

Villa Costella Condominium
Historic Preservation Certificate of Approval to Remove Tree
August 25, 2022
Prepared by: Elizabeth Friesen, President of Homeowner's Association Board of Directors

Request:

Villa Costella Home Owner's Association is making application for Certificate of Approval to remove a palm tree located on the Northwest corner of the building in order to rectify cracks in the foundation and mitigate water intrusion and mold into Unit 107 (photos attached).

Reason:

True North conducted an investigation of the cause of mold on February 17, 2022. The Leak Investigation Report concluded that the north foundation contain insufficient waterproofing and drainage. Further, it indicates that the vapor barrier may have been compromised by tree roots from a mature palm tree. The tree is located too close to the building, and its trunk at the base stands at eight (8) inches from the building. Recommendations in the report require excavation of dirt and plantings at the full height of the foundation where the tree is located, in order to remove intruding roots, and apply a vapor barrier to the foundation. The tree needs to be removed before work begins as at least 50% of the roots will be damaged by the excavation, making the tree unstable.

Survey of Existing Conditions:

Photographs and site map show that the palm is located at the back of the building, on the alley/carport side and is visible from 5th Avenue West. There are several palm trees at the front of the building, so the Spanish style landscaping should not be significantly altered by the removal of this tree. It is not known when the tree was planted, however an archive photo from the 1930s (attached) shows that originally, there were no palm trees on the property, and that they must have been added when landscaping was done later in the building's lifetime.

We're advised the palm is native to Peru, and a species that survives well in our Northwest climate. It is approximately twenty feet (20') tall, eleven inches (11") in diameter at four and half feet (4.5') from the ground. The trunk is 8" from the building and the fronds are against the walls and roof. A power line runs through the fronds.

Attempts to save tree:

The Board consulted with Big Tree to see if the tree could be extracted and relocated however, they replied:

"Unfortunately, this palm is too close to the building to get a big enough rootball to ensure survivability. Additionally, there is not adequate equipment access to move the tree if we could get a big enough rootball. It will need to be cut down."

Our construction consultant, True North, investigated the source of the leaks into the unit and determined that the foundation has been compromised, recommending repairs to the vapor barrier and ensuring tree roots are not able to continue intruding on the foundation.

The Board plans to plant a tree after the work is complete near that location but far enough away from the building to avoid tree roots damaging the foundation again.

Statement of Owner Consent:

