

DATE: February 13, 2019

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-04-19
<u>Applicant:</u>	Erwin Spainhour
<u>Location of subject property:</u>	87 Edgewood Ave NE
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is site of a “Non-Contributing” structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of home construction: 1953
- Applicant is seeking to remove and replace a willow oak.

DISCUSSION:

The applicant seeks to remove and replace a 100’ tall willow oak with a hazard rating of “4”.

ATTACHMENTS

- Exhibit A: Inventory
- Exhibit B: Application for Certificate of Appropriateness
- Exhibit C: Hazard Evaluation
- Exhibit D: Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 8: Landscaping and Trees

One of the most visible features of the Districts is the landscaping and the associated tree canopy. Activities which negatively impact any aspect of the landscape should be avoided, such as the removal of healthy trees and mature shrubs.

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. Trees removed within street view must also have the stumps removed below ground level.

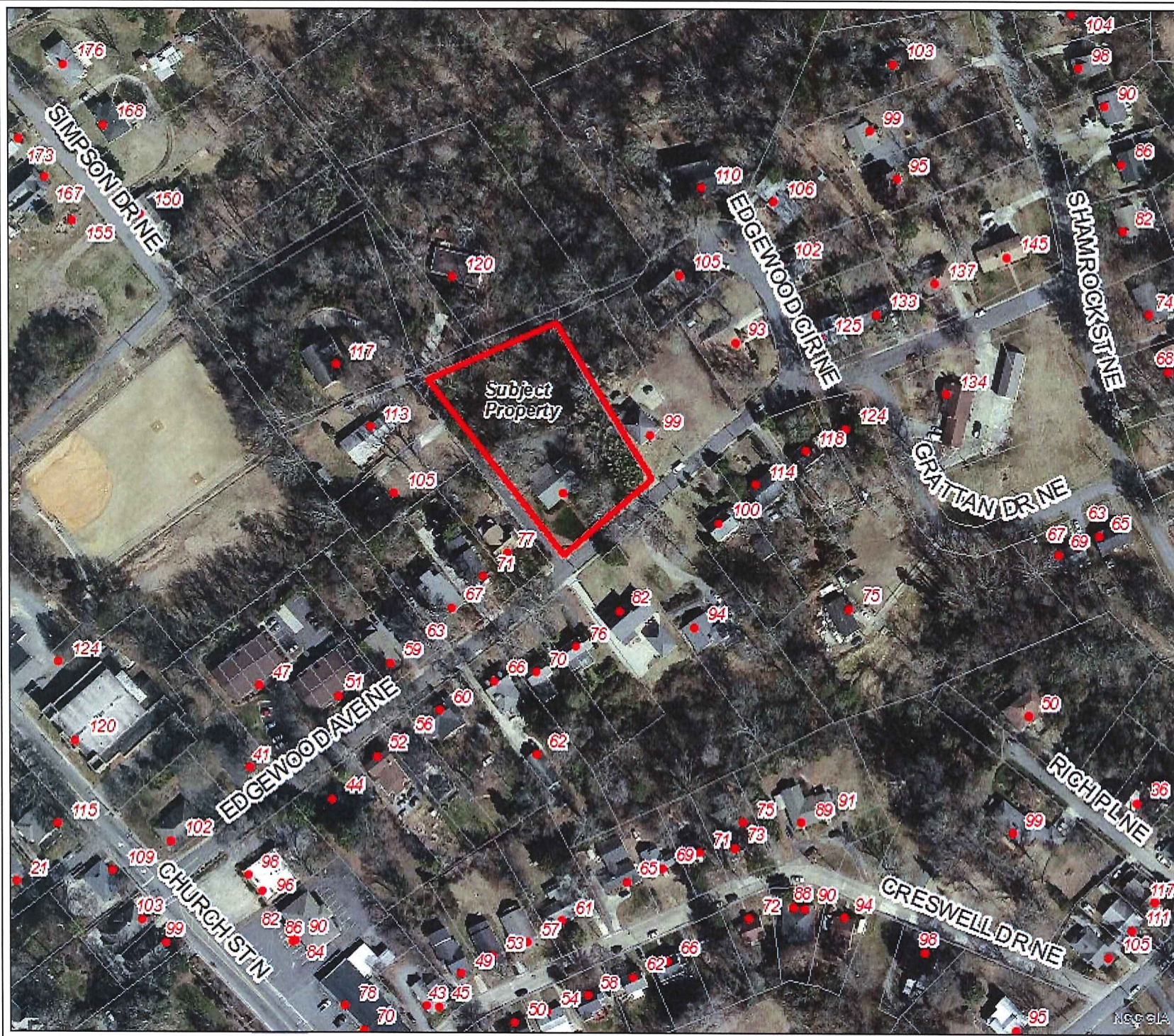
Design Guidelines

- 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.*

RECOMMENDATION:

Historic Preservation Commission
Case # H-04-19

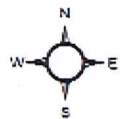
1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - 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.



