

DATE: April 11, 2018

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-04-18
<u>Applicant:</u>	Aavis Clark/Westminster Presbyterian Church
<u>Location of subject property:</u>	127 Cabarrus Ave. W
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is site of a "Pivotal" structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of home construction: 1880
- Oldest extant house of worship in Concord is of vernacular design with some remnants of the Greek Revival tradition. Building laid in 1:5 common bond and features a gabled nave, square three-stage bell tower and a stair tower that was built into and projects from nave. The belfry replaced with a flat roof during remodeling at an undetermined date. Church also has Gothic ornamentation in the bell tower with its stone-trimmed buttresses and the corbeled brickwork below the tower's third stage and under the cornice. Corbeled brickwork also trims the cornices of the façade bay's flanking towers.

Above the horseshoe entrance is a large keystone and a stone representation of a tablet. All fenestrations are topped with two-part rounded arches. Voussoirs are alternating vertical stretchers with paired headers. A raised header row tops each window. All windows have stained glass panes, some of which were added during the early twentieth century.

- Nomination does not include any architectural details for the Aya House (17 Georgia St. SW). It's a two-story wood frame house with a double gable on the front façade, and an offset cross gable for the overall roof pattern. A portico extends from the north side of the structure, and the rear features an engaged, partially screened porch.
- Applicant is seeking approval to replace the doors, window sills, and modify the foundation venting on the church structure.
- Applicant is seeking approval to replace windows, replace doors, enclose the rear porch, make modifications to the driveway, remove trees, remove shutters, replace columns, and repair the chimney cap at the Aya House.

DISCUSSION:

Church (127 Cabarrus Ave. W)

The applicant is seeking approval to replace the existing doors of the church with wooden doors in a style similar to that of the Forest Hill United Methodist Church Historic Sanctuary, but designed to fit within the existing door openings.

The applicant is also proposing to replace the existing window sills with new wooden window sills.

The applicant is also proposing to modify the venting on the church structure to prevent small rodents from entering via the vents. The applicant is currently seeking a vendor who can provide the new venting.

Aya House (17 Georgia St SW)

Applicant is seeking approval to replace the original windows at 17 Georgia St with VictorBilt wood windows that match the existing styles and have true divided light. The applicant is also proposing to remove the shutters from the front façade of the house.

The applicant is proposing to enclose the rear porch, adding a door to the outside, which would match the proposed replacement for the front door. The applicant is proposing to replace five doors in total on the structure, with all matching. The enclosure would be accomplished by replacing the screen with glass, and would result in two windows on the rear façade of the porch and one on the side.

The applicant is proposing to pave the rear driveway, but is currently working on a site plan, so this portion of the request may be delayed. The current driveway is mostly dirt.

The applicant is proposing to remove two trees: Tree #1 is subject to Historic Preservation approval; Tree #3 will be approved at the staff level. Tree #1 has a hazard rating of 4.

The applicant is also proposing to the replace the columns on the front and north facades and repair the chimney cap.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory—Nomination Form

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Photographs of existing church doors

Exhibit D: Model replacement door

Exhibit E: Existing window sills on church structure

Exhibit F: Existing grates on church structure

Exhibit G: Aya House Photographs

Exhibit H: Proposed doors and side lights for Aya House

Exhibit I: Proposed windows for Aya House

Exhibit J: Aya House rear elevation

Exhibit K: Driveway

Exhibit L: Tree Hazard Evaluation and Photographs

Exhibit M: Chimney

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5—Section 5: Fenestrations

There are a variety of existing patterns and forms of windows and doors within all the Historic Districts. 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...The typical doors in the Historic Districts are solid-paneled or with one or more light panels. New doors should be compatible with the period and style of the structure. Doors to avoid include flat-surfaced doors and those with conventional light panels.

Whenever possible, the original windows and doors and their features (sashes, glass, lentils [sic], sills, architraves, shutters, door frames, pediments, hoods, steps, and hardware) should be preserved. In the event that only a portion of the existing windows need repair/replacement, replace only the damaged or deteriorated section with appropriate material. If total replacement of a window or a door is necessary, one should be used that matches the original in dimension, configuration, material, and detail. Replacements should not alter the original door or window opening.

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.

Design Recommendations:

- 1. Choose windows that are appropriate for the style of building, maintain vertical emphasis, and avoid large single paned units.*
- 2. Use doors that are appropriate for the style of building while avoiding flat-surfaced doors, those with small decorative glass panels, and pre-finished window/side lite art glass units.*

Chapter 5 – Section 6: Porches

Porches which are original or are compatible with the design of the structure should be retained. Replacement of original wooden porch columns with metal substitutes should be avoided.

The enclosure of original porches, particularly front porches, should be avoided. Enclosing original side and rear porches with solid walls should also be avoided. However, their conversion to “sun parlors” may be appropriate in some instances. Windows in these enclosures should be smaller, multi-paned, and compatible with existing windows. Larger expanses of glass are not appropriate.

