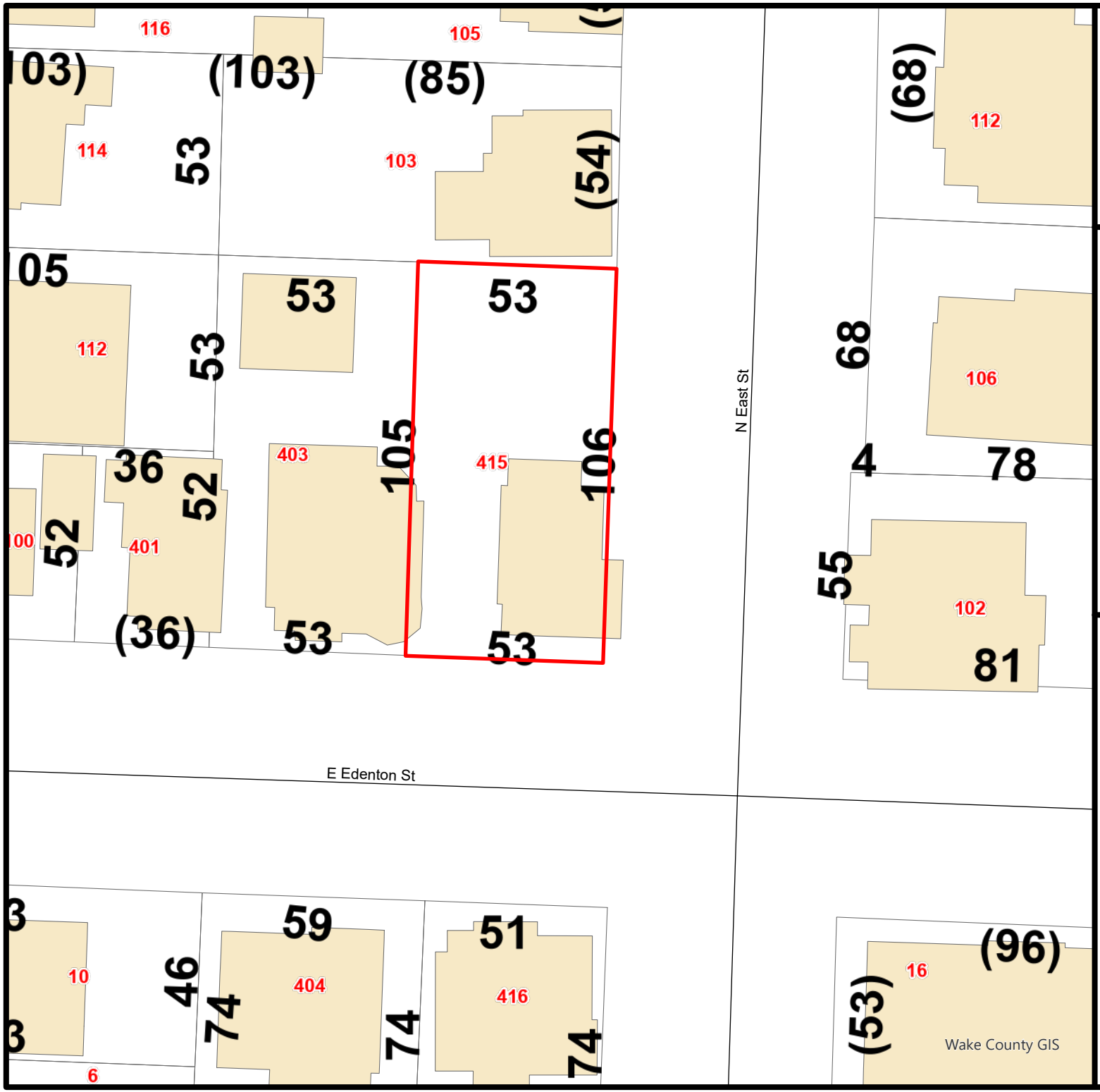

City of Raleigh

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or misuse of this document.

