

DATE: April 14th, 2021

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-03-21
<u>Applicant:</u>	Kristen and Tristan Adamczuk
<u>Location of subject property:</u>	97 Union Street, N.
<u>Staff Report prepared by:</u>	Kristen Boyd-Sullivan, Sr. Planner

BACKGROUND:

- The subject property, 97 Union Street, North, is designated as a “Pivotal” structure in the North Union Street Historic District. (Exhibit A).
- “Handsome, sophisticated, two-and-a-half-story frame Colonial Revival residence, erected for Joseph Franklin Cannon (1876-1939), one of James William Cannon’s six sons, the president of Wiscasset Mills in Albemarle, and the developer of one of Concord’s finest movie places. House has symmetrically composed façade, with single-paned windows with fixed transoms on the first floor and 9/1 sash windows on the second story. The façade’s most distinctive feature is the large, centrally placed Palladian dormer. Full façade porch has fluted Ionic columns, balustrade, and projecting pediment over entrance. Porte-cochere and second-story sunroom project from south side of house (Exhibit A).

Modifications to the site include:

- Elimination of the previously approved circle driveway and center motor court.
- Tree removals and replacements.
- Changing location of the previously approved pool and associated pool decking.
- Adding formal garden with center fountain where original pool is located.

New accessory structure (Pool House or Pavilion):

- Addition of new 15’x30’ Pool House adjacent to new pool location.

DISCUSSION:

Driveway Modifications:

The applicant is proposing to modify the circular driveway previously approved under H-10-20 in June of 2020, by eliminating the motor court and northern portion of the driveway, resulting in a single entrance driveway in the original location (Exhibit C). By removing the north portion of the driveway, a large Willow Oak on the neighboring property to the north will no longer be impacted, which was a concern that was voiced by the neighbor at the June 2020 hearing. The previously approved site plan also included a solid hedge to screen the motor court/parking areas from the street. The landscaping is proposed to be modified to screen the remaining parking area in the front of the home (Exhibits D and E).

Rear Yard Modifications:

The previous approval included demolishing the existing in ground pool and replacing with a new inground pool and hardscape in the same location. The applicant is now proposing to add formal gardens with a fountain (Exhibit I) in the location of the original pool (Installation of landscaping does not require HPC

approval), and proposes to move the new in ground pool to the southwest side of the rear yard (Exhibit C and D). The pool surround will have a hardscape surface decking of Travertine or Bluestone as it did in the original approval. An additional formal planting area is proposed adjacent to the rear yard motor court, and will include eight (8) ornamental trees.

New Accessory Structure:

The applicant proposes to add a new Pool House/Pool Pavilion approximately fourteen (14) feet to the southeast of the inground pool (Exhibit C). The proposed structure is 31' x 15'10" with a maximum height of 18' 7 ½", and an average height of 14' 8 ½". The structure will be setback approximately 10'6" from the side property line (the CDO requires 5' for accessory structures as long as they have an average height of 15' or less – anything over that average height shall meet primary structure setbacks of 10'). All materials for the proposed accessory structure are consistent with the primary structure, including brick exterior, slate roof, copper gutters and brick detailing. The front elevation features four (4) panel folding glass doors flanked with two 3'5" x 6'11" wood fixed windows. The left and right side elevations each feature brick exterior and a single divided light wood door. The rear elevation includes brick exterior and chimney. The concrete slab for the structure extends approximately 5'- 8' past the exterior of the structure to provide access to doorways as well as an outdoor grilling area (Exhibit E). The applicant also included a Sanborn Map, ca. 1951 showing that at one time, a two-story accessory structure was located in this general area (Exhibit J).

Tree Removals and Replacements:

Extensive landscaping has been proposed throughout the site and can be seen on the submitted landscape plan (Exhibit D). Two additional trees are being requested for removal. The City Arborist has submitted tree hazard evaluations (Exhibit H), indicating the following:

1. Tree #1 is a 45ft tall Pecan with a Hazard Rating of 4. The tree is of concern to the applicant as it exhibits a severe lean over the backyard and the location of the proposed pool house.
2. Tree #2 is a 45ft tall Hackberry with a hazard rating of 3. The applicant is concerned with the number of branches that have fallen from the tree and close proximity to the backyard area as well as the neighboring property.

