



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

401 E JONES STREET

Address

OAKWOOD

Historic District

Historic Property

106-15-MW

Certificate Number

7/21/2015

Date of Issue

1/21/2016

Expiration Date

Project Description:

- Remove dead, diseased, or dangerous Magnolia and Pecan trees; donation to NeighborWoods

OK to PERMIT

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, 
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



- ☒ **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 # 4391622

File # 106-15-MW

Fee 29.00

Amt Paid 29.00

Check # 307

Rec'd Date 7/16/15

Rec'd By [Signature]

- 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 401 E Jones St

Historic District: Oakwood

Historic Property/Landmark name (if applicable): Heck-Boushall House

Owner's Name: Jessica and Chris Gotwalt

Lot size 5611 sq feet

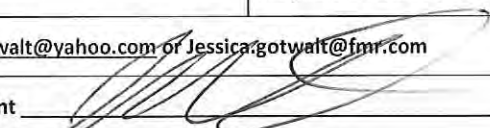
(width in feet)53

(depth in feet)105

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 Jessica Gotwalt		
Mailing Address 401 E Jones St		
City Raleigh	State NC	Zip Code 27601
Date 7/15/2015	Daytime Phone 919-673-2076	
Email Address j_gotwalt@yahoo.com or Jessica.gotwalt@fmr.com		
Signature of Applicant 		

Minor Work Approval (office use only)	
<p>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>1/21/16</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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.</p>	
Signature 	Date <u>7/21/15</u>

<p>Project Categories (check all that apply):</p> <p><input type="checkbox"/> Exterior Alteration</p> <p><input type="checkbox"/> Addition</p> <p><input type="checkbox"/> New Construction</p> <p><input checked="" type="checkbox"/> Demolition</p> <p>Will you be applying for state or federal rehabilitation tax credits for this project?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p style="text-align: center;">(Office Use Only)</p> <p>Type of Work <u>76</u></p> <p>_____</p> <p>_____</p>
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Section/Page	Topic	Brief Description of Work
Section 2.3	Tree removal	<p>Requesting permission to remove two mature trees that are threatening several homes: an overgrown Magnolia and a Pecan. Two independent certified arborists (Everett tree service and Arbormax) have called these out as hazards. Due to the size of the trees and the proximity to several houses, they could cause severe harm in a fall. Per the attached arborist report, these trees are dangerous, vulnerable and a threat based on their age, size, type of tree and proximity to the homes. The magnolia is overgrown to the site and unstable. The nearby pecan tree shows evidence of disease and has split into two causing severe instability which is does not have sandwiched in by two homes. It has also grown too tall and has several heavy unstable branches over the houses. A similar aged pecan tree that tree had been limbed up regularly and had previously been deemed healthy collapsed on a neighbors roof in a storm two years ago causing the need for a replacement.</p> <p>As the pictures attempt to show, this is part of a tree line that is already lush with several hardwood trees, including a cherry and a maple; no other trees are recommended for the site. We expect to make a donation to NeighborWoods.</p>

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>	X				
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 type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input type="checkbox"/>				
3. Photographs of existing conditions are required.	X				
4. Paint Schedule (if applicable)	<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 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"/>			
8. Fee (See <u>Development Fee Schedule</u>)	<input type="checkbox"/>				



July 15th, 2015

Tree Inspection Report

Property Address: 401 E. Jones Street

Raleigh, NC 27603

Summary: A field inspection was conducted on July 15th 2015 at 401 E Jones St in Raleigh, NC. The purpose of the inspection was to evaluate the property for potentially hazardous Trees. Two potentially hazardous trees were found during the inspection process.

Specimen #1 is located approximately 20 ft southeast from the front right corner of the dwelling it is a co-dominant *Carya illinoensis* "Pecan" tree that is showing signs of internal decay and structural failure. This tree has two large stems that originate from one base. One lead is a 24 inch dbh 90 ft. asymmetrical stem that grows over the home. The other is a 32 inch dbh 95 ft. asymmetrical lead that is growing towards the street. There are also remnants of a third smaller trunk that broke off some time ago and landed on the neighboring home. There is a significant amount of decay in the base along the union and marriage lines of the leads. The rot and decay most likely originated in the marriage line and smaller trunk. This decay in combination with the co-dominant nature and lean of the tree significantly elevates the probability and likelihood of failure. If this tree were to fail, it would cause catastrophic damage to the home.