COA-0038-2026

415 E. Edenton St

Oakwood Historic District

(R-10-NCOD-HOD-G)

N

0 10 20 40 Feet

Nature of Project: Remove 4 trees

APPLICANT:
Ethan Brissette

Type or print the following:		
Applicant name: Ethan Brissette		
Mailing address: 415 E Edenton St		
City: Raleigh	State: NC	Zip code: 27601
Date: 3/11/26	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-0038-2026

Fee: _____

Amount paid: _____

Received date: _____

Received by:

_____

Property street address: 415 E Edenton St Raleigh,NC 27601	
Historic district: Historic Oakwood	
Historic property/Landmark name (if applicable):	
Owner name: Ethan Brissette	
Owner mailing address: 415 E Edenton St Raleigh,NC 27601	

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
403 E Edenton St	
103 N East St	

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 Did you consult with staff prior to filing the application? Yes No	Office Use Only Type of work:_____ _____

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	1.3.1, 1.3.2	Remove 4 Trees

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_____

COA Application - 415 E Edenton St - Tree Removal

Appendix:

- Tree Removal Project Description
- Site Plan
- Aerial Photos of Canopy to be Removed
- Photos of Property from the Street
- Arborist Report
- Additional Photos
- COA Application

Tree Removal Project Description

The proposed project involves the removal of four trees located on the property at **415 East Edenton Street, Raleigh, NC**, as recommended in the certified arborist report dated **March 4, 2026**, and the replacement of the 18" DBH Elm. The removal is necessary due to documented structural risks, property damage, and public safety concerns associated with the existing trees.

1. Willow Oak – 48" DBH, Approximately 95 Feet Tall

A mature willow oak located on the property has developed a root system that is actively encroaching into the building foundation. According to the arborist assessment, the majority of the tree's root system exists beneath the tree's drip line and extends into the foundation area. Removal of the invasive roots without damaging the stability or health of the tree is not feasible. Continued growth of the root system presents a risk of **ongoing structural damage to the building foundation** and could also impact adjacent structures, including the neighboring property at **103 East Street**, due to the size and spread of the root system. 103 East St is also located directly underneath the tree now and poses more safety risks. Based on these conditions, the arborist recommends full removal of the tree to prevent further structural damage.

2. Hackberry – 16" DBH, Approximately 35 Feet Tall

The hackberry tree is growing directly into a wooden fence located on the property line. The fence cannot be relocated due to boundary constraints, and continued growth of the tree is causing progressive structural damage to the fencing. Removal is recommended to prevent further deterioration of the fence and avoid potential property disputes or repair costs.

3. Elm – 18” DBH, Approximately 45 Feet Tall

This elm tree exhibits **included bark**, a structural defect that significantly increases the likelihood of trunk splitting or major limb failure. The tree also shows evidence of broken branches in the upper canopy. Remediation through pruning is not feasible because approximately **50% of the canopy would need to be removed**, which would compromise the survival of the tree. Due to the high risk of structural failure and falling limbs, the tree presents a safety hazard to nearby structures, pedestrians, and **vehicles parked on adjacent streets and properties**. This tree is to be replaced in the corner of the lot - see site plan for more information.

4. Elm – 15” DBH, Approximately 38 Feet Tall

This understory elm has experienced **severe phototropic growth**, resulting in a lean exceeding 20 feet as it bends toward available sunlight. This excessive lean places the tree at risk of **uprooting or catastrophic failure**, particularly during storms or high wind events. If failure occurs, the tree could cause **significant damage to nearby vehicles, structures, or individuals in the immediate vicinity**. The lean is in the direction of our house on 415 E Edenton St.