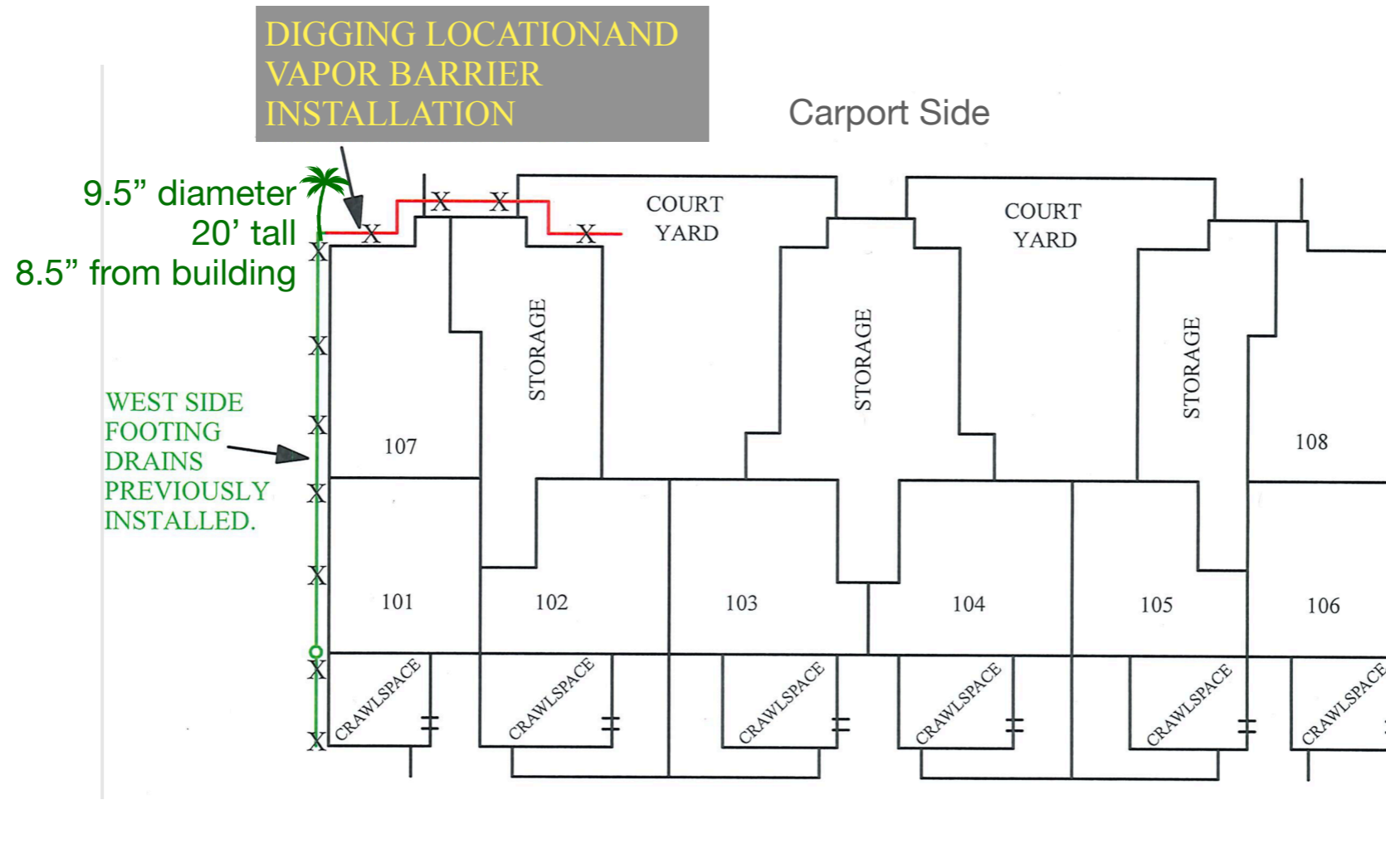
At a Board meeting held August 24, 2022, the Board approved removal of the tree in order to preserve the integrity of the building's foundation and perform the mitigation work required. A

copy of the redacted meeting minutes and Statement of Owner Consent signed by the Board President representing the Home Owner's Association is attached.

Cost Estimate:

Cost to remove the tree is estimated at \$800 by Above the Block Arboriculture.

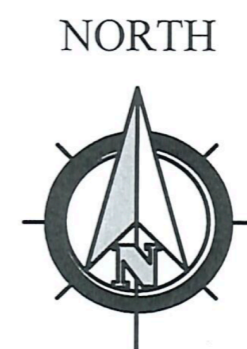
Villa Costella Ground Floor Site Map - Sketch