The applicant is proposing to install eight (8) Ornamental Trees in the rear yard. Four (4) of the proposed trees are to serve as replacement trees for the Trees #1 and #2 above. An additional four (4) ornamental trees are also proposed in the rear yard to serve as replacement trees for two (2) canopy trees that were originally planned as replacement trees in the front yard with the June 2020 approval. The applicant is trying to avoid any impacts on the root system of the existing Willow Oak on the neighboring property to the north, as well as keep the front yard open for sunlight and visibility, and therefore, is requesting that the replacement trees be relocated from the front yard to the rear yard.

	Trees Removal		Trees Replacement	
	Approved in 2020	Proposed in 2021	Approved in 2020	Proposed in 2021
Front Yard	1 Canopy 2 Ornamental	None	2 Canopy	None
Rear Yard	3 Canopy 3 Ornamental	2 Canopy	2 Canopy 2 Ornamental	8 Ornamental (to replace the approved 1 Canopy and 2 Ornamentals in the front plus the proposed 2 Canopy in the rear)
Total	4 Canopy 5 Ornamental	2 Canopy	4 Canopy 2 Ornamental	8 Ornamental

ATTACHMENTS

Exhibit A: Historic Inventory Information
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Site Plan
Exhibit D: Landscape Plan
Exhibit E: Proposed Pool House Elevations
Exhibit F: Existing Conditions - Photos
Exhibit G: Examples/Material Images
Exhibit H: Tree Hazard Forms and Tree Images
Exhibit I: 2006 Inventory Photographs
Exhibit J: Sanborn Map

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 3: New Accessory Structure Construction

- *Keep the proportion of new garages and accessory structures compatible with the proportion of the new 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.*
- *Accessory buildings for Pivotal and Contributing structures should complement the siding and roof material of the primary structure.*

Chapter 5- Section 4: Siding and Exterior Materials

- *There are a variety of materials available for use on the exterior of both existing structures and for new construction. Wood siding is the predominate exterior material within the Historic Districts, although some structures have masonry.*

Chapter 5- Section 5- Fenestrations:

- *Windows on most of the historical homes are of the double hung variety. Emphasis is on vertical rather than horizontal orientation of windows. The number of lights (panes) in the sash varies with the style and period of the house.*
- *New windows should be consistent or compatible with existing units. The emphasis of the new windows should be vertical rather than horizontal. Wood is the most appropriate material, and vinyl and aluminum clad windows are inappropriate in most instances.*
- *Choose windows that are appropriate for the style of building, maintain vertical emphasis, and avoid large single paned units.*

Chapter 5- Section 7: Roofing

- *Use materials in new construction that are consistent with the style of the building; materials should be unobtrusive in texture as well as color.*
- *New construction should avoid the roof being more than one-half the building's height.*

Chapter 5 - Section 8: Landscaping and Trees:

- *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. City staff may approve a Certificate of Appropriateness for the removal of healthy trees under 6 inches in diameter. Staff may also approve removal or pruning of unhealthy trees/limbs of any size and in any location if the tree is deemed hazardous by the Tree Hazard Evaluation Report.*
- *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. Trees removed within street view must also have the stumps removed below ground level.*
- *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 10: Driveways, Walkways, and Parking:

- *Parking areas should not be the focal point of the property, and should be located in such a manner as to minimize their visibility from the street.*
- *When new driveways are constructed, they should be separated from existing driveways by a grass strip, and should be narrow, since double width driveways are out of scale with the relatively small lots in the districts.*
- *Trees should be planted or retained in order to maintain the tree canopy and to minimize the focus of the parking areas.*

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 Guidelines 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 ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

Page

Inventory List - North Union Street
Historic District, Concord

#7

32

36. E.W.G. Fisher House
91 North Union Street
ca. 1890
C

Two-story, frame house with asymmetrical form and both Queen Anne and Colonial Revival details. South bay of house has gable front roof and projects from side gable main block. Main block pierced by two gable-roofed dormers with tall, narrow 2/2 sash windows and decorative shingles. Wrap-around porch supported by Tuscan columns replaced earlier, more elaborate Queen Anne style porch treatment. South side of porch enclosed for sunroom during early 20th. century.

