(3) nonprofit conservation and education organization. A million members, donors, and partners support our programs to make our world greener and healthier.

[More about our mission and programs...](#)

Info

- [Media](#)
- [Blog](#)
- [Careers](#)
- [Site Map](#)

Action

- [Donate Now](#)

Alteration of Existing Windows

1. Remove windows from entire house one at a time
2. Replace window hole with temporary plywood
3. Repair window using original materials
4. Put refurbished window back into correct location
5. Prime and paint window according to current paint schedule







Alteration/Construction/Removal of Gutters

1. Add gutters to rear of house and front porch to reduce water infiltration to basement







Landscaping

1. Remove dead plants
2. Appropriate maintenance to existing beds
3. Plant existing beds with shrubs and flowers
4. Reapply mulch



Front view

Front
Right
Bed

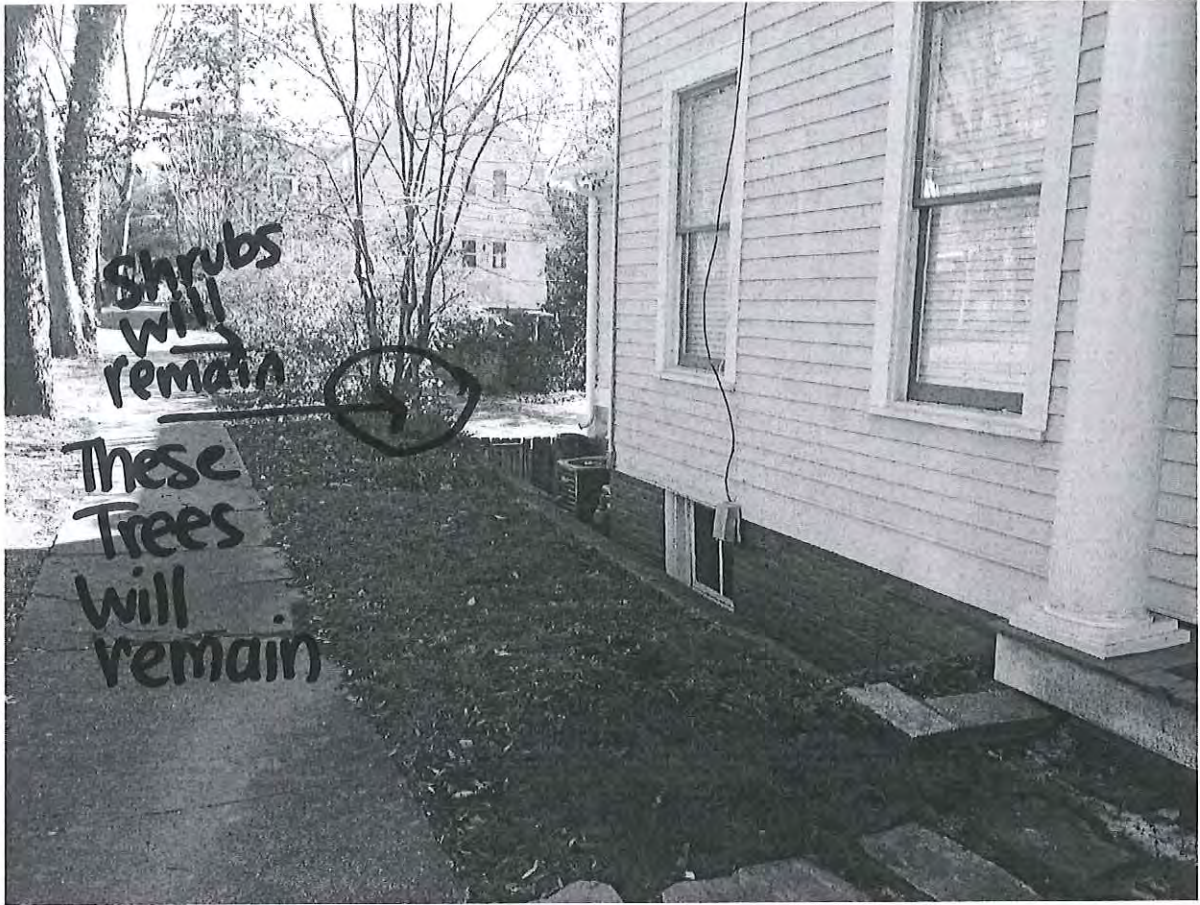


Front
Left
Bed





Front Left Bed



North Facing Side of House
(Cabarrus St.)



North Facing Side of
Backyard
(Cabarrus St.)



