



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Remove dead/diseased/dangerous tree; plant replacement tree

1108 W Lenoir St

Address

Boylan Heights

Historic District

Historic Property

COA-0111-2026

Certificate Number

7/28/2026

Date of Issue

7/28/2027

Expiration Date

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.

Signature, _____

A handwritten signature in dark ink, appearing to read "Collette K.", written over a horizontal line.

Raleigh Historic Development Commission

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

Type or print the following:

Applicant name:

Mailing address:

City:

State:

Zip code:

Date:

Daytime phone #:

Email address:

Applicant signature:

Minor work (staff review) – one copy

Major work (COA committee review) – ten
copies

Additions > 25% of building sq. footage

New buildings

Demolition of building or structure

All other

Post approval re-review of conditions of
approval

Office Use Only

Transaction #: _____

File #: **COA-0111-2026**

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address:

Historic district:

Historic property/Landmark name (if applicable):

Owner name:

Owner mailing address:

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address

Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes ☐ No ☒	Office Use Only Type of work: _____ _____
Did you consult with staff prior to filing the application? Yes ☒ No ☐	

Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
1.3.5	SITE FEATURES & PLANTINGS	Replace a seriously diseased or severely damaged tree or hedge with a new tree or hedge of a similar or identical species of appropriate scale.

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 <u>07/28/2027</u> . Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.	
Signature (City of Raleigh) <u>Collette K</u>	Date <u>07/28/2026</u>

Included Materials in this Submission

- COA application form
- Written description
- Current property photographs
 - o Existing Conditions
 - o Proposed Work
- Other / Additional Materials:
 - o Site Plan
 - o Description of Work from Arborist

Setting

1108 W. Lenoir Street is a 1923 (possibly earlier) one-story bungalow along the western edge of Boylan Heights (HOD-G), where single-story industrial buildings act as a buffer between the primary residences of the district and the Norfolk-Southern Railway and Central Prison to the west. Several properties on this block were developed by Harry S. Storr in the late 19-teens and early 1920s, and the scale of each house to the north of 1108 Lenoir is consistent with each other. Lots are typically 40'W or 50'W, and depths vary. The subject property is 41'W x 122'L. Neighboring properties that are directly affected by the work include 1104 W. Lenoir (to the south) and 1110 W. Lenoir (to the north).

Proposed Work

In 2018, Concept 8 Holdings, LLC, constructed two (2) new homes at 1102 and 1104 W. Lenoir Street. 1104 W. Lenoir was approved under COA-17-CA_rev 1. The tree protection plan was implemented, but not followed in the field, as continuous footings were dug within the critical root zone of three (3) large boundary trees between 1104 and 1108 W. Lenoir. One of these trees is now experiencing significant deterioration and needs to be removed.

Given the proximity of neighboring properties, as well as the relative density and age of trees, we are requesting to remove a tree that is experiencing end-of-life deterioration, dropping branches, and is likely losing core strength in the trunk. In order to preserve other nearby oaks (as well as primary structures), we request to remove one tree. A tree of similar mature height (50' – 80') will be planted on the property.

A professional tree pruning company with a board-certified arborist has visited the site to provide a quotation and will perform the work. The proposed tree company has completed similar projects within the Boylan Heights Historic Overlay District.

In total, one (1) tree will be removed; one (1) new tree of similar mature height will be planted in its absence. Mutual Agreements have been made with adjacent property owners, whereby they are aware of the proposed work and support the pruning effort.

Description of Pruning Method

The tree service will make cuts utilizing the 3-cut method to ensure controlled limb removal and prevent damage to the trunk:

- First cut will be an initial undercut on the underside of the branch;
- Second cut will be a top cut further out to relieve weight on the limb;
- Third cut will be a finishing cut close to the branch collar to minimize bark stripping and promote proper healing on the tree.

Equipment (lifts and/or crane) will be located in the rear yard of the 1108 W. Lenoir property, as well as along the 12'W rear alley. Critical root zones will not be impacted during the project.