Street Side: Olympic Place

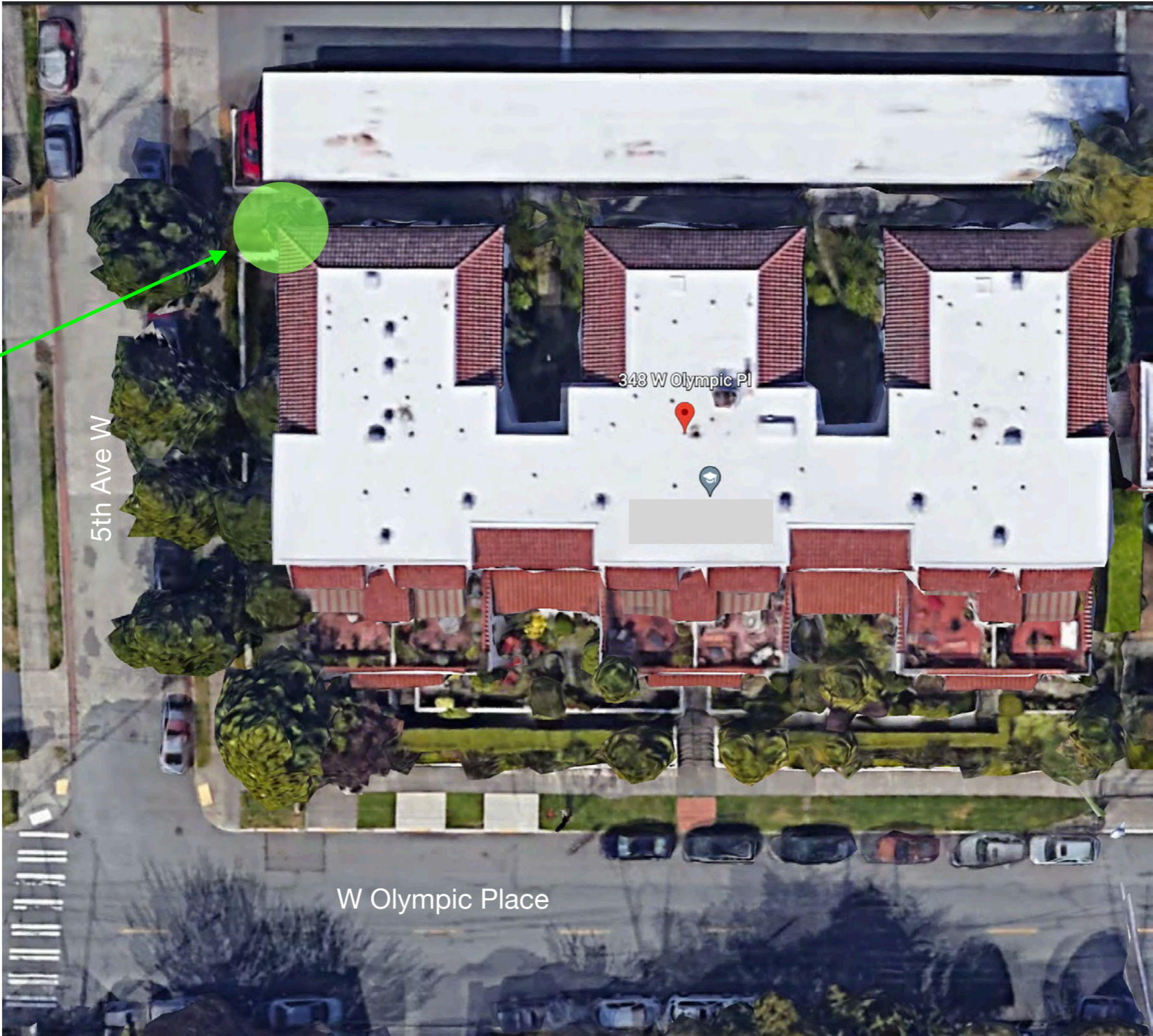
General Notes:		Diagnostic Inspection Legend	
A. Back fill soil and return site to clean presentable condition.		---	1. Footing drain system (existing)
B. Excavate soil locating original footing/foundation drain system. Clean with Hydrojetter (limited).		-X->-X-	2. Footing drain system new proposed
C. Inspect pipe(s) with pipe camera.		->-	3. Tightline drain system (solid pipe)
	○ DS E		4. Below-grade roof/downspout location existing
	○ DS P		5. Below-grade roof/downspout location proposed
	■		6. Storm drain (existing)
	■		7. Yard drain catch basins (12"x12" or 9"x9")

*SKETCH ONLY
NOT TO SCALE*



Villa Costella

Request for Certificate of Approval to remove Palm Tree at NW corner of building



Tree is located at NW corner of building.

