

**DATE**

February 14, 2024

**SUBJECT**

Certificate of Appropriateness Request:

H-01-24

Applicant:

Robert and Jennifer Rogers

Location of subject property:

238 Union St. N

PIN:

5621-60-9470

Staff Report prepared by:

Kim Wallis, AICP, Senior Planner

**BACKGROUND**

- The subject property, 238 Union St. N, is designated as a “Fill” structure in the North Union Street Historic District, built in 1954-1955 (Exhibit A).
- “Two story, brick colonial style house with five bay façade and rounded, one-story, wrought iron portico. Harmonious landscaping, including the retention of mature shade trees, keeps this house from being considered an intrusion.” (Exhibit A).
- Johnson House- rear of 238 Union St. N. “Two-story, frame, Italianate house moved to the rear of this lot when #7 was erected in the mid-1950s. House retains much of its exterior trim, including original entrance with molded architrave, molded cornice with pendant drop brackets, and window surrounds. First floor facade bays flanking entrance removed as part of adaptation of first floor for use as garage. Porch with Tuscan columns dates from early twentieth century. Two rear ell wings demolished at the time house was moved” (Exhibit A).

**DISCUSSION**

On December 11, 2023, Robert and Jennifer Rogers, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for the installation of a pool, spa, gazebo, two sheds, outdoor kitchen, dry well, fences, gates, retaining walls, fireplace, patio the removal of two trees and landscaping in the rear yard, and renovations to the front walk, gate columns, steps, retaining wall, and landscaping in the front yard. (Exhibit B).

**Tree Removal:**

The applicant is requesting to remove two mature Pecan trees in the rear yard to make way for the rear yard installations. Both trees were assessed by the City Arborist, Bill Leake, on January 3, 2024. The Pecan tree located in the center of the rear yard received a Risk Rating of 5 on the Tree Risk Assessment Form and included this comment: “this tree is beginning to show signs of decline in vigor. It has areas of decay from topping cuts and previous scaffold limb failure.” (Exhibit G)

The Pecan tree located at the right side of the backyard received a Risk Rating of 4 on the Tree Risk Assessment Form and included this comment: “this tree shows no signs of risk above what is normal for the species.” (Exhibit H)

**Rear Yard Installations:**

Three new accessory buildings are proposed. Staff has discussed the Concord Development Ordinance regulations with the applicant and has confirmed that the proposed accessory structures do not occupy more than thirty-percent (30%) of the required rear yard.

These include:

- A gazebo located to the right of the pool and spa will be 20’8” w x 20’8” l x 15’5” h. The roof will be asphalt shingles, with fascia and gutters, all to match the primary residence. The ceiling will

have beadboard ceiling. The laminated beams on the columns, the brick fireplace and brick veneer walls will all match the primary residence. The siding will be clapboard siding which will match the existing garage building. There will be a 2" thermal bluestone hearth, a mantle, and storage caps, and full color cleft patterned bluestone flooring.

- A storage shed will be located adjacent to the existing garage building and will be 12' w x 7' l x 10'6" h with asphalt shingles, fascia, gutters and clapboard siding. There will be an 8" concrete masonry unit (CMU) foundation on concrete footing, mortar filled, with brick veneered exposed walls and caps.
- A woodshed will be 10' w x 3'3" l x 9'4" h, located to the rear of the existing garage building, with asphalt shingles, fascia, and clapboard siding. There will be pressure treated pine beam and framing over 6" x 6" pressure treated pine posts on concrete slab and footing. A proposed 3' high x 33' long black aluminum railing will be centered and cored on top of the brick veneered wall cap at the back of the woodshed (Exhibit D).

Additionally, a proposed uncovered outdoor kitchen will be located adjacent to the primary structure, will be 20'6" w x 13' l, and have 1.25" granite countertops installed over a 4" wide brick cabinet on a concrete slab and footing. The appliances, sink, and doors are all to be determined (Exhibit D).

The proposed pool will be located in the center of the rear yard, will be 16' w x 32', will have a vinyl liner, a 6' tanning ledge, steps and swim-out, and 2" x 12" thermal bluestone coping. As proposed, the depth of the pool will be 3' at the shallow point and increase to 6' at the deepest point. The square spillover spa will be adjacent and to the right of the pool, will be 7'10"w x 7'10"l", made with acrylic, on 8" CMU, mortar filled, with brick veneered walls, and 2" x 12" thermal bluestone coping, all on concrete footing. The swimming pool and spa shall be set back from all lot lines a distance of not less than five (5) feet. The surrounding proposed patios and pool deck will be concrete with an 8" brick border. Proposed walls and steps located around the patio will be made of 8" CMU, mortar filled, w/ brick veneered walls, caps, treads and risers (Exhibit D).

The pool and spa area and the rear yard will be enclosed as required by the Concord Development Ordinance by the existing garage structure, the primary house structure, an existing 4 foot brick wall at the rear property line and the following proposed fences: a 6' high wood privacy fence with an almond (or darker) finish located at the right property line, starting at the back of the center line of the primary structure and extending 108' to the rear property line and a 4'6" high three (3) rail black aluminum fence with 1' square brick columns which will run 49' at the left rear yard and 36' feet at the right side of the house and include four (4) 4'6" h x 5'w black aluminum gates. Six (6) decorative lamps are proposed for the top of the brick columns on either side of three (3) of the gates (Exhibit D).

#### **Front Yard Renovations:**

Proposed front yard renovations include the following: remove the existing 5' w x 42'6 l brick front entrance walk, remove the existing retaining wall adjacent and parallel to the public sidewalk, and remove the existing brick columns and stairs leading up from the public sidewalk, and replace them all with similar material, color and design to mimic the original; install a new section of brick retaining wall and column at the front right property line; remove the existing lamp post near the front columns and stairs at the public sidewalk; and install four (4) decorative lamps (design to be determined) on top of the columns on either corner of the retaining wall and on the approach to the front walkway (Exhibit D).

#### **Landscaping (Front and Rear Yards):**

Proposed landscaping will include: crab orchard grey irregular Flagstone set in mortar leading from the woodshed to the rear lawn and leading from the right side rear lawn to the front lawn; 3" deep areas of river rock located at the rear property lines; a 6' w x 6' l x 4' depth dry well lined with landscape fabric and

dressed with 3" depth river rock over fabric located near the right rear property line; planting beds with 4" min. topsoil blend and top dressed with hardwood mulch; ornamental plants including shrubs, flowers and trees in the planting beds; small, medium and large NC Fieldstone boulders scattered in the front landscaping bed; a fescue blend sod lawn; and an irrigation system for the lawn and planting beds (Exhibit D).

### **ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map

Exhibit D: Applicant submitted Master Landscape Plan, Master Hardscape Plan, and Details pages

Exhibit E: Applicant submitted photographs.

Exhibit F: Staff submitted photographs.

Exhibit G: Tree Risk Assessment Form for the Pecan tree in the center of the back yard.

Exhibit H: Tree Risk Assessment Form for the Pecan tree in the right side of the back yard.

### **Concord Development Ordinance Regulations:**

#### **Section 8.4.2 Accessory Uses - Location**

A. Accessory structures shall be required meet the setback standards for accessory structures as set forth in Section 7.6.3 Dimensional and Density Standards. Accessory structures may be located within a setback yard for principal structures and shall be regulated in accordance with the standards below. No accessory structure shall be located less than 36 inches from the exterior wall of the principal structure. Structures that are located closer than 36 inches shall be considered as additions to the principal structure and shall conform to all applicable setbacks.

B. For residential lots not exceeding two (2) acres, detached accessory structures shall not be located in the front yard. Detached accessory structures may be built in the required rear yard but such accessory structures shall not occupy more than thirty (30%) percent of the required rear yard and shall not be closer than five feet to any side or rear lot line or setback line.

D. The location of permitted non-residential accessory structures shall be governed by the same dimensional regulations as set forth for the principal use structure(s).

#### **Section 8.4.4 Swimming Pools**

A private swimming pool along with incidental installations, such as pumps and filters, is permitted in any residential zoning district provided:

A. The swimming pool and incidental installations are located in a location other than the front yard.

B. If any pool contains at least four hundred fifty (450) square feet of water surface area or has a depth of thirty-six (36) inches or greater at its shallowest point, the pool shall be enclosed from adjoining lots by the Principal Building, and Accessory Building, a solid wall, or a protective fence of not less than four (4) feet in height. In the alternative, a pool cover shall be provided and shall be installed whenever the pool is not in use.

C. The swimming pool shall be set back from all lot lines a distance of not less than five (5) feet.

### **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

#### **Approval Requirement Needs Table:**

- **Trees:** Removal of healthy trees over six inches in diameter in any location on the property require Commission Hearing and Approval.  
Removal of damaged or unhealthy trees of any size and in any location if recommended by a certified Arborist requires Planning Department Approval.
- **Fencing and Gates; Masonry Walls:** All types of fencing and gates, and all walls in public view over 18 inches in height require Commission Hearing and Approval.

- **New Accessory Buildings:** All new accessory buildings (sheds) require Commission Hearing and Approval.
- **Miscellaneous (Pool and Spa):** Any type of alteration of exterior features of a building, site, or environment which is not specifically listed requires Commission Hearing and Approval.
- **Patios and Walks:** All new patios, walks, and driveways require Commission Hearing and Approval. Repair or replacement of patios, walks, and driveways with similar materials and design do not require Commission Approval.
- **Lighting:** All new additions of permanent, general illumination fixtures within public view require Commission Hearing and Approval.
- Removal of significant architectural fixtures requires Commission Hearing and Approval.
- **Stairs and Steps:** Removal, addition or alteration of external stairs or steps require Commission Hearing and Approval. Repair and replacement of external stairs or steps with like materials do not require Commission Approval.

#### **Chapter 5 – Section 8: Landscaping and Trees**

- Tree health may be decided upon by the acquisition of a Tree Hazard Evaluation Report issued by the City Arborist or a report submitted by a certified arborist. Healthy trees are trees that have a hazard rating of 4 or lower. Removal of healthy trees over the size of 6 inches in diameter (measured 4 feet above ground) or pruning of healthy tree limbs over 6 inches in diameter requires Historic Preservation Commission review and approval.
- All trees that are removed should be replaced with a tree of similar species in an appropriate location unless no suitable location exists on the subject site.

#### Design Standards

Trees which are removed shall be replaced by a species which, upon maturity, is similar in scale to the removed specimen. For example, canopy trees shall be replaced with canopy trees, and understory trees with understory trees.

#### **Chapter 5 – Section 9: Fences and Walls**

##### **Walls**

- Where walls are concerned, natural stone or brick-masonry walls are encouraged and should not be coated or painted. The type and color of stone and masonry should respond to the historic nature of the property.

##### **Fences**

- Rear yard fences are defined as fences, which do not extend forward on the applicant’s property beyond the side centerline of the house in plain view. Approval of the location may also be handled on a case-by-case basis to determine the best natural break in the rear and front yards for placement of fences. Rear yard fences may be higher than four feet. The portions of rear yard fences that face the street should be landscaped with shrubs and trees of a planting size that will fully hide the fence from the street within two years. Size, type, and growth habits of plant materials to screen rear yard fences that face the street should be submitted at time of application. If a front yard fence adjoins a rear yard fence, or an existing neighboring property fence, attention should be given to the transition between the two.
- Privacy Fences  
Privacy fences are defined as fences with no spacing between pickets or fences of the shadowbox design. Privacy fences may be allowed at the discretion of the Commission in the following circumstances:
  1. Privacy fences are most appropriate in rear yards.

2. Privacy fences may be allowed where the applicant's rear yard is directly adjacent to property that is either not in a historic district, or is within a historic district but is non-contributing or intrusive in that district. The applicant shall show to the satisfaction of the Commission:

- that the adjacent property is unsightly in comparison to other properties surrounding the applicant's property,
- that the adjacent property or nearby property raises reasonable security concerns for the applicant, or
- that the adjacent property could reasonably be determined to negatively impact the property value of the applicant's property.

Privacy fences shall be allowed only on the applicant's property line directly adjoining the aforesaid adjacent property unless the Commission feels that such a partial privacy fence would not be visually appropriate or would not accomplish the purpose(s) of the privacy fence set forth above.

3. Privacy fences encompassing an area of no more than 250 square feet may be allowed at the discretion of the Commission when adjacent to the applicant's house, garage, or other outbuilding in order to screen from view trash cans, mechanical equipment, cars or other unsightly items, provided such fence does not unreasonably impact any neighbor by blocking windows or the like.

Privacy fences allowed by the Commission should be landscaped where practical with appropriate shrubbery to soften the appearance of the fence.

#### Design Standards

- Do not use high walls or fences to screen front yards.
- Use materials such as natural stone, brick, wood, powder coated aluminum and iron.
- Chain link or plastic materials are prohibited. Adding slats to existing chain link fences for screening purposes is prohibited.
- Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.

### **Chapter 5 – Section 3: New Accessory Structure Construction**

#### Design Standards

- Keep the proportion of new garages and accessory structures compatible with the proportion of the main house. Typically these buildings were smaller in scale than the main house.
- New garages and accessory structures must use traditional roof forms, materials, and details compatible with the main building or historic accessory structures in the district

### **Chapter 5 – Section 5: Roofing**

#### Design Standards

- New construction should avoid A-frame, dome, shed and flat-alone roof shapes.
- New construction should avoid the roof being more than one-half the building's height.
- Use materials in new construction that are consistent with the style of the building; materials should be unobtrusive in texture as well as color.

### **Chapter 5 – Section 10: Driveways, Walkways, and Parking**

- New walkways should consist of appropriate natural material including gravel, concrete, stone, brick or pervious pavers. Walkways should avoid prefabricated and imprinted stepping stones within front yards.

## **Chapter 5 – Section 11: Lighting**

- Residential lighting is historically minimal. Therefore, minor usage of low level landscape lighting added at ground level, with fixtures not visible from the street, that do not shine upon the building façade are appropriate. New exterior lighting units that produce higher levels of lighting or a fixture that is visible from the street are discouraged and require review and approval from the Historic Preservation Commission.
- Removal of historic light fixtures is inappropriate.

### Design Standards

- Maintain subtle effects with selective spots of light rather than indiscriminate area lighting.
- Do not concentrate light on facades and avoid casting light on surrounding properties.
- Use lights to define spaces and accent vegetation.
- Hide non-decorative light fixtures.
- Do not use fixtures which are incompatible with existing details, styles, etc.

### RECOMMENDATION

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and act accordingly.
2. If approved, applicant(s) should be informed of the following:
  - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
  - Completed project will be photographed to update the historic properties survey.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet	Item number	Page
<u>Inventory List - North Union Street Historic District, Concord</u>	#7	21

6. House  
246 North Union Street  
ca. 1906 (S)  
C

Two-story, frame, single-pile house with triple-A roofline. All three gables have sawn ornaments and cut-out ventilators. Wrap-around porch with turned posts, turned balusters, and decorative brackets carries across full facade and shelters south side of rear ell. Facade bays have pairs of tall, narrow, 1/1 windows.

7. House  
238 North Union Street  
1954-55 (10)  
F

Two-story, brick Colonial style house with five-bay facade and rounded, one-story, wrought-iron portico. Harmonious landscaping, including the retention of mature shade trees, keeps this house from being considered an intrusion.

- 7A. Johnson House  
rear of 238 North Union Street  
1906 (SB)  
C

Two-story, frame, Italianate house moved to the rear of this lot when #7 was erected in the mid-1950s. House retains much of its exterior trim, including original entrance with molded architrave, molded cornice with pendant drop brackets, and window surrounds. First floor facade bays flanking entrance removed as part of adaptation of first floor for use as garage. Porch with Tuscan columns dates from early twentieth century. Two rear ell wings demolished at the time house was moved.

8. W.A. Wilkinson House  
230 North Union Street  
ca. 1900 (SB)  
C

Well-detailed two-story, frame Queen Anne style residence with side gable roof and projecting, gable-front north (left) facade bay. Both the facade gable and the gable on the south side of the house have cut-away corners and are richly ornamented with alternating bands

**AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE AGENDA UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/OR ITEMS LISTED ON PAGE 2 ARE SUBMITTED.**

**APPLICANT INFORMATION**

Name: Robert + Jennifer Rogers  
Address: 238 Union St N  
City: Concord State: NC Zip Code: 28025 Telephone: 704-280-0115

**OWNER INFORMATION**

Name: Same as above  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Telephone: \_\_\_\_\_

**SUBJECT PROPERTY**

Street Address: Same as above P.I.N. # \_\_\_\_\_  
Area (acres or square feet): \_\_\_\_\_ Current Zoning: \_\_\_\_\_ Land Use: \_\_\_\_\_

**Staff Use Only:**  
Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_\_  
Fee: \$20.00 Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_\_  
*The application fee is nonrefundable.*



**General Requirements**

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: per attached plans
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
Per attached plan

**Required Attachments/Submittals**

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. Digital copies are preferred.
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a "before" perspective.
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective if applicable.
5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
6. Detailed list of materials that will be used to complete the project.