37. Joseph Franklin Cannon House
97 North Union Street
1912 (OJ)
P

Handsome, sophisticated, two-and-a-half-story frame Colonial Revival residence, erected for Joseph Franklin Cannon (1876-1939), one of James William Cannon's six sons, the president of Wiscasset Mills in Albemarle, and the developer of one of Concord's finest movie palaces. House has symmetrically composed facade, with single-paned windows with fixed transoms on the first floor and 9/1 sash windows on the second story. The facade's most distinctive feature is the large, centrally placed Palladian dormer. Full facade porch has fluted Ionic columns, balustrade, and projecting pediment over entrance. Porte-cochere and second-story sunroom project from south side of house.

38. N. Felix York House
103 North Union Street
ca. 1909
C

Rambling, asymmetrical, two-story frame residence combining Queen Anne and Colonial Revival elements. Two-story bays with cut-away corners project from the front and both sides of the house. The projecting facade bay is topped with a broad, flared gable, decorated with overlapping hexagonal shingles. Engaged under the gable is a one-bay balcony. The balcony, the board wrap-around porch, and the porte-cochere extension of the porch all have Tuscan columns.

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: Kristen and Tristan Adamczuk
Address: 97 Union Street North
City: Concord State: NC Zip Code: 28025 Telephone: _____

OWNER INFORMATION

Name: Same as above
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: 97 Union Street North P.I.N. # 5620789709
Area (acres or square feet): 1.02 Current Zoning: RM-1 Land Use: SFR

**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: See attached plans
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
see attached plans

**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 if **16 folded copies** are submitted for distribution.
2. A photograph of the front of the house.
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.
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.

Applications may be submitted electronically.

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.