Recommendation: Immediate removal is recommended

Specimen #2 is a 26 inch DBH *Magnolia grandiflora* "Southern Magnolia" that is in close proximity to the home and the neighboring home. There are several aggravating circumstances that increase the probability of failure with this tree. Repeated improper pruning of this tree has been performed to provide clearance to the adjacent structures. As a result the subject has been left with a low crown ratio and is vulnerable to wind damage. There is also a pocket of decay in the lower section of the trunk. The decay originated in an old winterization crack that did not compartmentalize. The combination of the decay and low crown ratio make this a hazardous tree.

Recommendation: Removal is recommended



Specimen #1

The area of decay is identified by the circle.
The arrow marks the marriage line



Specimen #2

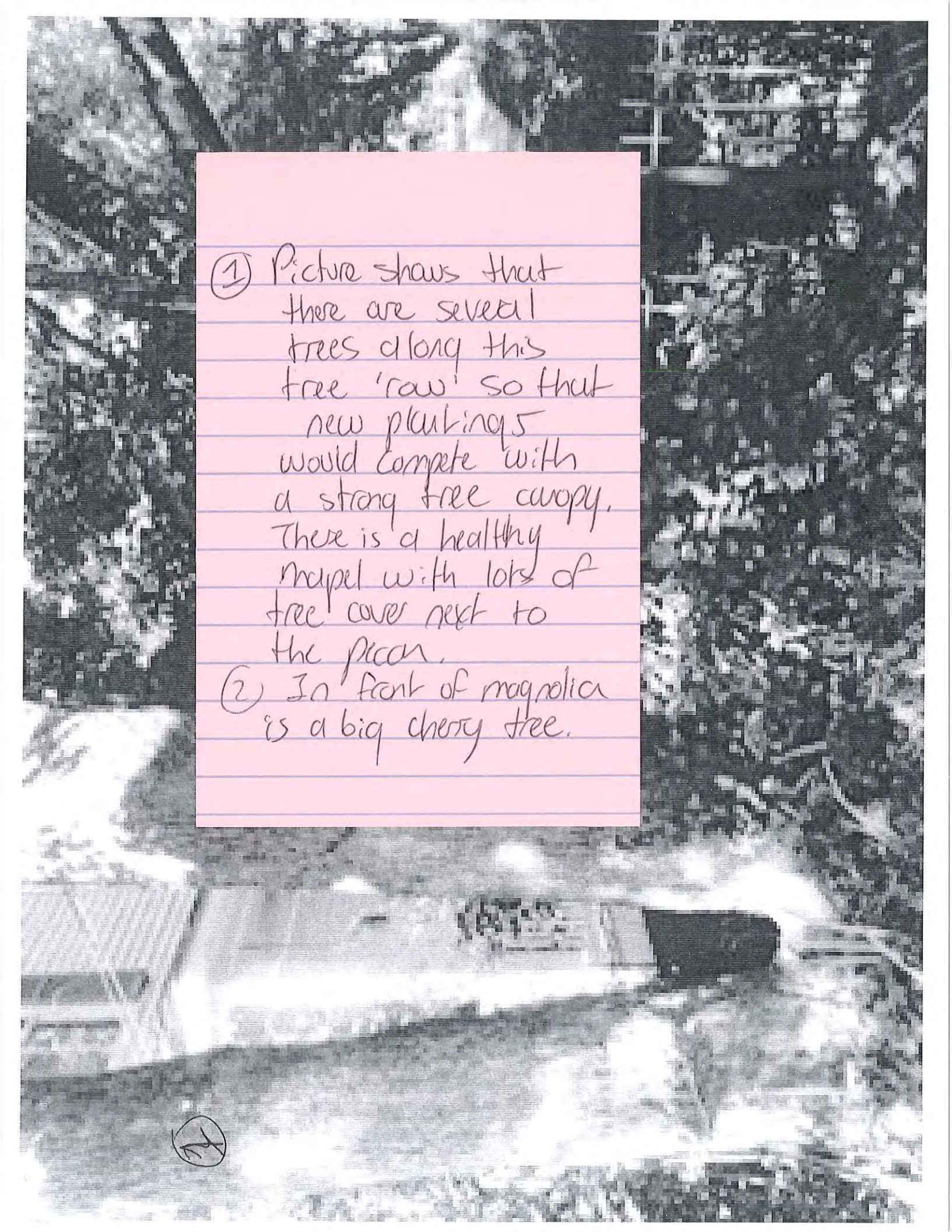
The arrow marks the crack in the tree lead to the
internal decay.