**Certification**

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

12-11-23

Date

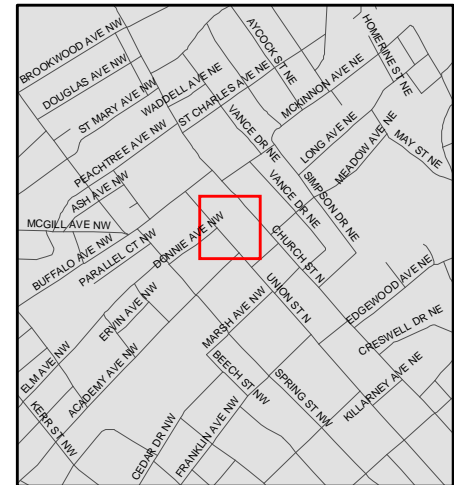
*James R...*

Signature of Owner/Agent

H-01-24

238 Union St N

PIN: 5621-60-9470

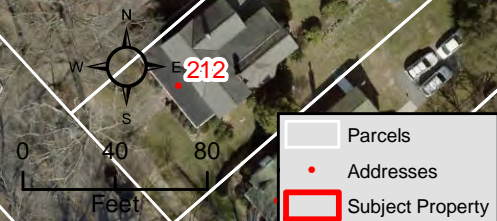


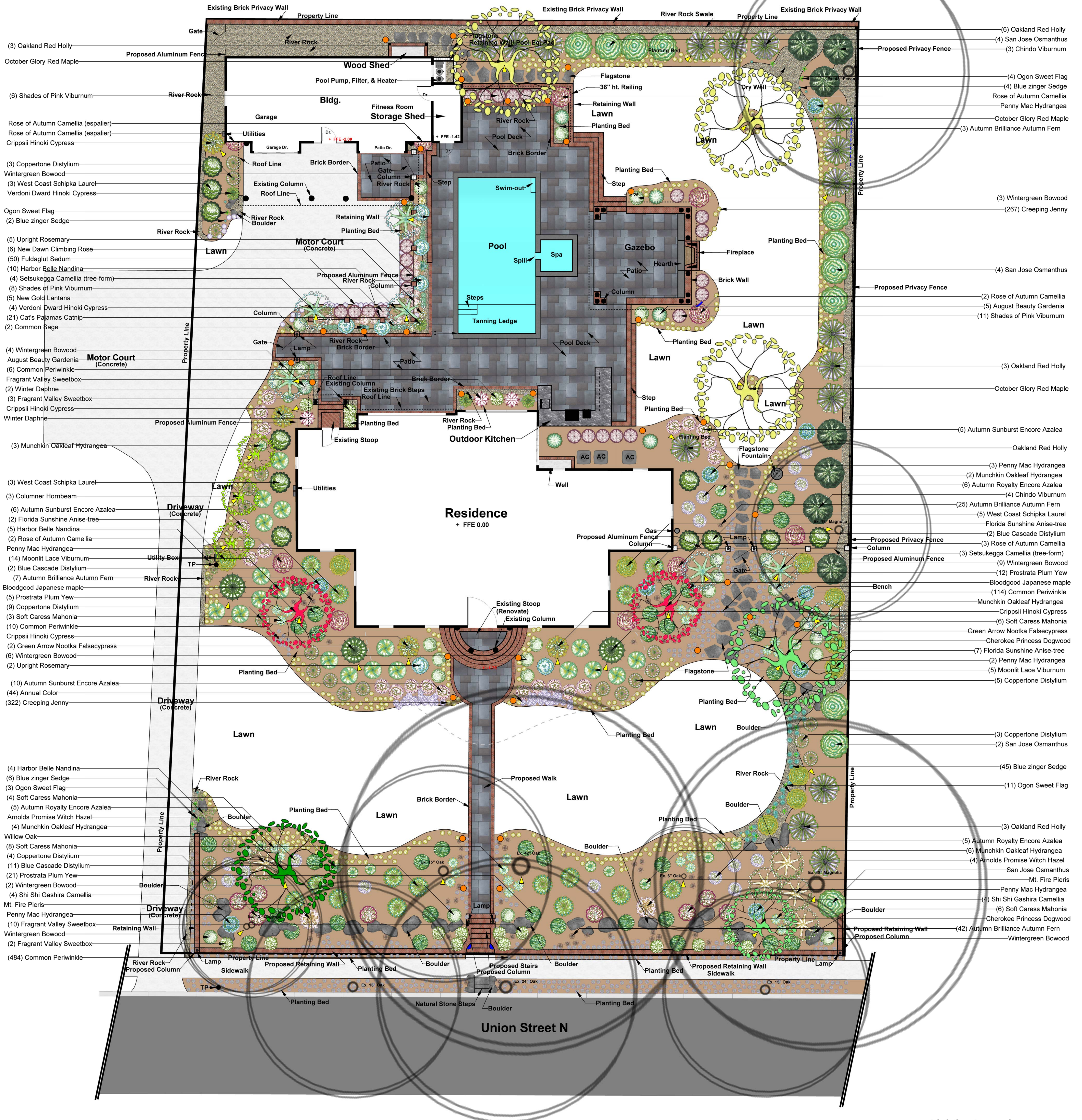
Source: City of Concord  
Planning Department

**Disclaimer**

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EXHIBIT C





- (3) Oakland Red Holly
- October Glory Red Maple
- (6) Shades of Pink Viburnum
- Rose of Autumn Camellia (espalier)
- Rose of Autumn Camellia (espalier)
- Crippsii Hinoki Cypress
- (3) Coppertone Distylium
- Wintergreen Bowwood
- (4) West Coast Schipka Laurel
- Verdoni Dward Hinoki Cypress
- Ogon Sweet Flag
- (2) Blue zinger Sedge
- (5) Upright Rosemary
- (6) New Dawn Climbing Rose
- (50) Fuldaglut Sedum
- (10) Harbor Belle Nandina
- (4) Setsukegga Camellia (tree-form)
- (8) Shades of Pink Viburnum
- (5) New Gold Lantana
- (4) Verdoni Dward Hinoki Cypress
- (21) Cat's Pajamas Catnip
- (2) Common Sage
- (4) Wintergreen Bowwood
- August Beauty Gardenia
- (6) Common Periwinkle
- Fragrant Valley Sweetbox
- (2) Winter Daphne
- (3) Fragrant Valley Sweetbox
- Crippsii Hinoki Cypress
- Winter Daphne
- (3) Munchkin Oakleaf Hydrangea
- (3) West Coast Schipka Laurel
- (3) Columner Hornbeam
- (6) Autumn Sunburst Encore Azalea
- (2) Florida Sunshine Anise-tree
- (5) Harbor Belle Nandina
- (2) Rose of Autumn Camellia
- Penny Mac Hydrangea
- (14) Moonlit Lace Viburnum
- (2) Blue Cascade Distylium
- (7) Autumn Brilliance Autumn Fern
- Bloodgood Japanese maple
- (5) Prostrata Plum Yew
- (9) Coppertone Distylium
- (3) Soft Caress Mahonia
- (10) Common Periwinkle
- Crippsii Hinoki Cypress
- (2) Green Arrow Nootka Falsecypress
- (6) Wintergreen Bowwood
- (2) Upright Rosemary
- (10) Autumn Sunburst Encore Azalea
- (44) Annual Color
- (322) Creeping Jenny
- (4) Harbor Belle Nandina
- (6) Blue zinger Sedge
- (3) Ogon Sweet Flag
- (4) Soft Caress Mahonia
- (5) Autumn Royalty Encore Azalea
- Arnolds Promise Witch Hazel
- (4) Munchkin Oakleaf Hydrangea
- Willow Oak
- (8) Soft Caress Mahonia
- (4) Coppertone Distylium
- (11) Blue Cascade Distylium
- (21) Prostrata Plum Yew
- (2) Wintergreen Bowwood
- (4) Shi Shi Gashira Camellia
- Mt. Fire Pieris
- Penny Mac Hydrangea
- (10) Fragrant Valley Sweetbox
- Wintergreen Bowwood
- (2) Fragrant Valley Sweetbox
- (484) Common Periwinkle

- (6) Oakland Red Holly
- (4) San Jose Osmanthus
- (3) Chindo Viburnum
- (4) Ogon Sweet Flag
- (4) Blue zinger Sedge
- Rose of Autumn Camellia
- Penny Mac Hydrangea
- October Glory Red Maple
- (3) Autumn Brilliance Autumn Fern
- (3) Wintergreen Bowwood
- (267) Creeping Jenny
- (4) San Jose Osmanthus
- (2) Rose of Autumn Camellia
- (5) August Beauty Gardenia
- (11) Shades of Pink Viburnum
- (3) Oakland Red Holly
- October Glory Red Maple
- (5) Autumn Sunburst Encore Azalea
- Oakland Red Holly
- (3) Penny Mac Hydrangea
- (2) Munchkin Oakleaf Hydrangea
- (6) Autumn Royalty Encore Azalea
- (4) Chindo Viburnum
- (25) Autumn Brilliance Autumn Fern
- (5) West Coast Schipka Laurel
- Florida Sunshine Anise-tree
- (2) Blue Cascade Distylium
- (3) Rose of Autumn Camellia
- (3) Setsukegga Camellia (tree-form)
- (9) Wintergreen Bowwood
- (12) Prostrata Plum Yew
- Bloodgood Japanese maple
- (114) Common Periwinkle
- Munchkin Oakleaf Hydrangea
- Crippsii Hinoki Cypress
- (6) Soft Caress Mahonia
- Green Arrow Nootka Falsecypress
- Cherokee Princess Dogwood
- (7) Florida Sunshine Anise-tree
- (2) Penny Mac Hydrangea
- (5) Moonlit Lace Viburnum
- (5) Coppertone Distylium
- (3) Coppertone Distylium
- (2) San Jose Osmanthus
- (45) Blue zinger Sedge
- (11) Ogon Sweet Flag
- (3) Oakland Red Holly
- (5) Autumn Royalty Encore Azalea
- (6) Munchkin Oakleaf Hydrangea
- (4) Arnolds Promise Witch Hazel
- San Jose Osmanthus
- Mt. Fire Pieris
- Penny Mac Hydrangea
- (4) Shi Shi Gashira Camellia
- (6) Soft Caress Mahonia
- Cherokee Princess Dogwood
- (42) Autumn Brilliance Autumn Fern
- Wintergreen Bowwood

**Lighting Legend**

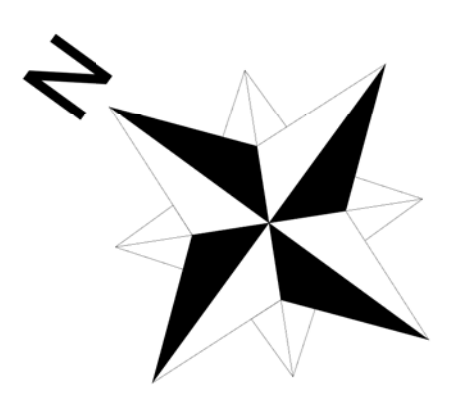
Qty.	Symbol	Description
36	▲	Accent Light
35	●	Path Light
2	■	Wall Light

\* Note: Above Exterior Lighting to be Low Voltage LED

\*Note: For Material Specifications reference Page 5 of 5.



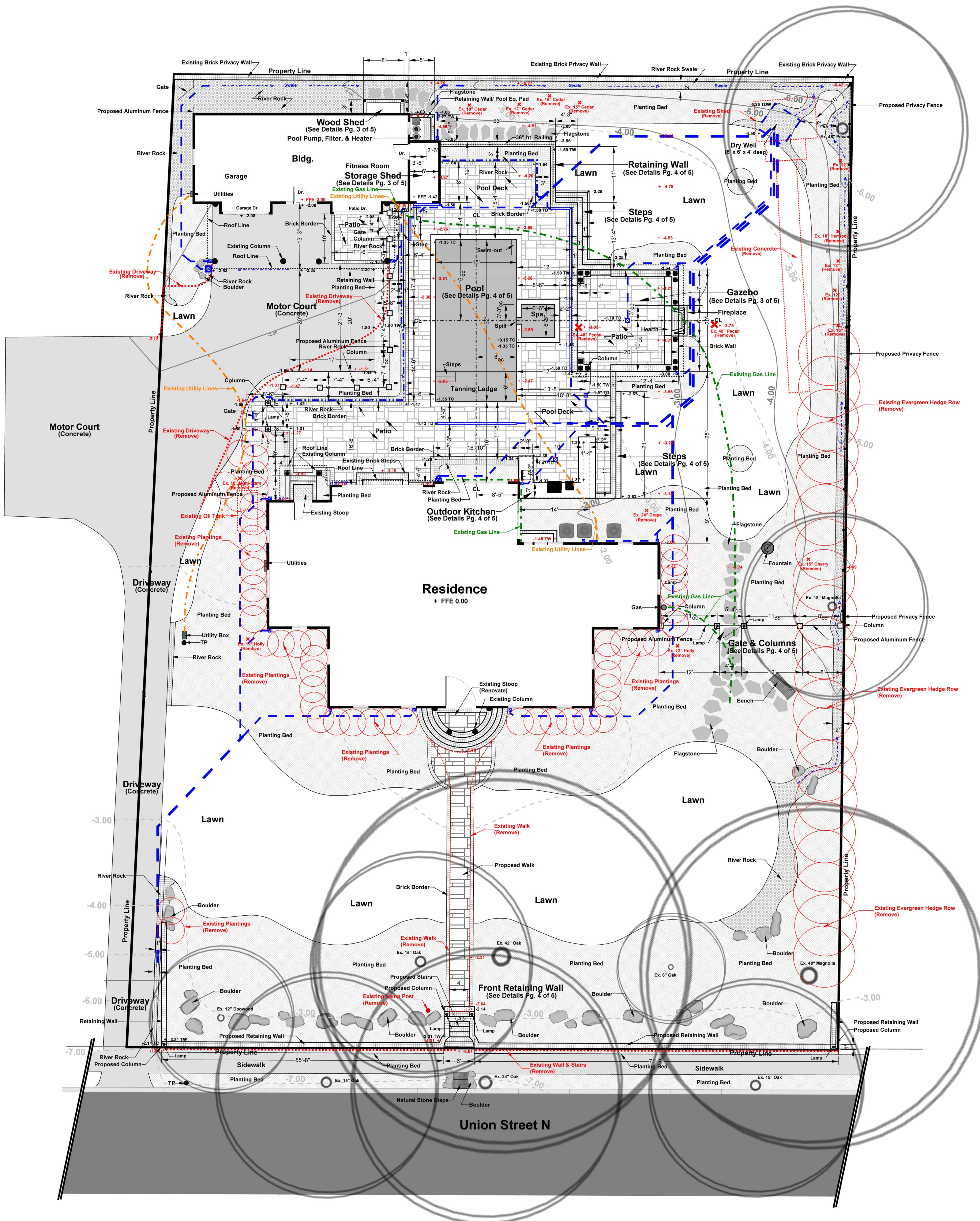
**Not for Construction**  
**Master Landscape Plan**  
**Rogers Residence**  
 238 Union Sreet, North  
 Concord, North Carolina



Page 2 of 5  
 Date: 5-6-23  
 Scale: 1/8" = 1'-0"  
 Drawn by: WAB

**WABlair**  
 OUTDOOR DESIGN  
 3036 Parade Lane  
 Concord, NC 28025  
 980-621-6472  
 waboutdoordesign.com

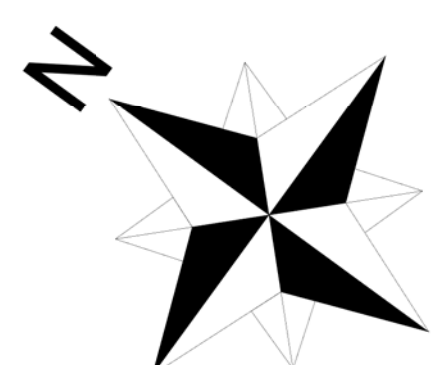
EXHIBIT D



\*Note: For Material Specifications reference Page 5 of 5.