Safety and Property Risk Considerations

Several of the trees identified in the arborist report present conditions that increase the likelihood of structural failure or property damage. These risks include:

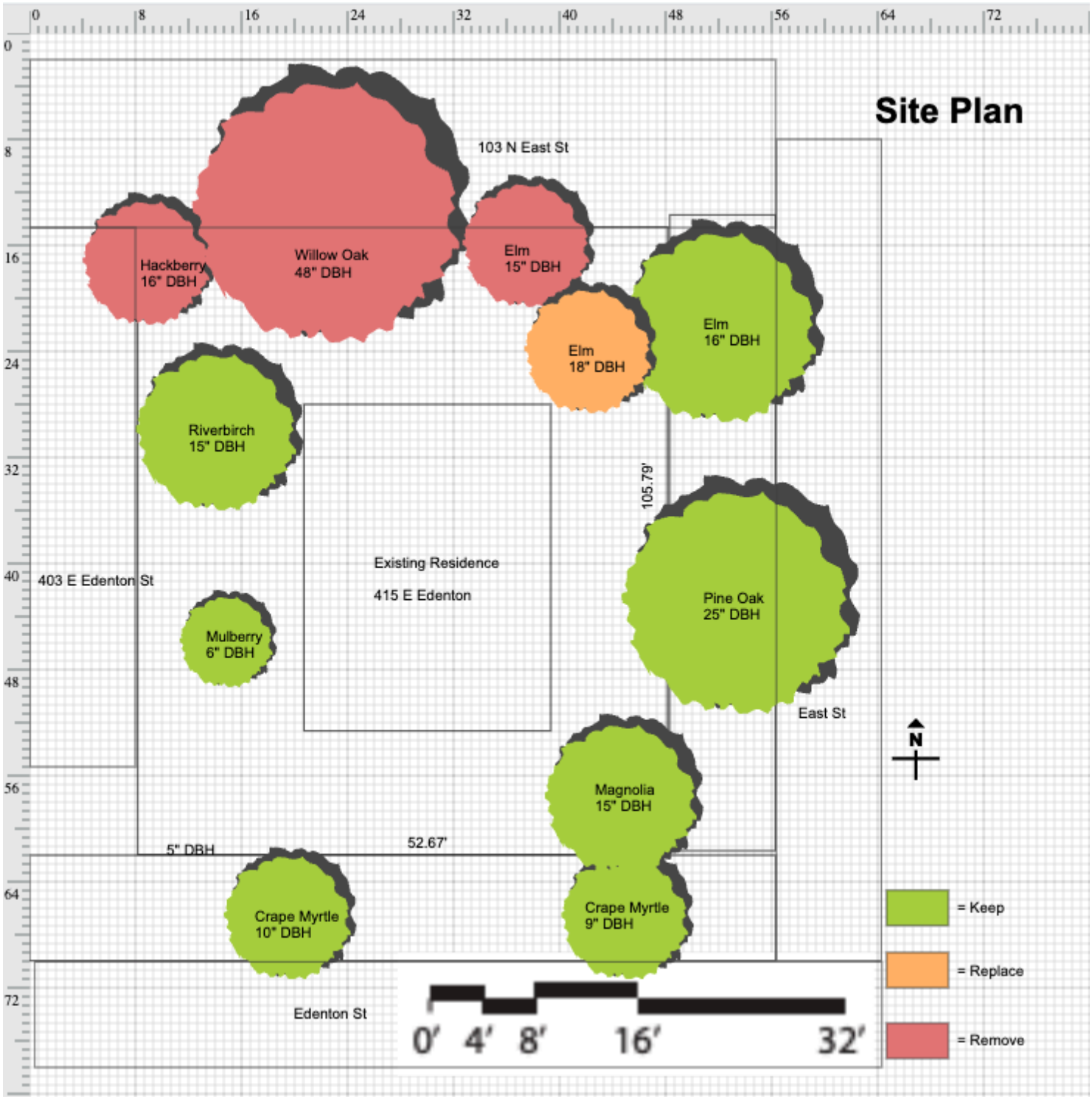
- Root intrusion into building foundations
- Structural defects such as included bark
- Severe leaning and instability
- Broken limbs and canopy damage

Due to the size and height of these trees, failure could result in **falling limbs or entire tree collapse**, posing a risk to **parked vehicles, nearby pedestrians, and neighboring structures**, including the adjacent property located at **103 East Street**. We have requested photographs of damages from that neighbor and will try to get her to join us at the hearing.