Field Inspection Conducted by

Timothy Robbins



SO-6215au



① Picture shows that there are several trees along this tree 'row' so that new plantings would compete with a strong tree canopy. There is a healthy maple with lots of tree cover next to the pecan.

② In front of magnolia is a big cherry tree.

④



X

M

cherry

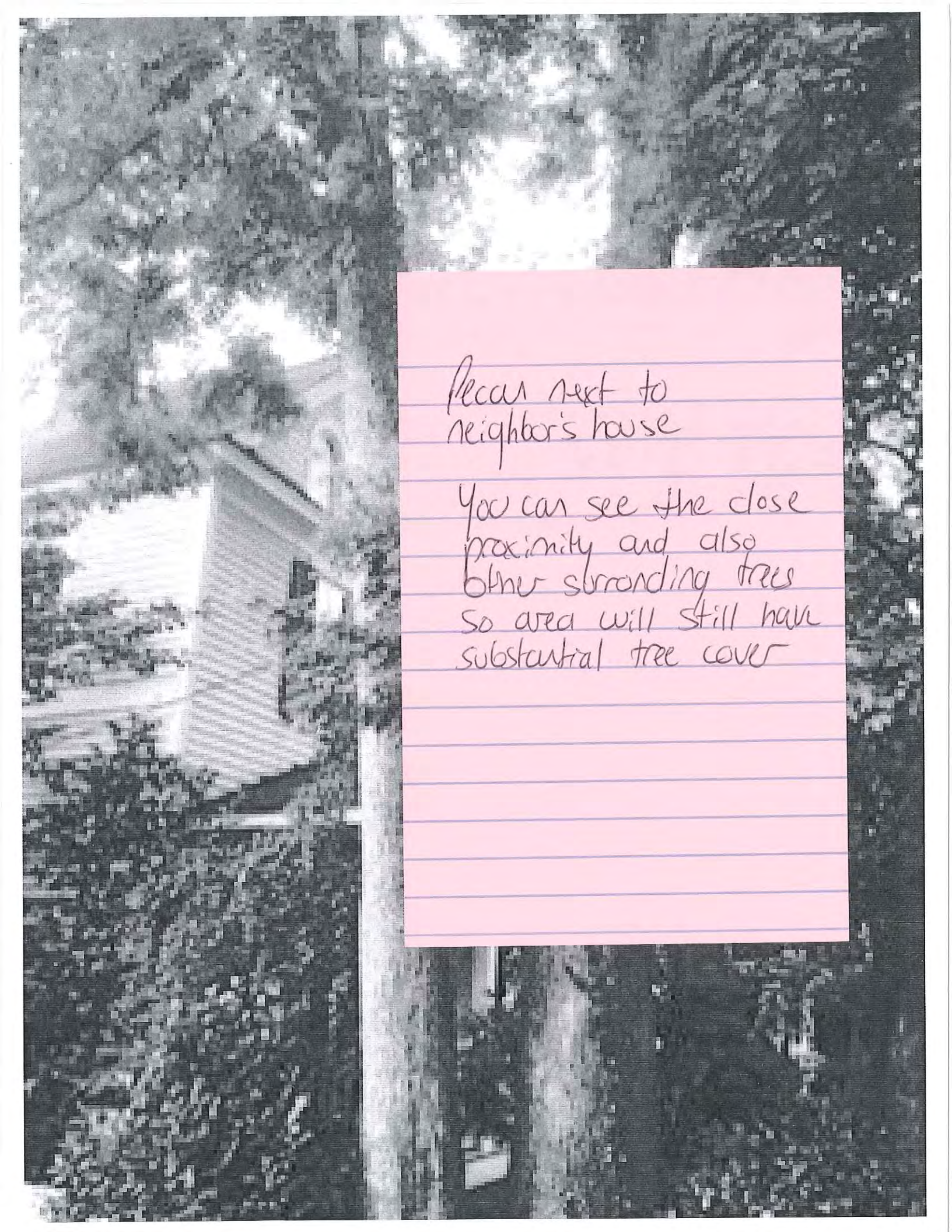
cherry

①

① Height of
magnolia over
house

② Small trench base for
height with evidence
of decay.