**Drainage Legend**

Symbol	Description
	Down Spout
	4" Double Wall Drain Pipe
	4" Perf. Pipe (French Drain)
	6" Double Wall Drain Pipe
	6" Sq. Drain
	12" Catch Basin
	Surface Water Run-off
	Existing Spot Elevation
	Proposed Spot Elevation
	Existing Contour Line
	Proposed Contour Line



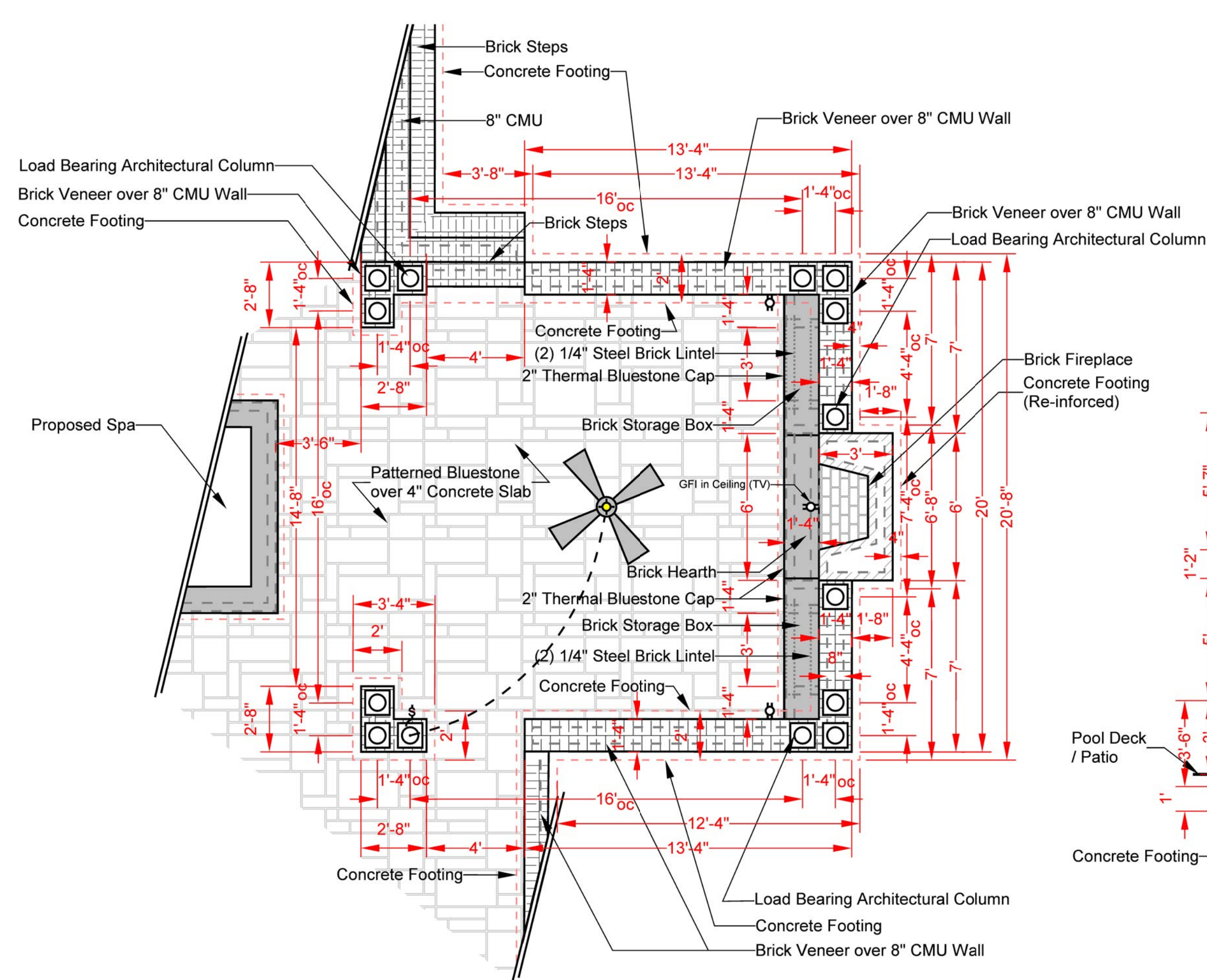
**Not for Construction**  
**Master Hardscape Plan**  
**Rogers Residence**  
 238 Union Street, North  
 Concord, North Carolina

**Page 1 of 5**

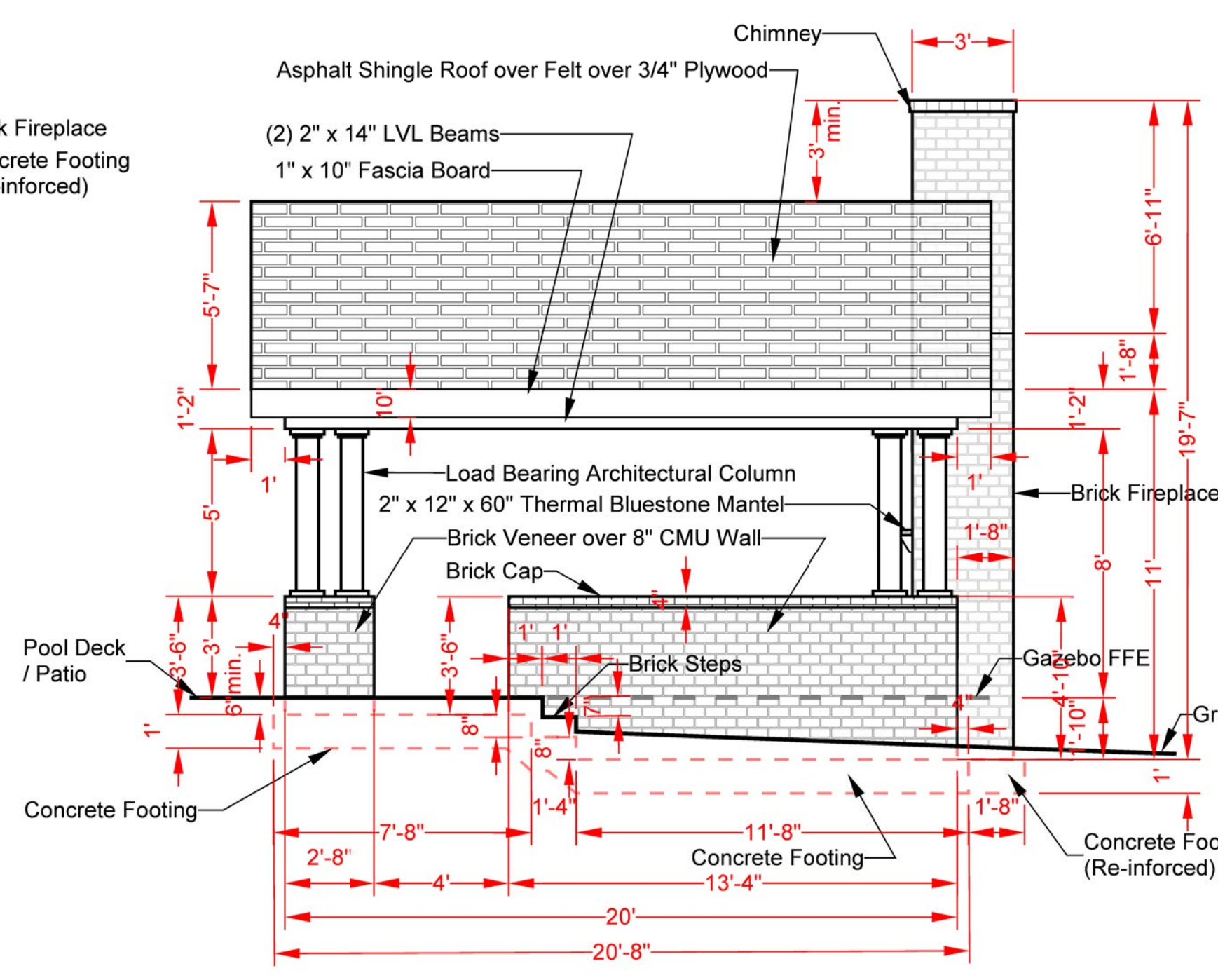
Date: 5-6-23

Scale: 1/8" = 1'-0"

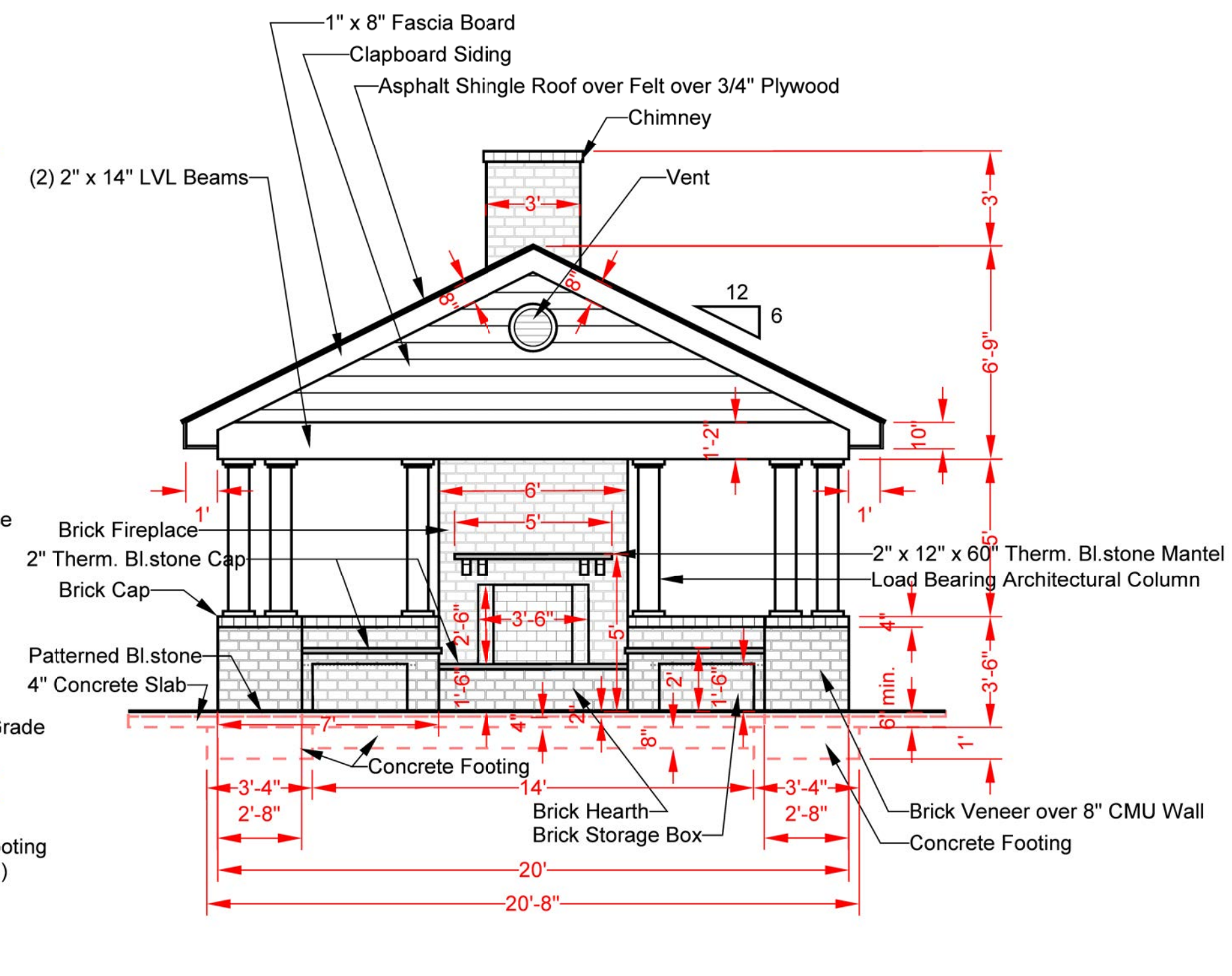
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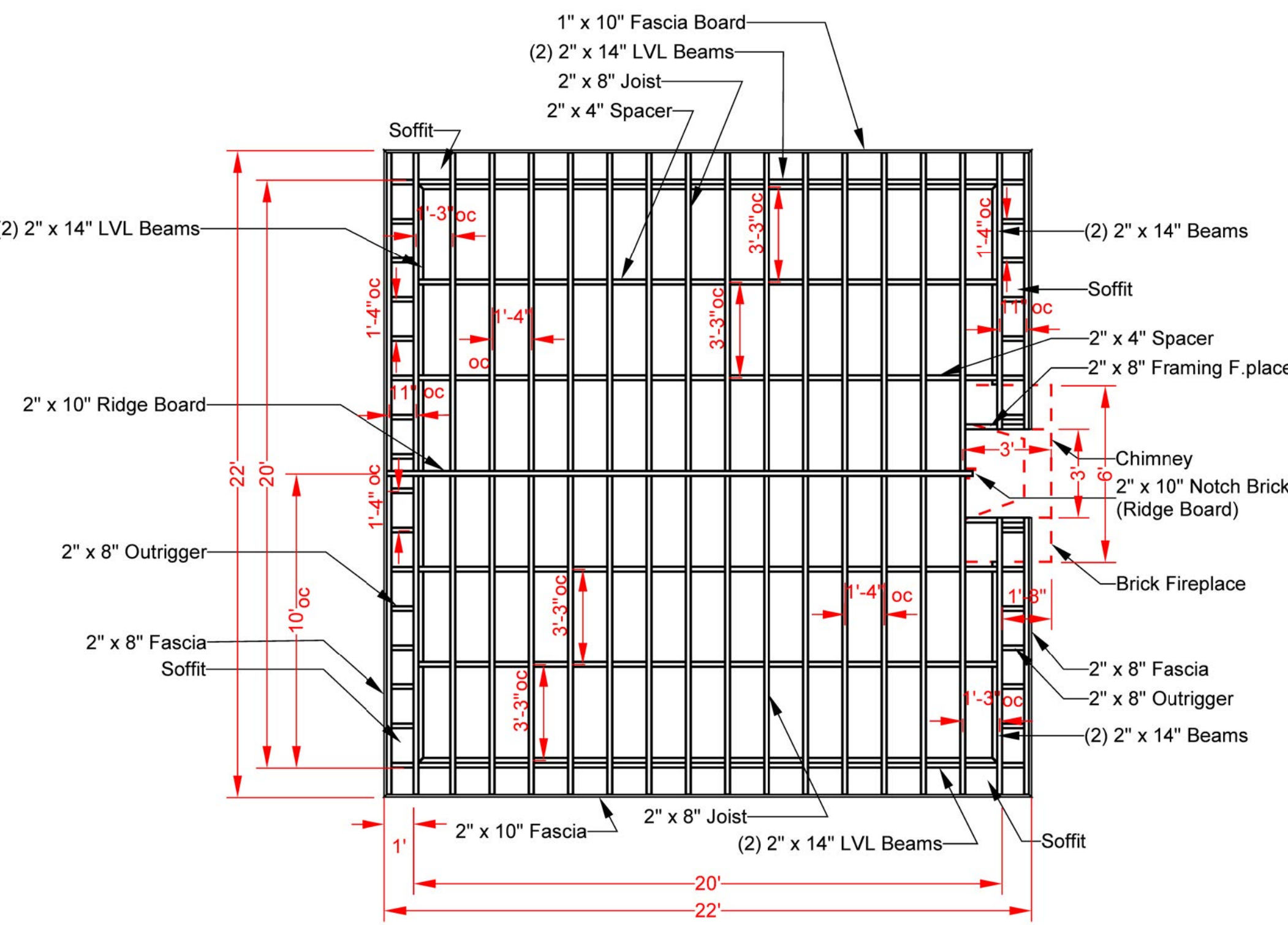
(Not for Construction)  
Gazebo Plan View



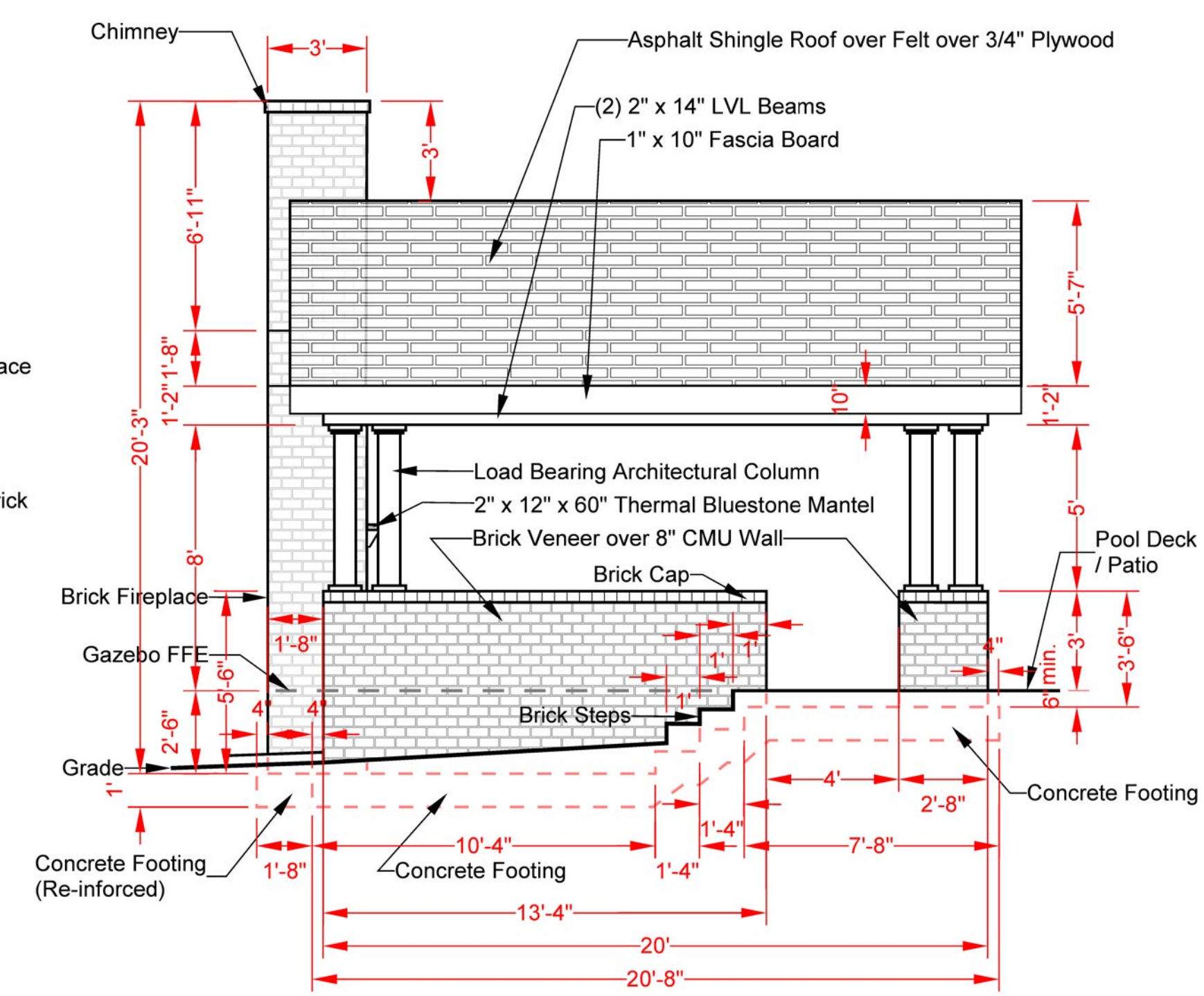
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Gazebo South Elevation



