

DATE: February 12, 2020

SUBJECT:

Certificate of Appropriateness Request:

H-04-20

Applicant:

Virginia Moore, Carlos Moore Architecture

Location of subject property:

94 Union Street, N.

Staff Report prepared by:

Kristen Boyd-Sullivan, Sr. Planner

BACKGROUND:

- The subject property, 94 Union Street, North, is designated as a pivotal structure in the North Union Street Historic District. (Exhibit A).
- "Magnificent, two-and-a-half story, frame, Neo-Federal style residence built for Charles A. Cannon, president of Cannon Mills for four decades, and designed by Charles Barton Keen, Philadelphia architect who prepared plans for the houses of many prominent citizens of Winston-Salem. Set in a deep, broad lawn, the house comprises the main section, two-and-a-half stories tall and seven bays wide, and flanking two-story wings three bays in width; main block has three gable-roofed faced dormers. Handsome entrance with four fluted pilasters framing sidelights and the door, which is recessed under an arch and has a fan-shaped transom. The pilasters rise to a full entablature and molded cornice with small modillions, and a broken pediment crowns and entrance above the fanlight. The house retains its green tile roof, Flemish bond end chimneys, and porch balustrades on the flanking wings." (Exhibit A).
- **Modifications to the property including: Driveway expansion at front and rear of the property, new driveway access point, addition of motor court with brick retaining wall and landscaping, addition of a motorized gate at side driveway, modification of the front walkway, enclosure of front porch, new covered veranda with fireplace and chimney, new pool, hardscape, folly and landscaping, new garage with enclosed breezeway to the main house, removal of existing Porte Cochere, and removal and replacement of two (2) trees at 94 Union St. North.** (Exhibit B).

DISCUSSION:

Front Yard Modifications:

The applicant has proposed to modify and expand the existing Union Street driveway. Currently, the property has (1) driveway cut on the south side. The existing driveway has a scored concrete apron that ends behind the sidewalk. The remainder of the driveway is slate with raised concrete borders. The applicant is requesting to remove the existing slate driveway and replace it with colored concrete. It is currently +/- 8ft wide and the applicant has proposed to make the new driveway 10-12ft wide. A sample image of the colored concrete has been submitted (Exhibit G). Larger portions of unbroken slate are to be retained for utilization in other onsite projects. Prior to reaching the front façade, the applicant has proposed to have a new expansion of the drive that would access the front yard, open to a new motor court, and extend to a new driveway cut on the northwest corner of the property. The design creates a circle driveway with a motor court. The motor court would provide parking in front of the structure directly in front of the main entry way of the home. The motor court, depicted on the site plan (Exhibit D), would have a slate border and slate decorative accent in the middle but would be primarily surfaced with colored concrete to match the new driveways. There is an existing slate

walkway that extends from the front door to the sidewalk. This would remain, excluding the section where the motor court would be installed. Also new steps would be added towards the sidewalk to accommodate the grade change that will result from installation of the motor court. In order to shield the new motor court and vehicles that park there from street view, the applicant has proposed new 2ft 6in tall brick walls in the front yard as shown on the site plan (Exhibit D). The applicant has proposed to plant a row of boxwoods in front of each section of brick wall to limit or eliminate visibility.

Gate:

The applicant has proposed to install a 6ft tall, green wooden, double swinging gate at the intersection of the front main driveway and the southwestern corner of the home. It would match an existing gate on the property, depicted in Exhibit G.

Front Porch Enclosure:

The applicant has proposed to enclose the front porch on the southwestern corner of the home, in a similar design to northwestern corner of the home. As can be seen on sheet A-2 of Exhibit D, modifications to this porch would include installation of decorative wooden panels at the base, new wooden true-divided-light windows, and a relocated set of glass French doors. Original architectural drawing of the home have been submitted (Exhibit I) that indicate that the subject porch and the opposite end of the structure were originally planned to have open porches. The northern end of the structure was enclosed at some point either during or after original construction.

Rear Yard Driveway and Parking:

The existing driveway currently extends to a parking area behind the home and directly in front of a detached garage. Access to the property is also possible via a driveway cut on Church Street that ends at the rear of the detached garage. The applicant has proposed to remove the existing rear yard driveway and parking area in order to redesign the layout. As can be seen on the site plan (Exhibit D), the new colored concrete driveway would extend straight back towards Church Street and have one section that curves southwest to a new garage addition, and another section that curves northeast to access Church Street. Adjacent to Church Street the applicant has proposed a pea gravel or pervious paver parking pad. This would be hidden from street view by the existing 8ft tall brick wall that parallels Church Street. The parking area in front of the proposed new garage would result in the removal of existing slate and replacement with colored concrete.

New Garage Addition:

The existing two car detached garage is depicted on the site plan (Exhibit D) in the images submitted on Exhibit G. The applicant has proposed to construct a new garage addition that would extend the existing garage towards the home, and be connected to the home via a covered glass enclosed walkway leading from the back foyer. The architectural renderings of the new garage addition are depicted on sheet A-2 of Exhibit D. As can be seen on these images, the new addition would include painted wooden siding to match the existing garage and the home, relocated and modified garage doors from the existing structure, and a new garage door replicated to be consistent with the others. The roofline of the garage addition is accented by decorative balustrades that are consistent with features on the residence. A porte-cochere is also proposed to be removed to accommodate the garage additions.