Design Guidelines and Recommendations

- 1. Alterations to original porches that have no historic basis are not appropriate.*
- 2. Enclosure of side or rear porches and balconies is discouraged. If enclosure of a side or rear porch is required for a new use, design the enclosure so that the historic character and features of the porch are preserved.*

Chapter 5 – Section 7: Roofing

Original features on chimneys such as corbeling should be preserved. Enlarging, altering, removing, or shortening chimneys should be voided.

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 or 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.

Design Guidelines and Recommendations

2. 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

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. Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.

Gravel may be appropriate in some instances for established commercial driveways and parking areas. The Zoning Ordinance dictates that some parking areas be paved; however, if the Historic Preservation Commission finds that gravel parking is more appropriate to the historic nature of the property, it can recommend to the Planning and Zoning Commission that a waiver of the paving requirement be granted. New nonresidential and some multifamily structures are subject to the Zoning Ordinance paving requirements and in the North Carolina State Building Code.

Design Guidelines and Recommendations

- 1. 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.*
- 2. Trees should be planted or retained in order to maintain the tree canopy and to minimize the focus of the parking areas.*
- 3. Excessive expanses of paving should be avoided.*
- 4. Use vegetation screen or berms to reduce reflection and visual confusion. Within residential areas, integrate parking areas into landscaping and surface with the appropriate materials such as concrete, brick, crushed stone or gravel. In general, asphalt should only be used for areas not visible from the street; its use will be considered on a case by case basis by the Historic Preservation Commission.*

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.

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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

Inventory List - North Union Street
Historic District, Concord

#7

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chamfered and molded classical columns support the pediment gable. Porte-cochere is located on west side of house. Lattice work in the porte-cochere. The front and rear porch is identical.

Charles B. Wagoner was the founder of the ~~Citizens National Bank~~ in Concord. He also served as the Mayor of Concord between 1909 and 1912. The house was purchased in the mid-1930s by its current owner, Sam Black.

141. House
118 Cabarrus Avenue West
ca. 1902 (SM)
C

One-story, frame, L-shaped cottage with ornamentation on side and front gables. Cut-out vents displayed in gables. Wrap-around porch features replaced unattractive thin posts and brackets. Three-bay facade exhibits six-over-six sash windows.

142. First United Presbyterian Church
127 Cabarrus Avenue West
ca. 1880
P

Oldest extant house of worship in Concord is of vernacular design with some remnants of the Greek Revival tradition. Building laid in 1:5 common bond and features a gabled nave, square three-stage bell tower and a stair tower that was built into and projects from nave. The belfry replaced with a flat roof during remodeling at an undetermined date. Church also has Gothic ornamentation in the bell tower with its stone-trimmed buttresses and the corbeled brickwork below the tower's third stage and under the cornice. Corbeled brickwork also trims the cornices of the facade bay's flanking towers.

Above the horseshoe entrance is a large keystone and a stone representation of a tablet. All fenestrations are topped with two-part rounded arches. Voussoirs are alternating vertical stretchers with paired headers. A raised header row tops each window. All windows have stained glass panes, some of which were added during the early twentieth century. Stained glass window on second floor above the entrance features a design of the lamp of knowledge. This is a symbolic link between the church and Barber-Scotia College.

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#7

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Church was first known as The Concord Presbyterian Church for Colored People. The name changed to Westminster Presbyterian Church between 1890 and 1896. The ties between the church and Barber-Scotia College developed under the leadership of the Reverend Luke Dorland, who founded the first congregation between 1866-1867. Reverend Dorland also played an instrumental role in the establishment of Scotia Seminary which is now known as Barber-Scotia College. The congregation dissolved in 1969 and a mission was established in 1973. A year later the mission became the First United Presbyterian Church of Concord.

143. Foil House
117 Cabarrus Avenue West
ca. 1870
P

Best example of embellished vernacular frame house in the district. This two-story, single-pile home exemplifies the blending of Greek Revival and Italianate idioms that occurred during the post-Civil War. The low hip roof is typical of most Greek Revival homes, however, the tall narrow windows, bracketed cornices and the two-story portico with sawnwork is representative of the Italianate design. The brackets extend across the facade and can also be seen inside the projecting, pediment gable with bargeboard on the second floor of the portico. The sawn bargeboard and cut-out finial enriches the pediment and serves as the focal point of the three-bay facade. Original porch was the center, two-story portion. Porch extended between 1906 and 1911 to shelter the full porch. Original columns were also replaced with paired Tuscan columns. The porch was expanded again between 1921 and 1927 to form a porte-cochere. Heavy molded surrounds frame the principal eight panel door that features typical Greek Revival rectangular sidelights and a four-pane transom. The facade windows are six-over-six-over-six and are symmetrical, as are the French doors that are situated directly above the principal entrance. French doors feature the same style of sidelights and transom that are found on the first floor. Exterior end, capped chimneys are located on both sides of the main building and pierce the roof.