03/04/2021
Date

K. Liden
Signature of Owner/Agent

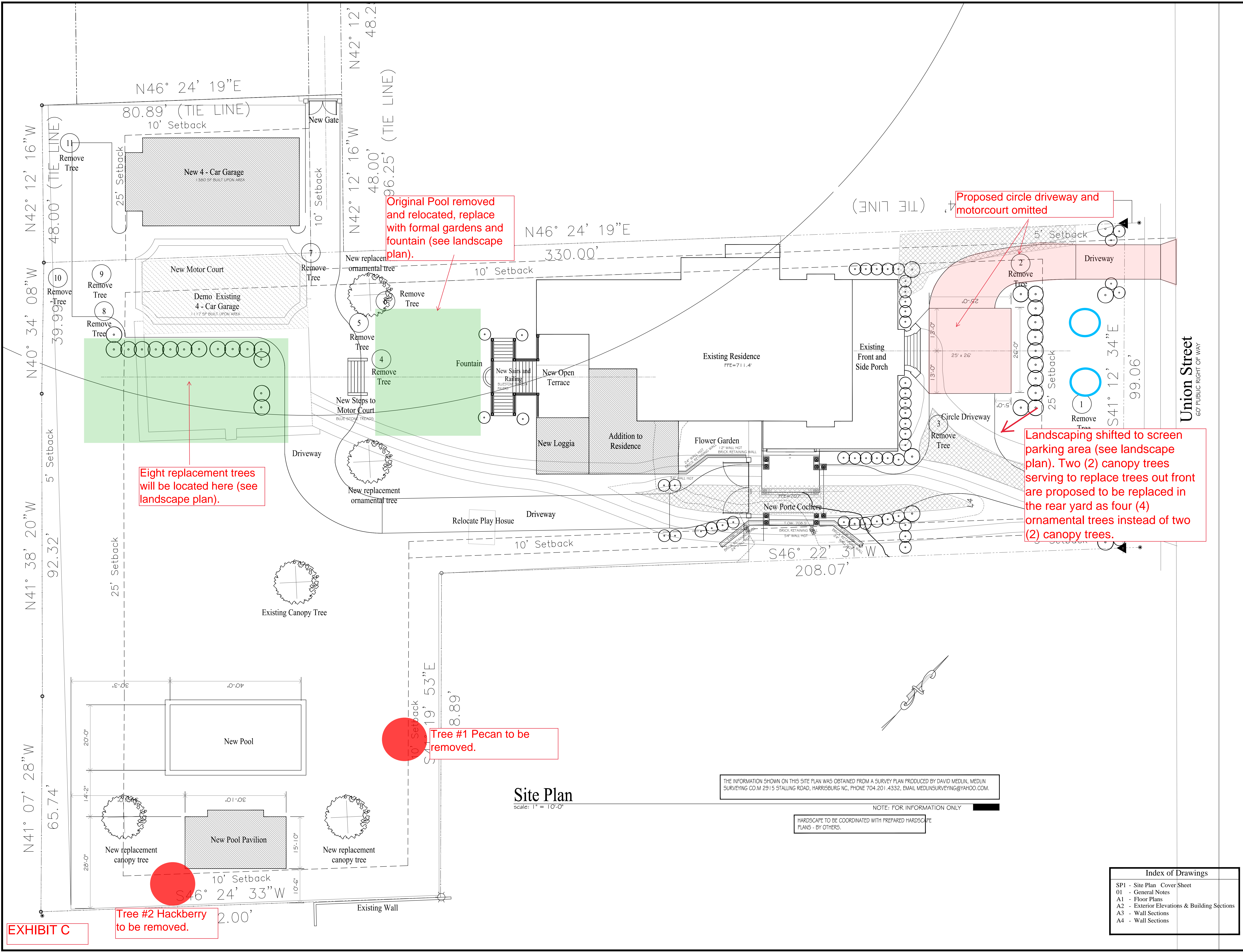


EXHIBIT C

Tree #2 Hackberry to be removed.

Tree #1 Pecan to be removed.

Original Pool removed and relocated, replace with formal gardens and fountain (see landscape plan).

Proposed circle driveway and motorcourt omitted

Landscaping shifted to screen parking area (see landscape plan). Two (2) canopy trees serving to replace trees out front are proposed to be replaced in the rear yard as four (4) ornamental trees instead of two (2) canopy trees.

Site Plan

scale: 1" = 10'-0"

THE INFORMATION SHOWN ON THIS SITE PLAN WAS OBTAINED FROM A SURVEY PLAN PRODUCED BY DAVID MEDUN, MEDUN SURVEYING CO.M 2915 STALLING ROAD, HARRISBURG NC, PHONE 704.201.4332, EMAIL MEDUNSURVEYING@YAHOO.COM.

NOTE: FOR INFORMATION ONLY
HARDSCAPE TO BE COORDINATED WITH PREPARED HARDSCAPE PLANS - BY OTHERS.

Index of Drawings	
SP1 - Site Plan	Cover Sheet
01 - General Notes	
A1 - Floor Plans	
A2 - Exterior Elevations & Building Sections	
A3 - Wall Sections	
A4 - Wall Sections	

Project:

Adamczuk Pool Pavilion

97 Union Street

Concord, North Carolina

Project Designer:

EF Smith

Project Engineer:

Chad Ritter, P.E.

Revisions:

Number	Date

Date Issued:

Feb 13, 2020

Project Number:

-

Sheet:

SP1

of: -

Sheet Title:

