

# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

404 OAKWOOD AVENUE

Address

OAKWOOD

Historic District

Historic Property

020-16-MW

Certificate Number

2/5/2016

Date of Issue

8/5/2016

Expiration Date

## Project Description:

- Remove one dangerous tree and one tree damaging historic property;
- plant 2 new trees.

*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 # 460125  
 File # 020-16-MW  
 Fee \$29.00  
 Amt Paid \$29.00  
 Check # 119  
 Rec'd Date 1/25/16  
 Rec'd By AWM

- 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 404 Oakwood Ave, Raleigh, NC 27601

Historic District Historic Oakwood

Historic Property/Landmark name (if applicable): 404 Oakwood Ave, Raleigh, NC 27601

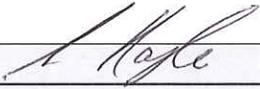
Owner's Name Imogen Hoyle Lloyd Miller

Lot size 0.194 Ac (width in feet) 70 (depth in feet) 121

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 Imogen Hoyle		
Mailing Address 404 Oakwood Ave		
City Raleigh	State NC	Zip Code 27601
Date 1/11/2016	Daytime Phone 919.205.5505	
Email Address brbrit@gmail.com		
Signature of Applicant <u></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 8/5/16. 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 2/5/16

**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

**(Office Use Only)**

Type of Work 96, 78

\_\_\_\_\_

\_\_\_\_\_

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

Section/Page	Topic	Brief Description of Work
2.3/13	Tree removal and replacement	Removing 2 trees, one dangerous and damaged, the other damaging to historic property

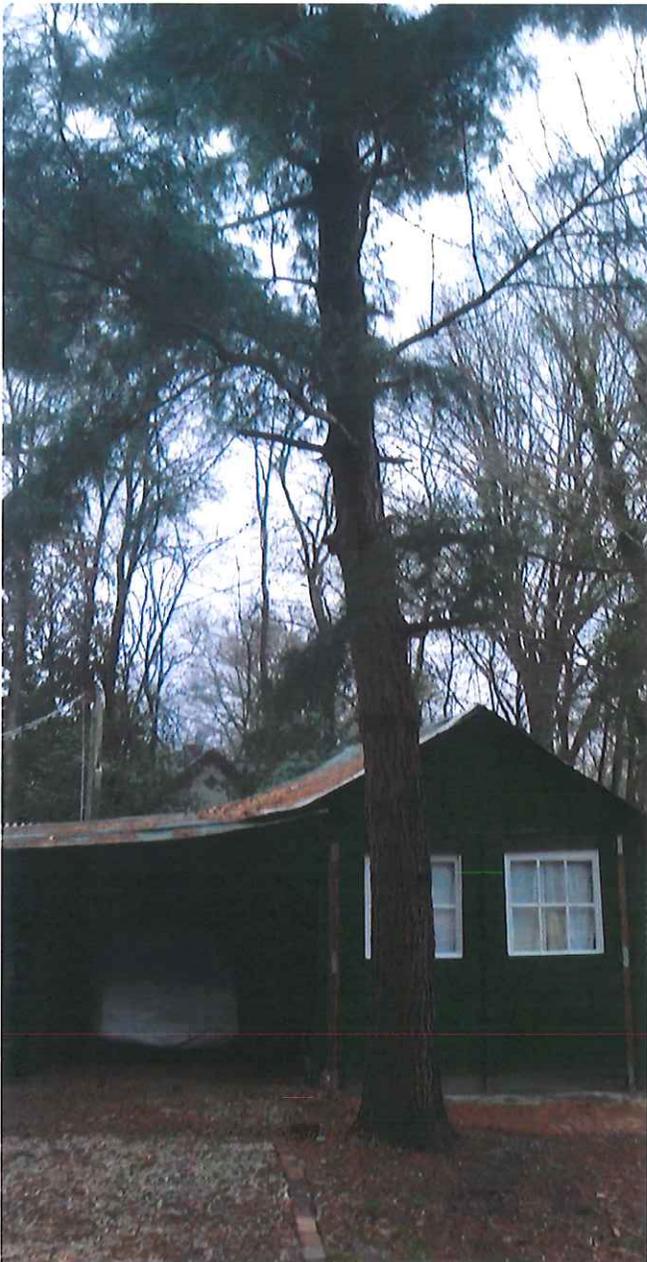
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>Attach 8-1/2 " x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.</p> <p><b>Minor Work (staff review) – 1 copy</b></p> <p><b>Major Work (COA Committee review) – 13 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 checked="" type="checkbox"/>				
2. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. <b>Photographs</b> of existing conditions are required.	<input checked="" type="checkbox"/>				
4. <b>Paint Schedule</b> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. <b>Plot plan</b> (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 checked="" type="checkbox"/>	<input type="checkbox"/>			
6. <b>Drawings</b> showing proposed work <ul style="list-style-type: none"> <li>X Plan drawings</li> <li><input type="checkbox"/> Elevation drawings showing the new façade(s).</li> <li><input type="checkbox"/> Dimensions shown on drawings and/or graphic scale.</li> <li><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.</li> </ul>	<input checked="" 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 checked="" type="checkbox"/>			
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	<input checked="" type="checkbox"/>				

