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 posted 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.

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

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

For Office Use Only

Transaction # 462468
File # 153-16-MW
Fee $29.00
Amt Paid $29.00
Check # 1348
Rec'd Date 2-17-16
Rec'd By
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 Cutler 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:

<table>
<thead>
<tr>
<th>Property Address</th>
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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.
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: [Signature]

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: [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

(type 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 windowsash

2.3 Removal of diseased tree Remove 3 diseased trees and w/ replacement Replace w/ new trees

3.5 Gutters Add gutters to rear & front porch to reduce water infiltration in basement

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

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work</th>
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</thead>
<tbody>
<tr>
<td>3.7</td>
<td>Remove Install Doors</td>
<td>Remove basement doors on South &amp; East Side of house. Replace Doors. Paint Doors</td>
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<tr>
<td>3.4</td>
<td>Paint Windowsash</td>
<td>Clean and paint windowsash</td>
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<tr>
<td>2.3</td>
<td>Removal of diseased tree</td>
<td>Remove 3 diseased trees and w/ replacement Replace w/ new trees</td>
</tr>
<tr>
<td>3.5</td>
<td>Gutters</td>
<td>Add gutters to rear &amp; front porch to reduce water infiltration in basement</td>
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</tbody>
</table>

Page 2 of 3
Type or print the following:

Applicant

Mailing Address

City | State | Zip Code
---|---|---

Date | Daytime Phone
---|---

Email Address

Signature of Applicant

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

(Office Use Only)

Type of Work _______________________

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

☐ Yes
☐ No

Burkert cont'd

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

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<tr>
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<tbody>
<tr>
<td>2.3</td>
<td>Landscaping</td>
<td>Landscaping front and rear yard comprising under 25% of front yard and 50% of side and rear yard</td>
</tr>
<tr>
<td>TO BE COMPLETED BY APPLICANT</td>
<td>TO BE COMPLETED BY CITY STAFF</td>
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<td>Attach 8-1/2&quot; x 11&quot; 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.</td>
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<td>Minor Work (staff review) – 1 copy</td>
<td></td>
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<tr>
<td>Major Work (COA Committee review) – 13 copies</td>
<td></td>
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<tr>
<td>1. <strong>Written description.</strong> 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.)</td>
<td>[ ]</td>
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<tr>
<td>2. <strong>Description of materials</strong> (Provide samples, if appropriate)</td>
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<td>3. <strong>Photographs</strong> of existing conditions are required.</td>
<td>[ ]</td>
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<td>4. <strong>Paint Schedule</strong> (if applicable)</td>
<td>[ ]</td>
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<td>5. <strong>Plot plan</strong> (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.</td>
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<td>6. <strong>Drawings</strong> showing proposed work</td>
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<td>[ ] Plan drawings</td>
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<tr>
<td>[ ] Elevation drawings showing the new façade(s).</td>
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<td>[ ] Dimensions shown on drawings and/or graphic scale.</td>
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<tr>
<td>[ ] 8-1/2&quot; x 11&quot; reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2&quot; x 11&quot; snap shots of individual drawings on the big sheet.</td>
<td>[ ]</td>
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<td>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)</td>
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<td>8. <strong>Fee (See Development Fee Schedule)</strong></td>
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**Page 3 of 3** Application for Certificate of Appropriateness  revision 10.21.13
RALEIGH HISTORIC DISTRICTS
APPLICANT: Burkert
ADDRESS: 501 Cutler St.

PAINT MFR: Benjamin Moore

PLEASE SUBMIT COLOR CHIPS WITH THIS SCHEDULE

COLOR SCHEDULE
1. BODY OF HOUSE: ____________________________
2. ROOFING: _________________________________
3. FOUNDATION: _____________________________
4. PORCH FLOORS: ___________________________
5. RAILINGS: ________________________________
6. COLUMNS: _________________________________
7. ENTRANCE DOORS: _________________________
8. CORNICE: _________________________________
9. CORNER BOARDS: __________________________
10. WINDOW SASH: Gentlemen’s Gray
11. SHUTTER: __________________________________
12. DOOR & WINDOW TRIM: Gentlemen’s Gray
13. RAISES: _________________________________
14. PORCH CEILING: ___________________________