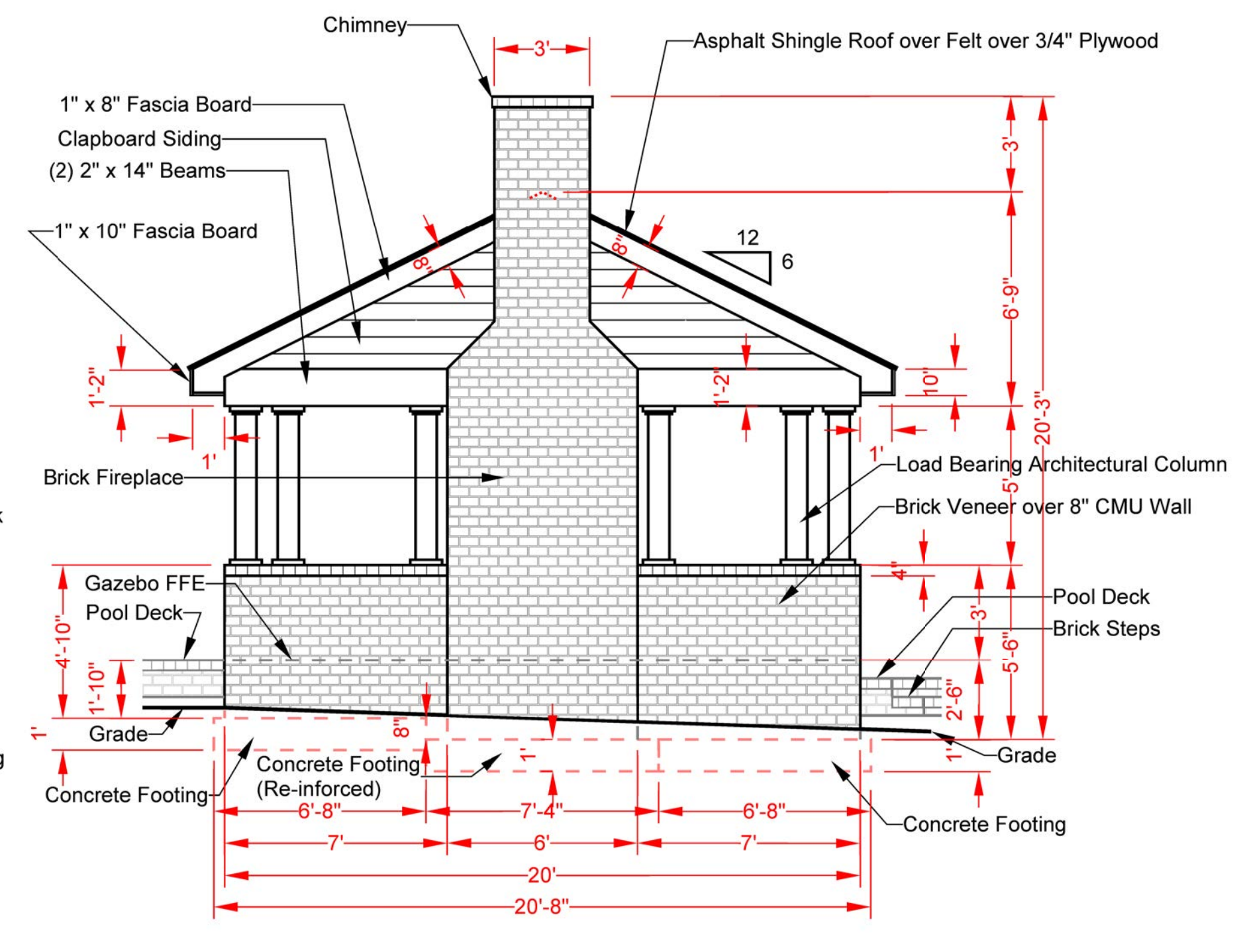
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Gazebo West Elevation



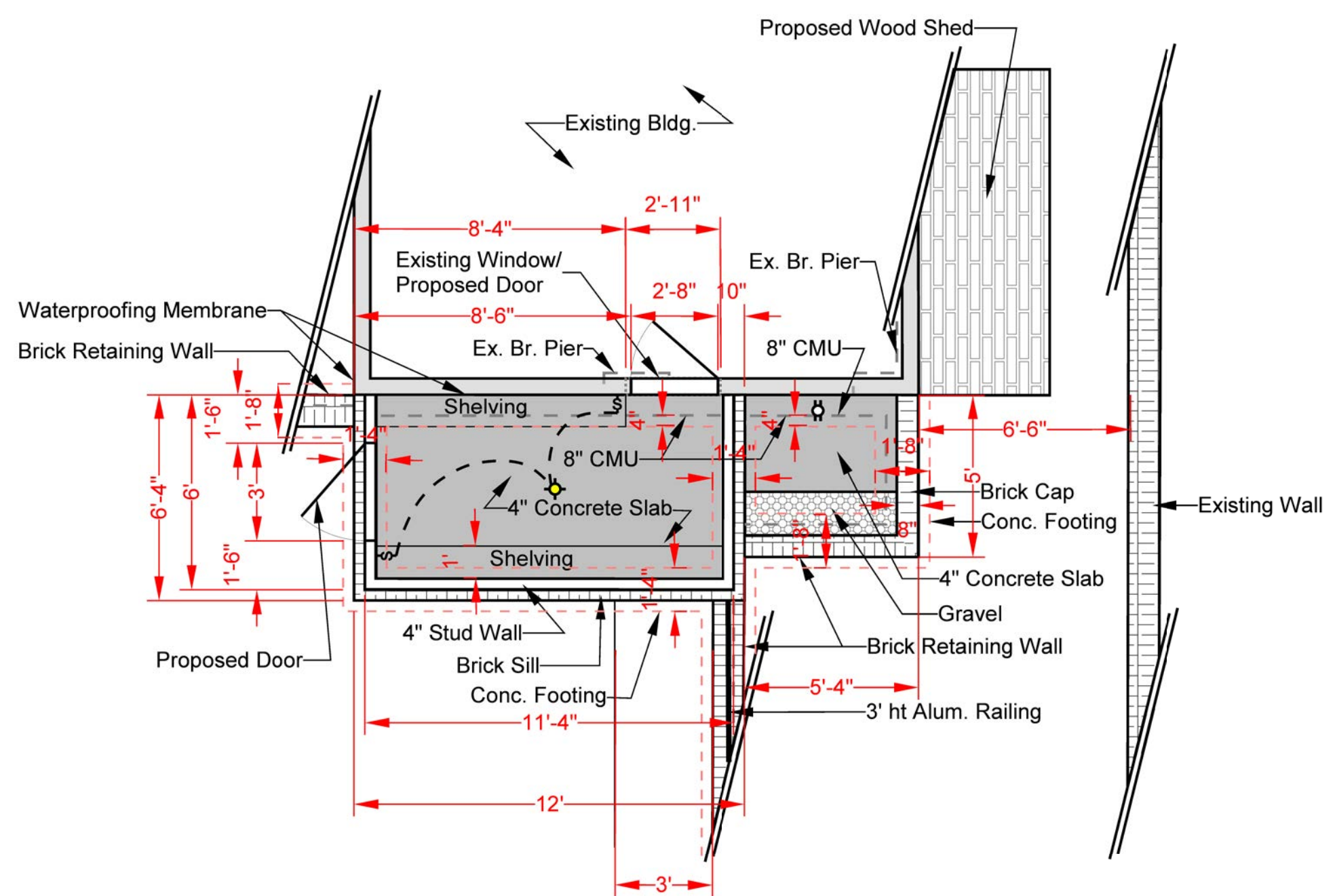
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Gazebo Roof Plan View



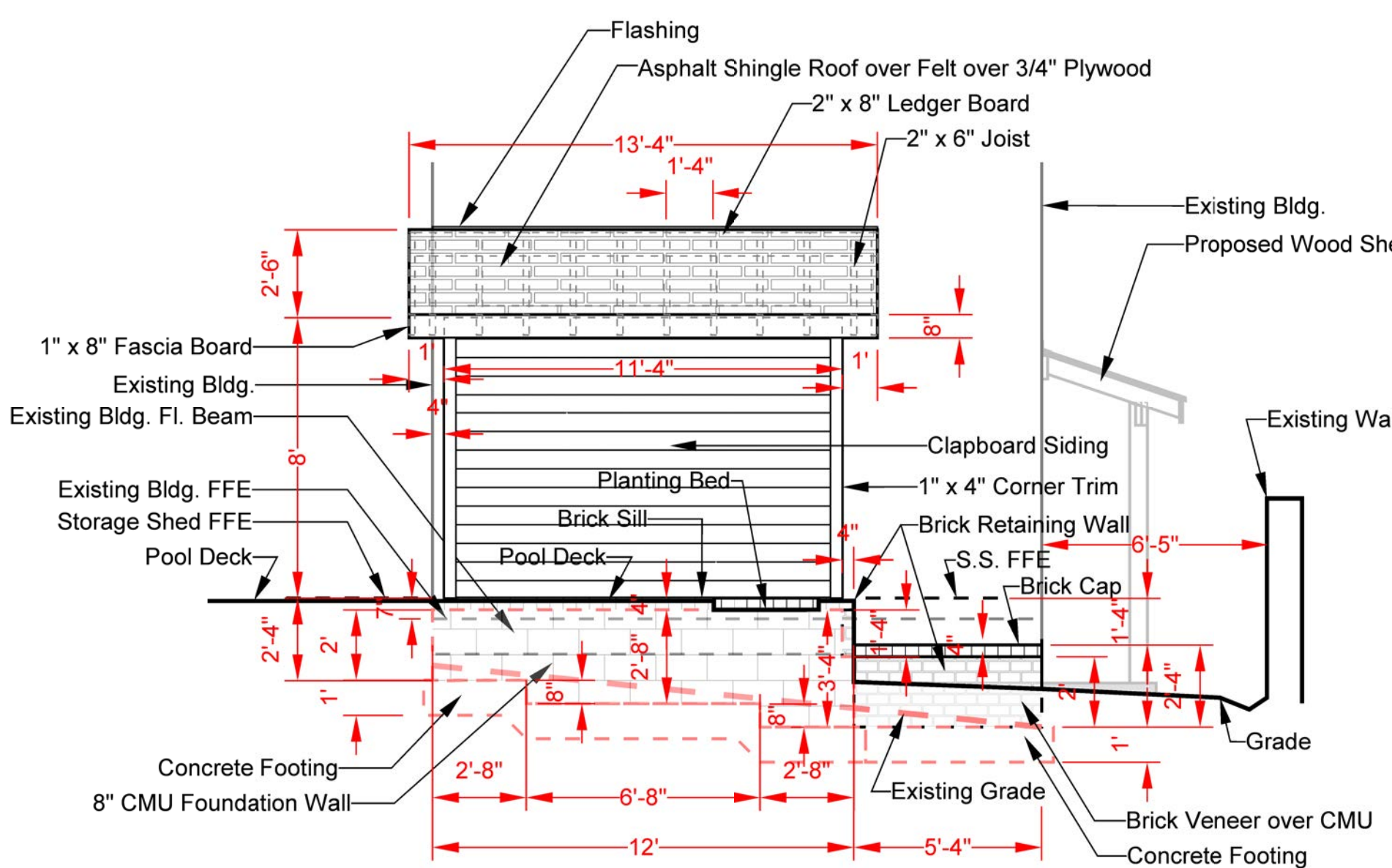
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Gazebo North Elevation



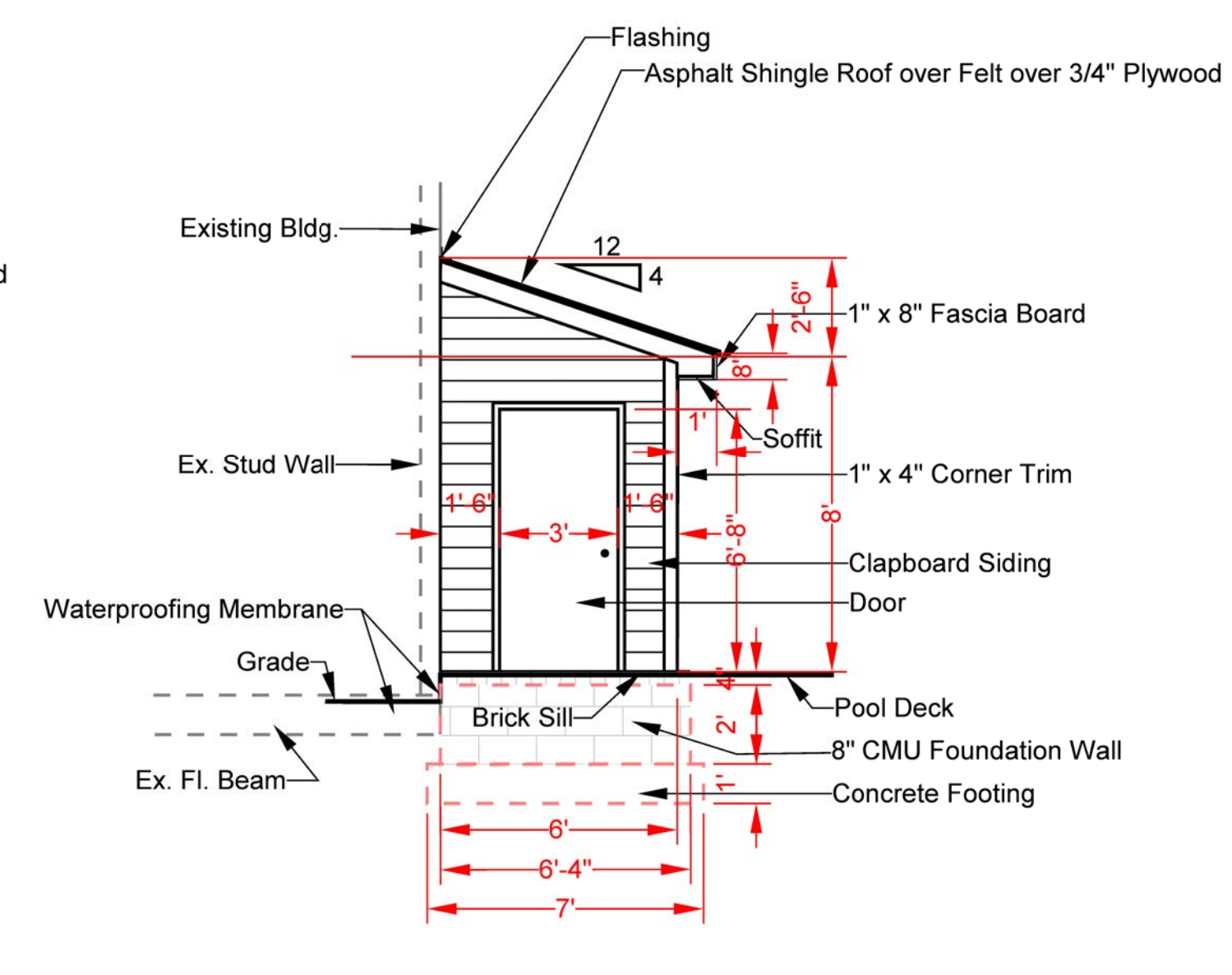
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Gazebo East Elevation