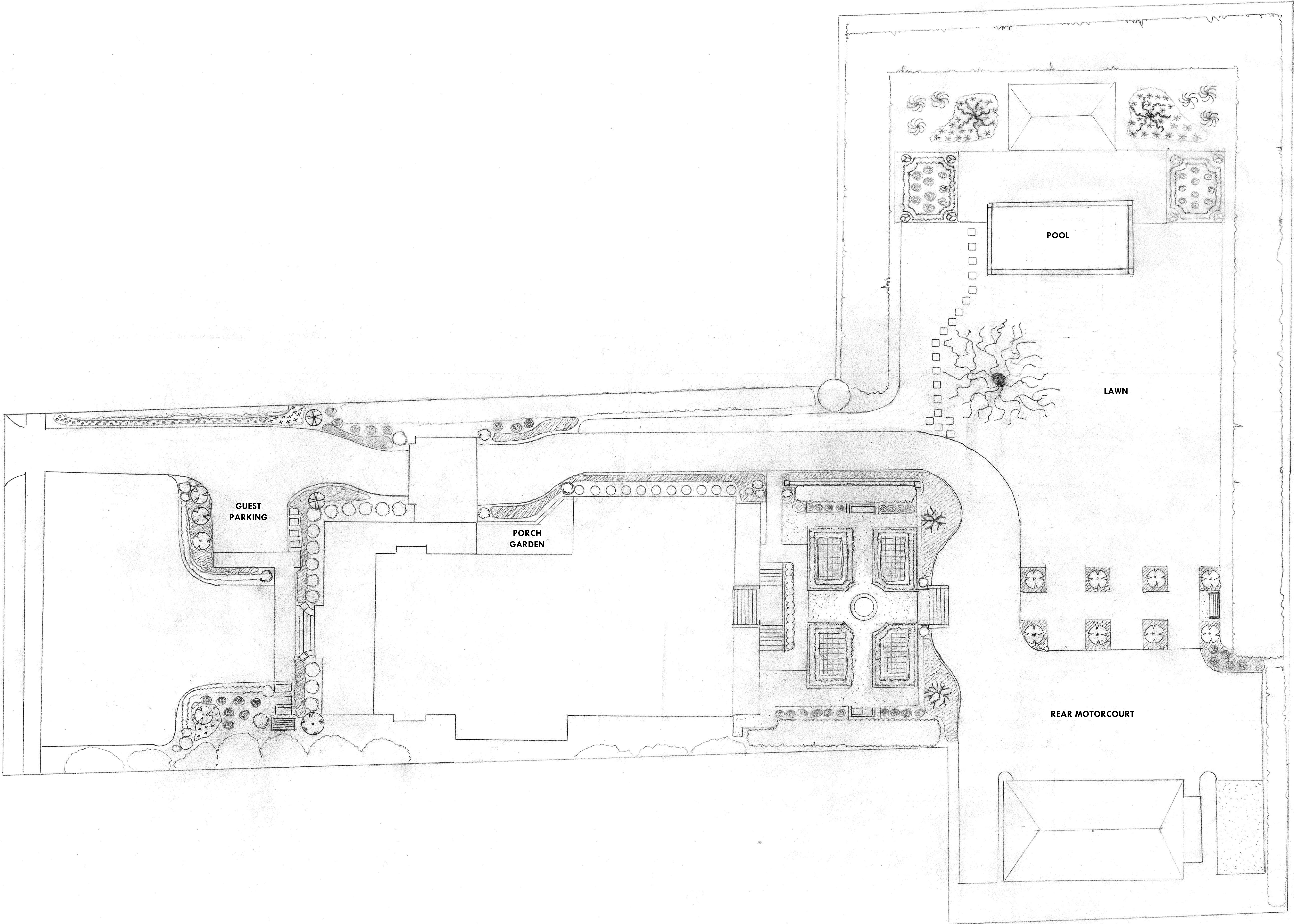
SITE PLAN

E. F. SMITH RESIDENTIAL DESIGN, INC.

1425 E. EAST BLVD #202

CHARLOTTE, NORTH CAROLINA 28203

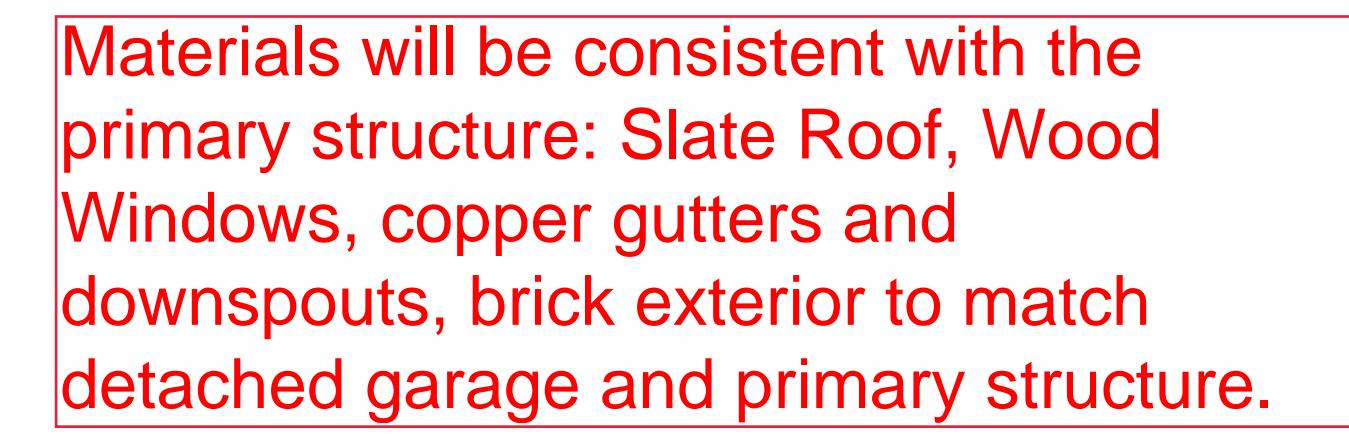
Tel: (704) 332-4075 Fax: (704) 332-4076



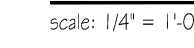
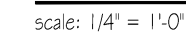
GREENLINE
design
P.O. Box 667483
Charlotte, NC 28266
(704) 392-5433
hcrump@greenlinedesign.net

ADAMCZUK RESIDENCE
97 UNION STREET
CONCORD, NC 28025

Landscape
Plan
April 4, 2021
Scale: 1" = 10'
0' 1' 10' 20'



scale: 1/4" = 1'-0"



114

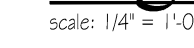




EXHIBIT F



EXHIBIT F



EXHIBIT F



EXHIBIT F



EXHIBIT F



EXHIBIT G





EXHIBIT G

TREE RISK ASSESSMENT FORM

Site/Address: 97 Union St N

Map/Location: Left rear yard, along the rear property line of 91 Union Street N.

Owner: public: _____ private: X unknown: _____ other: _____

Date: 03/09/21____ Inspector: Bill Leake

Date of last inspection: March 2020

RISK RATING:

2 **1** **1** **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 #: 1 Species: Pecan (*Carya illinoensis*)

DBH: 20" # of trunks: 1 Height: 45' Spread: 70'

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

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed

Live crown ratio: 90 % 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:

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: 5% 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

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: 30 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		S		
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				L
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

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** - <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 ☒ If replaced, a similar sized tree species would be appropriate in same general location

☒ If replaced, alternate tree replacement locations are available

Effect on adjacent trees: ☐ none ☒ evaluate

Notification: ☒ owner ☐ manager ☒ governing agency

Date: 03/09/21

COMMENTS