BENJAMIN MOORE® COLOR PREVIEW
2062-10 polo blue
2062-20 gentleman’s gray
2062-30 blue danube
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
Rotting/Damage Exterior

Door #1
Interior view
Replacement Door #1
Rear of House

Bird Rock, San Diego CA

Photo by Ed Golich
URL: http://www.dougsimonarchitecture.com

Draft Sketch

Door #1

- 9 lite(s)
- Dotted door screen
- Panel
Door #2
Exterior
South side of House

Door #2
Interior Damage
Kirkland Residence

Graham Syed

URL http://www.vergead.com

Replacement Door #2
South Side of House

- opaque glass does not meet GL
- clear full glass is 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
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.
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 #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.
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 azederach 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,

[Signature]

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

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.
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
Existing Bed

Front Left Bed
North Facing Side of House (Cabarrus St.)
Shrubs will remain.

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

Back of Yard
East Side

Tree will remain
Existing Bed
Back of Yard (East Side)

Tree will remain
South Side of Property
Looking Into 501 Cutler
From Neighbor's Yard
North Side of House

Existing Beds

Tree will remain
BURKET RESIDENCE

Shrubs

1. VIBURNUM
2. HYDRANGEA
3. AZALEA
4. HOLLY
5. Witch Hazel
6. BLACK-EYED SUSAN
7. BUDDLEIA
8. LANTANA
9. ASTILBE
10. STONECROP
11. CONEFLOWER
12. ASTER
13. LANTANA
14. ASTILBE
15. SOLOMON'S SEAL
16. JAPANESE SPURGE (FLATS)

Existing Trees/Shrubs

1. VIBURNUM
2. HYDRANGEA
3. AZALEA
4. HOLLY
5. STONECROP
6. CONEFLOWER
7. ASTER
8. LANTANA
9. ASTILBE
10. SOLOMON'S SEAL
11. JAPANESE SPURGE (FLATS)

*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.

1 inch = 20 feet

Designer: Austin Roland
FLOOD CERTIFICATION

THIS **'LL 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

PROFESSIONAL LAND SURVEYOR

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.
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

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

THOMAS BURKERT
ERIN BURKERT

TURNING POINT
SURVEYING PLLC
4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
RALEIGH, NORTH CAROLINA
DATE: 05-19-2015
SCALE: 1" = 20'

FAX (800)948-0213 PH (919)781-0234
License No: P-0121
BURKET RESIDENCE
Landscaping Plan

Existing Shrubs
(3) AZALEA
(1) VIBURNUM
(2) AZALEA

Existing Trees
(1) HYDRANGEA
(3) ASTILBE
(4) BOXWOOD
(1) BOXWOOD

Items marked with * are Shrubs.
Items not marked are ground cover.

NOTE: TOPOGRAPHY LINES ARE SHOWN AT 1 FT COLLECTIONS. PLACEMENT WAS APPROXIMATE.
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
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
South facing basement doors exterior (left) and interior view (right)

Replacement door for east facing door
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)
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
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, acid soil 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/Hard, Drought tolerant once established.

Light
Full sun to part shade

Uses
Specimen tree for lawns or parks. Excellent shade and street tree.
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
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
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 sewer water damage in the basement, 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.

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.
After Gutters

front
After Gutters

side/front
After Gutters

Rear
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

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3. Due to severe water damage in the base, 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.

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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.
LEGEND

-existing iron pipe

-new iron pipe

-x computed corner

Note: This property does not lie within 2000' of a M.C.G.S. MONUMENT.

This Survey is of an existing parcel or parcel 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

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

I, Jeffre

Professor

I undersigned from an actual survey made under my supervision; 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.
Replacement Door #1
Rear of House

Bird Rock, San Diego CA

Photo by Ed Golich
URL: http://www.dougsimonarchitecture.com

Note in your response confirmation of this design.

Door # 1

9 lites
dutch door seen
panel
Kirkland Residence - Contemporary - Entry - other metro - by Allied8...  http://www.houzz.com/photos/2087374/Kirkland-Residence-contemp...

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
- clear full glass not appropriate

* Note in your response the proportion & lower panel to glass you select.
- Rework existing ducts for rooms above with rigid system with minimal drop.