

# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Remove dangerous tree; plant replacement tree

522 Oakwood Ave

Address

Oakwood

Historic District

Historic Property

COA-0056-2019

Certificate Number

5/28/2019

Date of Issue

12/2/2019

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, \_\_\_\_\_

*Collette R. Kinnel*

Raleigh Historic Development Commission

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



# Certificate of Appropriateness | Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form can be submitted in person or via USPS at the above address.

Type or print the following:		
Applicant name: <u>Gerald + Patricia McCRAIN</u>		
Mailing address: <u>522 Oakwood Ave</u>		
City: <u>Raleigh</u>	State: <u>NC</u>	Zip code: <u>27601</u>
Date: <u>May 2, 2019</u>	Daytime phone #: <u>919 215-7707</u>	
Email address: <u>jerrymccrain@gmail.com</u>		
Applicant signature: <u>Gerald McCrain Patricia McCrain</u>		
<input checked="" type="checkbox"/> Minor work (staff review) – one copy Major work (COA committee review) – one copy (10 copies will be required after initial staff review) <input type="checkbox"/> Additions > 25% of building sq. footage <input type="checkbox"/> New buildings <input type="checkbox"/> Demolition of building or structure <input type="checkbox"/> All other <input type="checkbox"/> Post approval re-review of conditions of approval		<p style="text-align: center;"><b>Office Use Only</b></p> Transaction #: <u>595154</u> File #: <u><del>3000</del> COA-0656-2019</u> Fee: <u>30<sup>00</sup></u> Amount paid: <u>30<sup>00</sup></u> Received date: <u>5/11/19</u> Received by: <u>P. Best</u>
Property street address: <u>522 Oakwood Avenue</u>		
Historic district: <u>Oakwood</u>		
Historic property/Landmark name (if applicable):		
Owner name: <u>Gerald + Patricia McCRAIN</u>		
Owner mailing address: <u>522 Oakwood Ave</u>		



To be completed by applicant			Office Use Only		
	Yes	N/A	Yes	No	N/A
Attach 8-1/2"x11" or 11"x17" 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. <a href="#">Minor Work</a> (staff review) – 1 copy <a href="#">Major Work</a> (COA Committee review) – 1 copy (10 copies will be required after initial staff review).	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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, tree species, etc.) <i>- see letter</i>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. <b>Description of materials</b> (Provide samples, if appropriate)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. <b>Color Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page. Photos should be of each side of the house, fully show the yards, and include streetscapes.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. <b>Paint Schedule</b> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. <b>Site Drawings.</b> Required for projects that include any addition, demolition, fences, walls, or other landscape work. <ul style="list-style-type: none"> <li>• <a href="#">Plot plan</a>   showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc.</li> <li>• Tree survey   include size, species, and critical root zone for each tree over 8" diameter when measured 4' above ground level</li> <li>• Tree protection plan   include material staging area, construction access, limits of disturbance, location of tree protection fencing</li> <li>• Grading plan</li> <li>• Dimensions shown on drawings and/or graphic scale (required)</li> <li>• 11"x17" or 8-1/2"x11" reductions of full-size drawings</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. <b>Architectural Drawings</b> showing existing and proposed work (if applicable) <ul style="list-style-type: none"> <li>• Plan drawings</li> <li>• Elevation drawings showing the façade(s). For additions, deck, and porches, include the grade.</li> <li>• Dimensions shown on drawings and/or graphic scale (required)</li> <li>• 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Stamped envelopes addressed to all property owners within 100 feet of property, on all sides of the property, as well as the property owner (required for Major Work). Use the <a href="#">Label Creator</a> to determine the addresses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



LOT 8 & 8A SECTION --- BLOCK --- PHASE --- SUBDIVISION ---  
 AS RECORDED IN MAP BOOK --- VOL. --- PAGE ---  
 OF THE WAKE COUNTY REGISTRY. D.B. 5038 - 575

**LEGEND:**

- o = EXISTING IRON PIPE
- = NEW IRON PIPE
- P = PORCH, S = STOOP, SH = SHED
- R--- = FENCE, R = RADIUS
- C--- = CREEK (APPROX. LOCATION)
- E--- = OVERHEAD ELECTRIC LINE
- LP = LIGHT POLE, PP = POWER LINE
- CP = CARPORT, PK = MASONRY NAIL
- PL = PROPERTY LINE, MH = MANHOLE
- PM = PRELIMINARY MAP
- LBS = LOCATION BY SCALE
- CL = CHAIN LINK, WD = WOOD
- C = CHIMNEY, □ = ELECT. TRANSFORMER
- B--- = RECORDED BUILDING ENVELOPE
- L = ARC LENGTH, CH = CHORD LENGTH

I declare that this survey complies with the North Carolina Standards of Practice for Surveying (section .1800) for class A surveys and that the calculated ratio of precision before adjustments is 10,000+. Furthermore, building corners shown are primary control of monumentation for the re-establishment of property corners in the absence of grid monuments and other subdivision property corners. This survey is not to be recorded without the written authorization of the surveyor.