Tree to be Removed

The subject one (1) tree included in this application includes:

Tree to be Removed: Oak, 36"D (boundary tree with 1108 W. Lenoir and 1104 W. Lenoir)

- Remove tree entirely;
- Leave low stump and do not grind, so as to not harm sub-surface root structure of other trees nearby.

A site plan exhibit and photos have been included to further explain the proposed work. Trees are labeled accordingly.

Relevant RHDC Design Guidelines**1.3 Site Features and Plantings**

Most early Raleigh neighborhoods are shaded by a heavy deciduous tree canopy that adds great aesthetic appeal and historically performed a needed cooling function during the hot summer. In particular, shading south-facing walls is a sustainable way to lower cooling costs associated with solar gain. Removal of mature, healthy trees should be considered only for absolutely compelling reasons. *Whenever a tree is removed, whether it is diseased, storm damaged, or healthy, the district or landmark setting is diminished. The planting of a similar replacement tree in its place or nearby helps perpetuate the tree canopy that is so important to the landscape.* Long-lived hardwoods are excellent replacement choices for street canopies.

1.3.5: Replace a seriously diseased or severely damaged tree or hedge with a new tree or hedge of a similar or identical species of appropriate scale. It is not appropriate to remove healthy, mature trees.

1.3.7: Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone of trees.





Photo 1

Southwest property corner; 1108 W. Lenoir Street (left).

Tree to be removed, with thinning canopy above.



Photo 2

East roofline / rear yard; 1108 W. Lenoir Street (below).

Tree to be removed, with thinning canopy.