View of North Side of
Property
Looking Back at House



Entrance to Backyard (Steps)
and existing shrubbery

Tree
will
remain
North
Side
→

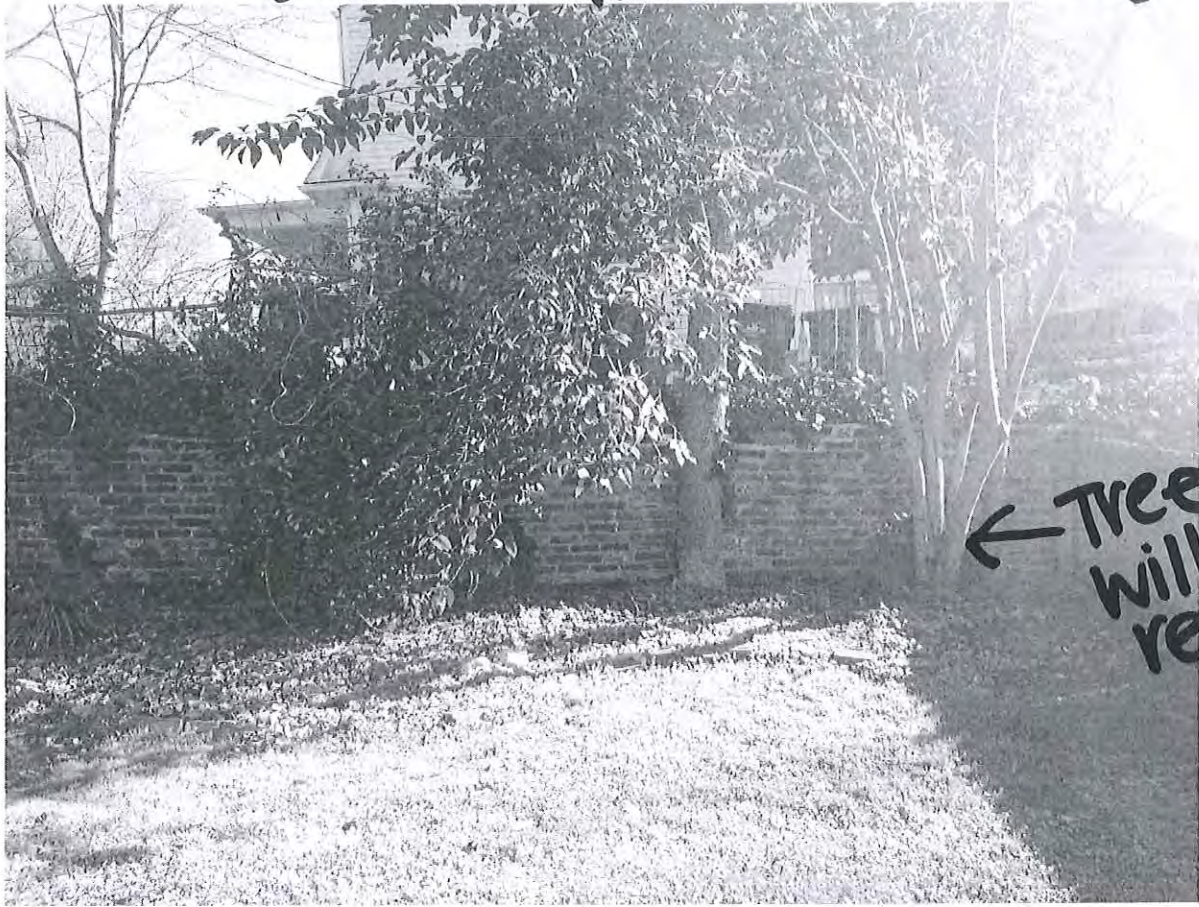


Tree
will
remain

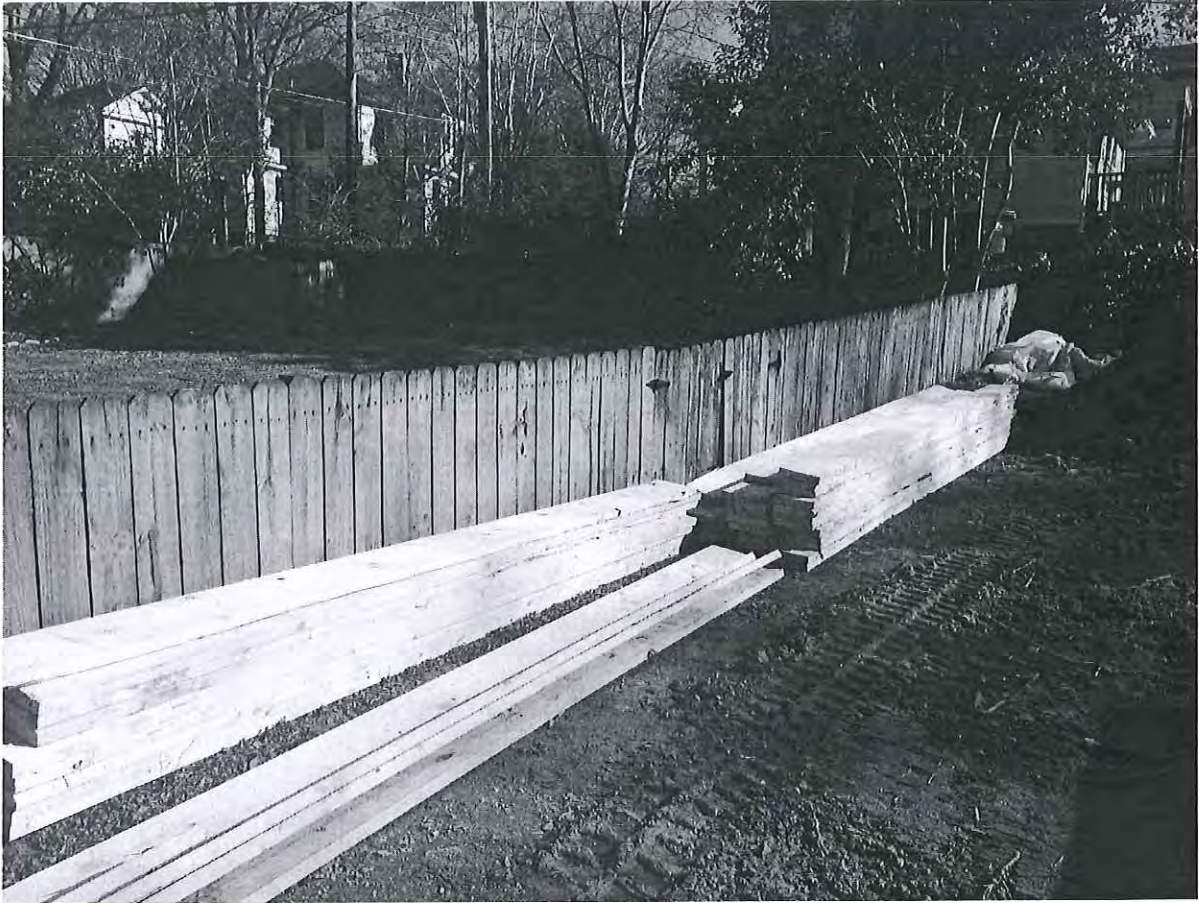
Back of Yard
East Side



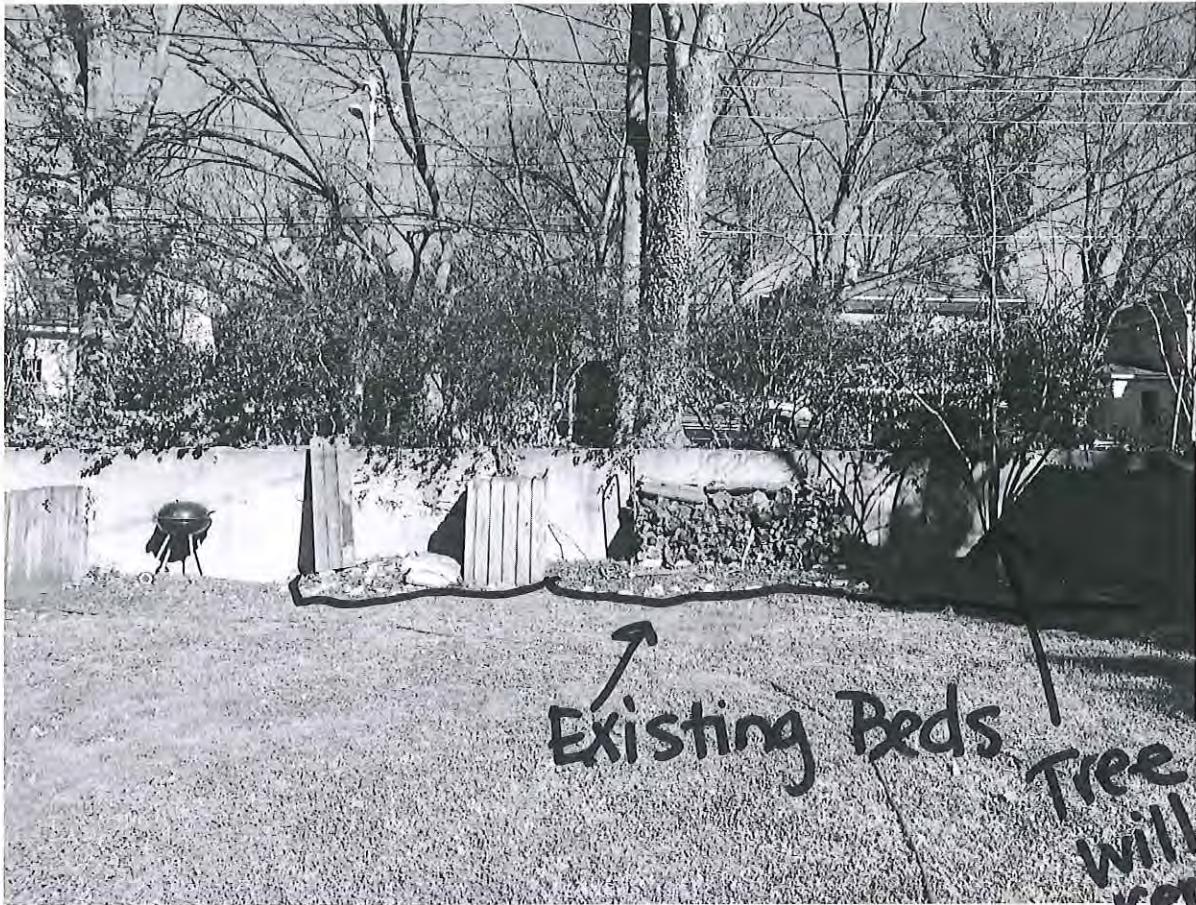
Back of Yard (East Side)



← Tree
will
remain

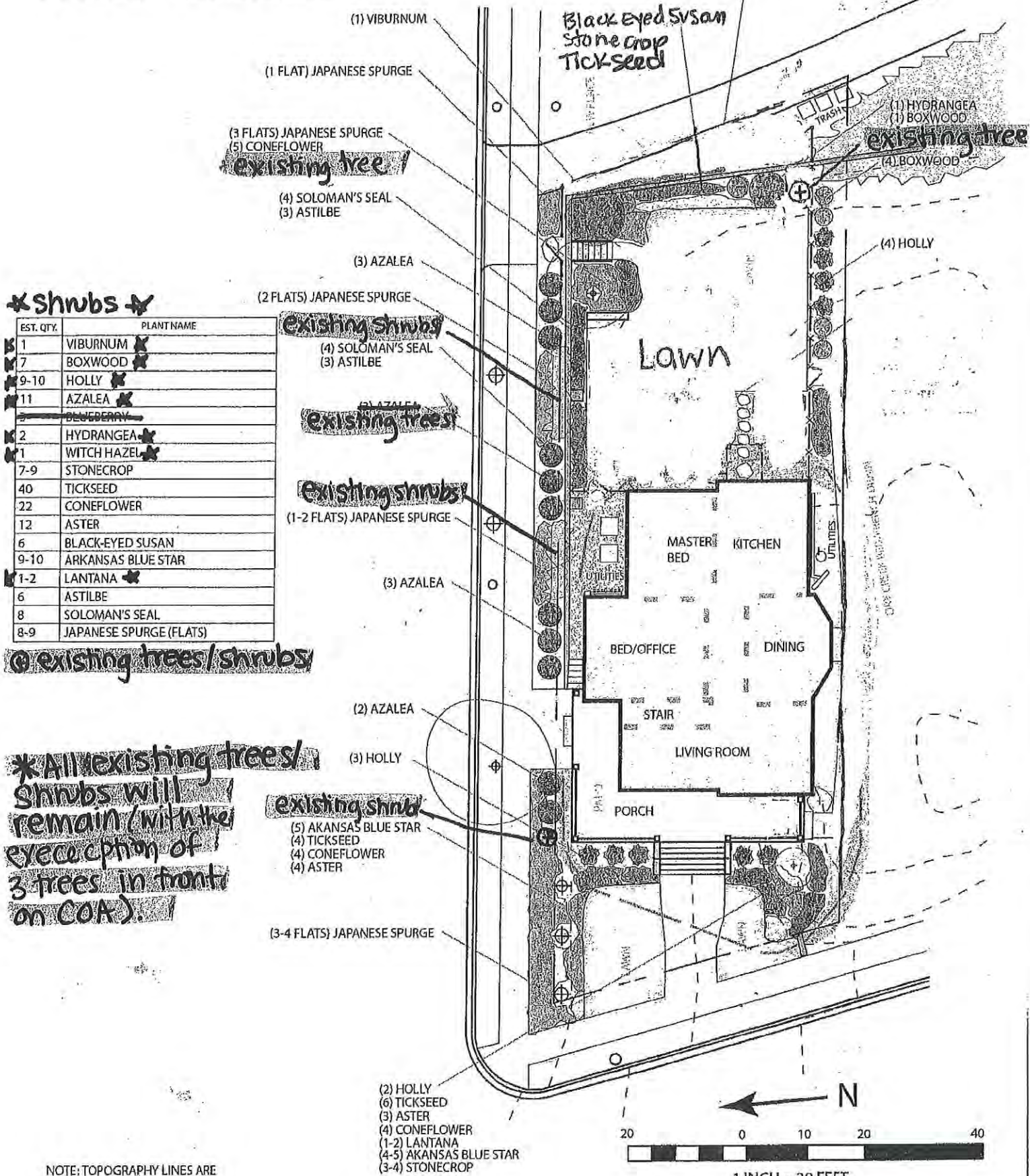


South side of Property
Looking into 501 Cutler
from Neighbor's Yard



North Side of House

BURKET RESIDENCE



shrubs

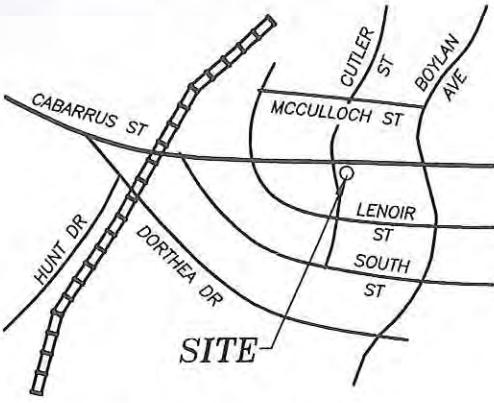
EST. QTY.	PLANT NAME
1	VIBURNUM
7	BOXWOOD
9-10	HOLLY
11	AZALEA
2	BLUDBERRY
2	HYDRANGEA
1	WITCH HAZEL
7-9	STONECROP
40	TICKSEED
22	CONEFLOWER
12	ASTER
6	BLACK-EYED SUSAN
9-10	ARKANSAS BLUE STAR
1-2	LANTANA
6	ASTILBE
8	SOLOMAN'S SEAL
8-9	JAPANESE SPURGE (FLATS)

⊕ existing trees/shrubs

All existing trees/shrubs will remain (with the exception of 3 trees in front on COA)

NOTE: TOPOGRAPHY LINES ARE SHOWN AT 1 FT CONTOURS. PLACEMENT WAS APPROXIMATE.

