

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 type="checkbox"/> Minor Work (staff review) – 1 copy <input checked="" type="checkbox"/> Major Work (COA Committee review) – 13 copies <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input checked="" type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<div style="text-align: center;">For Office Use Only</div> Transaction # <u>480556</u> File # <u>126.16.CA</u> Fee <u>147.00</u> Amount Paid <u>147.00</u> Received Date <u>7-19-16</u> Received By <u>Hunt ce</u>
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Property Street Address 318 OAKWOOD AVE + 322 OAKWOOD AVE.

Historic District OAKWOOD

Historic Property/Landmark name (if applicable)

Owner's Name JACKIE TRISDALE + MIKE CINDRIC / GUSAN / POLINA

Lot size	(width in feet)	(depth in feet)
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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
<u>KATHERINE WHITE + TOM URQUART</u>	<u>309 N. BLOOMBETH ST RALEIGH</u>
<u>MATHEW BADER</u>	<u>326 OAKWOOD AVE ROL. 27601</u>
<u>WILLIAM WIND</u>	<u>321 " " " "</u>
<u>JOHN EDGE</u>	<u>317 " " " "</u>
<u>JONATHAN JONAS</u>	<u>315 " " " "</u>
<u>EMILY AND JEREMY MCCARATHA</u>	<u>313 " " " "</u>
<u>APRIL TAYLOR AND JOHN WALLACE</u>	<u>312 " " " "</u>
<u>ELIZABETH DUFORD + DONALD MATHEWS</u>	<u>321 EAST LAKE ST. RALEIGH</u>
<u>MARK WOOTEN</u>	<u>315 EAST LAKE ST. " "</u>

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 Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) _____ Date _____

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
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.					
Minor Work (staff review) – 1 copy			✓		
Major Work (COA Committee review) – 13 copies					
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 type="checkbox"/>		tree removal		✓
3. Photographs of existing conditions are required.	<input checked="" type="checkbox"/>		✓		
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input type="checkbox"/>	<input checked="" 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" or 11" x 17" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" or 11" x 17" snap shots of individual drawings on the big sheet. 	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. Fee (See Development Fee Schedule)	<input type="checkbox"/>		✓		

July 19, 2016

To whom it may concern at the **Raleigh Historic Districts Commission:**

We would like permission to remove a sizable Water Oak tree that straddles the property line of two residences in the Oakwood Historic District. Our properties are located on the South side of Oakwood Avenue at 318 Oakwood Ave. (Jackie Twisdale; homeowner) and at 322 Oakwood Avenue (Susan Toplikar/Mike Cindric; homeowners). The Water Oak, large and very old, is decaying and in serious decline. During storms, the tree has dropped limbs and debris onto the houses of the homeowners and caused extensive damage. The most serious example occurred during a storm in mid-1980's, when a substantial limb fell on the corner of the Twisdale residence, causing extensive damage to the roof, framing, and interior exterior finishes. The homeowners fear that additional damage to their homes is likely to occur because decay and pockets of rot are compromising the structural integrity of the tree. An analysis of the tree by a Certified Arborist is attached.

Through the years, the Water Oak has grown around and completely enveloped significant portions of a historic fence and a historic cobblestone wall. The wall and fence were erected years ago to define the property line between the two residences. Removing the Water Oak down to grade level would destroy major portions of the historic fence and wall. In an attempt to retain the historic fabric of the fence and wall, we propose that the Water Oak be removed only to the top of the fence (+/- 5' above grade). In this way, the intersection of the tree trunk, the historic fence, and the historic wall will serve as a record of the evolution of a landscape and a visual reminder of the interface of man and nature.

Should the tree be removed down to the top of the fence, the remaining stump would be virtually unseen from Oakwood Avenue because it is located behind extensive vegetation on both properties and Twisdale's wooden fence and gate.

There is precedent for removing only a portion of a tree when it straddles a historic cobblestone wall. Within 2 blocks of the site, at 526 Oakwood Avenue, the homeowner has utilized a stump as part of their landscape palate (attached).

Thank you.

Jackie Twisdale
Mike Cindric
Susan Toplikar

Arbormax tree service

4236 Rockside Hills DR
Raleigh, NC 27603



Estimate #3364

Sent On 07/18/2016

Phone 919-412-6790

Email info@arbormax.com

Website www.arbormaxtree.com

Mike Cindric

322 Oakwood Ave.
Raleigh, North Carolina 27601

Service / Product	Description	Total
Tree evaluation	<p>Water Oak right side of the home. This tree has 4 sections of tree that share co-dominant Union approximately 10-12 feet above ground level. The tree has had a failure of a stem of comparable size to the costing stems in the past on the neighbors side of the tree. The extent of decay is uncertain. It is likely that the loss of the afore mentioned section could result in a condition that could comprise the stability of the remains sections. There is a high likelihood of impact of either home in the event of tree part failure. The consequences of this failure could be significant.</p>	\$0.00

If you have any questions, please contact me at 919-737-5335

Thanks, Joseph

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. 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. 72 hours notice must be provided to reschedule or cancel a job. If adequate notice is not provided there may be a cancelation fee. This estimate will serve as your invoice. All invoices are due upon completion of work. Receipts will be provided upon request. Add 4% convenience fee for credit card payments.