Google map site showing location of tree at 348 W Olympic Place.

Villa Costella

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View from 5th Ave W



View from carport



View looking North from 5th Ave W



Base of tree 8" from building



Top of tree against building and through power line

Villa Costella

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71878

348-Olympic Place

SUPL. PLAT. BLK. 20. G. KINNEAR'S. B-B. L-12.
W. 38'

Archive photo (1930s) shows no palm trees existed on the property originally, and may not have been at the NW location.

Villa Costella

Request for Certificate of Approval to remove Palm Tree at NW corner of building

Photos of front of building from W Olympic Place show several mature palm trees. Removal of the tree at the back of the building should not significantly erode the “Spanish” landscape aesthetic.

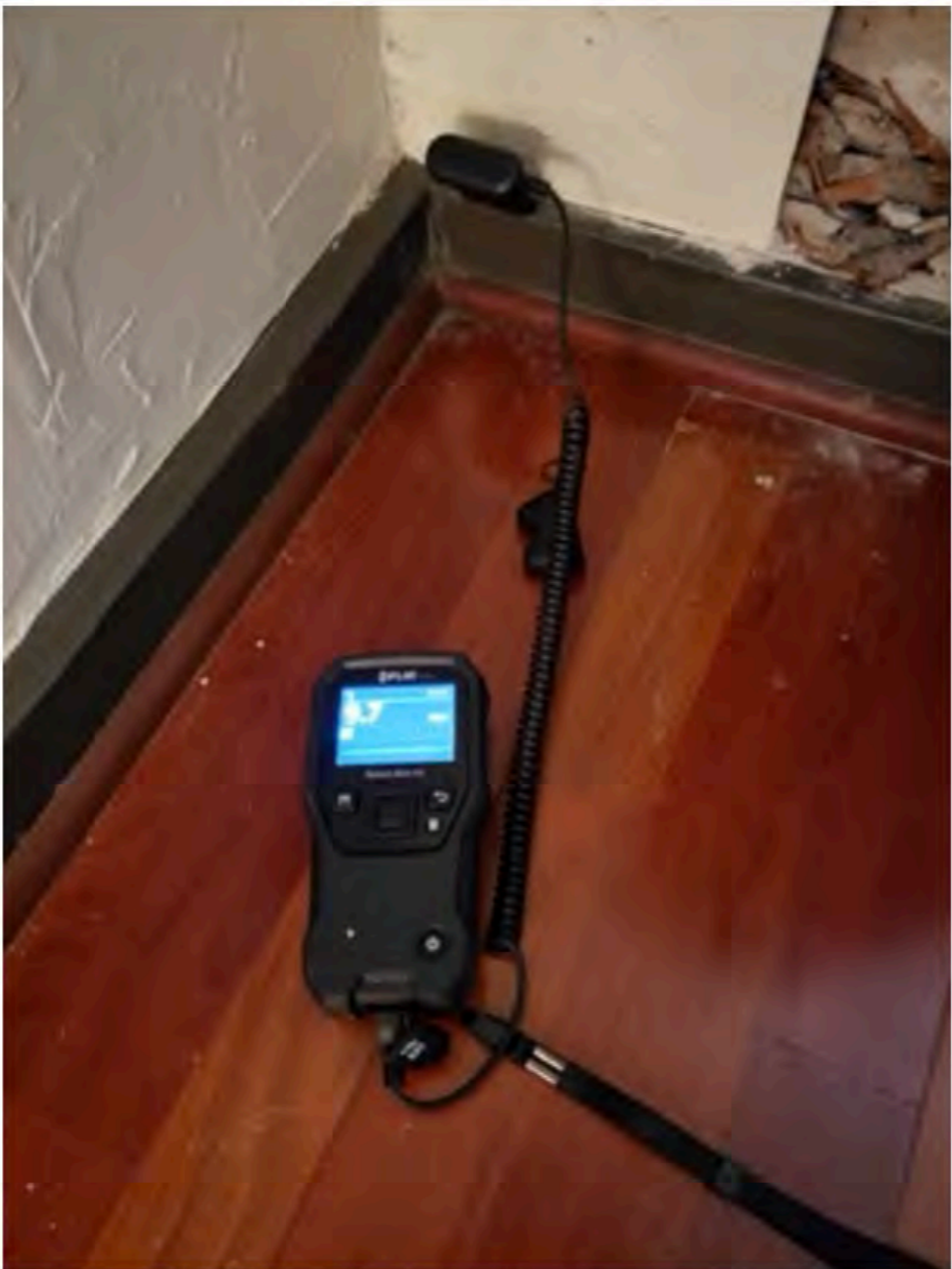


Villa Costella

Request for Certificate of Approval to remove Palm Tree at NW corner of building



Mold growth at Northwest corner of Unit 107



Elevated moisture readings at test location

True North Leak Investigation Report dated March 4, 2022 revealed high moisture readings at the base of the foundation where the tree is located. The report concludes that the moisture barrier and drainage system are compromised. The recommendation is that the dirt and plantings be excavated to full height of the foundation.

MEETING MINUTES OF THE

BOARD OF DIRECTORS OF

VILLA COSTELLA HOMEOWNERS ASSOCIATION

DATE/LOCATION: August 24, 2022, via video conference
START TIME: 3:05 P.M.
END TIME: 6:23 P.M.
MEMBERS PRESENT: Elizabeth Friesen, President
Darrell Stone, Treasurer
Connie McCrery, Secretary
MEMBERS ABSENT: None
OTHERS PRESENT: Maebelyn Ampoan, on behalf of Associa (EMB Management Co.)
MINUTES PREPARED BY: Connie McCrery, Secretary

Call to Order

The meeting of the Board of Directors (the "Board") of the Villa Costella Homeowners Association ("HOA") was called to order by Ms. Friesen, presiding as President, at 3:05 P.M.