DESIGNER: AUSTIN ROLAND



VICINITY MAP
(N.T.S.)

LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- × COMPUTED CORNER

NOTE:

THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

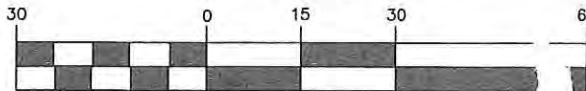
UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM BOM 2008, PG 1487.

BOM 2008, PG 1487



SCALE



(IN FEET)

1 inch = 30 ft.

FLOOD CERTIFICATION

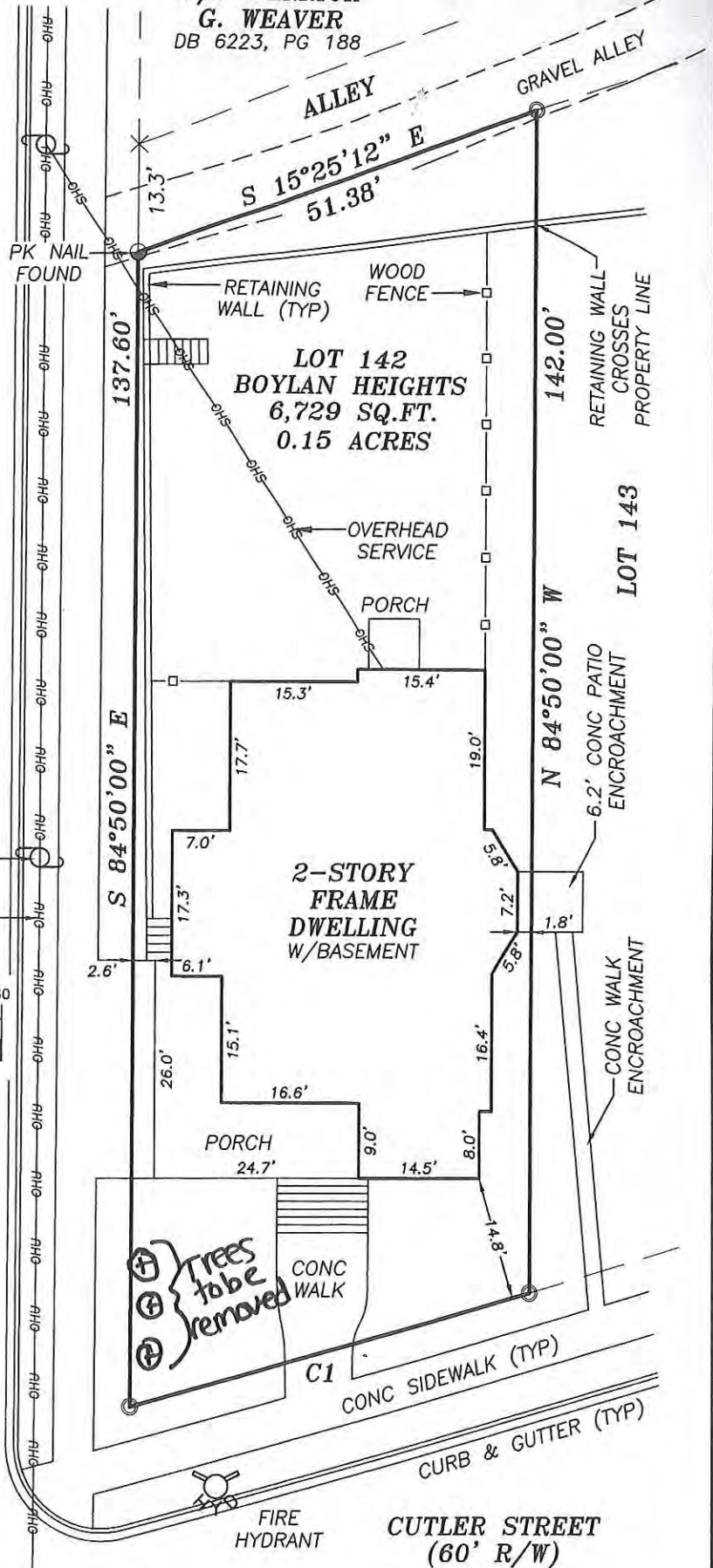
THIS WILL CERTIFY THAT THE SUBJECT PROPERTY () IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1703 J
COMMUNITY # PANEL SUFFIX

Jeffrey H. Davis
PROFESSIONAL LAND SURVEYOR

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book ; Page ; that this map was prepared in accordance with G.S. 47-30 amended.

N/F DERRICK
G. WEAVER
DB 6223, PG 188



W. CABARRUS STREET
(60' R/W)

LOT 143

CUTLER STREET
(60' R/W)

LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- × COMPUTED CORNER

NOTE:

THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

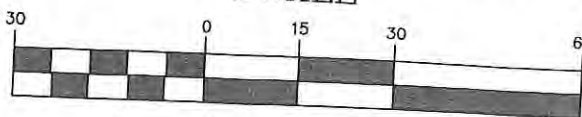
UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM BOM 2008, PG 1487.

BOM 2008, PG 1487



SCALE



(IN FEET)
1 inch = 30 ft.

FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY () IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1703 J
COMMUNITY # PANEL SUFFIX

Jeffrey H. Davis
PROFESSIONAL LAND SURVEYOR

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book ; Page ; that this map was prepared in accordance with G.S. 47-30 amended.

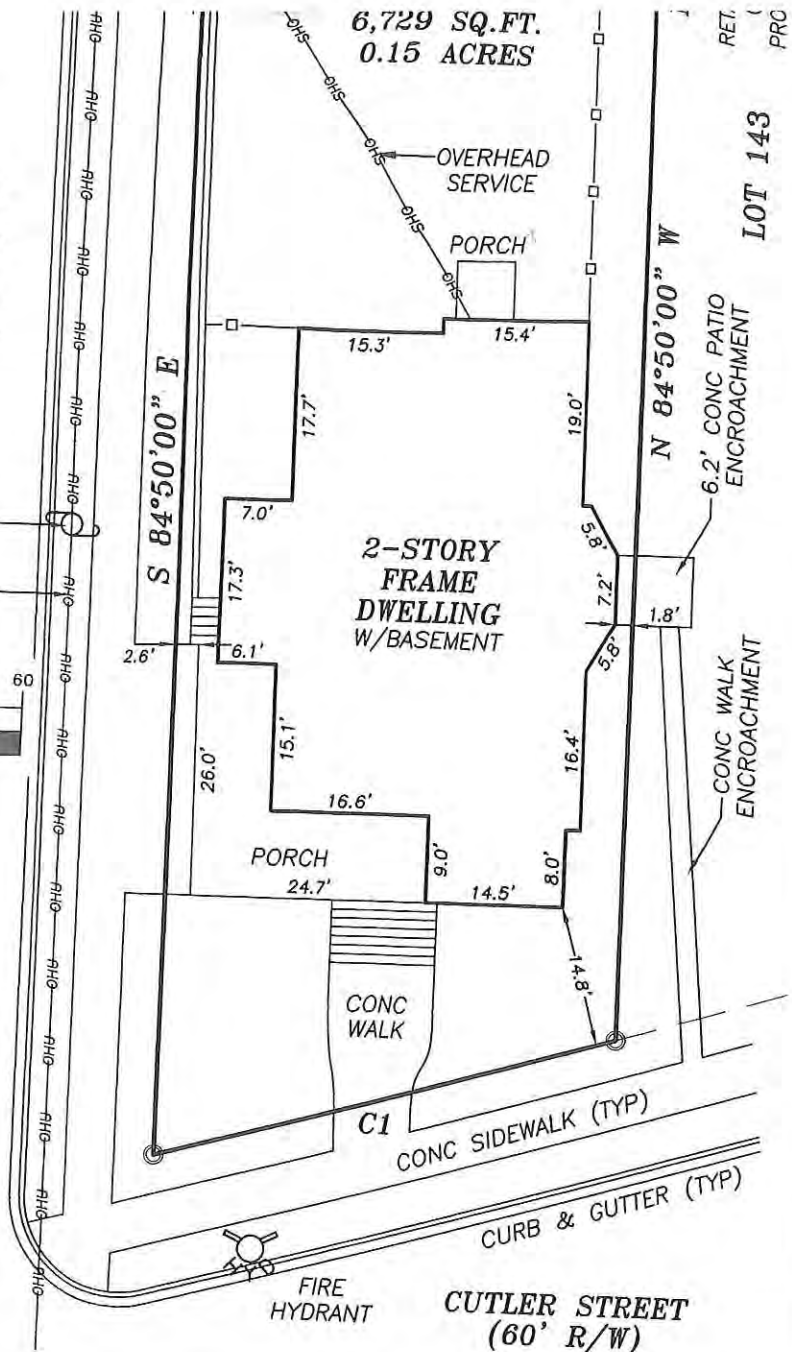
Witness my original signature, registration number and seal this
19TH day of MAY 2015.