Residence was built for A. Foil, who was possibly a local merchant. Barber-Scotia College purchased the house in 1966, and site is now the home of the college's president.

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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: DAVIS JAYE CLARK Jr.
Address: 111 HIGH AVE. SW
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-425-2786

OWNER INFORMATION

Name: WESTMINISTER PRESBYTERIAN Church
Address: 127 CABARRUS AVE. WEST
City: CONCORD State: NC Zip Code: 28025 Telephone: DEC # 704-782-3673
PASTOR # 704-712-8282

SUBJECT PROPERTY

Street Address: 127 CABARRUS AVE. WEST P.I.N. # 5620-76-7972
17 GEORGIA ST. SW
Area (acres or square feet): _____ Current Zoning: O-I Land Use: Church

**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: 1.2.7. Family Worship Center / AYA HOUSE
SEE DETACHED PICTURES
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
SEE PICTURES - AYA HOUSE APPROVAL / Church
 1. WINDOW REPLACEMENT
 2. REAR PORCH ENCLOSURE
 3. DRIVEWAY / PARKING
 4. TREE REMOVAL
 5. SHUTTER REMOVAL
 6. COLUMN REPLACEMENT
 7. CHIMNEY CAP
 8. Church
 1. DOORS, WINDOW SILL REPLACEMENT, FOUNDATION VENTILQ

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.

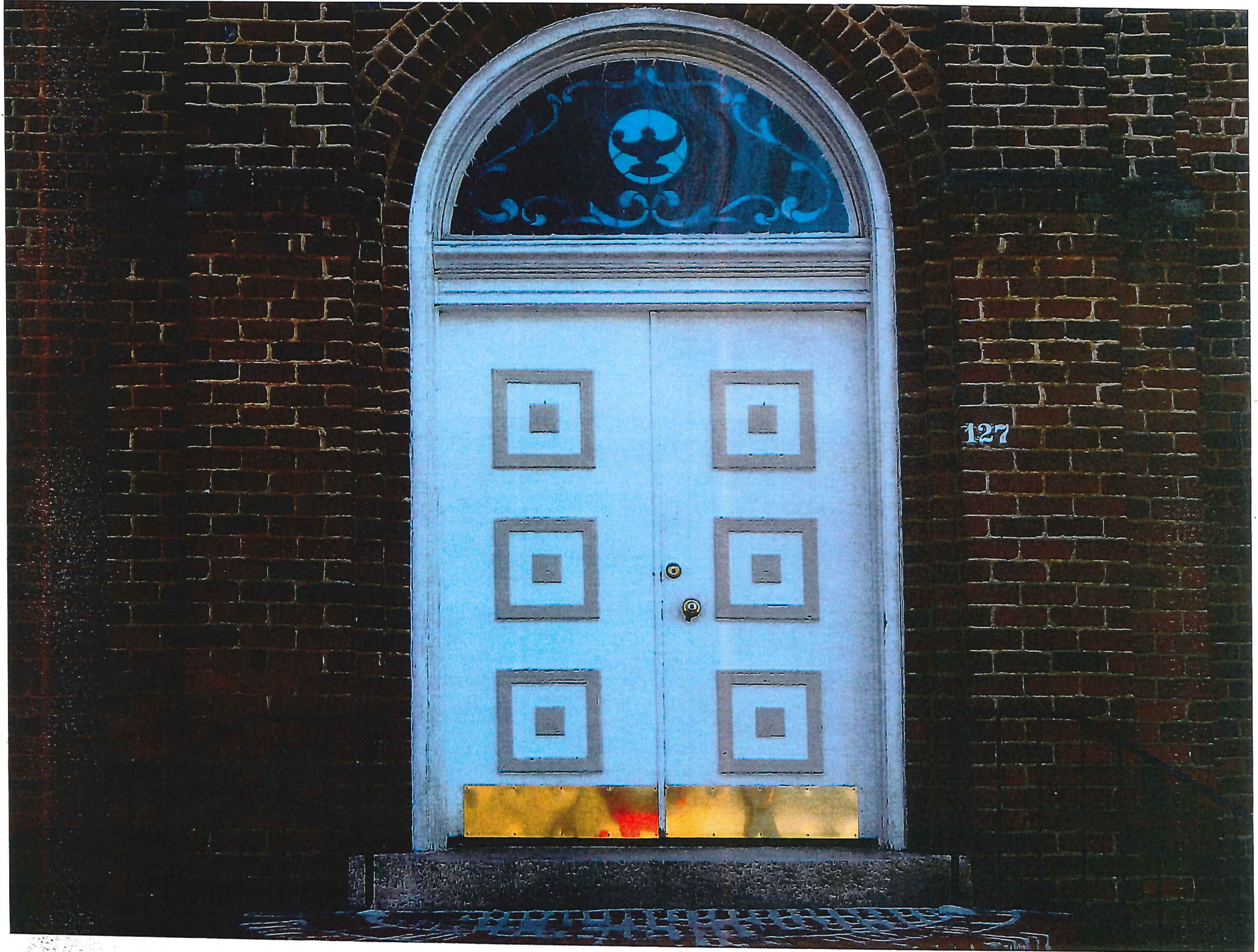
3/20/18

Date

David Lyle Clark Jr.