Total

\$0.00



Tree to be removed

322 Oakwood Ave.
Cindric / Toplikar Property

318 Oakwood Ave.
Twisdale Property

Property Line



Tree to be removed



Tree is enveloping the fence and the wall



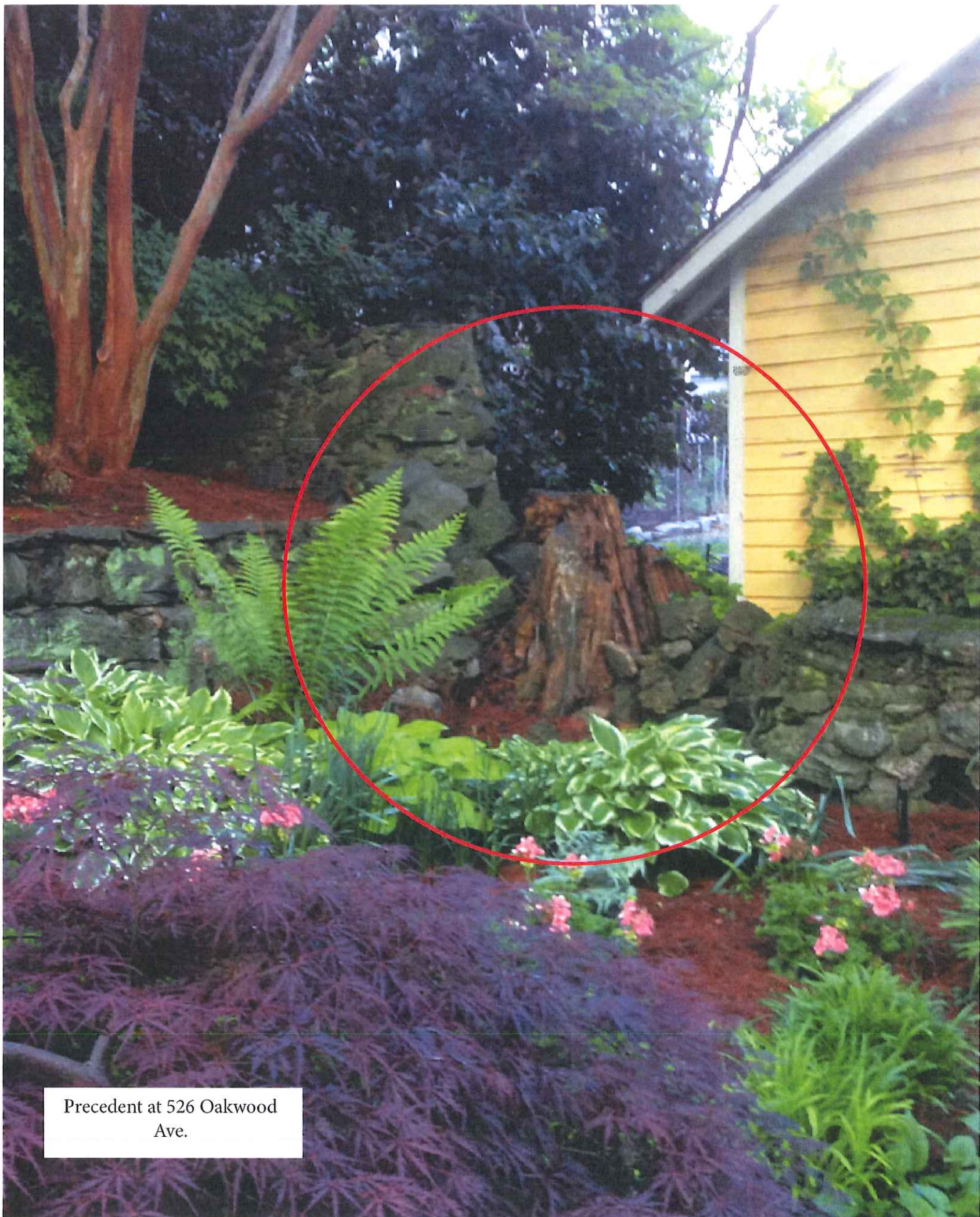
Tree is enveloping the fence and the wall



Location of rot pocket
and decay



Rot pocket and decay



Precedent at 526 Oakwood
Ave.