Signed *Jeffrey H. Davis*

Seal



W. CABARRUS STREET
(60' R/W)



RET. (PRC)
LOT 143

B.O.M. 2008 PAGE 1487	C.N. = 22705	THOMAS BURKERT ERIN BURKERT	
		LOT 142 BOYLAN HEIGHTS 501 CUTLER STREET RALEIGH NORTH CAROLINA	
	DATE: 05-19-2015	DWG. NO.	A-19173
	SCALE: 1" = 20'		



TURNING POINT
SURVEYING PLLC

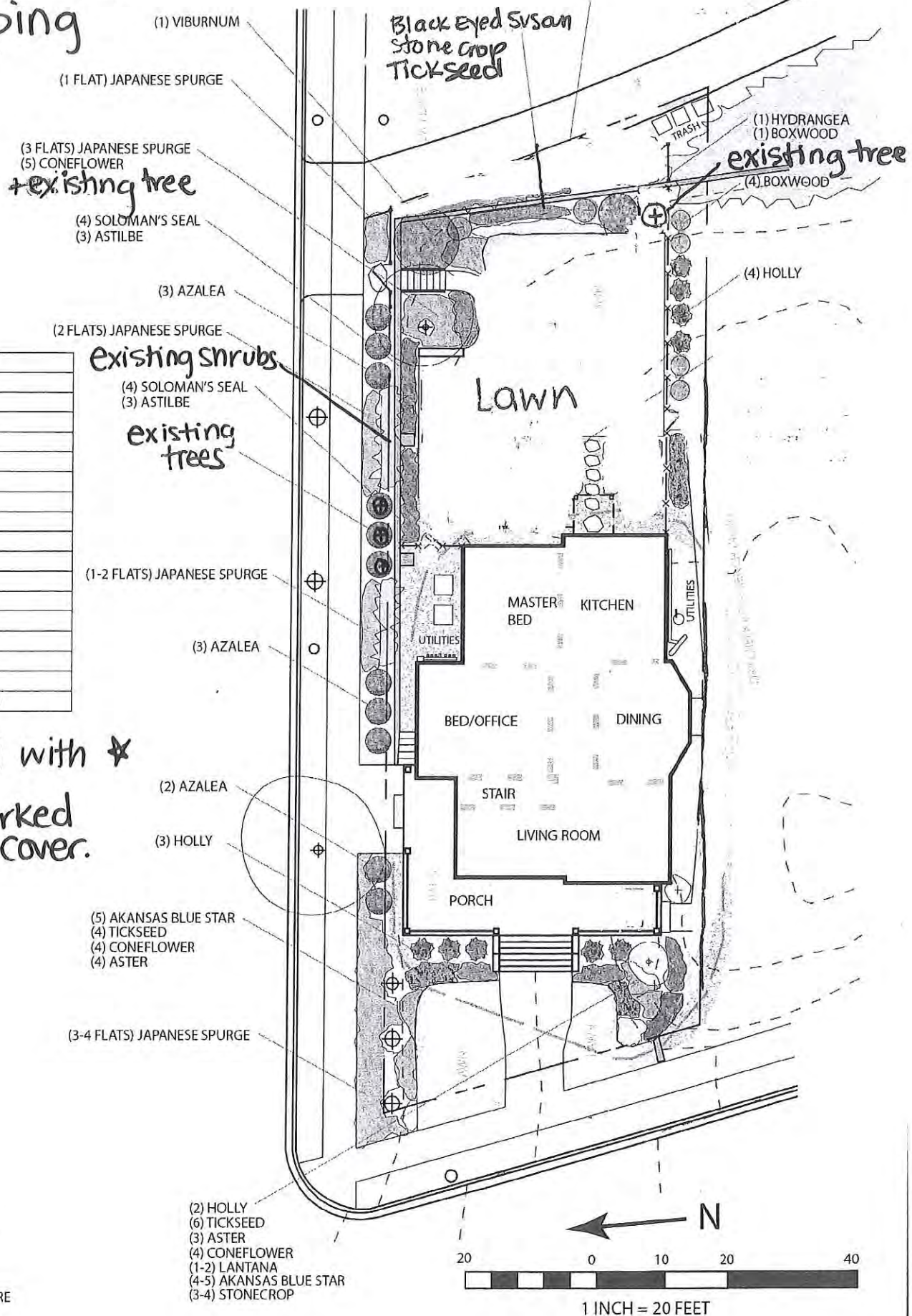
4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX (800)948-0213 PH (919)781-0234
License No: P-0121

BURKET RESIDENCE

Landscaping Plan

EST. QTY.	PLANTNAME
1	VIBURNUM *
7	BOXWOOD *
9-10	HOLLY *
11	AZALEA *
3	BLUEBERRY
2	HYDRANGEA *
1	WITCH HAZEL *
7-9	STONECROP
40	TICKSEED
22	CONEFLOWER
12	ASTER
6	BLACK-EYED SUSAN
9-10	ARKANSAS BLUE STAR
1-2	LANTANA *
6	ASTILBE
8	SOLOMAN'S SEAL
8-9	JAPANESE SPURGE (FLATS)

⊕ existing tree
 Items marked with * are shrubs.
 Items not marked are ground cover.



NOTE: TOPOGRAPHY LINES ARE SHOWN AT 1 FT CONTOURS. PLACEMENT WAS APPROXIMATE.

DESIGNER: AUSTIN ROLAND

Band, Daniel

From: Band, Daniel
Sent: Thursday, February 18, 2016 2:20 PM
To: 'tomburkert@gmail.com'
Cc: Tully, Tania
Subject: Minor Work COA Application - 501 Cutler St

Tom: Thank you for submitting a Minor Work application for 501 Cutler Street. I've reviewed the application and I have a few comments. Additional materials may be sent in by email.

- Please re-submit all pictures and spec materials in color. ✓
- Please submit additional information (specs, description) for the proposed gutters. Also, please mark on the pictures where the gutters will be placed. ✓
- The landscaping plan that you submitted is not very clear on which elements are existing/to-be-retained, which are existing/to-be-removed, and which are new elements. Please clarify on the plan. ✗

Thanks,

Daniel

Daniel Band, Planner I
Long Range Planning Division
Raleigh Planning Department
919-996-2180 - OEP, 2nd Floor

Band, Daniel

From: Erin Sommar <erin.sommar@gmail.com>
Sent: Friday, February 19, 2016 8:54 AM
To: Band, Daniel
Cc: Tom Burkert
Subject: Minor Work COA Application-501 Cutler Street
Attachments: BurkertCOAMinorApplicationJanuary2016.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Daniel,

Attached you will find your work description in color. If you need a print out, let me know. Also, the gutters are actually already on the house. It might be clearer in the color pictures now. We spoke with Tania about this right after we moved in and told her we needed to put them on immediately because of severe water damage in our basement. She said to just complete the COA after the fact so it was recorded. For the landscaping plan, any existing plants will not be removed.

I think this answers all of your questions. Please let me know if you need additional information.

Thank you,
Erin and Tom Burkert

Burkert COA Minor Work January 2016

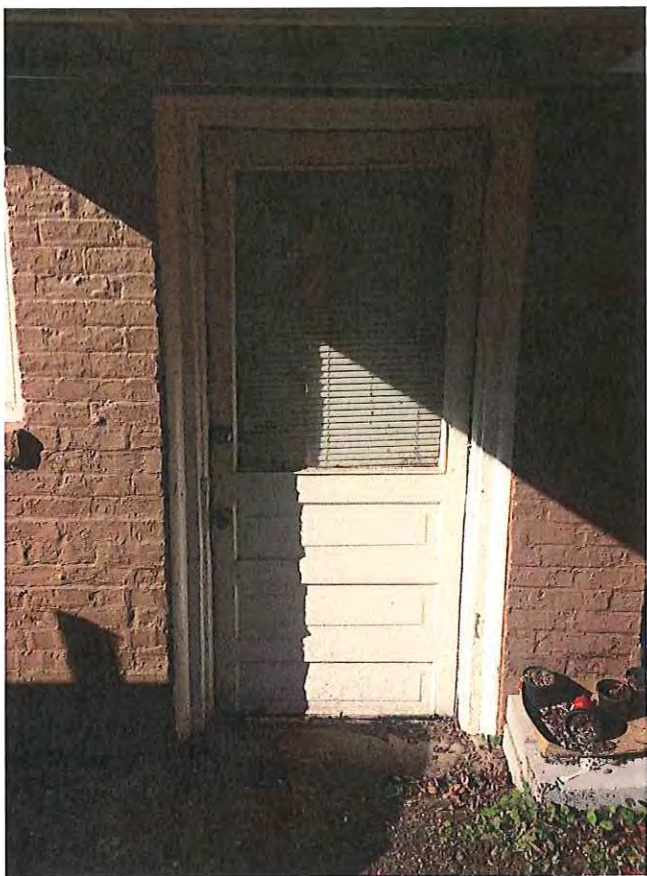
Removal and Replacement of Basement Doors

1. Remove 2 damaged doors
2. Appropriate cleaning to remove mildew and dirt from all surfaces.
3. Scrape existing peeling paint around trim.
4. Repair and replace rotten wood trim as needed. Replacement trim will match original wood.
5. Prime and paint trim
6. Install 2 new doors
7. Paint doors Benjamin Moore-Gentleman's Gray