HOMEOWNER'S OPEN FORUM: No Homeowners attended.

SECRETARY'S REPORT:

Minutes of the July 2022 BOD meeting were previously distributed to and reviewed by the Board. There were several changes suggested, which Connie will make and resubmit. After approval, the Minutes will be published on TownSq and entered in the corporate minute books.

TREASURER'S REPORT

[REDACTED]

MANAGEMENT REPORT

[REDACTED]

Annual Budget for 2023

[REDACTED]

[REDACTED]

UNFINISHED/ONGOING BUSINESS:

[REDACTED]

Water Intrusion Issue Unit 107: Excavation of the full height of the foundation on the north side is required to fix the vapor barrier and drain at the foundation to stop water intrusion and mold growth in Unit 107. The board investigated options to save the tree; however, the process of digging will damage at least half of the roots, making the tree unstable. As well, True North advised that the tree is too close to the building, and roots will continue to damage the foundation. Big Tree Company advised that it will not be possible to remove, relocate or save the palm tree on the NW corner, as it is too close to the building. Above The Board Arboriculture will be onsite August 25 to provide an estimate. The Board approved the removal of the tree. Elizabeth will make application for Historical Certification of Approval, required as the tree is more than 8" in diameter. She will also email all homeowners so that they are aware of this removal if approved by the Historical Preservation Society.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

UNADDRESSED OLD BUSINESS:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Next Meeting Date/Time & Adjournment: The September Board meeting will be held Wednesday, September 28, 2022 at 3 p.m. via Zoom. If the budget presentation is ready, this meeting will be followed by a homeowners' meeting at 7 p.m.

With no further business, the Board adjourned at 6:23 p.m.

Respectfully submitted by Connie McCrery, Secretary