

**RHDC**  
 RALEIGH HISTORIC  
 DEVELOPMENT COMMISSION

# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

723 ST MARY'S STREET

Address

Historic District

NEEDHAM B BROUGHTON  
 HIGH SCHOOL

Historic Property

171-17-MW  
 Certificate Number

11-07-2017  
 Date of Issue

05-07-2018  
 Expiration Date

Project Description:

- Remove water oak tree
- Plant new flowering cherry 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, \_\_\_\_\_

*Melissa Rabb*

Raleigh Historic Development Commission

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

**Robb, Melissa**

**From:** Margaret Kline <mejkline@me.com>  
**Sent:** Tuesday, October 10, 2017 1:46 PM  
**To:** mrobb@rhdc.org; Tully, Tania  
**Cc:** Kline Margaret  
**Subject:** BHS COA

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



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services  
Customer Service Center  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
eFax 919-996-1831



<input checked="" type="checkbox"/> Minor Work (staff review) – 1 copy <input type="checkbox"/> Major Work (COA Committee review) – 10 copies <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other  <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<b>For Office Use Only</b> Transaction # <u>532655</u> File # <u>171-17-MW</u> Fee <u>WCPSS. No review fee.</u> Amount Paid _____ Received Date <u>10/13/17</u> Received By <u>Widys.</u>
Property Street Address <u>723 St. Mary's St.</u>	
Historic District _____	
Historic Property/Landmark name (if applicable) <u>Broughton High School</u>	
Owner's Name <u>City of Raleigh</u>	
Lot size _____	(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 ( <u>Label Creator</u> ).	
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 Margaret Kline BHS PTSA CO-President

Mailing Address 723 St. Mary's St.

City Raleigh

State NC

Zip Code 27605

Date 10-10-17

Daytime Phone 919-624-9888

Email Address mcjcline@me.com

Applicant Signature *Margaret Kline*

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 \_\_\_\_\_

*7b*

**Design Guidelines** - Please cite the applicable sections of the design guidelines ([www.rdc.org](http://www.rdc.org)).

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
1.	Removal of oak tree and replacement with flowering cherry tree.	1. Please see attached report from Bartlett Tree Experts regarding the removal of an oak tree on the campus grounds. See attached sight plan marking the location of the tree at the end of the sidewalk towards Peace St. If the request for removal is approved a flowering cherry tree will be planted in it's place.  2. Please see attached sight plan regarding the removal of ornamental shrubs and the gradual installation of a commemorative brick garden for graduating seniors. We currently have 100 bricks that we can install. These will be added to over the years as students purchase bricks upon graduation.
2.	Removal of tall scape and creation of a brick path.	

*REMOVED PER APPLICANT  
11/7/17 MKR*

“E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized City or Law Enforcement official.”

**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 5/7/18. 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) Melissa Robb Date 11/7/18

	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" 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.</p> <p><b>Minor Work (staff review) – 1 copy</b></p> <p><b>Major Work (COA Committee review) – 10 copies</b></p>					
1. <b>Written description.</b> 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. <b>Description of materials</b> (Provide samples, if appropriate)	<input type="checkbox"/>				
3. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input type="checkbox"/>		✓		
4. <b>Paint Schedule</b> (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>			✓
5. <b>Plot plan</b> (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trms, 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. <b>Drawings</b> showing existing and proposed work <ul style="list-style-type: none"> <li><input type="checkbox"/> Plan drawings</li> <li><input type="checkbox"/> Elevation drawings showing the façade(s)</li> <li><input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required)</li> <li><input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.</li> </ul>	<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). Use the Label Creator to determine the addresses.	<input type="checkbox"/>	<input type="checkbox"/>			✓
8. <b>Fee</b> (See Development Fee Schedule)	<input type="checkbox"/>		✓		



**Client:**

**Printed on: 10/6/2017**

Needham Broughton High School  
723 St. Mary's Street  
Raleigh, NC 27605  
E-Mail Address: mejkline@me.com (Margaret Kline)  
Mobile Phone: 919.624.9888 (Margaret Kline)  
Business: 919.856.7810 (School Office)

Bartlett Tree Experts  
Andrew Erdman - Representative  
5808 Triangle Drive  
Raleigh, NC 27617  
Business: 919-782-7803  
E-Mail Address: aerdman@bartlett.com

The following program is recommended for certain trees and shrubs on your property. In addition to a thorough plant health care program, Bartlett Tree Experts recommends having a qualified arborist inspect your property periodically to assist you in identifying potential risks or hazardous conditions relating to your trees or shrubs. THIS IS NOT AN INVOICE.

It is my recommendation, based on the condition of the tree and the impact of failure, that the Water Oak in question be removed.

To support this recommendation, let me 1st define a few terms Arborist use in hazard tree assessment.

**RISK-** the combination of the likelihood of an event and the severity of the potential consequences. In the context of trees, risk is the likelihood of a conflict or tree failure occurring and affecting a target and the severity of the associated consequences- personal injury, property damage, or disruption of activities.