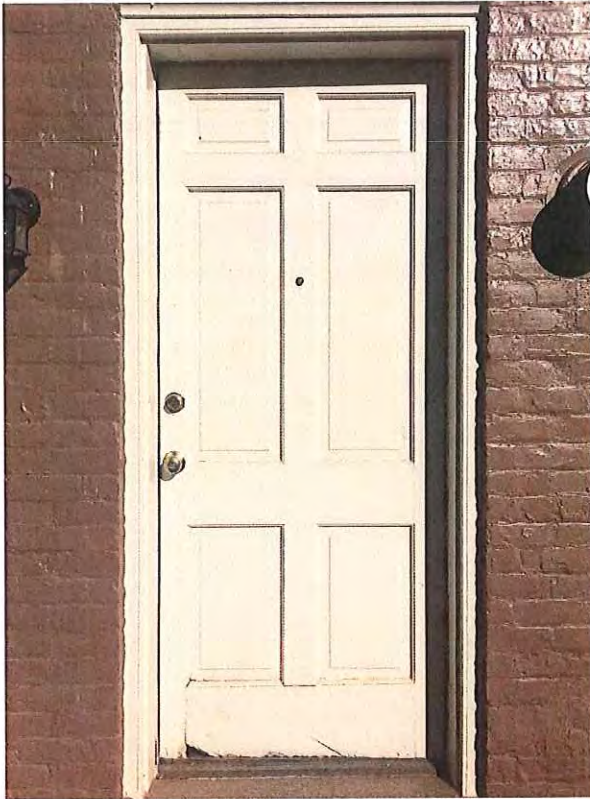


East side of house basement

door



East side basement doors interior and exterior view

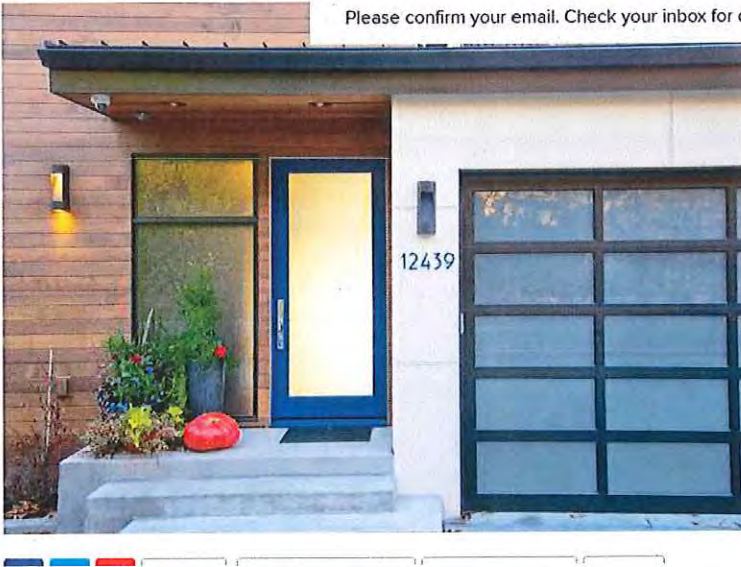


South facing basement doors exterior (left) and interior view (right)



Replacement door for east facing door

Please confirm your email. Check your inbox for our message



Replacement door for South facing door

Paint Window Sashes

1. Appropriate cleaning to remove mildew and dirt from all surfaces.
2. Scrape existing peeling paint around sash.
3. Prime and paint sash-Benjamin Moore Gentleman's Gray

(West facing front of house)



(North facing side of house)



South side
of house



East side of house



Remove and Replace Diseased Trees

1. Remove 3 diseased Chinaberry trees (combined stem girth of 8 inches and greater diameter, measured 4/12 feet above ground level) north front side of house (corner of Cutler and Cabarrus).
2. Replace trees





Replacement trees



HOME ABOUT US NURSERY LANDSCAPING K.C.N. SOLUTIONS CONTACT US



MAPLE RED SUNSET TREES

Considered one of the best red maple cultivars available in commerce with outstanding orange to red fall color. Easily grown in average, medium, well-drained soil in full sun to part shade. Widely adaptable to various soil types, however, prefers moist, acidic soils with good drainage.

Growth Information

Mature Height: 40-50 feet
Mature Spread: 30-40 feet
Mature Form: Broad round
Growth Rate: Medium to fast

Water

Medium/Moist. Drought tolerant once established.

Light

Full sun to part shade

Uses

Specimen tree for lawns or parks. Excellent shade and street tree.

kickapocreeknursery.com/about-us/



Alteration of Existing Windows

1. Remove windows from entire house one at a time
2. Replace window hole with temporary plywood
3. Repair window using original materials
4. Put refurbished window back into correct location
5. Prime and paint window according to current paint schedule



South side of house





North side of house

Alteration/Construction/Removal of Gutters

1. Add gutters to rear of house and front porch to reduce water infiltration to basement







Landscaping

1. Remove dead plants
2. Appropriate maintenance to existing beds
3. Plant existing beds with shrubs and flowers
4. Reapply mulch











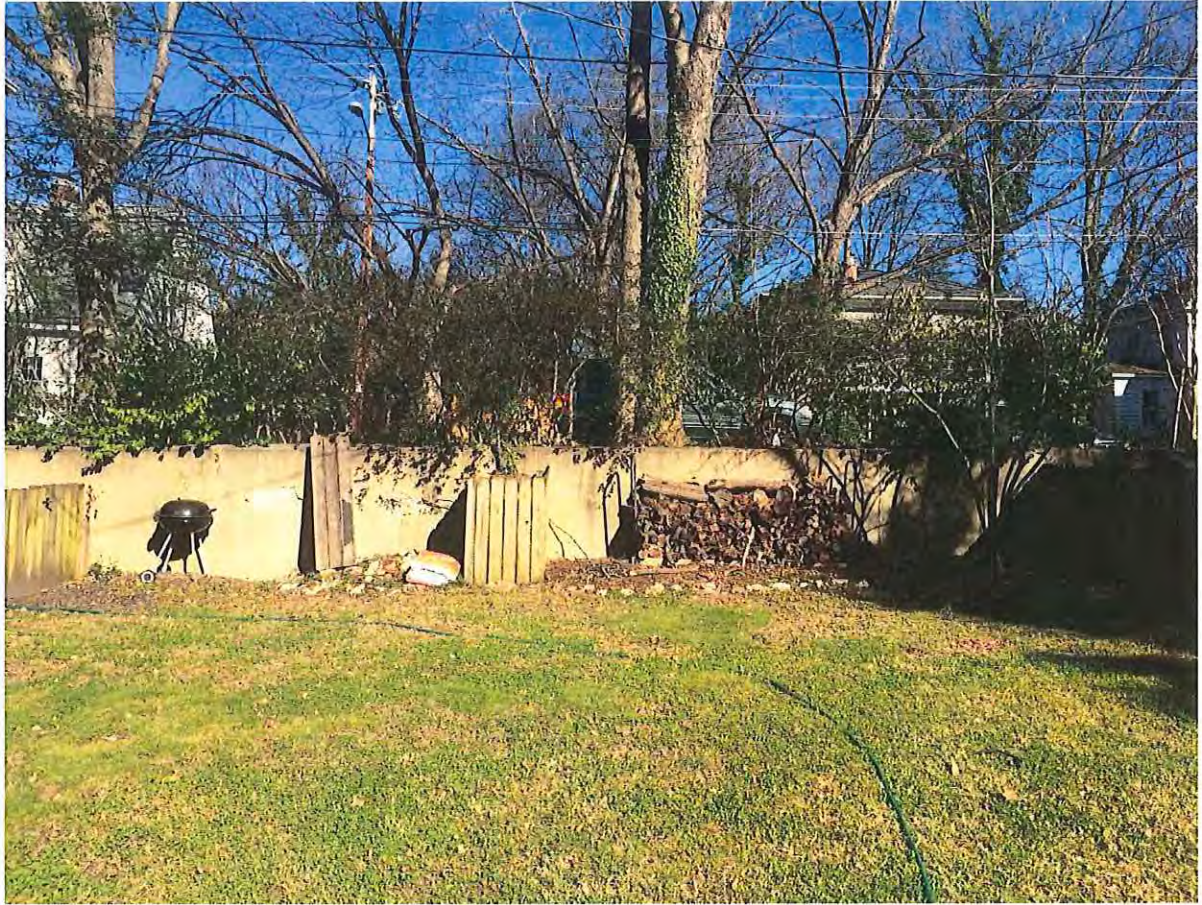














Tully, Tania

From: Tully, Tania
Sent: Tuesday, March 01, 2016 2:23 PM
To: 'Tom Burkert'; Band, Daniel
Cc: Erin Sommar Burkert
Subject: RE: Minor Work COA Application - 501 Cutler St

Hi Tom –

Thanks for the additional information requested by Dan. Now that I've made my review I have a few additional questions/requests.

1. Please provide specs for the proposed new doors to supplement the photos.
2. Will the new Red Maple trees be going in the same location as the trees being removed?
3. Is the gutter request after-the-fact? If so, please provide "before" photos.
4. Are the gutters and downspouts metal?

Thanks,
Tania

Tania Georgiou Tully, Planner II
Historic Preservation
Urban Design Center
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

COA process information is available [here](#).

From: Tom Burkert [<mailto:tomburkert@gmail.com>]
Sent: Thursday, February 18, 2016 5:56 PM
To: Band, Daniel
Cc: Tully, Tania; Erin Sommar Burkert
Subject: Re: Minor Work COA Application - 501 Cutler St

Thanks Daniel. We will take a look at your comments and get back to you shortly.

Tania & Daniel - A random aside as I know you are working on Riana Smith's application at 503 Cutler right now. Not sure how neighborhood input plays into the process but as the immediate neighbor to Riana we are excited for her to join the neighborhood. I know you are reviewing some issues with height which I will admit I am not 100% up to speed on. However, at 6 inches, 18 inches, or 2 more stories, we hope that she can move the process along quickly and finish construction ASAP. I understand that you have to make sure it fits into the fabric of the historic district, but from a practical standpoint we believe the overall height will have very little impact to our house. We have worked actively with Riana concerning long-term storm water issues and she has been very willing to meet and discuss. More than anything we want her to be able to finish construction as soon as possible (no matter the height). Happy to add more feedback if it is helpful.