Of the 15 trees in our yard 2 are becoming issues. One which is right by the carport (planted by one of the previous owners) its a white pine (tree #1) that for the past 2 years has dropped branches on our cars and the carport in high winds and when there is ice (branches of approx 6inches diameter). See appendix for further support that this tree will continue to be dangerous. The other one is on the side of the house (tree#2), a cedar, but looks like its a rouge one that's been allowed to get to the size it is. Our concern with this is that it is very close to the house and its branches and needles are damaging the roof of the historic property which has already caused leaks and had to have been repaired.

Under ARTICLE XV — CERTIFICATE OF APPROPRIATENESS LIST - #76 Removal of dead, diseased, or dangerous Trees with a combined stem girth of 8 inches and greater in diameter, measured 4-1/2 feet above ground level when a replacement tree is proposed and #78 Removal of Trees with a combined stem girth of 8 inches and greater in diameter, measured 4-1/2 feet above ground level damaging historic resources when a replacement tree is proposed – We are looking to receive permission to remove Tree #1 and Tree #2 and replace them in locations shown on the plot in Pic 8. Our suggested replacement trees are:  
Dogwood - *Cornus florida*. Cherry - *Prunus avium*. Which are more suited to our climate and growing zones.

Pic 1. Tree #1. Tree which we would like to remove under #76. Location 1 on plot plan – new tree to be placed in Location 1. Shown on plot drawing.

Pic 2. Tree#1 showing the branches that snapped past winter 2015 From Ice storms and wind.



Pic 3. Tree #1. Some of the damage from tree branches hitting our car past winter 2015



Pic 4. Damage from this years ice storm, 2016.



Pic 5. Branches which fell in 2016 Jan ice storm they landed within 3ft of hitting the historic house from tree #1.



Pic 6. Tree #2. Very close to our property line and house - new tree to be place in location 2 – shown on plot.



Pic 7. Tree #2.



Pic 8. Tree#2. We have had to cut it back as it is damaging the roof badly– roof has been repaired recently as the tree has caused leaks.



Pic 9. Plot showing location of trees currently and suggested locations for new trees.