Conclusion

Based on the certified arborist's professional assessment, removal of the identified trees is recommended as the safest and most practical course of action to prevent further **structural damage, liability risks, and safety hazards**. The proposed work will eliminate the current risks associated with root intrusion, structural defects, and unstable tree growth while protecting both the subject property and adjacent properties.

The conditions described above present foreseeable and documented risks. Denial of this removal request, despite professional arborist recommendations, may result in preventable property damage, personal injury, or loss. In such an event, responsibility and liability may be subject to legal review, and the property owner reserves the right to initiate formal legal proceedings to recover damages resulting from the denial of this request.


Site Plan
103 N East St
Hackberry
16" DBH
Willow Oak
48" DBH
Elm
15" DBH
Elm
18" DBH
Elm
16" DBH
Riverbirch
15" DBH
105.79'
Existing Residence
415 E Edenton
403 E Edenton St
Mulberry
6" DBH
Pine Oak
25" DBH
East St
N
Magnolia
15" DBH
5" DBH
52.67'
Crape Myrtle
10" DBH
Crape Myrtle
9" DBH
= Keep
= Replace
= Remove
Edenton St
0' 4' 8' 16' 32'

Aerial Photos of Canopy to be Removed

Photos of Property from the Street

Arborist Report

2590 Farrington Road
Apex, NC 27523
919-467-7997

March 4, 2026

Greetings,

The purpose of this letter is to document the condition of several mature trees located on the property of Ethan Brissett 415 East Edenton Street Raleigh, NC 27601.

1. Willow Oak 48 inch DBH x 95 feet tall: The roots from this tree trunk are growing into the foundation and compromising the building. Typically 70% of the roots of this tree are primarily under the drip line of the tree. There is no way to remove these roots without damaging the stability or the health of this tree. Therefore, it is my recommendation to remove this tree
2. Hackberry tree 16 inch DBH x 35 feet tall: This tree is growing into and damaging the wooden fence. This fence is on the property line and can not be moved. It is my recommendation to remove the tree so that it doesn't do further damage.
3. Elm tree 18 inch DBH x 45 feet tall: This tree has included bark, which means it runs the risk of splitting apart. It also shows signs of broken branches in the top of the tree. It is not possible to remove these branches and have the tree survive because 50% of this tree would need to be removed. It is my recommendation that this tree be removed.
4. Elm tree 15 inch DBH x 38 feet tall: This tree is an “understory tree” and is bending out toward the sun (Phototropism) and has over 20 feet of lean. This tree at risk of uprooting and causing serious damage to persons or vehicles. It is my recommendation that this tree be removed.