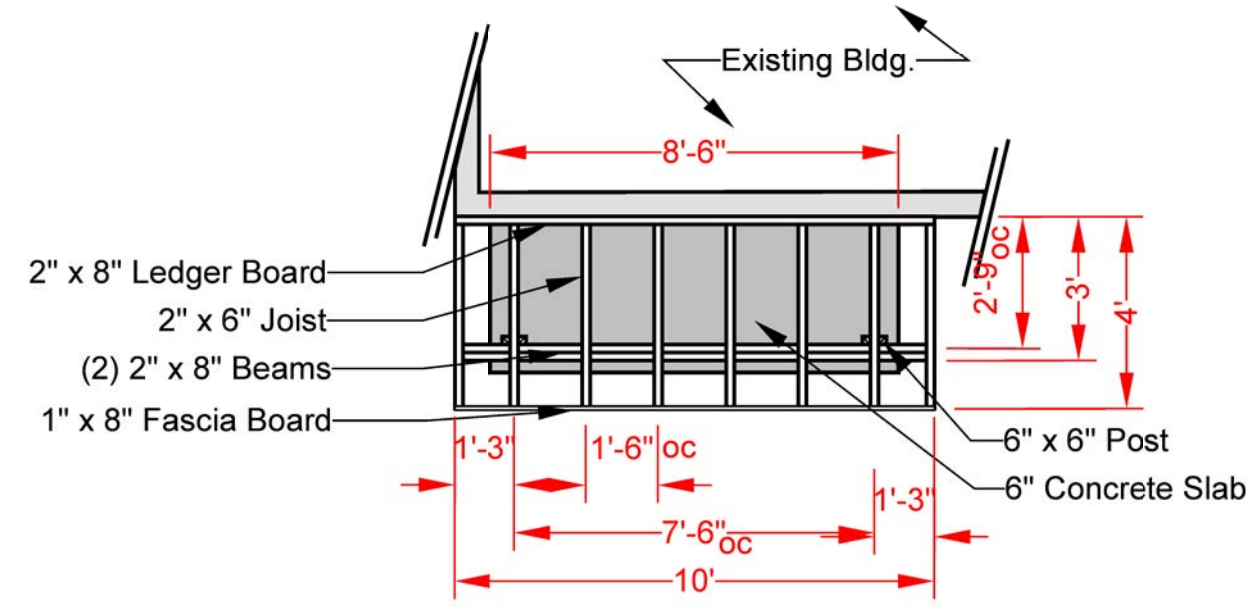
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Storage Shed Plan View



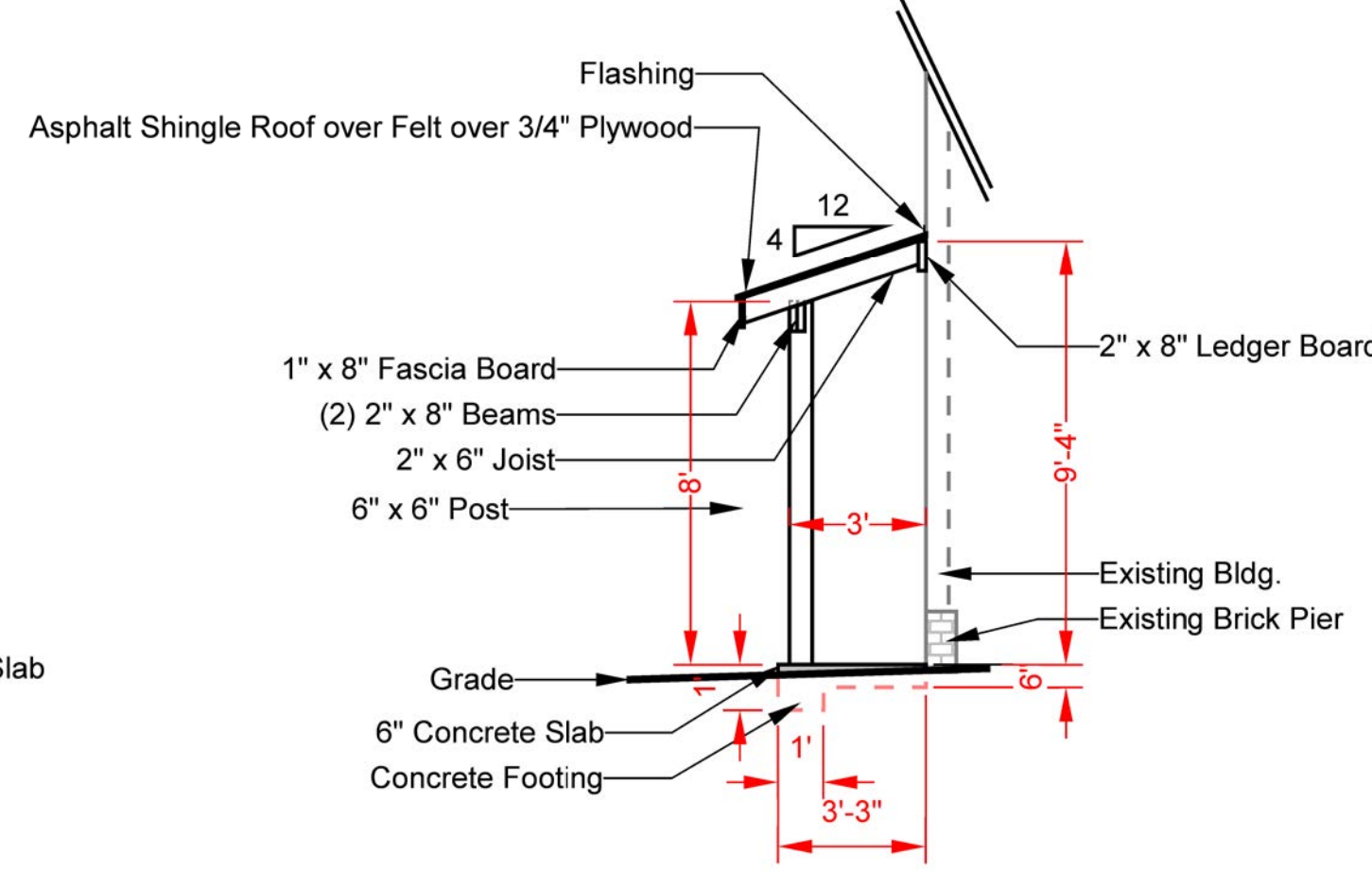
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Storage Shed East Elevation



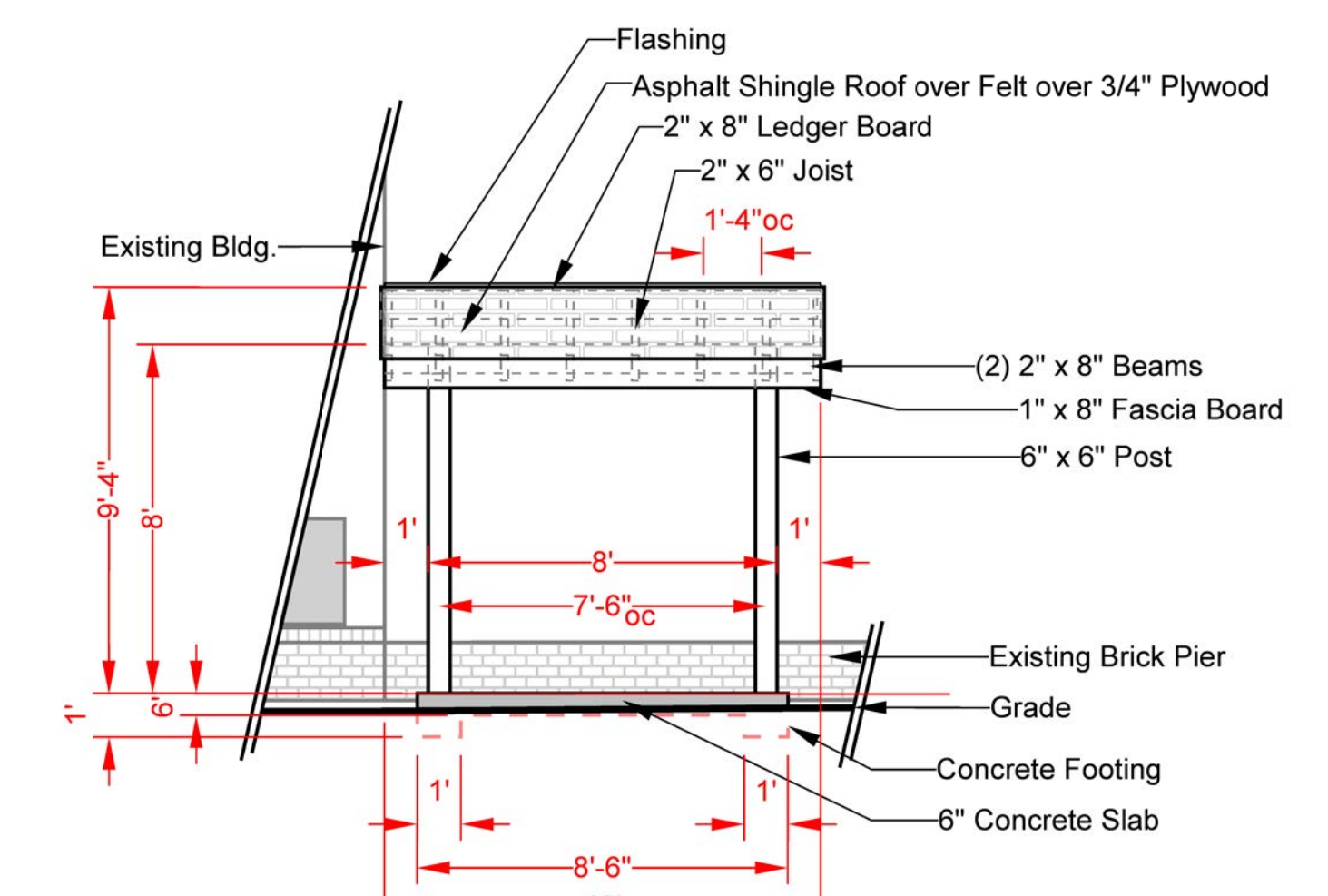
(Not for Construction)  
Storage Shed South Elevation