Signature of Owner/Agent





127





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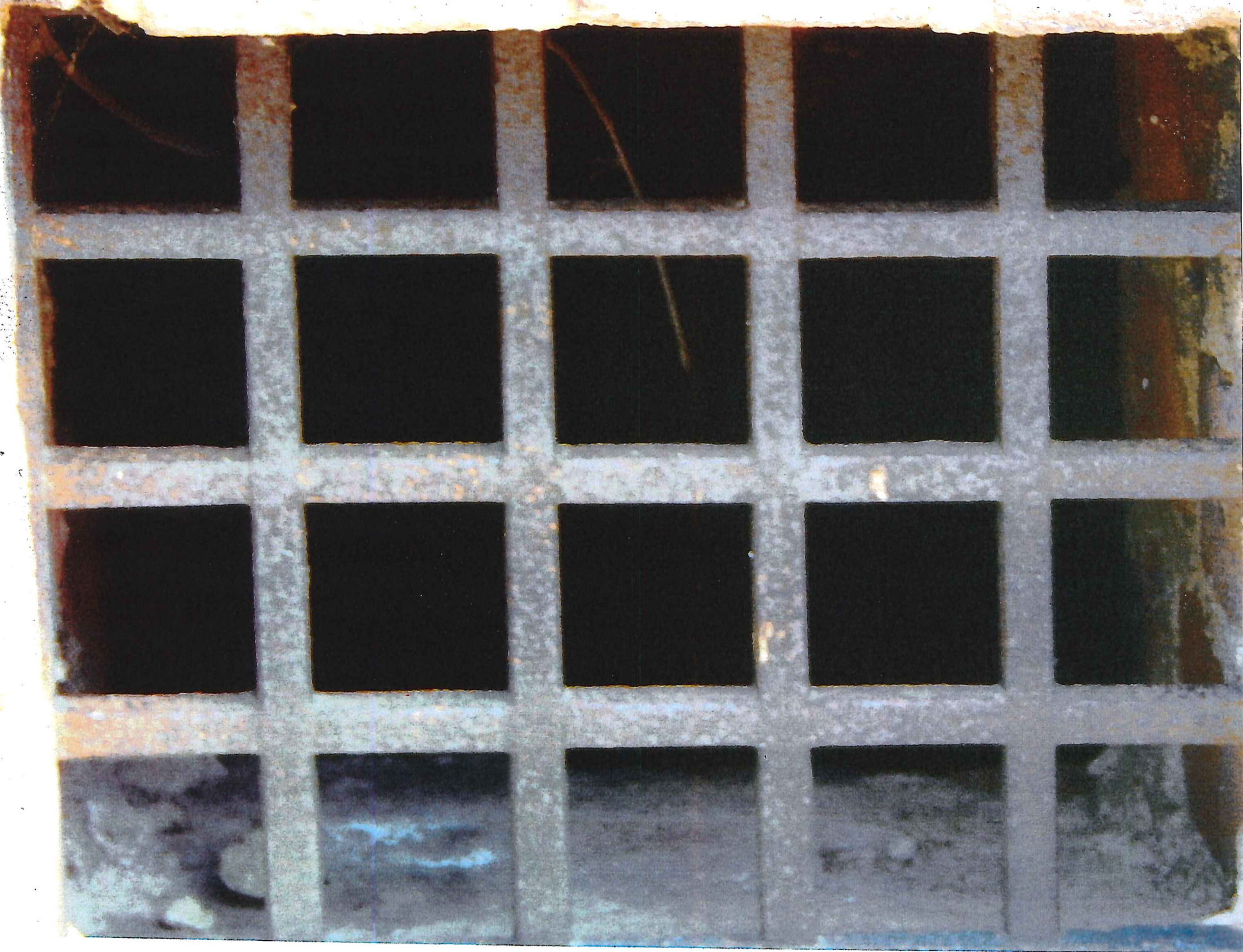
Forest Hill
United Methodist Church