Sincerely,

Tom + Erin Burkert

Tully, Tania

From: Tom Burkert <tomburkert@gmail.com>
Sent: Sunday, March 13, 2016 1:15 PM
To: Tully, Tania
Cc: Band, Daniel; Erin Sommar Burkert
Subject: Fwd: Minor Work COA Application - 501 Cutler St

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Tania,

Sorry for the delay. Here are the responses to your questions.

1. We don't have specs for the new doors because they are odd dimensions and will need to be custom built. They will be made of wood and glass.
2. The Red Maples will not be going in the same place. They will be going in a different location in the front yard. We have already obtained a permit to place them in the space between the sidewalk and the street.
3. Due to sever water damage in the base,net, we added the gutters immediately upon moving in, so we don't have a lot of before pictures, but you can see the attached photos for what we do have.
4. The gutters and downspouts are aluminum. -dc

I hope this helps clear up any issues. We look forward to hearing from you.
Erin and Tom

Sent from my iPad

Begin forwarded message:

From: Erin Sommar <erin.sommar@gmail.com>
Date: March 1, 2016 at 7:39:48 PM EST
To: Tom Burkert <tomburkert@gmail.com>
Subject: Fwd: Minor Work COA Application - 501 Cutler St

----- Forwarded message -----

From: Tully, Tania <Tania.Tully@raleighnc.gov>
Date: Tue, Mar 1, 2016 at 2:22 PM
Subject: RE: Minor Work COA Application - 501 Cutler St
To: Tom Burkert <tomburkert@gmail.com>, "Band, Daniel" <Daniel.Band@raleighnc.gov>
Cc: Erin Sommar Burkert <erin.sommar@gmail.com>

Hi Tom –

Thanks for the additional information requested by Dan. Now that I've made my review I have a few additional questions/requests.

1. Please provide specs for the proposed new doors to supplement the photos.

Where? Even
w/ Veg. Impact Permit
COA required.

Before Gutters



501-1

front



501-3

rear

Before Gutters



501-2

front



501-4

rear

Before Gutters



501-1

front



501-2

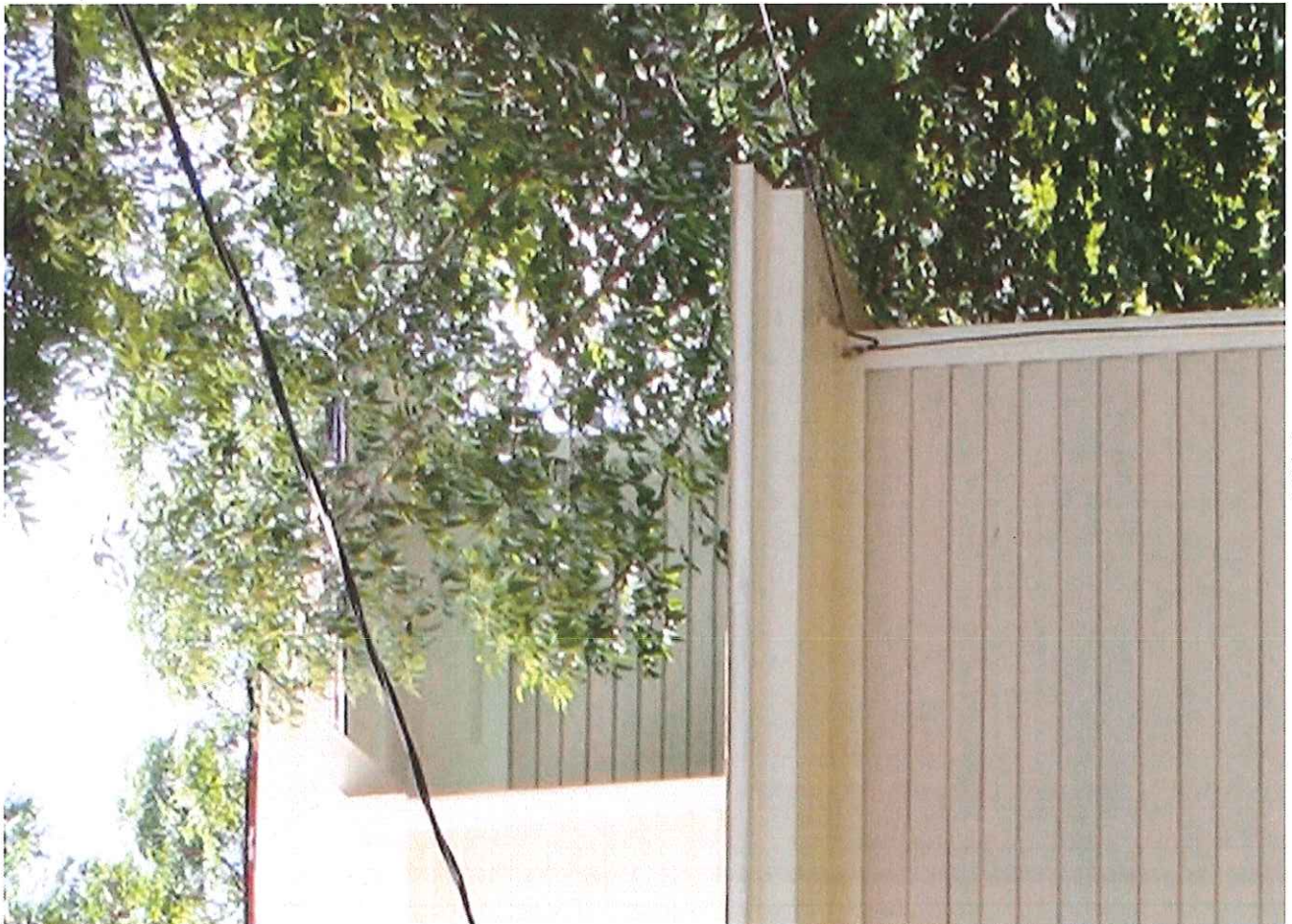
front

Before Gutters



501-4

rear



501-3

rear

After Gutters



front

After Gutters



side/Front

After Gutters



Rear

After Gutters



front

Tully, Tania

From: Tully, Tania
Sent: Thursday, March 17, 2016 2:43 PM
To: 'Tom Burkert'
Cc: Band, Daniel; Erin Sommar Burkert
Subject: RE: Minor Work COA Application - 501 Cutler St
Attachments: 20160317142154313.pdf

Hi Tom –

As promised, this is a follow-up to our phone call.

1. Door number 1 (rear, east). See the attached sketch and confirm that I am understanding the design of the door to be custom fabricated.
2. Door number 2 (south side). Neither a full glass/single light door nor opaque glass meet the guidelines. A 2/3 or 3/4 light would. See the attached.
3. Replacement trees. Please either note on the attached or provide a description of the location in the right-of-way of the new trees.
4. Gutters. The “before” pictures you provided are just what we needed.
5. Addition of a well of some sort at the rear entry to address the grade and drainage. I look forward to receiving the drawing and will include as an amendment to this application.

I appreciate your patience during this high volume time.

Best,
Tania

Tania Georgiou Tully, Planner II
Historic Preservation
Urban Design Center
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

COA process information is available [here](#).

From: Tom Burkert [mailto:tomburkert@gmail.com]
Sent: Sunday, March 13, 2016 1:15 PM
To: Tully, Tania
Cc: Band, Daniel; Erin Sommar Burkert
Subject: Fwd: Minor Work COA Application - 501 Cutler St

Hi Tania,

Sorry for the delay. Here are the responses to your questions.

1. We don't have specs for the new doors because they are odd dimensions and will need to be custom built. They will be made of wood and glass.
2. The Red Maples will not be going in the same place. They will be going in a different location in the front yard. We have already obtained a permit to place them in the space between the sidewalk and the street.
3. Due to sever water damage in the base,net, we added the gutters immediately upon moving in, so we don't have a lot of before pictures, but you can see the attached photos for what we do have.

Tully, Tania

From: Erin Burkert <erin.sommar@gmail.com>
Sent: Monday, September 05, 2016 1:00 PM
To: Tully, Tania; Tom Burkert; Band, Daniel
Subject: Fwd: Minor Work COA Application - 501 Cutler St
Attachments: 20160317142154313.pdf; DSTR-BRKRT-2BSMT.pdf; Burkert Plans.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Tania,
Here are the answers to the questions regarding COA for 501 Cutler Street. Sorry for the delay. Please let us know if there is any other information you need.

1. This looks correct.
2. We would have 3/4 light on the door.
3. See attached plans for tree placement. It is in the Burkert Plans file. They are marked with red circles.
4. Great!
5. See attached plans for rear drainage. It is in the file DSTR-BRKRT.

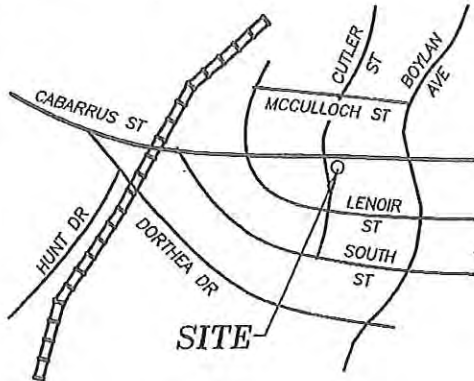
----- Forwarded message -----

From: Tully, Tania <Tania.Tully@raleighnc.gov>
Date: Thu, Mar 17, 2016 at 2:42 PM
Subject: RE: Minor Work COA Application - 501 Cutler St
To: Tom Burkert <tomburkert@gmail.com>
Cc: "Band, Daniel" <Daniel.Band@raleighnc.gov>, Erin Sommar Burkert <erin.sommar@gmail.com>

Hi Tom –

As promised, this is a follow-up to our phone call.

1. Door number 1 (rear, east). See the attached sketch and confirm that I am understanding the design of the door to be custom fabricated.
2. Door number 2 (south side). Neither a full glass/single light door nor opaque glass meet the guidelines. A 2/3 or 3/4 light would. See the attached.
3. Replacement trees. Please either note on the attached or provide a description of the location in the right-of-way of the new trees.