H-04-19

**Erwin and Jane
Spainhour
87 Edgewood
Ave NE**

PIN 5620-89-8943



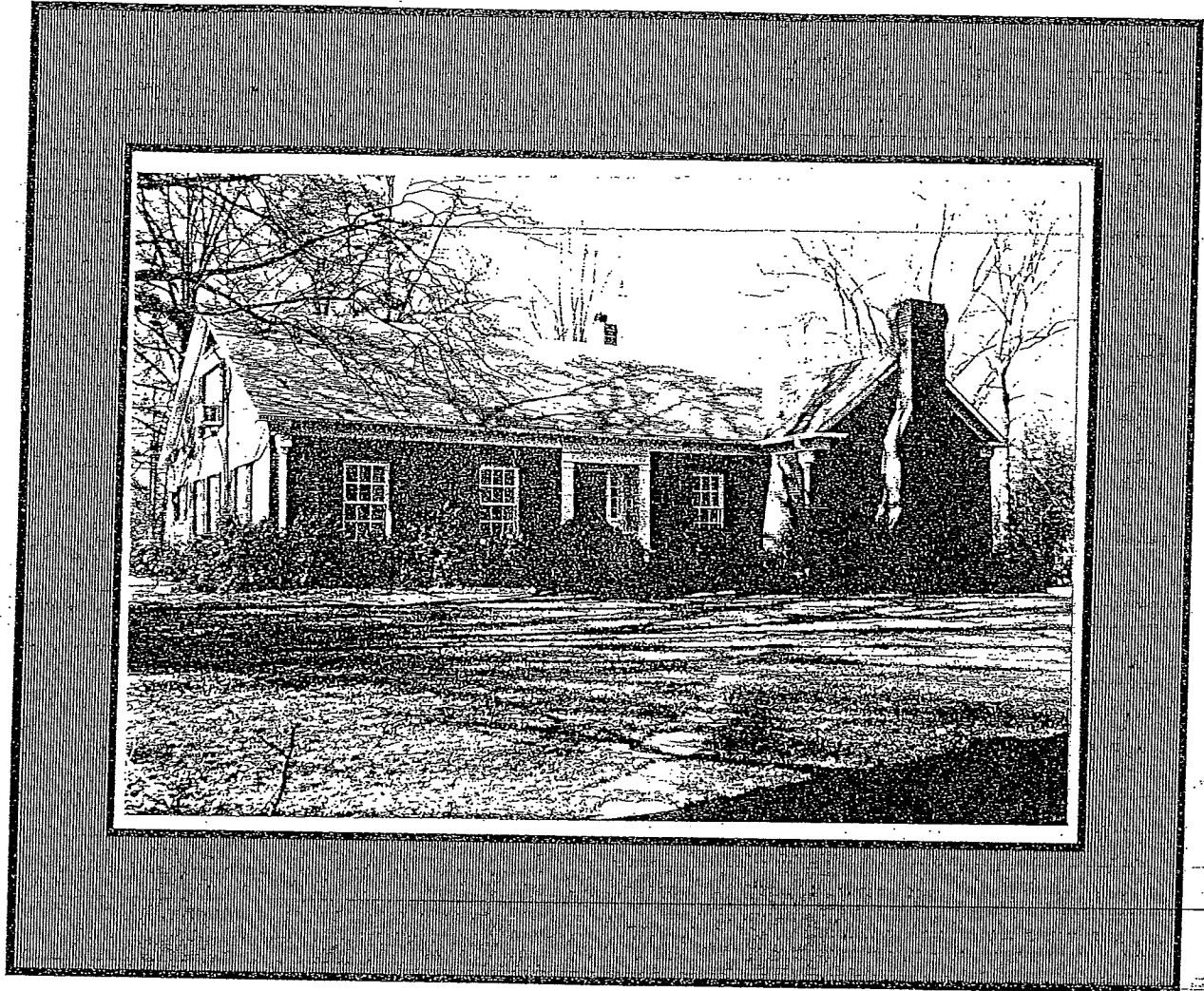
Coordinate System - NAD 83 State Plane NCGS 5

Map Disclaimer:
These maps and products are designed for general reference only, and data contained herein is subject to change. The City of Concord makes no warranty of merchantability or fitness for any purpose, express or implied, and assumes no legal responsibility for the information contained therein. Data used is from multiple sources - with various scales and accuracies. Additional research, such as field surveys, may be needed to determine actual conditions.

City of Concord, NC
Planning & Neighborhood Development Dept.
Geographic Information Systems

NCG 61A

87 Edgewood Avenue
(Noncontributing)



BUILT 1953

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: W. ERWIN SPAINHOUR
Address: 87 Edgewood Ave, NE
City: Concord State: NC Zip Code: 28025 Telephone: 704-699-8855 (mobile)

OWNER INFORMATION

Name: W. ERWIN SPAINHOUR AND wife, JANE P. Spainhour
Address: 87 Edgewood Ave, NE
City: Concord State: NC Zip Code: 28025 Telephone: 704-699-8855

SUBJECT PROPERTY

Street Address: 87 Edgewood Ave, NE P.I.N. # _____
Area (acres or square feet): 1.47 ac Current Zoning: R-1, Historic Land Use: Residence

**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: REMOVAL of diseased OAK TREE
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
REMOVAL of TREE

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.

JAN. 28, 2019
 Date

W. Erwin Spainhour
 Signature of Owner/Agent

TREE RISK ASSESSMENT FORM

Site/Address: 87 Edgewood Avenue

Map/Location: Right front

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

Date: 01/22/19 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: Willow Oak (Quercus phellos)

DBH: 32" # of trunks: 1 Height: 100' Spread: 85'

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: Root Crown Decay

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: 2% 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: YES Mushroom/conk/bracket present: YES ID: Inonotus dryadeus

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

HAZARD 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: 1 - <6" 2 - 6-18" 3 - 18-30" 4 - >30"

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

Maintenance Recommendations

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 If replaced, a similar sized tree species would be appropriate in same location

If replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 1/22/19

COMMENTS

This tree is in good condition structurally but does have signs of root crown decay fungi. The upper branches of the tree do not show decline that would indicate considerable root loss. It is my assessment that the decay is slight at the current time, however there are no accurate means to determine the amount of decay below ground. The site would allow for the replacement of another large species of tree.

Bill Leake