\_\_\_\_\_, Registered Land Surveyor

- Notes: 1) North arrow is referenced to recorded document shown above unless denoted otherwise.  
 2) House ties are radial to property lines unless shown otherwise.  
 3) All areas are computed by coordinates.

*Replace tree Location*

NOW OR FORMERLY  
 EVE RAGLAND WILLIAMSON  
 D.B. 2727-736

WIRE FENCE MEANDERS LINE.  
 OWNERSHIP UNKNOWN.

N 89°13'53"W --42.84'

TOTAL 205.98'

8

AREA=0.207 AC.

N 01°48'05"E

BLOCK WALL ENCROACHES  
 22' ONTO NEIGHBOR'S  
 PROPERTY.

FENCE AND BLOCK WALL  
 ENCROACH BY 1.7' ONTO  
 NEIGHBOR'S PROPERTY.

S 02°24'24"W

165.00'

TACK

45.02'

S 89°39'43"E

SIDEWALK ENCROACHES BY 0.4'

BRICK WALL OFF NEIGHBOR'S  
 HOUSE ENCROACHES BY 3.0'

TWO STORY  
 WOOD

JOINTLY USED DRIVE

125.00' TO THE C. OF  
 ELM STREET

NOW OR FORMERLY  
 JAMES M. WILSON, JR.  
 D.B. 4230 - 416

# 522 OAKWOOD AVENUE

919-832-5122

SURVEY FOR

GERALD R. McCRAIN

PATRICIA J. McCRAIN

522 Oakwood Avenue  
Raleigh, NC 27601  
May 2, 2019

Raleigh Historic Commission  
Development Services Customer Center  
One Exchange Plaza  
Suite 400  
Raleigh, NC 27601

Re: Tree Removal, 522 Oakwood Avenue

Dear Sir/Madam:

We would like to request removal of a large pecan tree (*Carya illinoensis*) located behind our house at 522 Oakwood Avenue that has caused failure of a retaining wall that defines the back area behind our house and upper lot; this tree and wall failure currently represents a threat to the health and safety not only for ourselves but our immediately adjacent neighbors as well.

The tree in question is approximately 50-60 feet in height with a dbh of approximately 89 inches. We have no knowledge of the age of this specimen as it was already a large established tree when we purchased this property in 1992. This tree is positioned adjacent to our parking area behind the house on an elevated area supported by a retaining wall approximately 8-10 feet in height. Over the years, the retaining wall between our house and the adjacent neighbor has cracked and damage has progressively gotten worse over the years, due to the weight and movement of this large tree. Chuck Lysaght, a structural engineer, has reviewed the wall and substantiated wall failure with advice that removal of the tree is necessary before repairs to the wall can be accomplished (letter attached). It is our intent, upon approval by the Commission, to have this tree removed by a licensed tree removal company so that we can commence with plans for the wall repair. We intend to replace the pecan tree with another specimen (~~a Japanese maple~~ (*Acer palmatum*)) on our lower, immediately adjacent lot in keeping with the Guidelines but away from buildings and persons that could be unduly affected by growth of a tree.

Replace w/  
Red Maple  
Per phone  
call w/ Mr.  
McCrain  
5/20

Once the pecan tree is removed, we will consult with our engineer and a contractor as to the best method for repair of the retaining wall. It is our intent to fix the wall with similar materials as it currently stands without any changes. Based on a telephone consultation with Melissa Robb on April 30th, we understand this work would be considered maintenance and will not require a permit from the City nor staff approval.

We appreciate your immediate attention to this request so that we can move forward with removal of the tree in question as it currently poses a dangerous condition.

Sincerely,



Gerald McCrain



Patricia McCrain



120 St. Mary's Street  
Raleigh, NC 27605  
919.833.0495  
LysaghtAssociates.com  
Firm No. C-0621

April 29, 2019

Jerry McCrain  
[jerrymccrain@gmail.com](mailto:jerrymccrain@gmail.com)

**RE: 522 Oakwood Avenue Retaining Wall  
L&A Project #12251**

Dear Jerry,

This letter follows our meeting today at your house at 522 Oakwood Ave. to review the condition of the retaining wall on the left side of your property. Confirming our conversation, based upon my review of the retaining wall I concluded that it is already in a failed condition and is in danger of collapse. This represents a threat to the health and safety of adjacent properties. The wall cannot be repaired without removing the tree near the high side of the wall, which is what caused the failure of the wall in the first place.