Historic
Sanctuary

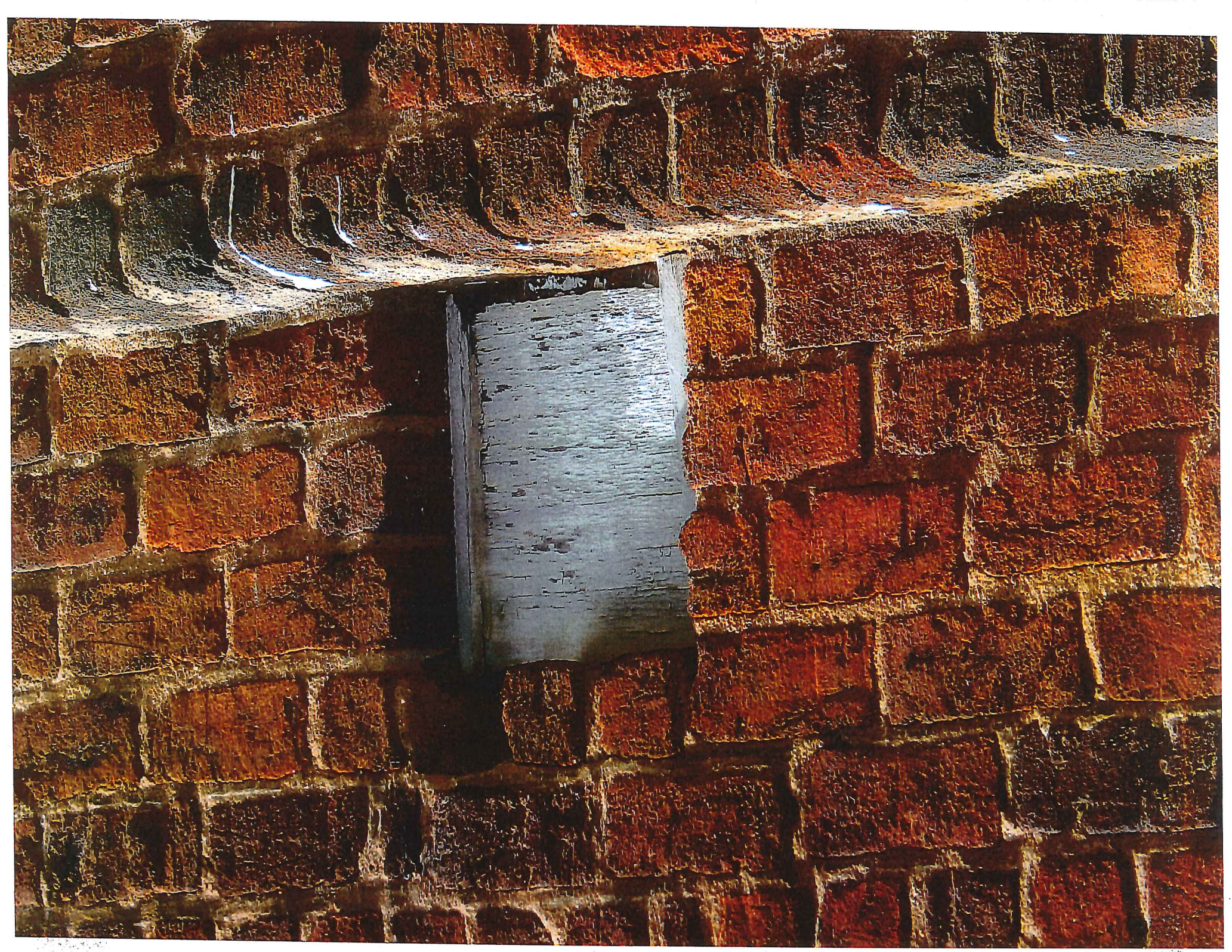




17













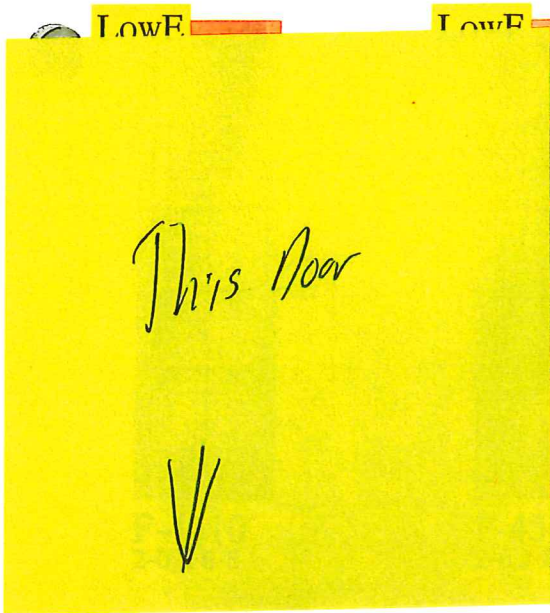




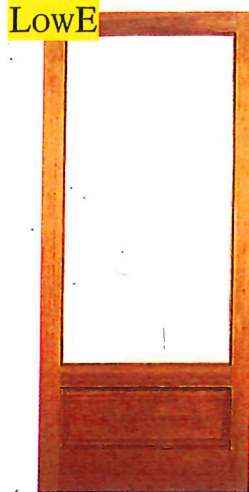




EXTERIOR DOORS



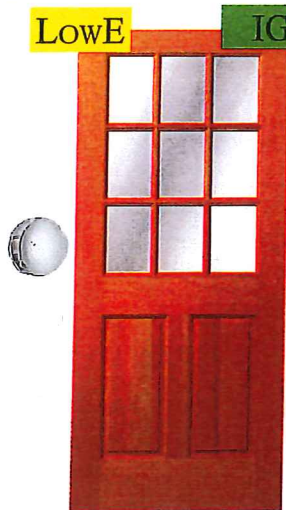
15
3,3-0 X 6-8



F-401
2-0,2-6,2-8, 3-0
X 6-8



F-4144
2-8,3-0 X 6-8



F-4944
2-8,3-0 X 6-8



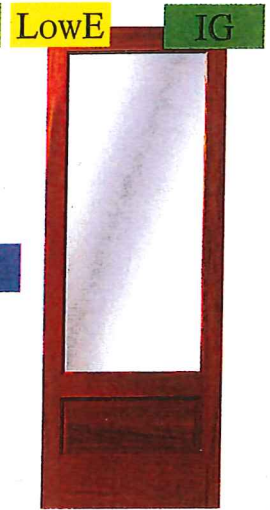
F-4035
3-0 X 6-8
3-0 x 7-0



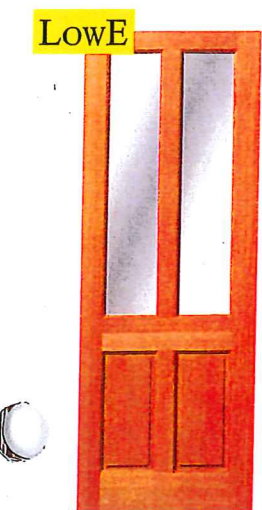
F-4031
3-0 X 6-8
3-0 x 7-0



V1 Fir/Pine
2-0,2-4, 2-6, 2-8,3-0
X 6-8 & 3-0 X 7-0



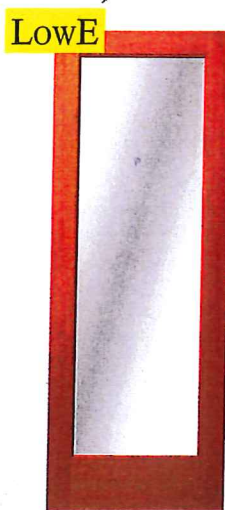
M-401
2-0,2-6,3-0 X 8-0



F-4044G
3-0 x 8-0



F-4662