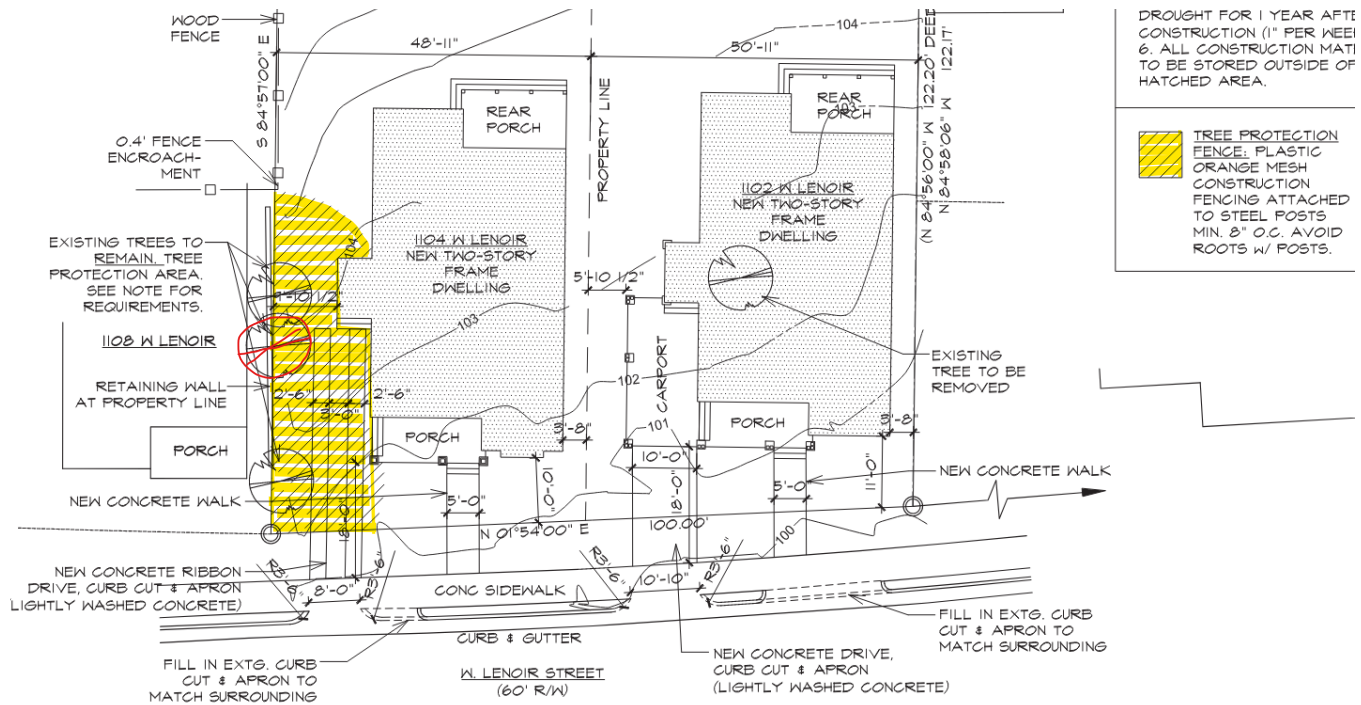


Photo 3

Tree Protection plan for 1104 W. Lenoir, constructed by Concept 8 Holdings through approved COA #177-17-CA_rev 1, dated 01/10/2018. Tree Protection plan was not followed by Applicant.