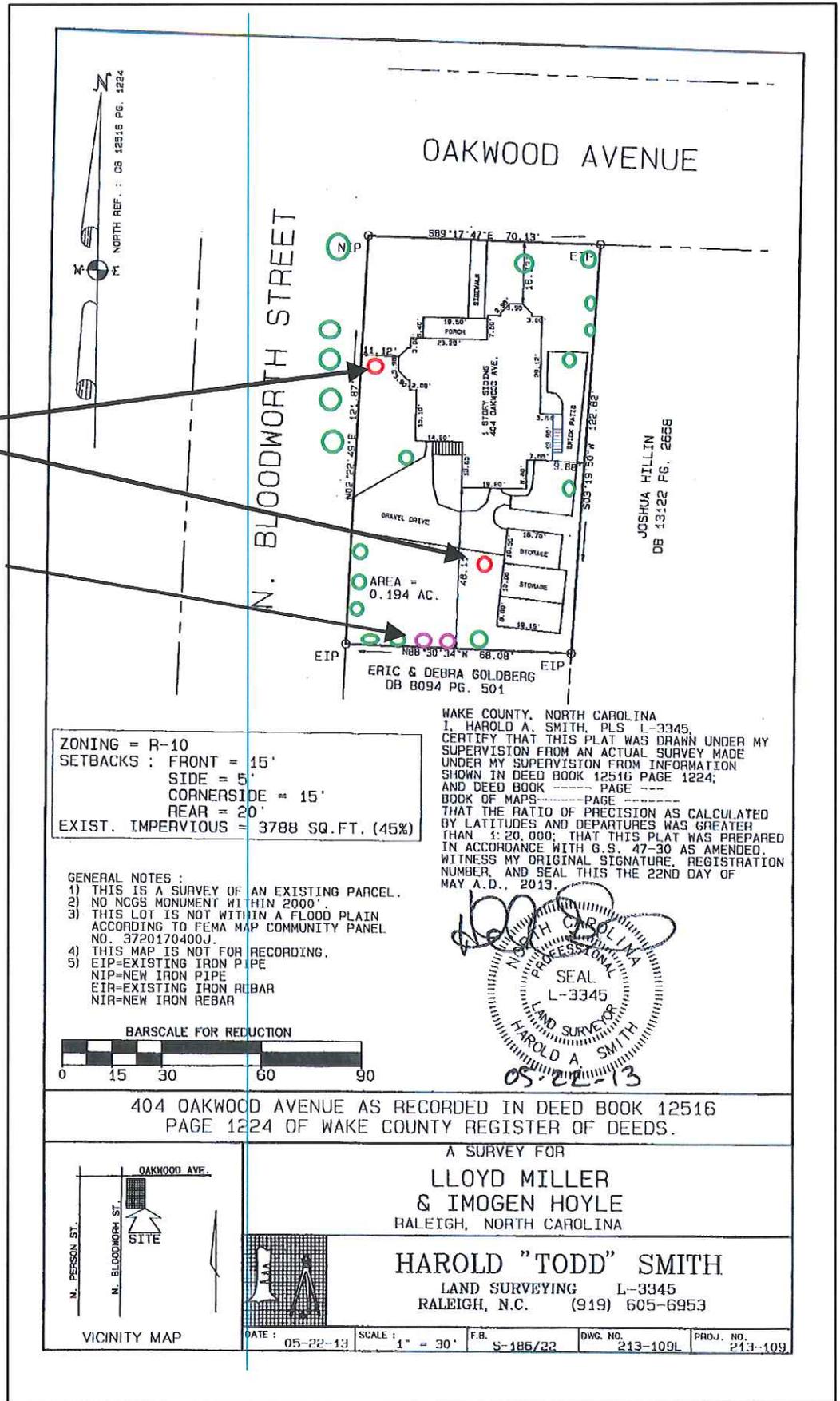
Green shows locations of the other 13 trees within our property and the 5 city trees just outside.

Trees for removal

Tree#1

Tree#2

Location for replacement trees



## Appendix.

Support for Tree #1 being a dangerous tree in general and also to structures (as shown in pictures above). We had a tree surgeon look at the tree last year, and the species of tree #1 which is a white pine are known to have very brittle branches which drop when in high winds or ice/snow storms. After they start doing this they are at higher risk of dying and their trunk splitting and falling. They also have extremely flammable needles which currently shed over the house and ground. They also historically do not do well in clay soil or hot climates. All these points are supported in resources below.

The tree surgeon told us that the tree was too close to the house for that species (White Pine) and is at risk for property damage due to incorrect placement. In the short term that will lead to continued damage to the structure and vehicles due to fallen limbs and longterm damage by falling trunk.