3-0 X 8-0
3-0 x 7-0



V-1 Fir
2-0, 2-6, 2-8,
3-0 X 8-0

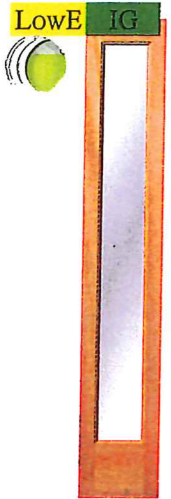


F-4612
3-0 X 8-0

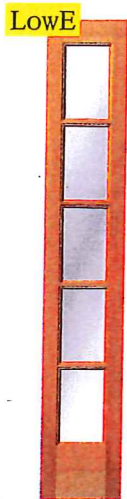


F-401
2-0,2-6,2-8,3-0
X 8-0

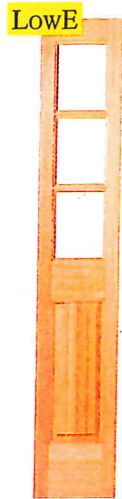
SIDELIGHTS



F-4701
1-0 X 6-8



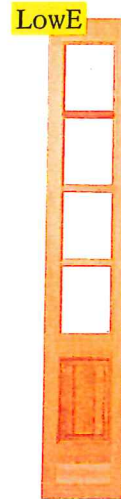
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F-4703V
1-0 X 6-8



F-4662V
1-0 X 6-8



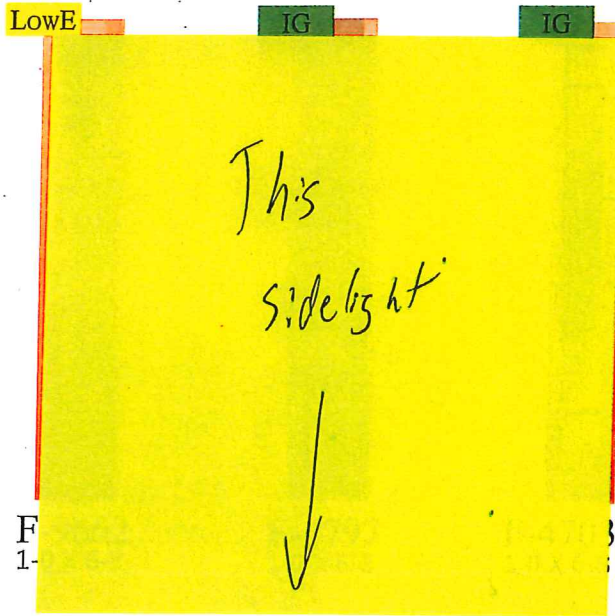
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F-4662
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F-4612SL
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1-0 X 6-8