(Not for Construction)  
Wood Shed Plan View



(Not for Construction)  
Wood Shed West Elevation

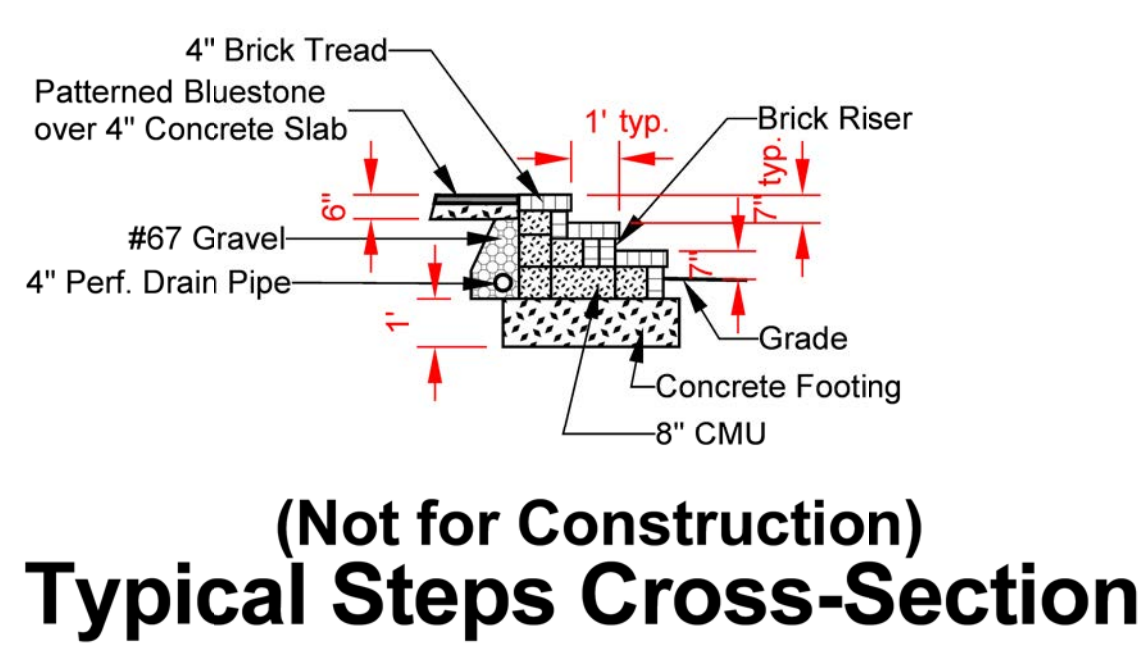
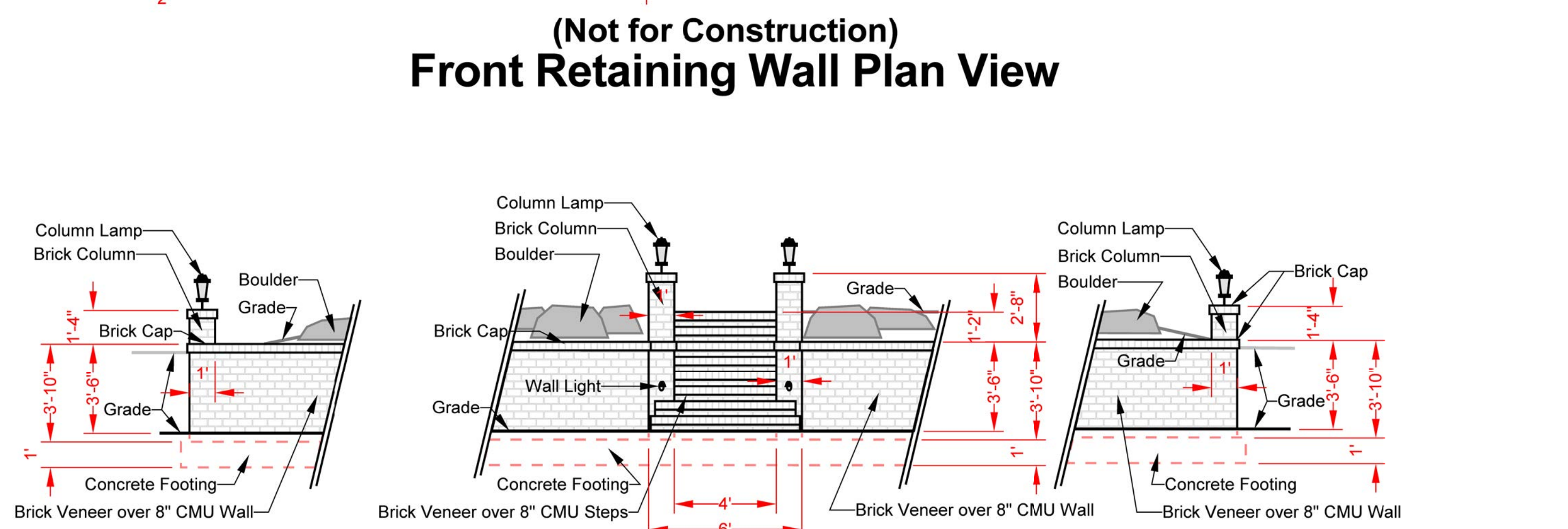
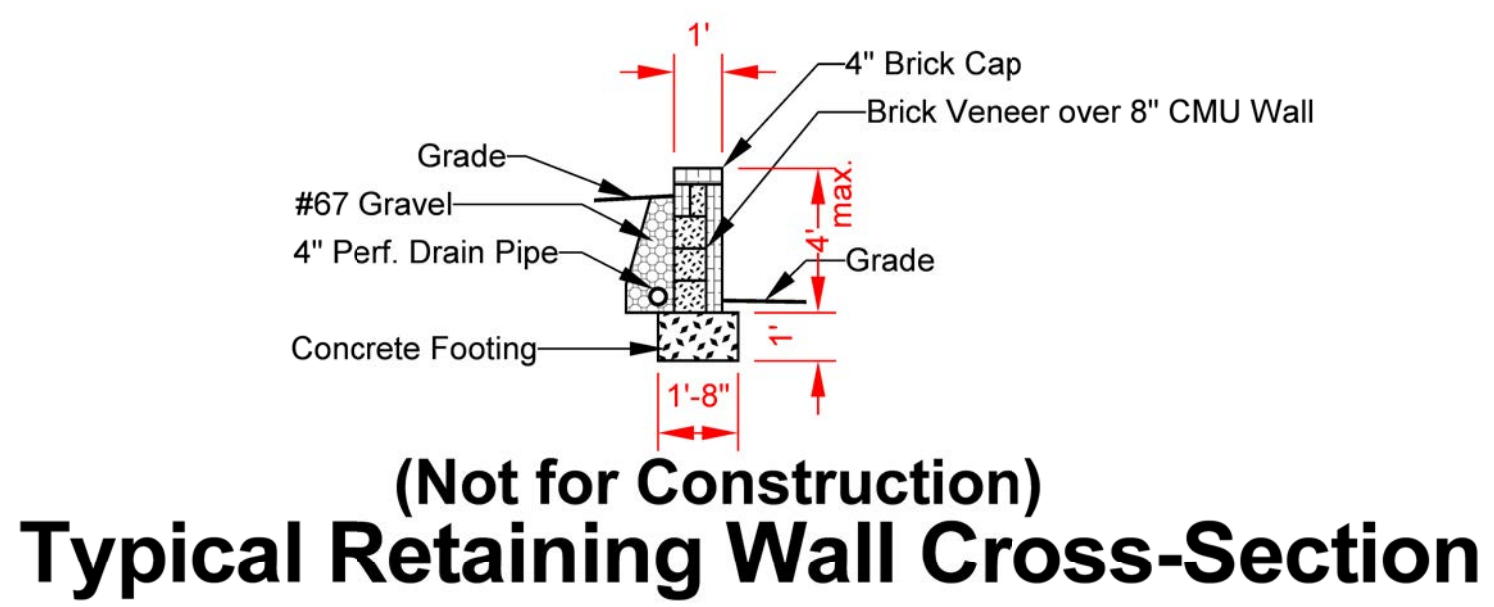
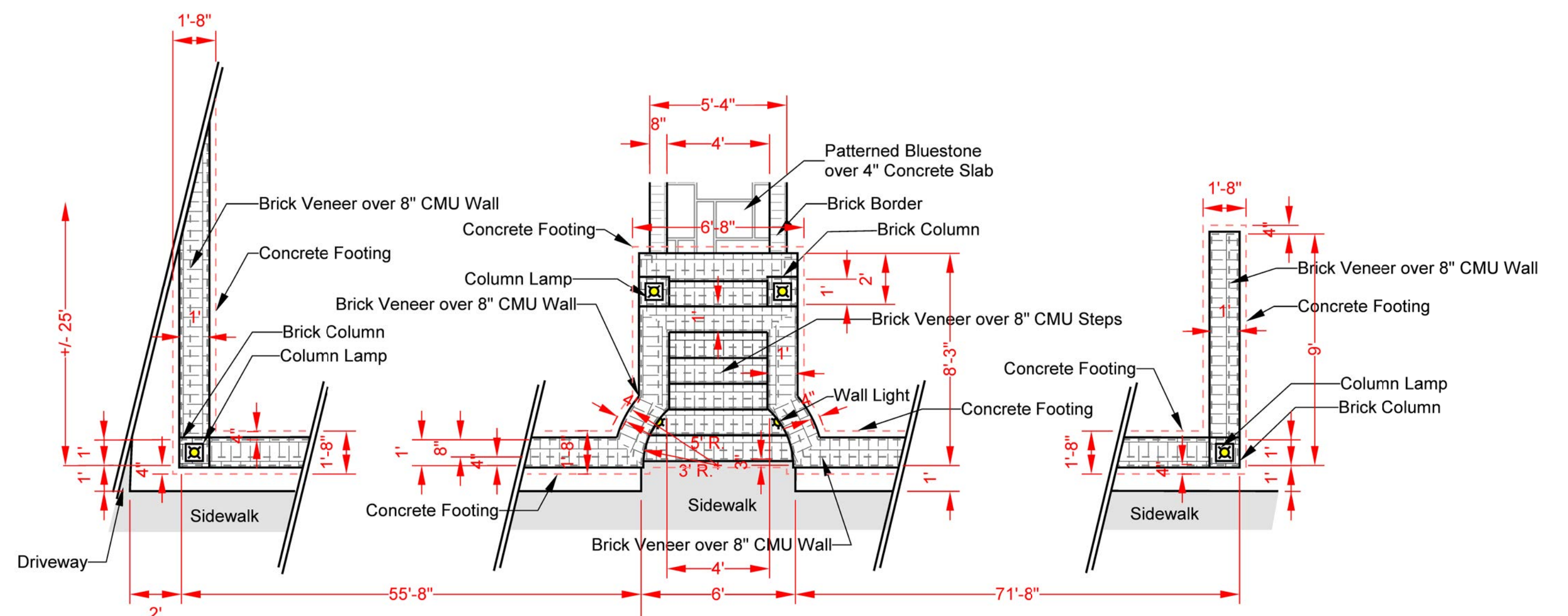
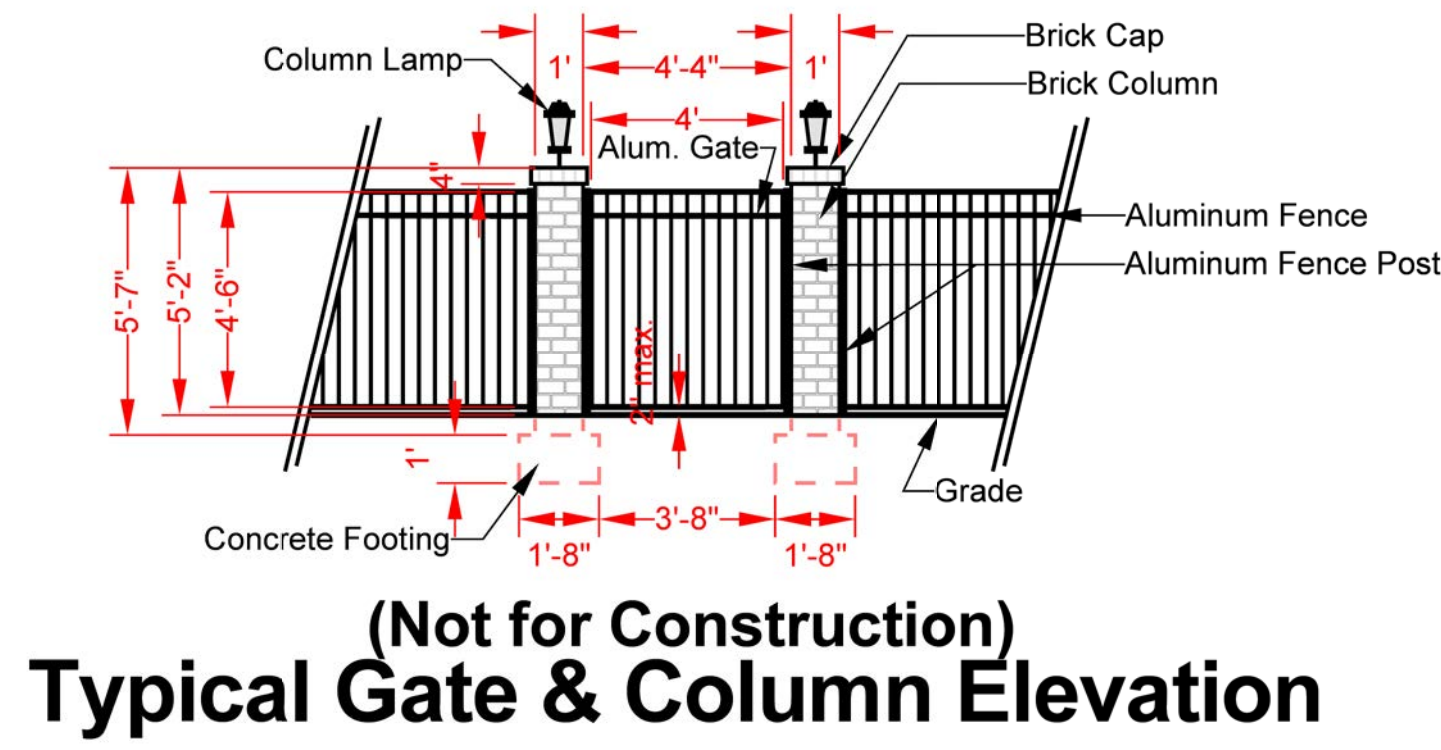
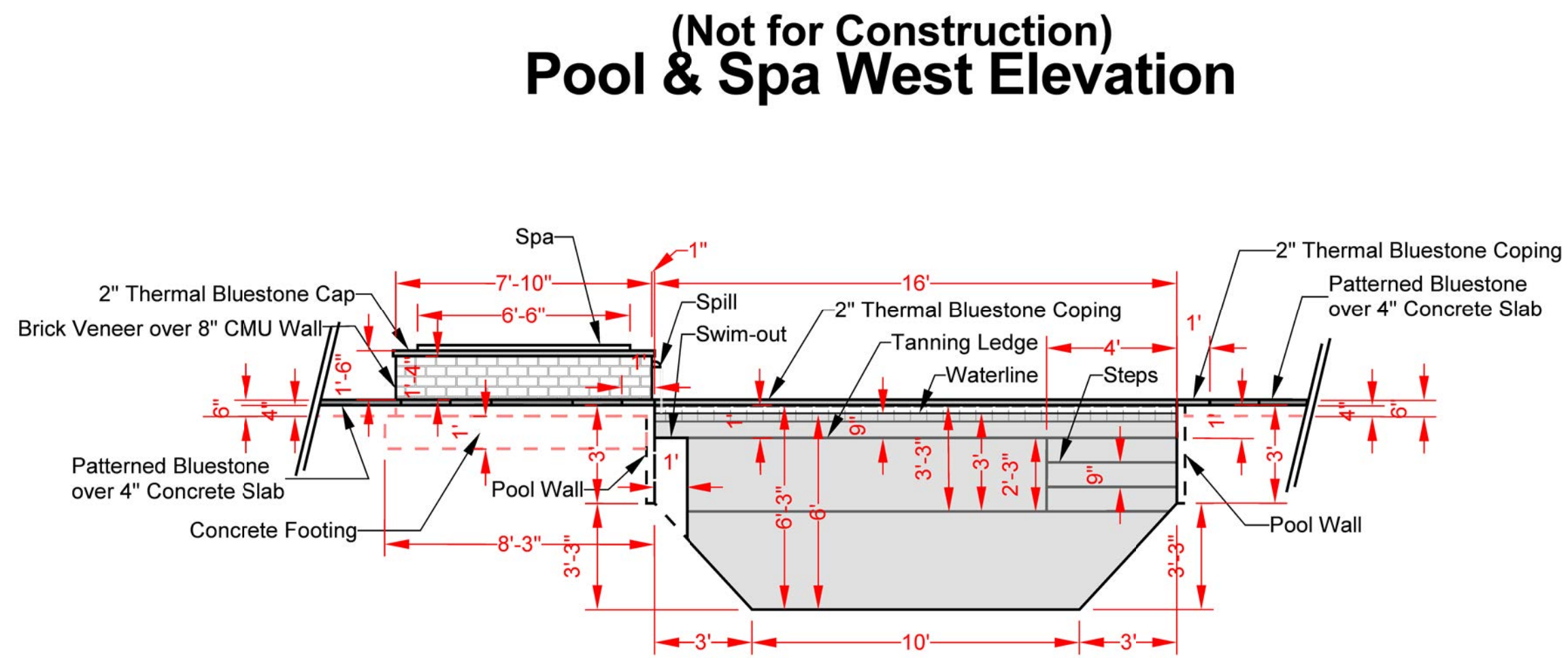
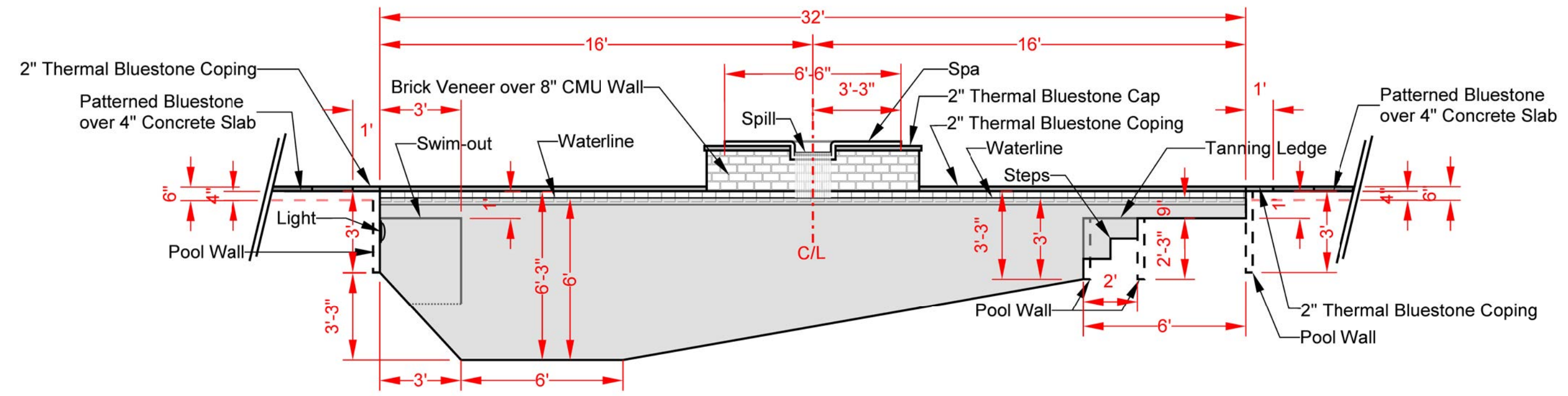
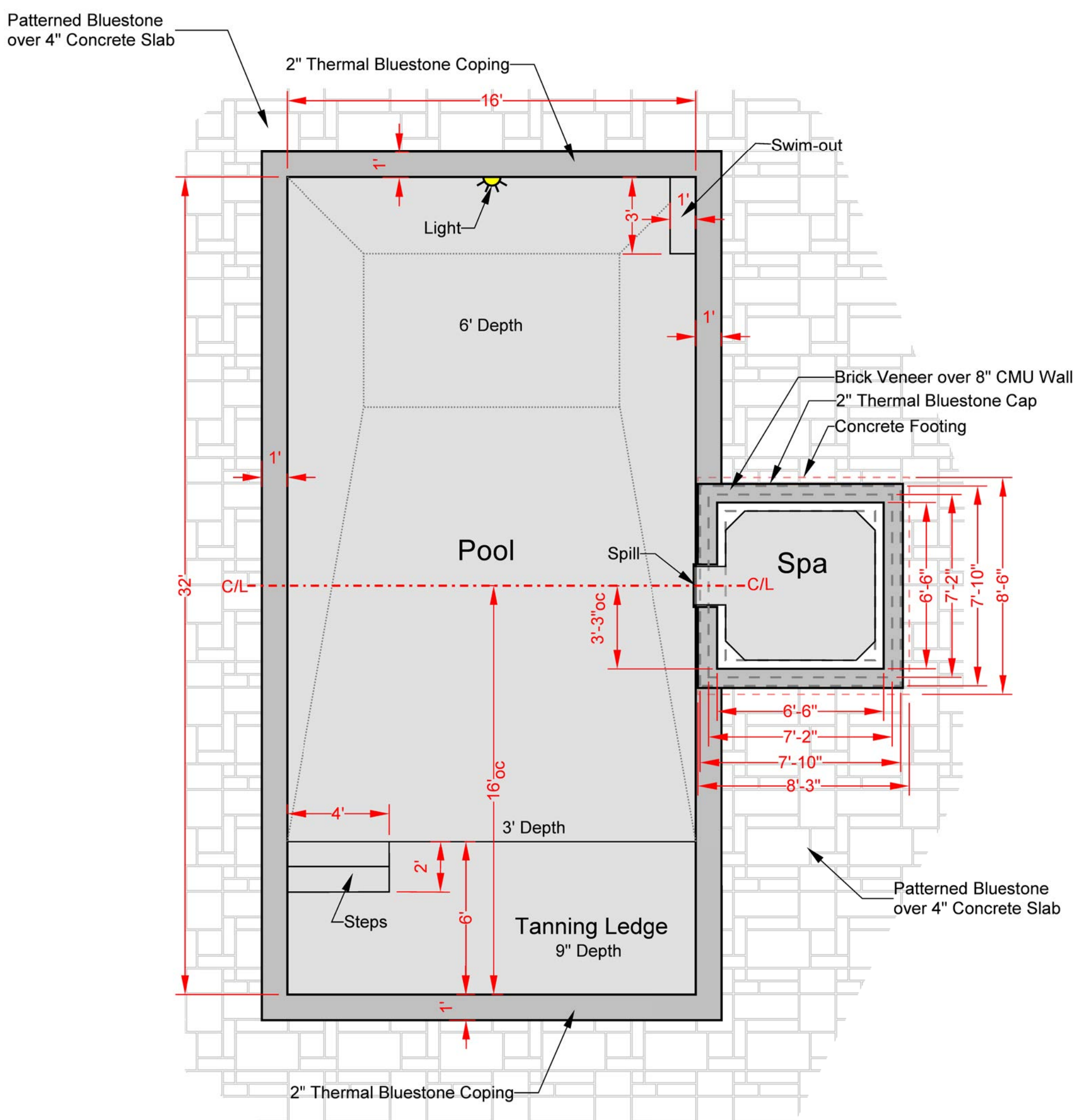
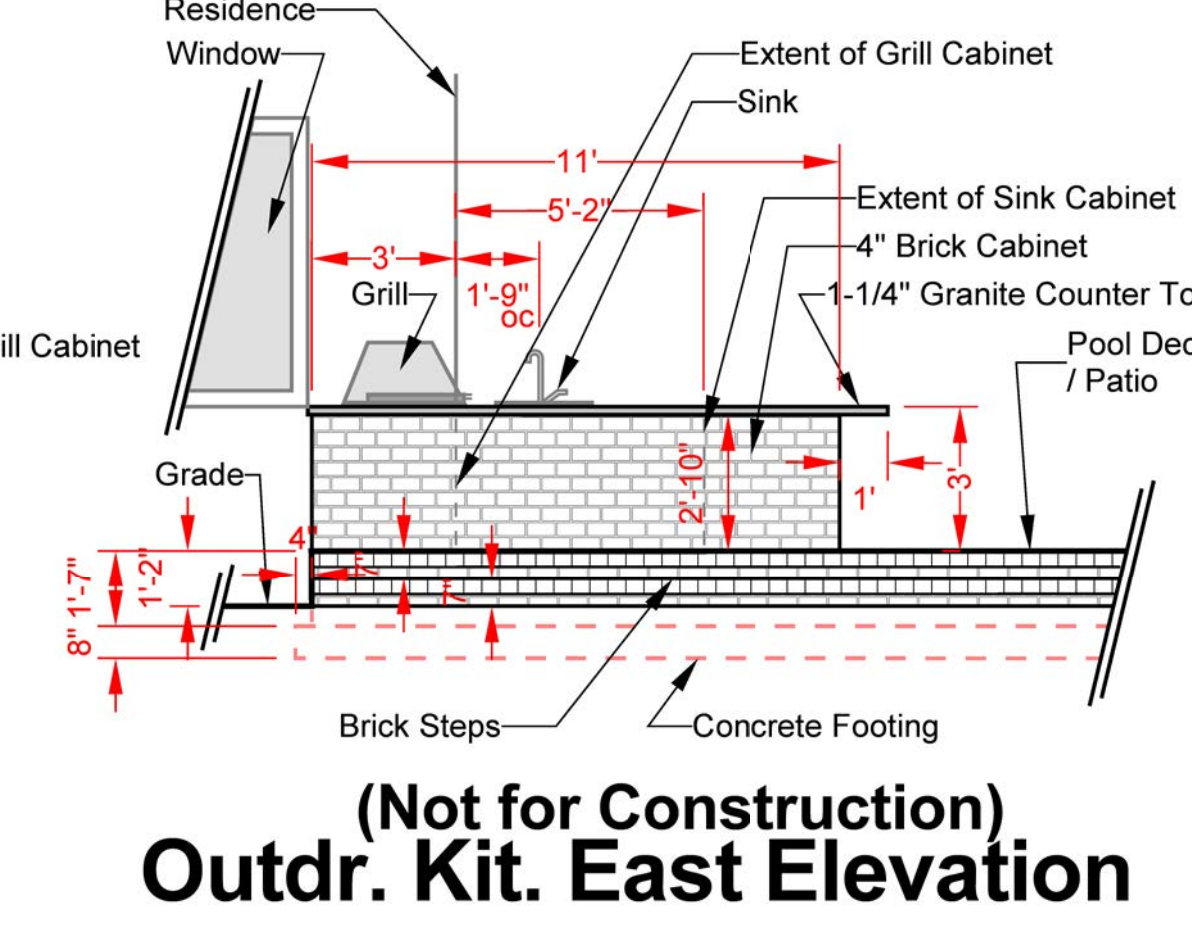
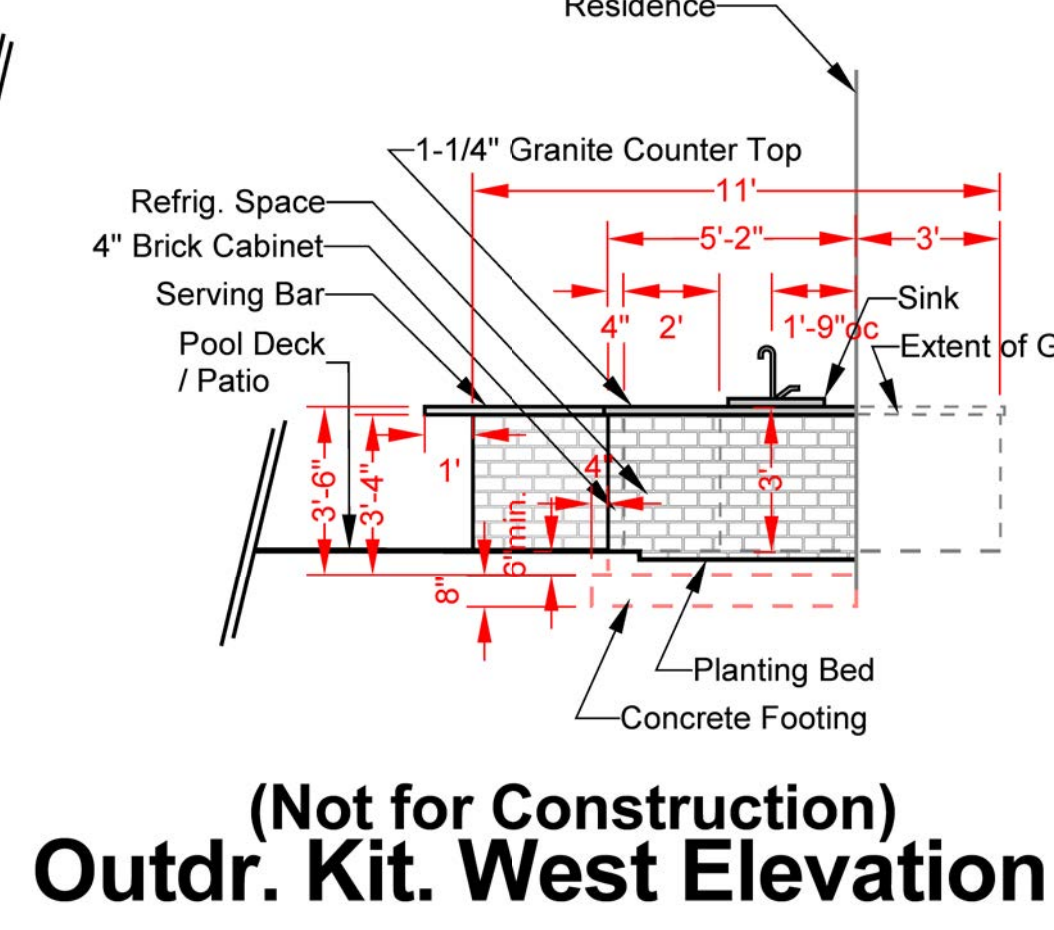
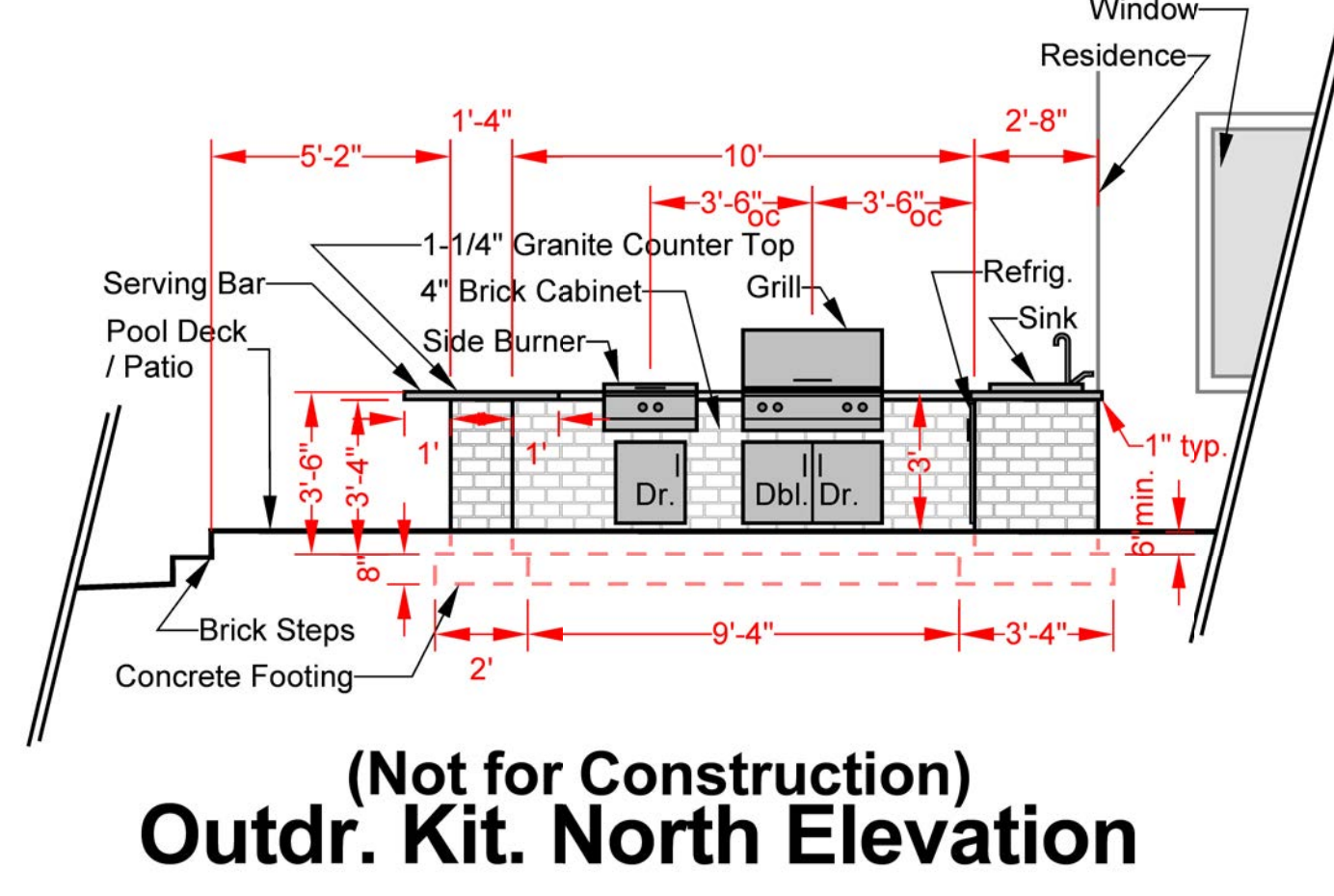
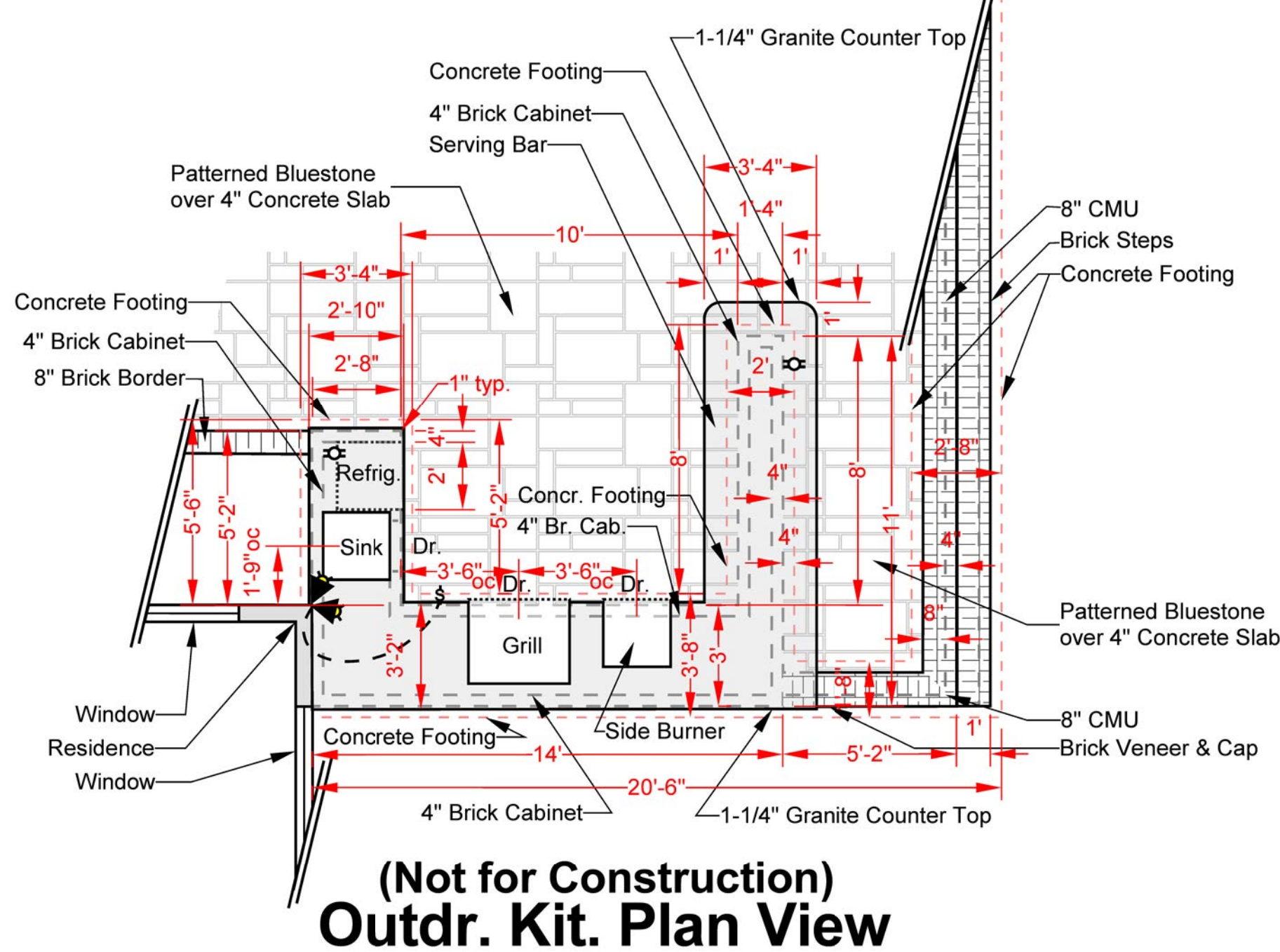