**TARGETS** (risk targets) - are people, property, or activities that could be injured, damaged, or disrupted by a tree.

**FAILURE** (tree failure) - is the breakage of stem, branches, roots, or loss of mechanical support in the root system.

Due to the cavity at the base of the tree, the structure of the tree is compromised. I also observed mistletoe throughout the crown of the tree. This indicates the presence of a pathogen within the tree. Given these two problems, the potential for failure and risk to surrounding targets is higher than if the tree were perfectly healthy. To minimize risk of failure, a cabling support system could be installed. To eliminate the risk in its entirety, the tree would have to be removed.

Given the pedestrian traffic and the close proximity to the parking area, impact of failure has the potential to be catastrophic. In my professional opinion, due to the large cavity and the presence of a pathogen, the tree is not worth the risk and should be removed.

If removed, I do not see the necessity to replace it given the amount of trees close by. If the decision to replace the tree is made, I recommend a smaller ornamental tree such as a Dogwood or flowering Cherry. Some type of tree that will fit the location well and not grow into another large specimen tree.

It should be noted that I am a certified arborist through the International Society of Arboriculture

(I.S.A. # SO-7394A). This assessment is basic in that it was conducted by ground observation. I am not T.R.A.Q. certified and if a formal Hazard Tree Risk assessment is needed by a T.R.A.Q. certified arborist, I can make that arrangement.

- Andrew R. Erdman

**Tree and Shrub Work**

Install 3 supplemental support cables in Water Oak located at the front center along walkway to limit branch movement to reduce the risk of branch failure.

Supports require periodic inspection for evidence of fatigue and to verify functionality. Please contact your Bartlett Arborist to schedule the inspection each year.

*Amount: \$990.00*


Remove the tagged Water Oak located at the front center along walkway. Leave stump as close to grade as possible. Remove resulting debris.

*Amount: \$4,275.00*

Grind the Water Oak stump located at the front center along walkway to approximately 8 inches below existing grade. Remove all mulch from site.

*Amount: \$391.00*

Please review the information and the terms and conditions attached, which become part of the agreement, and sign and return one copy authorizing the program.

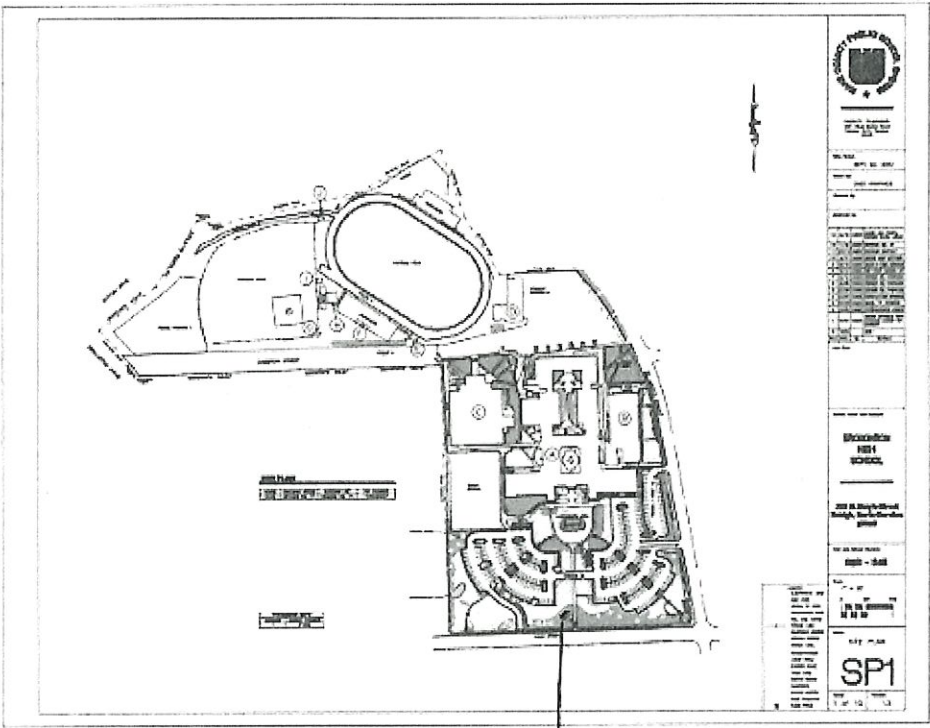
\_\_\_\_\_  
(Customer Signature)  
  
(Bartlett Representative - Andrew Erdman)

\_\_\_\_\_  
(Date)  
10/6/2017  
(Date)

Prices are guaranteed if accepted within thirty days.  
All accounts are net payable upon receipt of invoice.  
Work is done in accordance with ANSI A300 Tree Care Standards.

To access a certificate of liability insurance for Bartlett Tree Experts, please navigate to <http://www.bartlett.com/BartlettCOI.pdf>

A Job Site Safety Analysis was completed for your property, please contact your arborist for further details.



  
 Untitled  
 attach...63.htm

location of tree

**Robb, Melissa**

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**From:** Margaret Kline <mejcline@me.com>  
**Sent:** Tuesday, October 10, 2017 1:46 PM  
**To:** mrobb@rhdc.org; Tully, Tania  
**Cc:** Kline Margaret  
**Subject:** Broughton High School Tree for Removal

[Download full resolution images](#)  
[Available until Nov 9, 2017](#)









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