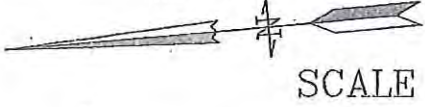
VICINITY MAP
(N.T.S.)

LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- × COMPUTED CORNER

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION
ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM BOM 2008, PG 1487.

BOM 2008, PG 1487



Either describe or mark on here the locations of the replacement trees.

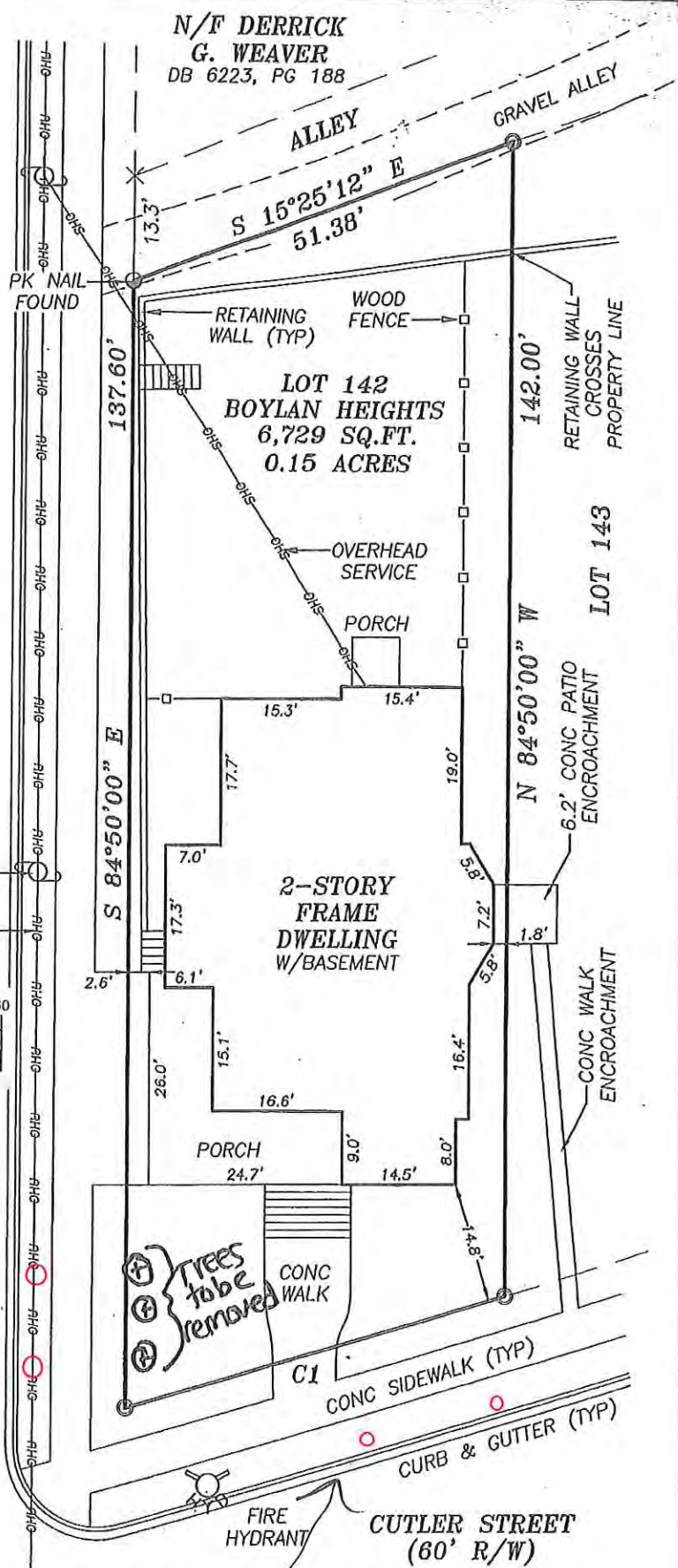
red circles

FLOOD C
THIS WI.
PROPER:
located in
determine
Urban De
FLOOD IN
3702
COMMUNI
PROFESS.

I, Jeffre

and that the error of ... and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book - ; Page - ; that this map was prepared in accordance with G.S. 47-30 amended.

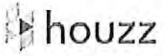
N/F DERRICK
G. WEAVER
DB 6223, PG 188



W. CABARRUS STREET
(60' R/W)

CUTLER STREET
(60' R/W)

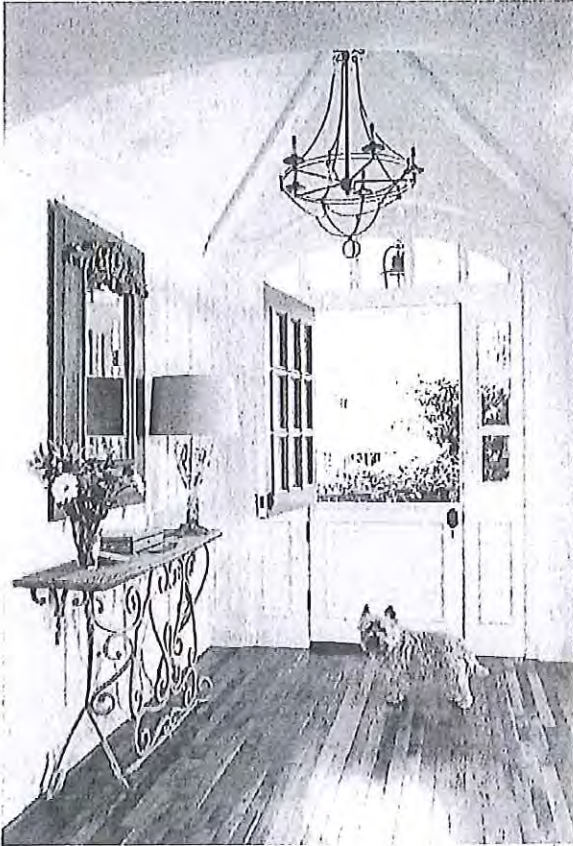




All Rooms / Entry Photos



Doug Simon ARCHITECTURE
Architects & Building Designers



Replacement Door #1
Rear of House

Bird Rock, San Diego CA

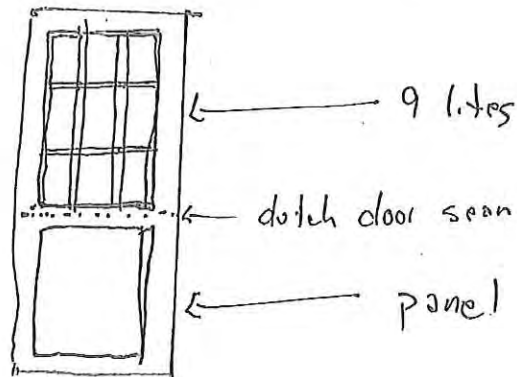
Photo by Ed Gollch

URL <http://www.dougsimonarchitecture.com>

staff sketch

Door # 1

* note in your response confirmation of this design.





All Rooms / Entry Photos



Allied8 (formerly Verge AD)
Architects & Building Designers



per 9/15/16
email

solid panel suggestion
2 $\frac{2}{3}$ or $\frac{3}{4}$ door
such as on porch is
approvable by staff.