F-401SL
1-0 X 6-8
1-6 X 6-8



F-4704
1-0 X 6-8



P-4701
1-0 X 6-8



P-4702
1-0 X 6-8



P-4703
1-0 X 6-8



P-4705
1-0 X 6-8



F-401SL
1-0 X 8-0
1-6 X 8-0



P-1705
1-0 X 6-8

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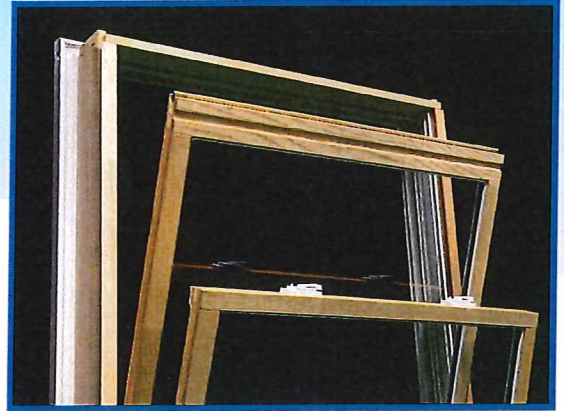
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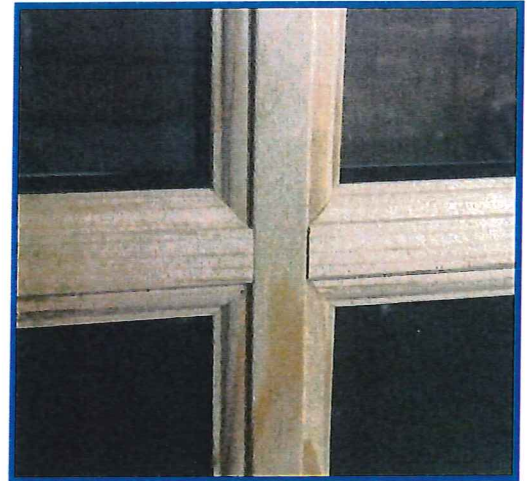
VICTORBILT TRADITIONS WOOD WINDOW

Traditions Windows bring customers the peace of mind of the VictorBilt commitment to quality construction. We've been making wood windows for 70 years, so we've learned a few things that make a difference to the contractor and the homeowner. Things like a sash that is screwed together for easy glass replacement if future needs call for it. In addition, we know the value of a treated wood window versus the many companies today that do not provide treated wood parts in their window offerings. Keeping up with the times also means features and upgrades like SDL and GBG, and different lock options, as well as great energy efficiency. See why VictorBilt carries on a great history with Traditions Wood Windows.

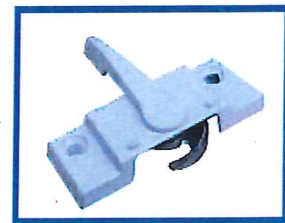


INTERIOR TILT DESIGN

- 5/8" Insulated Glass in Clear or Low-e 366
- Boot Glazed & Screwed Together Sash for Great Seal and Easy Glass Replacement
- Option for Argon Filled
- NFRC Approved 0.35/0.21 U & SHGC with Low-e, 0.31 Argon
- Truseal Duralite warm edge spacer
- 5 Year Sash, Frame & Glass Warranty
- Compression Tilt Design
- Optional PVC Exterior Frame Components—Estate Frame
- Bull Nosing Option for Historic Applications
- Locks—Standard White, Goldtone, or our Restoration Bronze
- Finger Lift routed for easy raise and lower
- Two piece Sill Construction
- Extension Jambs Factory Applied, 5-1/4, 6-9/16 + others
- 180 Brick Mold, Flat Casing, Backband
- Transoms Available—rectangular, elliptical, segment, half round



7/8" SDL OPTION



STD SASH LOCK







TREE RISK ASSESSMENT FORM

Site/Address: 17 Georgia St SW

Map/Location: _____

Owner: public: ☒ private: ☒ unknown: _____ other: _____

Date: 03/19/18 Inspector: Bill Leake

Date of last inspection: _____

RISK RATING:

1	1	2	4
Failure Potential	Size of part	Target Rating	Hazard Rating
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

TREE CHARACTERISTICS

Tree #: 1 Species: Sugar Maple (Acer Saccharum)

DBH: 18" # of trunks: 1 Height: 60' Spread: 30'

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 ☐ stakes ☐ wire/ties ☐ signs ☐ cables

Annual shoot growth: ☐ excellent ☒ average ☐ poor ☐ none Twig Dieback: ☐ ☒ curb/pavement ☐ guards

Woundwood: ☒ excellent ☐ average ☐ fair ☐ poor

Vigor class: ☐ excellent ☒ average ☐ fair ☐ poor

Major pests/diseases: Damage to exposed roots.