Sincerely,

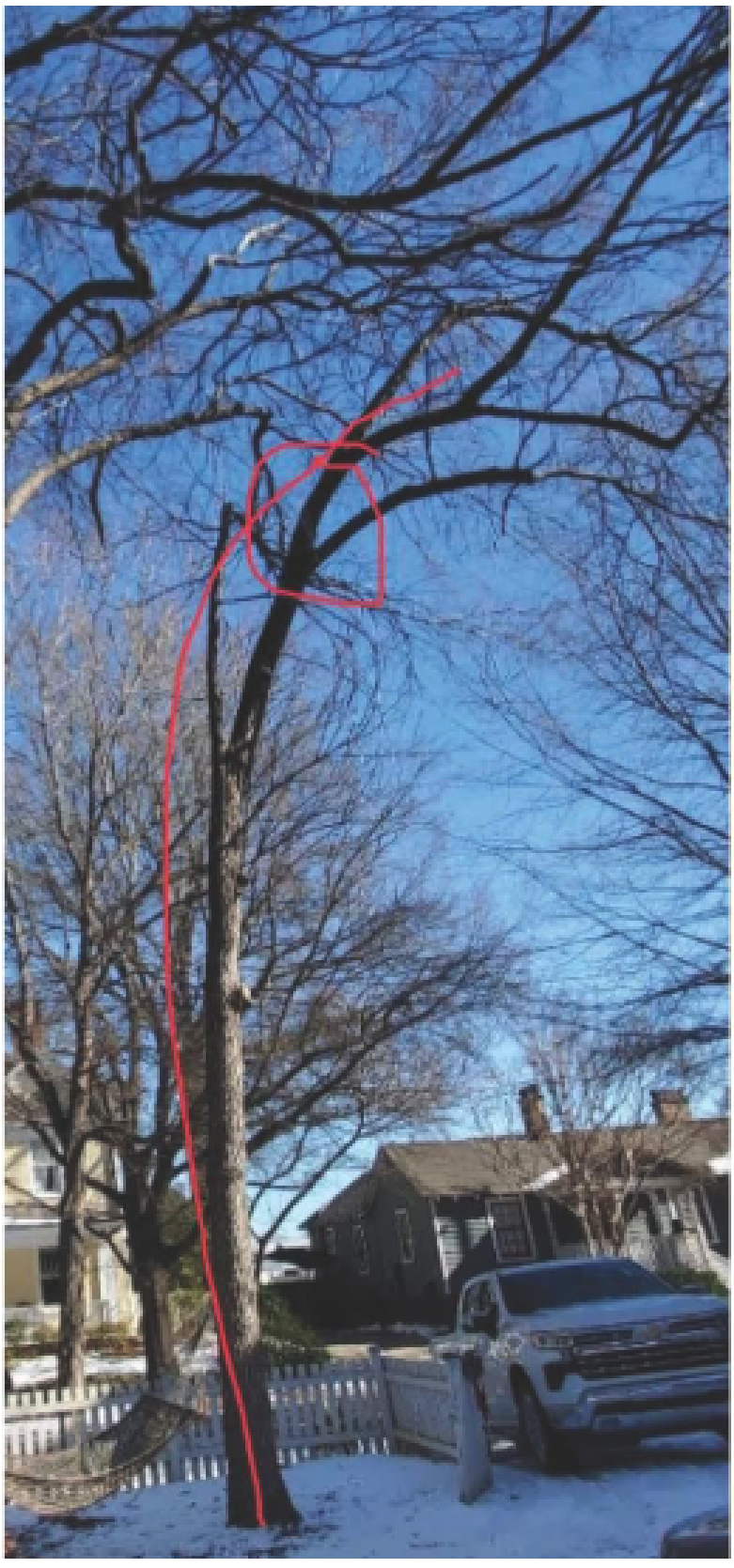
Barney Kohout
Certified Arborist SO -0602-A

1. Willow Oak 48 inch DBH x 95 feet tall: The roots from this tree trunk are growing into the foundation and compromising the building. Typically 70% of the roots of this tree are primarily under the drip line of the tree. There is no way to remove these roots without damaging the stability or the health of this tree. A good 40% of the tree is also directly above the neighboring house causing risk for damages. Therefore, it is my recommendation to remove this tree

2. Hackberry tree 16 inch DBH x 35 feet tall: This tree is growing at an angle and into and damaging the wooden fence. This fence is on the property line and can not be moved. It is my recommendation to remove

3. Elm tree 18 inch DBH x 45 feet tall: This tree has included bark, which means it runs the risk of splitting apart. It also shows signs of broken branches in the top of the tree. It is not possible to remove these branches and have the tree survive because 50% of this tree would need to be removed. It is my recommendation that this tree be removed.

4. Elm tree 15 inch DBH x 38 feet tall: This tree is an “understory tree” and is bending out toward the sun (Phototropism) and has over 20 feet of lean. This tree at risk of uprooting and causing serious damage to persons or vehicles. It is my recommendation that this tree be removed



Additional Photos


EAA-5370
NORTH CAROLINA