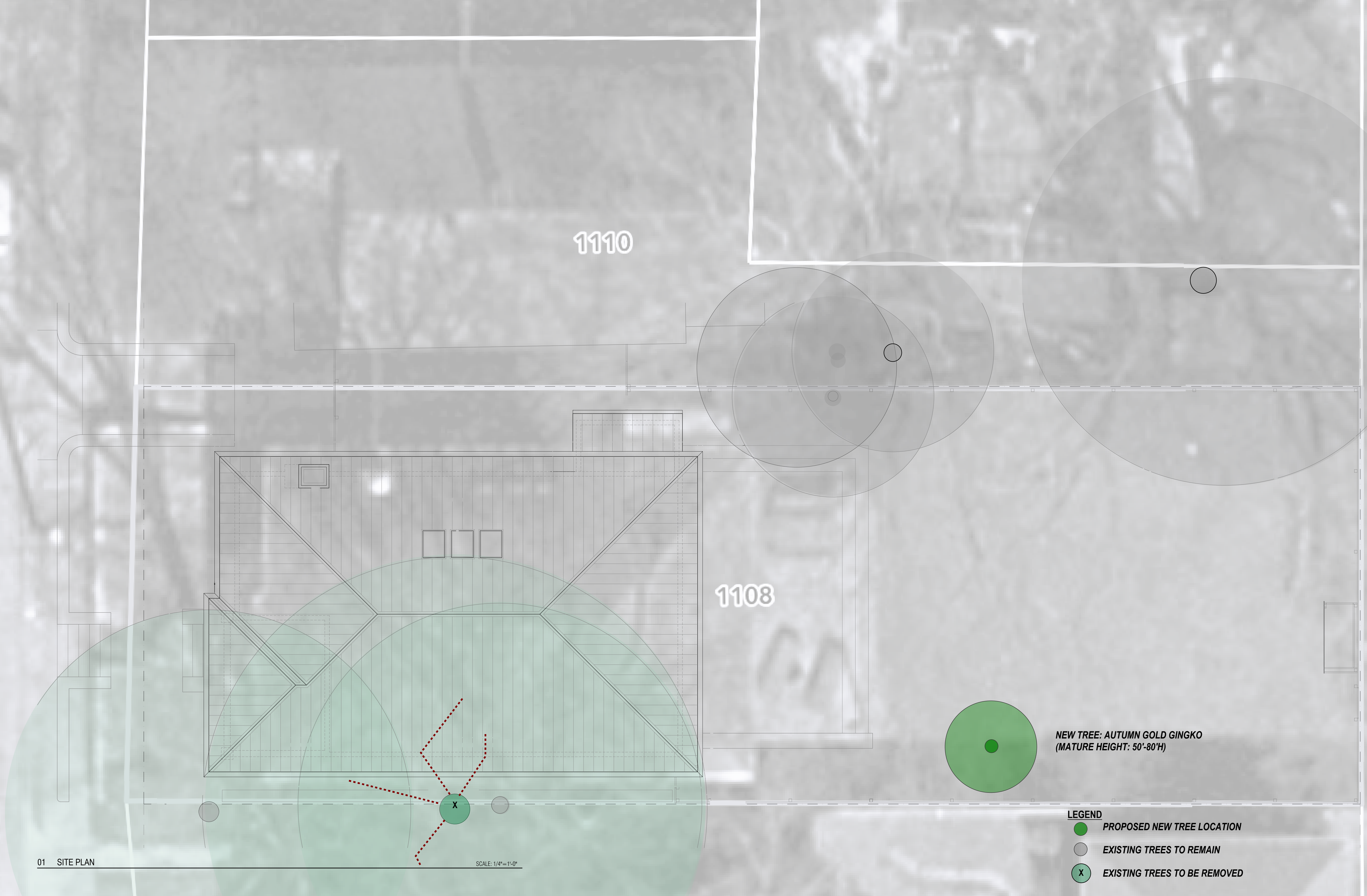


Photo 4

Tree Protection Plan not followed, which lead to untimely distress to subject tree for removal. 1104 W. Lenoir in foreground; 1108 W. Lenoir on left side of image. Date: 05/03/2018

Tree now requires removal (2026).

Continuous footings dug in critical root zone in conflict with tree protection plan in approved COA #177-17-CA_rev 1.



01 SITE PLAN

SCALE: 1/4"=1'-0"

- LEGEND**
- PROPOSED NEW TREE LOCATION
 - EXISTING TREES TO REMAIN
 - ⓧ EXISTING TREES TO BE REMOVED

NEW TREE: AUTUMN GOLD GINGKO
(MATURE HEIGHT: 50'-80'H)

Arbormax tree service

2713 Renfrow Road
Raleigh, North Carolina 27603

**Estimate #18309**

Sent on 07/16/2026

Phone 919-412-6790

Email arbormaxx@gmail.com

Website www.arbormaxtree.com

Rob Allen

1108 West Lenoir Street
Raleigh, North Carolina 27603

Product/Service	Description	Total
Tree Removal with crane	Removal of a tree One oak tree right side of the home, approximately 40 to 45 inches DBH, is showing notable signs of stress. The top third of the tree is no longer producing foliage which is a common indicator that the tree is running low on energy. This is typically the result of injury or infection, which has caused the tree to exhaust energy reserves at a higher rate than normal. Dead sections of tree top have already begun breaking, in one instance striking the roof of the home. We are recommending removal of this tree as its condition will attract deadly pest of parentheses ambrosia beetle), which will accelerate the trees decline into death. This coupled with the trees location puts both homes at risk of damage as the tree continues to decline and larger sections of dead branches begin breaking from the tree. This tree will be safely removed using our crane, which will be set up in the backyard. Sections of fence will be removed to allow the crane access from the alley. sections of tree will be carefully lowered into the alley. All debris and wood will be cleaned up and hauled away. Stump will be cut down low. Arbormax Tree Service is not responsible for settling, cracks, or damage to concrete or turf/yard under the weight and movement of equipment.	

Subtotal	
Sales tax (0.0%)	
Total	

Above is a guaranteed written estimate for the outlined work. All work is guaranteed to be as specified and performed in accordance with drawings and specifications submitted for above work, and completed in a substantial workmanlike manor. All pruning will conform to ANSI A-300 standards. If you are getting stumps ground all mulch and woodchips generated from the stump grinding process will be left in place. We are not responsible for turf damage or cracking of driveways or sidewalks under the weight of our equipment. ALL PAYMENTS ARE DUE THE DAY OF COMPLETION. THERE ARE NO EXCEPTIONS. All Credit Card Transactions will be charged a 4% processing fee. Commercial clients will be on net 30 terms with payment due in full. All commercial clients will be charged a 15% late fee and then 15% per month for every month payment is past Net 30. If a w9 or certificate of insurance is required please request them when you schedule service.

If you are needing to cancel your scheduled tree project please provide the office with a notice 2 business days prior to the day you're scheduled or a 10% fee may be applied.



Photo 1

Southwest property corner; 1108 W. Lenoir Street (left).

Tree to be removed, with thinning canopy above.



Photo 2

East roofline / rear yard; 1108 W. Lenoir Street (below).

Tree to be removed, with thinning canopy.