The considerable lean of this tree gives it a higher than normal likelihood of whole tree failure. The root system opposite the lean of this tree is outside of the applicant's control.

Bill Leake



TREE #1 PECAN

EXHIBIT H

TREE RISK ASSESSMENT FORM

Site/Address: 97 Union St N

Map/Location: Left Rear yard, along the property line of 83 Union Street N.

Owner: public: _____ private: X unknown: _____ other: _____

Date: 03/09/21____ Inspector: Bill Leake

Date of last inspection: March 2020

RISK RATING:

1 **1** **1** **3**
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 Species: Hackberry (*Celtis occidentalis*)

DBH: 20" # of trunks: 1 Height: 45' Spread: 40'

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

Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed

Live crown ratio: 90 % 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: ☒ ☐ curb/pavement ☒ vines

Woundwood : ☐ excellent ☐ average ☐ fair ☐ poor

Vigor class: ☐ excellent ☒ average ☐ fair ☐ poor

Major pests/diseases:

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

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

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** - <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 vines ☒ reduce end weight ☒ crown clean

☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ cable/brace

Inspect further ☒ root crown ☐ decay ☐ aerial ☒ monitor

☐ Remove tree ☒ If replaced, a similar sized tree species would be appropriate in same general location

☒ If replaced, alternate tree replacement locations are available

Effect on adjacent trees: ☐ none ☒ evaluate

Notification: ☒ owner ☐ manager ☒ governing agency

Date: 03/09/21

COMMENTS

This tree has a non-typical growth pattern in the middle section of trunk. This abnormality suggests a previous injury to the trunk. The large amount of vines hanging from this tree have caused girdling of branches and increased the load this tree must support.

Bill Leake



TREE #2
HACKBERRY

EXHIBIT H



EXHIBIT I



EXHIBIT I



EXHIBIT I



EXHIBIT I



EXHIBIT I

FRANKLIN 25

OUT No.

G.T.

8" W. PIPE.

v.p.

03

67

15

83.

171

R. 91
UNION