I will wait until you obtain approval to remove the wall so we will have a better idea of the best way to repair or replace it.

Sincerely,

*Charleslysaght*

Chuck Lysaght, P.E.

Attachment





**Photo Log**  
**522 Oakwood Avenue Retaining Wall**  
**L&A Project #12251**



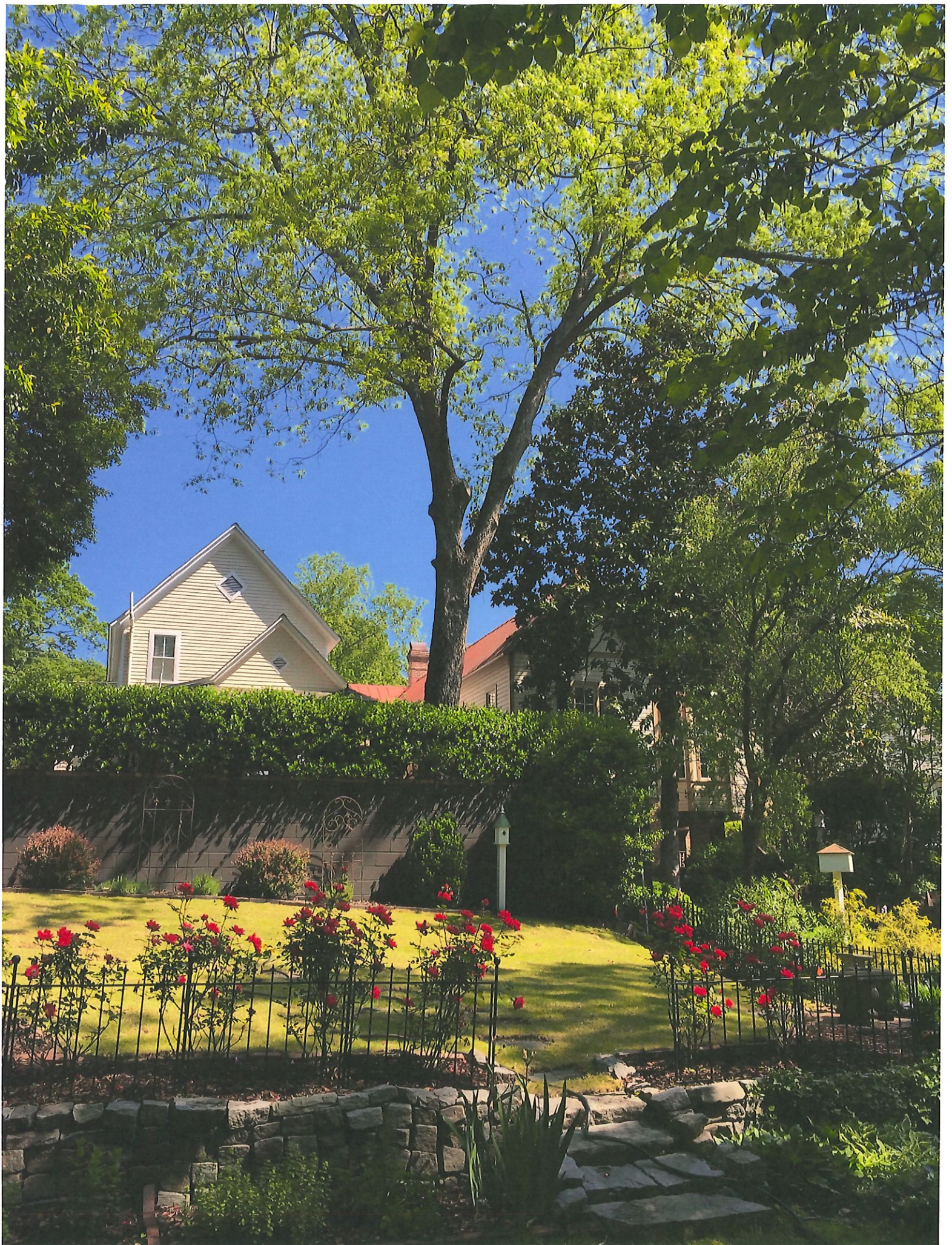


572 Oakwood Ave











New tree  
planting  
site