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: 40% 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 45° 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

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TREE DEFECTS

ROOT DEFECTS:

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

Exposed roots: ☐ severe ☒ moderate ☐ low Undermined: ☐ severe ☐ moderate ☒ low

Root pruned: NO distance from trunk Root area affected: _____ Buttress wounded: ☐ When: _____

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

LEAN: 0 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

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling	M			
Wounds/seam	L			
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				

HAZARD RATING

Tree part most likely to fail: Branches _____

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe Size of part: 1 - <6" 2 - 6-18" 3 - 18-30" 4 - >30"

Target rating: 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

HAZARD ABATEMENT

Failure Potential + Size of Part + Target Rating = Hazard Rating

1 1 2 4

☒ 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 location

☐ When replaced, alternate tree replacement locations are available

Effect on adjacent trees: ☒ none ☐ evaluate

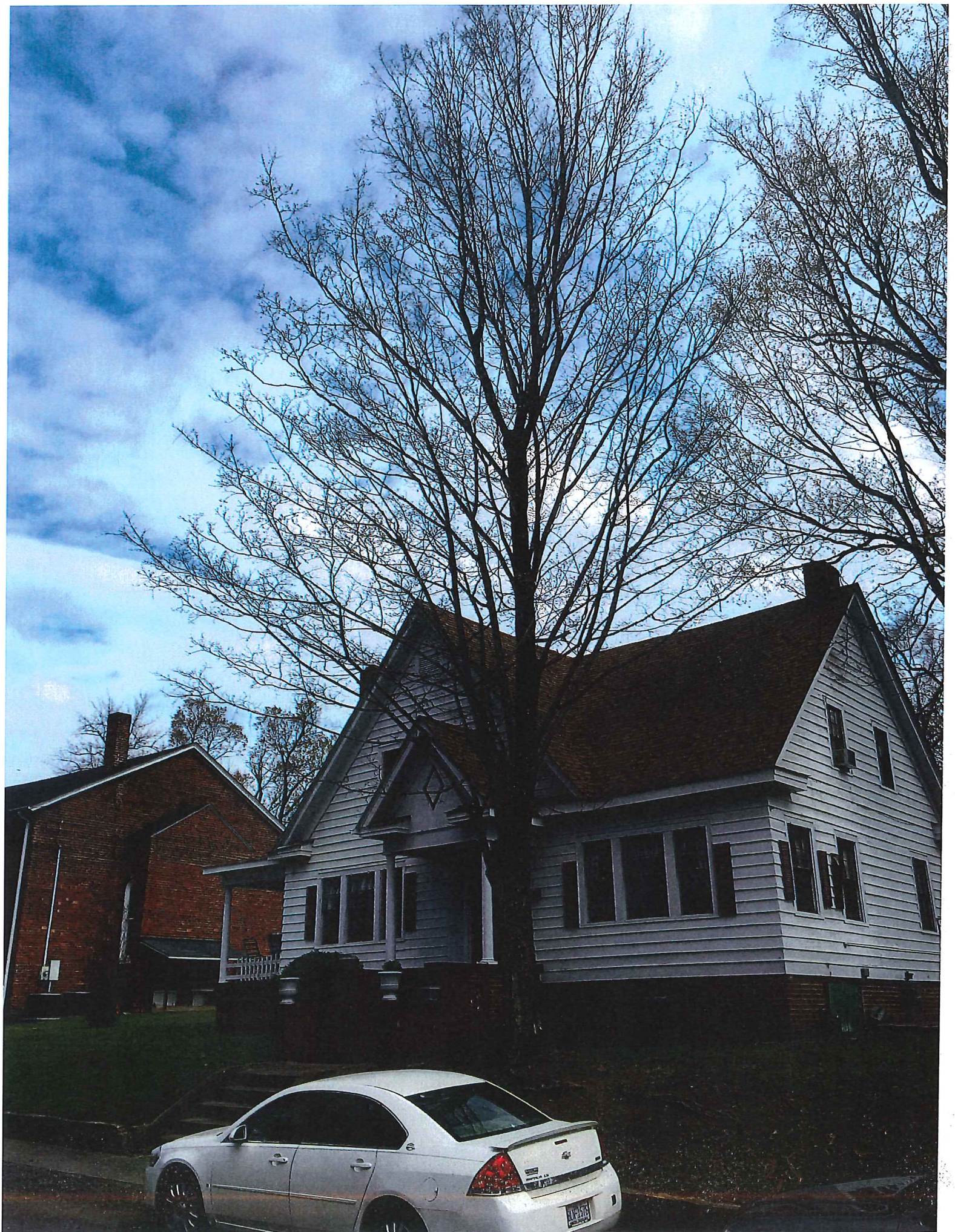
Notification: ☒ owner ☐ manager ☒ governing agency Date: 3/20/18

COMMENTS

This tree is in good structural condition. There are several exposed roots that have localized damage and decay. Proposed house renovations could impact the root system of this tree.

Bill Leake

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