A black and white photograph of a residential area. On the left, a portion of a house with a gabled roof is visible, partially obscured by trees. The right side of the image is dominated by a large, dense tree with many leaves. A pink sticky note is placed over the right side of the image, containing handwritten text.

pecan next to
neighbor's house

You can see the close
proximity and also
other surrounding trees
so area will still have
substantial tree cover

Band, Daniel

From: j_gotwalt@yahoo.com
Sent: Friday, July 17, 2015 10:25 AM
To: Band, Daniel
Subject: Re: Minor Work COA - 401 E Jones St
Attachments: FullSizeRender (1).jpg; FullSizeRender.jpg

Hi Daniel- Thanks for reviewing this so quickly. My husband will be dropping off color copies of some of the photos today. Unfortunately the front house pictures are not in color so I attached them here. With this new submission we have included a \$100 check to neighborwoods.

Thank you! Please let me know if you need anything else.

Jessica

919-673-2076

rcv'd 7/17/15

From: Band, Daniel
Sent: Thursday, July 16, 2015 3:50 PM
To: j_gotwalt@yahoo.com
Cc: Tully, Tania

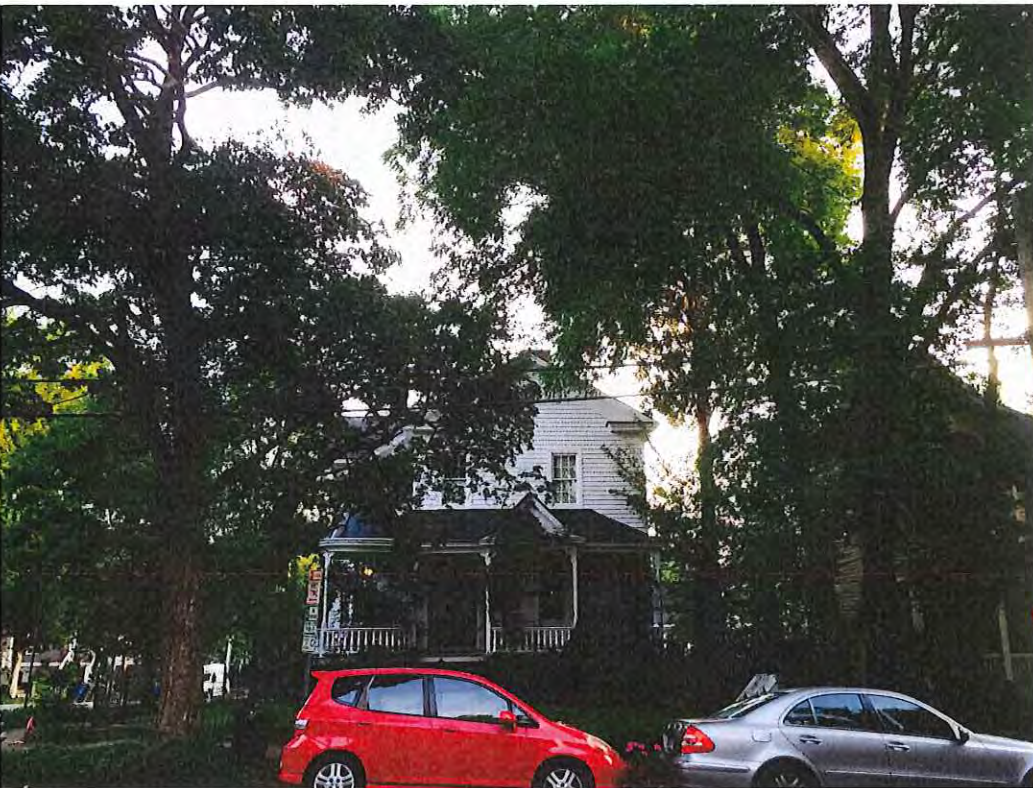
Jessica: Thank you for submitting a Minor Work COA application for 401 E Jones St. I've reviewed the application and have a few comments. Additional materials may be sent by email.

- Please send in a picture of the front of the property showing the house and front-yard.
- Please send in clearer, color photos of the trees proposed for removal and other exhibits that you included in the packet. The black-and-white photos are a bit grainy and make it difficult to get a full accounting of the situation. The photos you already emailed to Tania, while in color, are of such a small size and poor resolution as to not be printable.
- In terms of the pecan and the magnolia removal, please also send the donation (\$50 per tree is current NeighborWoods tree cost) with the form to us. We will forward to the program with a notation that the new trees are for Oakwood. This may be mailed or dropped off at the 3rd floor reception desk of One Exchange Plaza.