(Not for Construction)  
Wood Shed North Elevation

**Electrical Legend**

Symbol	Description
	Ceiling Light
	GFI Outlet
	Single Pole Switch
	Ceiling Fan w/ Light





**Electrical Legend**

Symbol	Description
⚡	Flood Light
⚡	GFI Outlet
⚡	Single Pole Switch
⚡	Pool Light
⚡	Column Lamp
⚡	Wall Light (Low Voltage)

**Not for Construction**  
**Outdoor Kitchen, Pool, Frt. Retaining Wall,**  
**Gate Columns, Walls, & Steps Details**  
**Rogers Residence**  
238 Union Sreet, North  
Concord, North Carolina

## Material Specifications

**Gazebo- Roof Shingles (to match residence), Fascia (to match residence), Gutters (to match residence) Clapboard Siding (to match garage/exercise bldg.), Beadboard Ceiling, Laminated Beams on Columns (to match residence), Brick Fireplace and Walls (to match residence), 2" Thermal Bluestone Hearth, Mantle, and Storage Caps, and Full Color Cleft Patterned Bluestone Flooring.**  
(see details)

**Storage Shed- Roof Shingles (to match residence), Fascia (to match residence), Gutters (to match residence), Clapboard Siding (to match garage/exercise bldg.), 8" CMU Foundation on Concrete Footing, Mortar Filled, w/ Brick Veneered Exposed Walls and Caps (to match residence).**  
(see details)

**Wood Shed- Roof Shingles (to match residence), Fascia (to match residence), Clapboard Siding (to match garage/exercise bldg.), Pressure Treated Pine Beam and Framing, over 6" x 6" Pressure Treated Pine Posts on Concrete Slab & Footing.**  
(see details)

**Walls and Steps- 8" CMU, Mortar Filled, w/ Brick Veneered Walls, Caps, Treads and Risers (to match residence) on Concrete Footing.**  
(see detail) 48" max. ht.

**Brick Columns- 1' x 1' x +/- 5' ht. Brick (to match residence), Mortar filled, on Concrete Footing.**  
(see details)  
(electrical conduit required for Columns w/ Lamp).