Kirkland Residence

Graham Syed

URL <http://www.vergead.com>

Replacement Door # 2
South Side of House

- opaque glass does not meet GL
- ~~one~~ full glass not appropriate

★ Note in your response the proportion of lower panel to glass you select

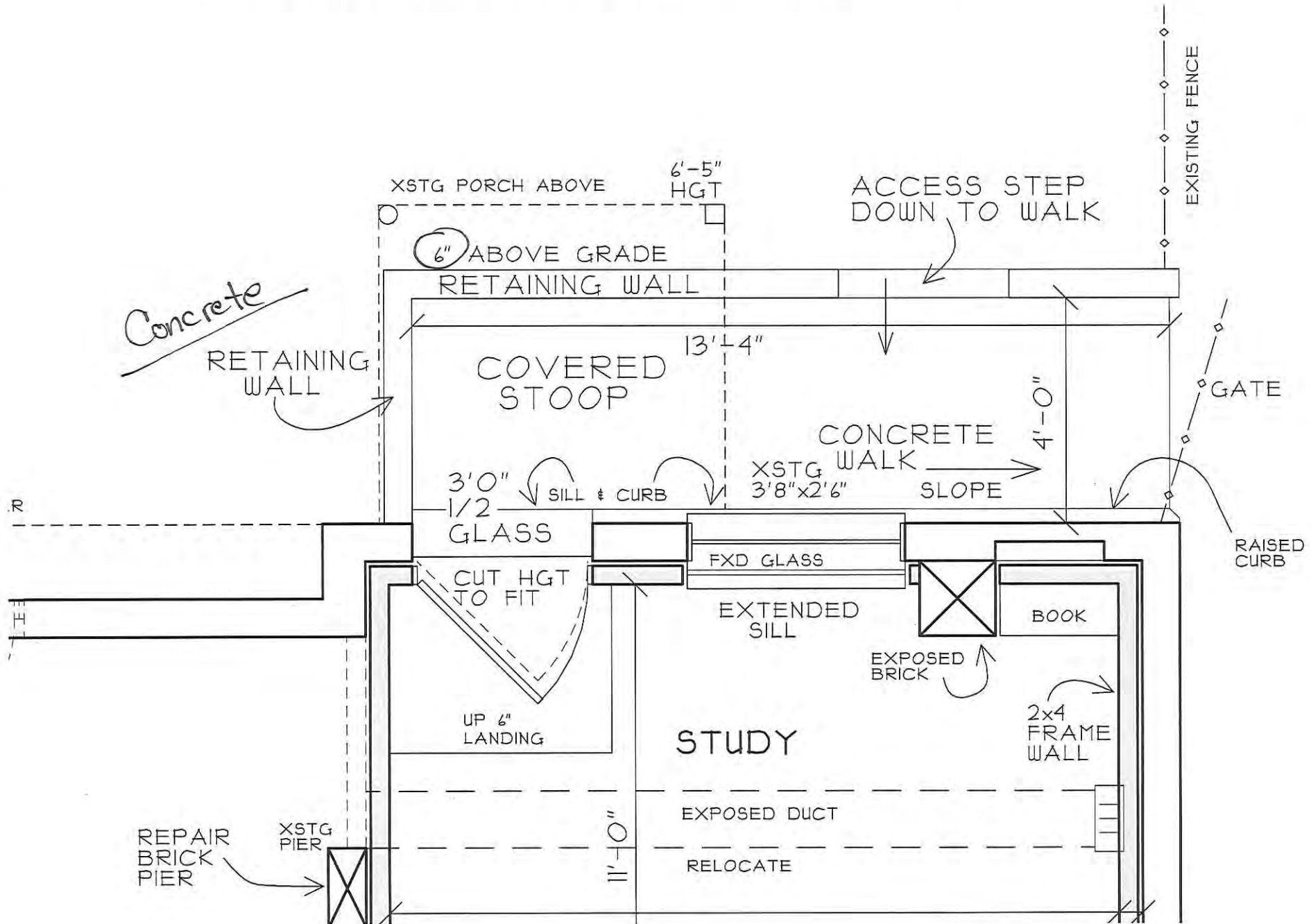


Image capture: Feb 2016 © 2016 Google

Raleigh, North Carolina

Street View - Feb 2016

- REWORK EXISTING DUCTS FOR ROOMS ABOVE WITH RIGID SYSTEM WITH MINIMAL DROP.



PROJECT

FUTURE HOME OF :

VONDOSTER
RENOVATIONS

BURKERT
RESIDENCE

LOCATION:

501
CUTLER
STREET

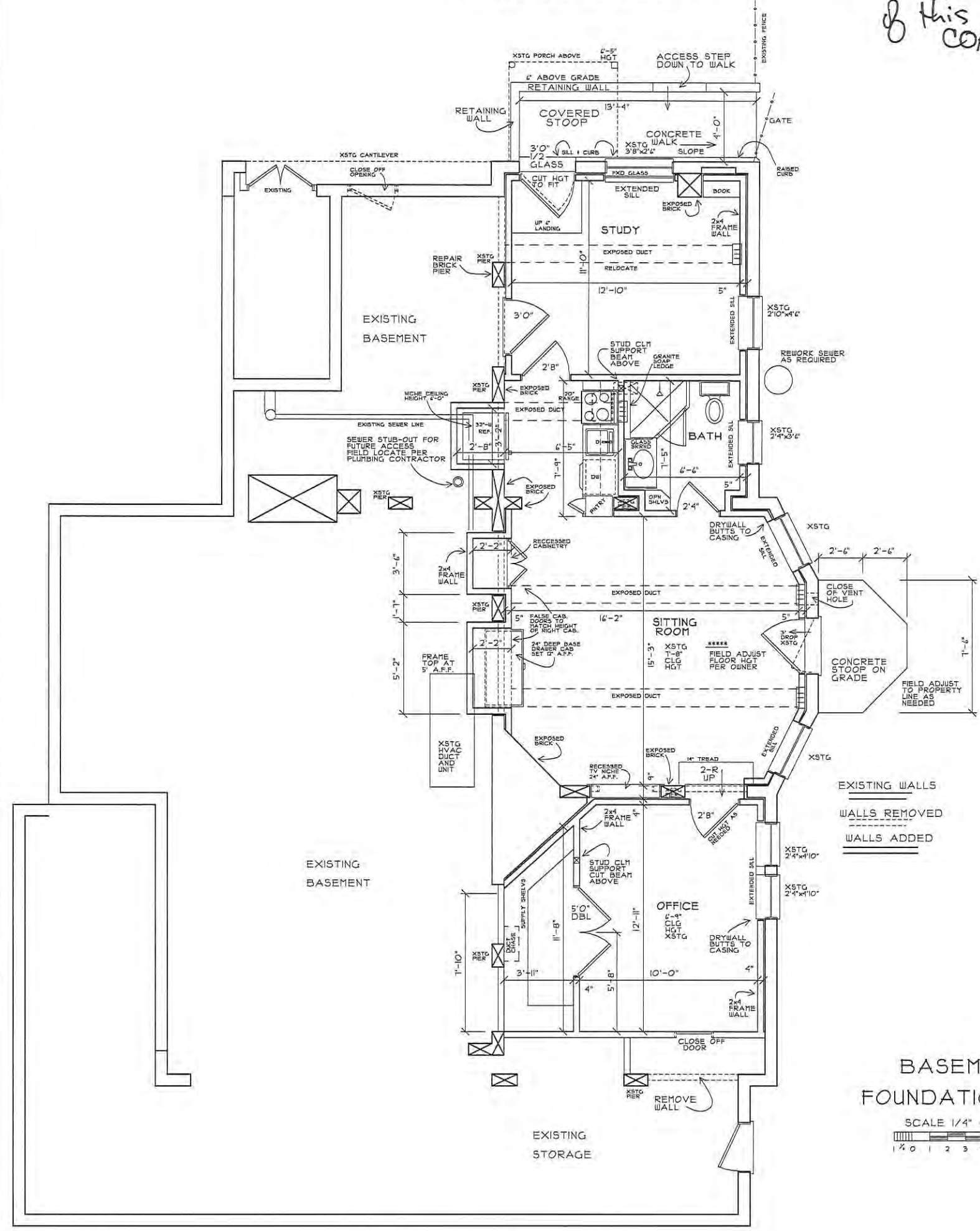
PLAN #

BASEMENT
REMODEL

SCOPE OF WORK

- REPAIR ALL MASONRY AS REQUIRED, FILLING IN HOLE AND AREAS TO 8" THICK.
- REMOVE LOWER CONCRETE FLOOR FROM STUDY TO OFFICE STEP UP INCLUDING UNDER 3 BUMPED IN AREAS INTO CELLAR. NOT UPPER OFFICE SLAB. RETAIN AND REFINISH UPPER OFFICE WOOD FLOOR.
- FIELD ADJUST NEW CONCRETE FLOOR TO OWNERS SPECIFICATIONS.
- FRAME IN NEW WALLS AROUND PERIMETER AND INTERIOR PER PLAN.
- REFINISH EXISTING FLOOR IN OFFICE AREA.
- REMOVE BACK WALL OF OLD CLOSET FOR ACCESS FROM FRONT STORAGE AREA.
- REPLACE BOTH ENTRY DOORS.
- REWORK SEWER SYSTEM AS REQUIRED.
- CREATE KITCHEN AND BATH PER PLAN.
- EXCAVATE FOR REAR COVERED STOOP AND WALKWAY WITH RESPECT TO NEW DRAINAGE AND STORM SYSTEM.
- REWORK EXISTING DUCTS FOR ROOMS ABOVE WITH RIGID SYSTEM WITH MINIMAL DROP.
- REMOVE AND SAVE WOOD FROM BUMP-OUTS AND FROM NEW DOOR WAYS.
- INSTALL RECESSED CANS THROUGHOUT PER OWNER.
- ELECTRICAL THROUGHOUT PER CODE. CONFIRM WITH OWNER.
- PROVIDE SOUND PROOFING IN CEILING.
- PROVIDE FINISHED DRYWALL CEILING PER OWNER. NO CHANNEL OR Z-CLIP
- FINISH LOWER CONCRETE FLOOR WITH VINYL PLANK FLOORING.
- PROVIDE UNDER SLAB PLUMBING AS REQUIRED
- PROVIDE RISER STUB OUT IN UNFINISHED BASEMENT AREA PER OWNER. FIELD ADJUST AS REQUIRED.
- REPLACE EXTERIOR LIGHT FIXTURES AT FRONT ENTRY X2.

not part
of this
COA



THOMAS A. BETTS
CUSTOM
HOME PLANS
3103 CLARK AVE. RALEIGH, N.C. 27607
(919) 832-1801

DRAWN BY:
THOMAS BETTS
DATE:
APRIL 2016
SHEET:
1 OF 1
NOTE:

THOMAS A. BETTS CUSTOM HOME PLANS HAS NO RESPONSIBILITY FOR CODE COMPLIANCE. ALL OF THE NORTH CAROLINA STATE BUILDING CODES MUST BE MET IN CONSTRUCTION.

ALL STRUCTURAL COMPONENTS SUCH AS STEEL, BEAMS AND MICRO-LAYS NOT COVERED BY CODE MUST HAVE EITHER A MANUFACTURERS LETTER OR AN ENGINEERS STAMPED SEAL TO ADDRESS EACH ITEM. ALL LETTERS WILL BE SUBMITTED FOR PLAN APPROVAL AND AT THE FRAMING INSPECTION.

T. BETTS HOME PLANS RECOMMENDS THAT ALL DIMENSIONS AND SPANS BE VERIFIED DURING CONSTRUCTION IN CASE OF ANY ON SITE CHANGES OR ANY VARIATIONS FROM THE PLAN. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO PREVENT AND CORRECT ANY VIOLATIONS TO THE NORTH CAROLINA STATE BUILDING CODES.

THE CONTENT OF THESE PLANS ARE REQUIRED BY COPY RIGHT OR THOMAS A. BETTS CUSTOM HOME PLANS. THESE PLANS ARE TO BE USED ONLY FOR THE PROJECT OR SUBPROJECT FOR LISTED IN THE ABOVE TITLE BLOCK. ADDITIONAL COPY RIGHTS MAY BE PURCHASED FROM THOMAS A. BETTS CUSTOM HOME PLANS.

**BASEMENT
FOUNDATION PLAN**

SCALE 1/4" = 1'-0"
1 1/4 0 1 2 3 4 5 6 7 FT.