Thank you,

Daniel

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

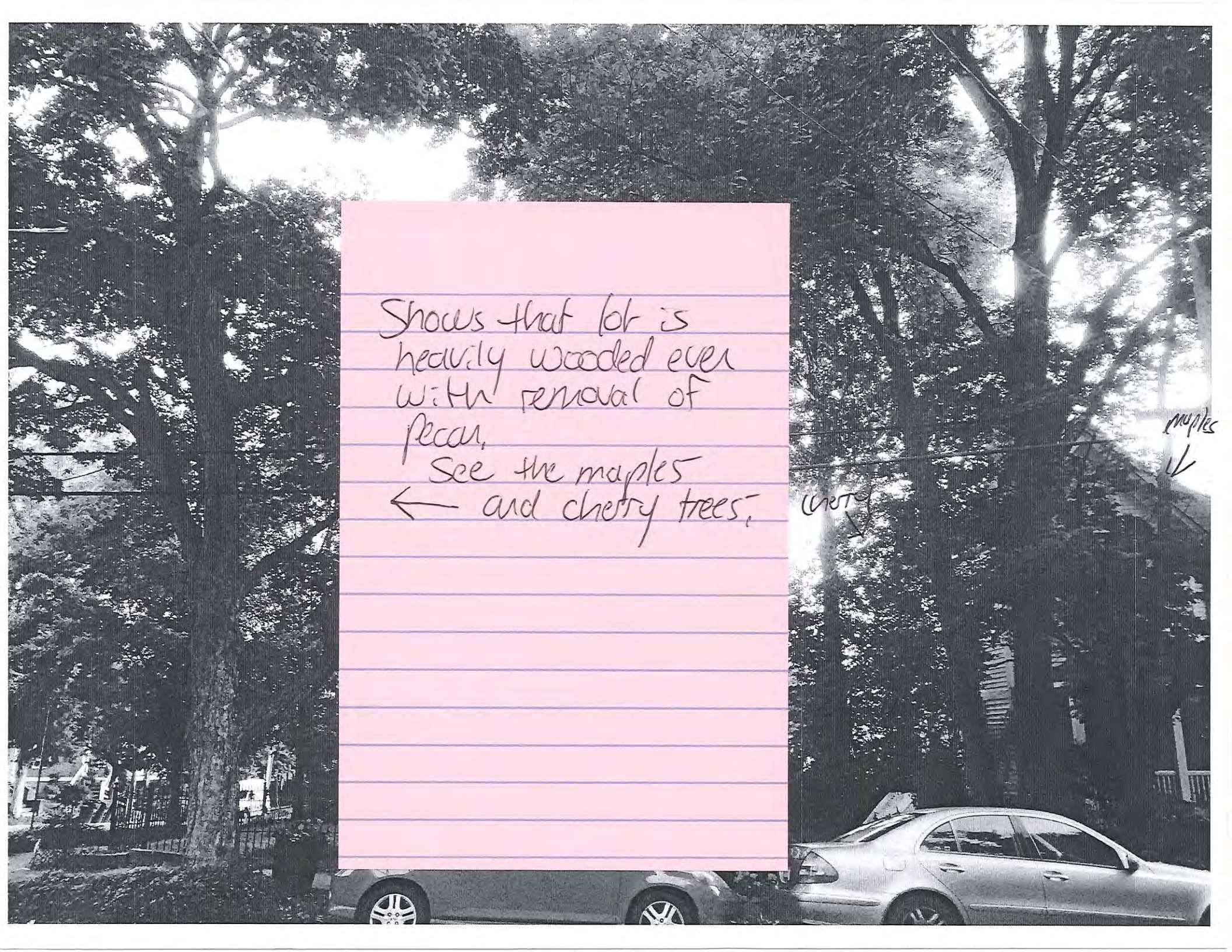












Shows that lot is
heavily wooded even
with removal of
pecan.

See the maples
← and cherry trees;

cherry
↓

maples
↓



Oakwood - COA



NeighborWoods Tree Planting Program Tax Deductible Contribution Form

Name Jessica Gotwalt

Phone Number 919-673-2076

Work Phone Number _____

Address 401 E Jones Street

City Raleigh State NC Zip 27601

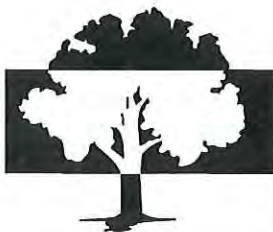
I am sending a check, made out to Raleigh NeighborWoods, for a one time tax deductible contribution of \$ 100

Please return to:

Raleigh Business Office
Attention: NeighborWoods
105 Pullen Road
Raleigh, NC 27607

Or email at trees@raleighnc.gov

✓ # 309



RALEIGH

Parks,
Recreation *and*
Cultural Resources

parks.raleighnc.gov