**Railing- 3' ht. min. Black Aluminum (style TBD), Centered & Cored on Brick Wall Cap.**

**Aluminum Fence & Gates- 4'-6" ht. 3 Rail Black, Posts set in Concrete, 4-4' w. Gates.**

**Privacy Fence- 6' ht. x 8' w. Vinyl Panels, Posts set in Concrete, Almond (or darker) finish.**

**Front Entrance Walk- Full Color Cleft Patterned Bluestone, Mortar set, w/8" Brick (to match residence) Border, over 4" Concrete Slab.**

**Front Entrance Stoop- Renovate, replace Terra cotta mosaic w/ Full Color Cleft Patterned Bluestone, Mortar set. Brick Treads & Risers replace, or point-up, as needed.**

**Outdoor Kitchen- 1-1/4" Granite (color TBD), over 4" w. Brick (to match residence) Cabinet, on Concrete Slab & Footing. Appliances, Sink, and Doors (TBD).**  
(see details)

**Pool- 16' x 32' Vinyl Liner, w/ 6' Tanning Ledge, into 3' to 6' depth, steps & swim-out, 2" x 12" Thermal Bluestone Coping.**

**Spa- 6'-6" x 6'-6" Acrylics, Square w/ Spill, on 8" CMU, Mortar Filled, w/ Brick Veneered Walls, and 2" x 12" Thermal Bluestone Coping. all on Concrete Footing.**  
(see detail)

**Patios and Pool Deck- Full Color Cleft Patterned Bluestone, Mortar set, w/8" Brick (to match residence) Border, over 4" Concrete Slab.**

**Flagstone- Crab Orchard Grey Irregular Flagstone set in Mortar.**

**River Rock- 3" depth 3"-5" Cane Creek River Rock over Fabric.**

**Boulders- NC Fieldstone, sm., med., & lg., buried +/- 25% in grade.**

**Dry Well- 6' x 6' x 4' depth, Lined w/ Landscape Fabric, and #57 In-fill. Dress with 3" depth 3"-5" Cane Creek River Rock over Fabric.**

**Planting Beds- 4" min. Premium Topsoil Blend, top dressed w/ 3" min. Double Hammered Hardwood Mulch.**

**Lawn- Fescue Blend Sod.**

**Irrigation- Lawn zones Sprays or Rotors, Bed zones drip. Irrigation layout, by contractor, to isolate Bed irrigation from Lawn irrigation.**

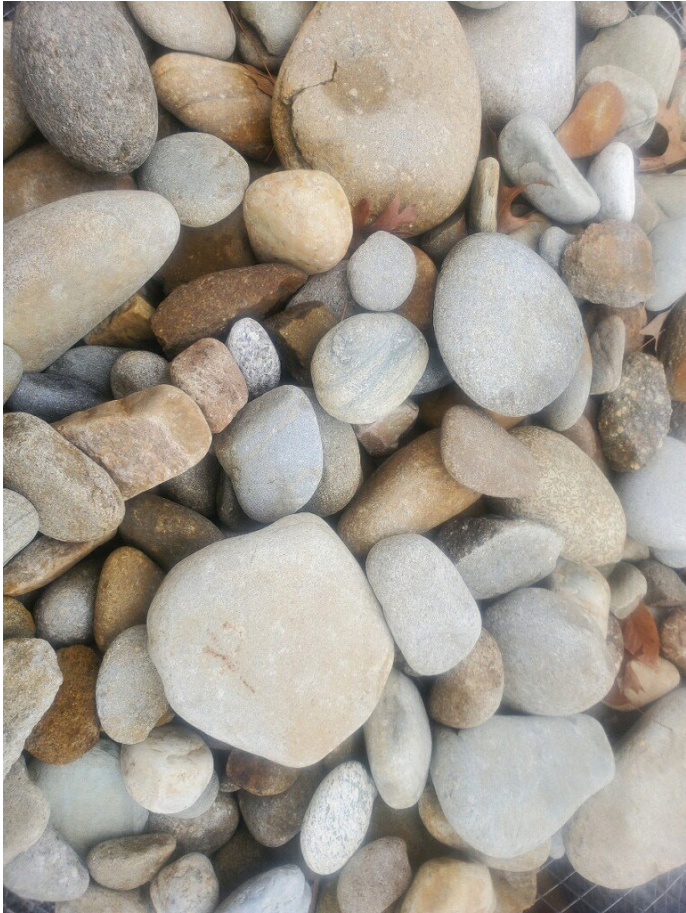


## Plant Legend

Symbol	Qty	Common	Botanical	Size
	44	Annual Color	Annual Color	4" pot
	5	Arnolds Promise Witch Hazel	Hamamelis x 'Arnolds Promise'	15 gal.
	6	August Beauty Gardenia	Gardenia jasminoides 'August Beauty'	7 gal.
	77	Autumn Brilliance Autumn Fern	Dryopteris erythrosora 'Autumn Brilliance'	1 gal.
	16	Autumn Royalty Encore Azalea	Azalea 'Conlec'	3 gal.
	21	Autumn Sunburst Encore Azalea	Azalea x 'Roblet'	3 gal.
	2	Bloodgood Japanese maple	Acer palmatum 'Bloodgood'	30 gal.
	15	Blue Cascade Distylium	Distylium 'PIDIST-II'	7 gal.
	57	Blue zinger Sedge	Carex flacca 'Blue zinger'	1 gal.
	21	Cat's Pajamas Catnip	Nepeta x 'Cat's Pajamas'	1 gal.
	2	Cherokee Princess Dogwood	Cornus florida 'Cherokee Princess'	15 gal.
	7	Chindo Viburnum	Viburnum awabuki 'Chindo'	30 gal.
	3	Columner Hornbeam	Carpinus betulus 'Fastigiata'	2" cal.
	614	Common Periwinkle	Vinca minor	4" pot
	2	Common Sage	Salvia officinalis	1 gal.
	24	Coppertone Distylium	Distylium 'PIDIST-III'	3 gal.
	589	Creeping Jenny	Lysimachia nummularia 'Aurea'	4" pot
	4	Crippsii Hinoki Cypress	Chamaecyparis obtusa 'Crippsii'	15 gal.
	10	Florida Sunshine Anise-tree	Illicium parviflorum 'Florida Sunshine'	7 gal.
	16	Fragrant Valley Sweetbox	Sarcococca hookeriana humilis 'Fragrant Valley'	3 gal.
	50	Fuldaglut Sedum	Sedum spurium 'Fuldaglut'	4" pot
	3	Green Arrow Nootka Falsecypress	Chamaecyparis nookkatensis 'Green Arrow'	30 gal.
	19	Harbor Belle Nandina	Nandina domestica 'Harbor Belle'	3 gal.
	19	Moonlit Lace Viburnum	Viburnum x 'Moonlit Lace'	7 gal.
	2	Mt. Fire Pieris	Pieris japonica 'Mt. Fire'	3 gal.
	16	Munchkin Oakleaf Hydrangea	Hydrangea quercifolia 'Munchkin'	3 gal.
	6	New Dawn Climbing Rose	Rosa x 'New Dawn'	5 gal.
	5	New Gold Lantana	Lantana x 'New Gold'	1 gal.
	16	Oakland Red Holly	Ilex x 'Magland'	30 gal.
	3	October Glory Red Maple	Acer rubrum 'October Glory'	3" cal.
	19	Ogon Sweet Flag	Acorus gramineus 'Ogon'	1 gal.
	9	Penny Mac Hydrangea	Hydrangea macrophylla 'Penny Mac'	3 gal.
	38	Prostrata Plum Yew	Cephalotaxus harringtonia 'Prostrata'	3 gal.
	2	Rose of Autumn Camellia (espalier)	Camellia sasanqua 'Rose of Autumn'	15 gal. esp
	8	Rose of Autumn Camellia	Camellia sasanqua 'Rose of Autumn'	15 gal.
	11	San Jose Osmanthus	Osmanthus fortunei 'San Jose'	30 gal.
	7	Setsukegga Camellia (tree-form)	Camellia sasanqua 'Setsugekka'	15 gal. TF
	25	Shades of Pink Viburnum	Viburnum Tinus 'Shades of Pink'	7 gal.
	8	Shi Shi Gashira Camellia	Camellia sasanqua 'Shi Shi Gashira'	7 gal.
	27	Soft Caress Mahonia	Mahonia eurybracteata 'Soft Caress'	3 gal.
	7	Upright Rosemary	Rosmarinus officinalis	3 gal.
	5	Verdoni Dwarf Hinoki Cypress	Chamaecyparis obtusa 'Verdoni'	7 gal.
	11	West Coast Schipka Laurel	Prunus lauroceracus 'Schipkaensis'	10 gal.
	1	Willow Oak	Quercus phellos	3" cal.
	3	Winter Daphne	Daphne odora	3 gal.
	27	Wintergreen Bowwood	Buus sinica var. Insularis 'Wintergreen'	7 gal.



This color brick will be used for the whole project. We are having it made to match existing brick.



River rock to be used



Fence: 54" high x 6' long panels  
Gates: 54" x 4'



Flagstone to be used



Front Yard Photos



Rear Yard Photos



Inventory Photo: Front of house showing walkway and stoop



Inventory Photo: Rear Yard Garage/Fitness Room, Etc.



# TREE RISK ASSESSMENT FORM

Site/Address: 238 Union St N

Map/Location: Back yard right side (South)

Owner: public: \_\_\_\_\_ private:  unknown: \_\_\_\_\_ other: \_\_\_\_\_

Date: 01/03/24 Inspector: Bill Leake

Date of last inspection:

## RISK RATING:

**1**      **1**      **2**      **4**  
Failure + Size + Target = Risk  
Potential of part Rating Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

## TREE CHARACTERISTICS

Tree #: 2 Pecan (*Carya illinoensis*)

DBH: 40" # of trunks: 1 Height: 100' Spread: 50'

Form:  generally symmetric  minor asymmetry  major asymmetry  stump sprout  stag-headed

Crown class:  dominant  co-dominant  intermediate  suppressed

Live crown ratio: 98% Age class:  young  semi-mature  mature  over-mature/senescent

Pruning history:  crown cleaned  excessively thinned  topped  crown raised  pollarded  crown reduced  flush cuts  
 cabled/braced  none  multiple pruning events Approx. dates:

Special Value:  specimen  heritage/historic  wildlife  unusual  street tree  screen  shade  indigenous  protected by gov. agency

## TREE HEALTH

Foliage color:  normal  chlorotic  necrotic Epicormics:

Foliage density:  normal  sparse Leaf size:  normal  small

Annual shoot growth:  excellent  average  poor  none Twig Dieback:

Woundwood:  excellent  average  fair  poor

Vigor class:  excellent  average  fair  poor

Major pests/diseases: None

## Growth obstructions:

stakes  wire/ties  signs  cables

curb/pavement  guards

## SITE CONDITIONS

Site Character:  residence  commercial  industrial  park  open space  natural  woodland/forest

Landscape type:  parkway  raised bed  container  mound  lawn  shrub border  wind break

Irrigation:  none  adequate  inadequate  excessive  trunk wetted

Recent site disturbance? NO  construction  soil disturbance  grade change  herbicide treatment

% dripline paved: 0% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems:  drainage  shallow  compacted  droughty  saline  alkaline  acidic  small volume  disease center  history of fail  
 clay  expansive  slope \_\_\_\_\_ ° aspect: \_\_\_\_\_

Conflicts:  lights  signage  line-of-sight  view  overhead lines  underground utilities  traffic  adjacent veg.  \_\_\_\_\_

Exposure to wind:  single tree  below canopy  above canopy  recently exposed  windward, canopy edge  area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms  never  seldom  regularly

## TARGET

Use Under Tree:  building  parking  traffic  pedestrian  recreation  landscape  hardscape  small features  utility lines

Can target be moved? NO Can use be restricted? NO

Occupancy:  occasional use  intermittent use  frequent use  constant use

EXHIBIT G

# TREE DEFECTS

## ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots:  severe  moderate  low Undermined:  severe  moderate  low

Root pruned: distance from trunk Root area affected: \_\_\_\_ Buttress wounded:  When: \_\_\_\_\_

Restricted root area:  severe  moderate  low Potential for root failure:  severe  moderate  low

LEAN: 1 deg. from vertical  natural  unnatural  self-corrected  Soil heaving:

Decay in plane of lean:  Roots broken:  Soil cracking:

Compounding factors: Lean severity:  severe  moderate  low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				L
Codominants/forks			M	
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				L
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure			L	

## RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: **1** - low; **2** - medium; **3** - high; **4** - severe

Size of part: **0**-0"-3" **1**-3"-6" **2**-6"-18" **3**-18"-30" **4**->30"

Target rating: **0**-no target **1**-occasional use **2**-intermittent use **3**-frequent use **4**-constant use

### Maintenance Recommendations

none  remove defective part  reduce end weight  crown clean

thin  raise canopy  crown reduce  restructure  cable/brace

Inspect further  root crown  decay  aerial  monitor

Remove tree  When replaced, a similar sized tree species would be appropriate in same general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency

Date: 01/03/24

## COMMENTS

This tree shows no signs of risk above what is normal for the species.

Bill Leake



# TREE RISK ASSESSMENT FORM

Site/Address: 238 Union St N

Map/Location: Back yard center

Owner: public: \_\_\_\_\_ private:  unknown: \_\_\_\_\_ other: \_\_\_\_\_

Date: 01/03/24 Inspector: Bill Leake

Date of last inspection:

## RISK RATING:

**2**      **1**      **2**      **5**  
Failure + Size + Target = Risk  
Potential of part Rating Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

## TREE CHARACTERISTICS

Tree #: **1 Pecan (Carya illinoensis)**

DBH: **37.5"** # of trunks: **1** Height: **100'** Spread: **70'**

Form:  generally symmetric  minor asymmetry  major asymmetry  stump sprout  stag-headed

Crown class:  dominant  co-dominant  intermediate  suppressed

Live crown ratio: 95% Age class:  young  semi-mature  mature  over-mature/senescent

Pruning history:  crown cleaned  excessively thinned  topped  crown raised  pollarded  crown reduced  flush cuts  
 cabled/braced  none  multiple pruning events Approx. dates:

Special Value:  specimen  heritage/historic  wildlife  unusual  street tree  screen  shade  indigenous  protected by gov. agency

## TREE HEALTH

Foliage color:  normal  chlorotic  necrotic Epicormics;

Foliage density:  normal  sparse Leaf size:  normal  small

Annual shoot growth:  excellent  average  poor  none Twig Dieback:

Woundwood :  excellent  average  fair  poor

Vigor class:  excellent  average  fair  poor

Major pests/diseases: Decay in center stem

## Growth obstructions:

stakes  wire/ties  signs  cables

curb/pavement  guards

## SITE CONDITIONS

Site Character:  residence  commercial  industrial  park  open space  natural  woodland/forest

Landscape type:  parkway  raised bed  container  mound  lawn  shrub border  wind break

Irrigation:  none  adequate  inadequate  excessive  trunk wetted

Recent site disturbance? NO  construction  soil disturbance  grade change  herbicide treatment

% dripline paved: 0% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems:  drainage  shallow  compacted  droughty  saline  alkaline  acidic  small volume  disease center  history of fail  
 clay  expansive  slope \_\_\_\_\_ ° aspect: \_\_\_\_\_

Conflicts:  lights  signage  line-of-sight  view  overhead lines  underground utilities  traffic  adjacent veg.  \_\_\_\_\_

Exposure to wind:  single tree  below canopy  above canopy  recently exposed  windward, canopy edge  area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms  never  seldom  regularly

## TARGET

Use Under Tree:  building  parking  traffic  pedestrian  recreation  landscape  hardscape  small features  utility lines

Can target be moved? NO Can use be restricted? NO

Occupancy:  occasional use  intermittent use  frequent use  constant use

EXHIBIT H

# TREE DEFECTS

## ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots:  severe  moderate  low Undermined:  severe  moderate  low

Root pruned: distance from trunk Root area affected: \_\_\_\_\_ Buttress wounded:  When: \_\_\_\_\_

Restricted root area:  severe  moderate  low Potential for root failure:  severe  moderate  low

LEAN: 3 deg. from vertical  natural  unnatural  self-corrected  Soil heaving:

Decay in plane of lean:  Roots broken:  Soil cracking:

Compounding factors: Lean severity:  severe  moderate  low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				M
Codominants/forks			M	
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				L
Girdling				
Wounds/seam				
Decay			L	
Cavity			L	
Conks/mushrooms/bracket				
Bleeding/sap flow		L		
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				L
Borers/termites/ants				
Cankers/galls/burls				
Previous failure			M	

## RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: **1** - low; **2** - medium; **3** - high; **4** - severe

Size of part: **0**-0"-3" **1**-3"-6" **2**-6"-18" **3**-18"-30" **4**->30"

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## Maintenance Recommendations

none  remove defective part  reduce end weight  crown clean

thin  raise canopy  crown reduce  restructure  cable/brace

Inspect further  root crown  decay  aerial  monitor

Remove tree  When replaced, a similar sized tree species would be appropriate in same general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency

Date: 01/03/24

## COMMENTS

This tree is beginning to show signs of decline in vigor. It has areas of decay from topping cuts and previous scaffold limb failure.

Bill Leake