This article from the New York Times states:

*"Pine trees are frequently a favored selection by many landscapers. The native eastern white pine is a popular choice. First, because it is so easy to get. And secondly, it grows fast and thrives in open sunny places. Its typical bunches of five needles provides a handsome appearance.*

***But white pines are brittle. When there is a strong windstorm, or worse, heavy snow fall and ice formation, the brittle pine branches snap easily. The worst thing that can happen, and sometimes does, is a split of the main trunk. Most of these pines won't survive."***

<http://www.nytimes.com/2000/12/10/nyregion/in-the-garden-with-thoughts-of-pine-trees-in-the-yard.html>

And from Missouri botanical garden:

**"Used as a windbreak, the limbs are brittle and may suffer wind damage which can help lead to decline of the tree."**

<http://www.missouribotanicalgarden.org/gardens-gardening/your-garden/help-for-the-home-gardener/advice-tips-resources/pests-and-problems/environmental/decline.aspx>

A few other things that concern me about this species are listed in the article below which states

1. In Sep-Oct this pine "sheds " all of its needles that grew out the previous year. **These needles make excellent mulch but are also very flammable, so fire and sparks must be kept away from the base of these trees.**
2. its large spreading root system is very wind firm, **but its branches are slightly brittle and can be damaged by snow, ice, and windstorms.** It can live over 100 years in windbreaks but usually has a shorter lifespan because of being broken up by wind and ice storms.
3. On clay soils they seem to do quite well **but when a wet year comes along have seen some deaths of 20-30ft trees and I blame it on the clay soil holding too much moisture causing root death.**

<http://www.windbreaktrees.com/whitepine.html>

These bring about several concerns. #1 – with the tree so close to the historic house a lot of the very flammable needles make their way to the roof and the ground. Increasing a fire hazard. #2 – this is what we currently see happening for the past 2 winters as shown in the pictures. #3 – potential for root death in clay soils.

As you can see from this guide, the species has been incorrectly planted for this region and it's survival is at risk.

1. White pine grows best on well drained, sandy, moderately acid (pH = 5.5) soils. When planted in poorly drained, **compacted soil with high clay content** or a pH above 6.5, this species will usually not survive.
2. The climate over the natural range of white pine (see Figure 2) is cool and humid. A limiting factor in the South and in northern cities is intolerance for **sustained high temperatures** and low humidity.

<http://www.bartlett.com/resources/Plant-Health-Care-Recommendations-for-White-Pine.pdf>

## **Robinson, Simone**

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**From:** Robinson, Simone  
**Sent:** Monday, February 01, 2016 12:11 PM  
**To:** 'brbrit@gmail.com'  
**Cc:** Tully, Tania; Band, Daniel  
**Subject:** Minor Work Application - 404 Oakwood Avenue

Good Afternoon Imogen,

Thank you for submitting a Minor Work application for 404 Oakwood Avenue. After reviewing your application I have one request. Additional materials may be submitted by email.

- Please send in a photo of the front of the house which includes the property and the house, and a photo showing the proposed location for the replacement trees.

Please let me know if you have any questions.

Thanks,

Simone Robinson, Planner I  
Long Range Planning Division  
Raleigh City Planning Department  
(919) 996-2638

## Robinson, Simone

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**From:** imogen hoyle <brbrit@gmail.com>  
**Sent:** Tuesday, February 02, 2016 9:37 AM  
**To:** Robinson, Simone  
**Cc:** Lloyd Miller  
**Subject:** Re: Minor Work Application - 404 Oakwood Avenue  
**Attachments:** tree location3.jpg; tree location2.jpg; tree location.jpg; front of house.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Projects

Hi Simone

Please find the photos you requested attached. Please let me know if you need anything else from me.

Many thanks,

Imogen

On Mon, Feb 1, 2016 at 12:10 PM, Robinson, Simone <[Simone.Robinson@raleighnc.gov](mailto:Simone.Robinson@raleighnc.gov)> wrote:

Good Afternoon Imogen,

Thank you for submitting a Minor Work application for 404 Oakwood Avenue. After reviewing your application I have one request. Additional materials may be submitted by email.

- Please send in a photo of the front of the house which includes the property and the house, and a photo showing the proposed location for the replacement trees.

Please let me know if you have any questions.

Thanks,