Rear Façade Modification and Covered Veranda:

As can be seen on the 2006 Inventory Photographs of the rear façade (Exhibit L), a protruding addition extends from the home. The applicant has proposed to add new French doors opening to the southeast that will lead to a new covered veranda. The veranda would extend out the same distance as the existing building wall and would end at the southeast corner of the home. It would be supported by

wooden columns to match the existing on the residence, contain two skylights, a new outdoor fireplace, and a new chimney designed with brick to match that on the existing chimneys. The roof of the covered veranda would also have decorative balustrades that are consistent with features on the residence.

Swimming Pool and Pool Storage Area:

The applicant has proposed to install a new pool directly behind the new veranda, extending back towards Church Street. As shown on the site plan sheets SP-1 and A-1 the pool would have a hardscape surface perimeter, bordered by stone. Walkways lead from the driveway and the rear of the home to the pool. All walkway access points would be enclosed by green, wooden, single-swinging gates. On the eastern end of the pool, the applicant has proposed a section of stone opening to a set of stairs that provide access to the pool equipment storage facility. A detailed site plan and architectural rendering of the pool storage structure can be found on sheet A-3 of Exhibit D. The structure would include a single set of wooden and glass French doors and would be sided with cementitious stucco. An example image has been included in Exhibit H, titled "Precedent and Material Images." The roof of the structure would be green tile to match the residence.

Tree Removal and Site Landscaping:

Extensive landscaping has been proposed throughout the site and can be seen on the submitted plan and images. Installation of landscaping does not require HPC approval. The applicant has discussed the project with the City Arborist and two trees are proposed to be removed to complete the project – specifically the front yard driveway expansion and the motor court parking pad. The trees are indicated in Exhibit K. The City Arborist has submitted tree hazard evaluations (Exhibit J), indicating that the tree #1 is a 90ft tall oak with a Hazard Rating of 8. This tree will be approved for removal and replacement administratively by staff and requires no HPC action. Tree #2 is a 110ft tall willow oak with a hazard rating of 4. The HPC will need to consider evidence and take action on this tree.

ATTACHMENTS

Exhibit A: Historic Inventory Information
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Project Description
Exhibit D: Site Plan and Elevations
Exhibit E: Front Yard Detail Plan
Exhibit F: Garage and Porch Enclosure Floor Plan
Exhibit G: Existing Site Conditions
Exhibit H: Precedent and Material Images
Exhibit I: Original House Plans
Exhibit J: Tree Hazard Forms and Tree Images
Exhibit K: Subject Property/Tree Location Map
Exhibit L: 2006 Inventory Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 2: New Construction Addition

- *New addition design for historic structures shall be compatible with the size, scale, color, material and character of the neighborhood, the building and its environment. Although designed to be compatible with the historic building, an addition should be discernible from the original building.*
- *Site new additions as inconspicuously as possible, preferably on rear elevations and where historic character defining features are not damaged, destroyed, or obscured.*

- *Additions should be constructed in a structurally self-supporting manner to reduce damage to the historic building. Construct additions in such a way that loss of historic material or details is minimized.*

Chapter 5 – Section 3: New Accessory Structure Construction

- *Original carriage houses, garages, and accessory structures should be retained and preserved in their original location.*
- *Retain and preserve all architectural features that are character defining elements of carriage houses, garages and accessory structures, including foundations, steps, roof form, windows, doors, architectural trim, and lattices. Original style and character of carriage houses and accessory structures, doors and openings shall be maintained.*
- *Retain and preserve historic garages and outbuilding materials, such as siding, masonry, roofing materials, and wooden trim. If replacement is necessary, use new materials that match the historic materials in composition, dimension, shape, color, pattern, and texture.*
- *All accessory structures shall remain detached from the main building.*
- *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.*
- *Whenever possible, the original windows and doors and their features (sashes, glass, lintels, sills, architraves, shutters, door frames, pediments, hoods, steps, and hardware) should be preserved.*
- *Alteration in door and window openings, especially on the principal facade, should be avoided whenever possible, except as a restorative measure to return an opening to its original size. New openings should be located in areas where they are not visible from the street or in areas where they are compatible with the original design.*
- *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.*
- *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.*

Chapter 5- Section 6: Porches

- *Porches which are original or are compatible with the design of the structure should be retained.*
- *The enclosure of original porches, particularly front porches, should be avoided.*

- *Alterations to original porches that have no historic basis are not appropriate.*

Chapter 5- Section 7: Roofing

- *Skylights are not generally appropriate for historic structures.*
- *New skylights should be flat rather than the "bubble" type.*
- *Use materials in new construction that are consistent with the style of the building; materials should be unobtrusive in texture as well as color.*
- *Skylights and solar energy hardware are to be considered on a case by case basis, and when proposed, should be located in such a manner as to not be readily visible from the street.*

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 approved 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 9: Fences and 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.*
- *Do not use high walls or fences to screen front yards.*
- *Use materials like stone, brick, wood and iron.*

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.*
- *Gravel may be appropriate in some instances for established commercial driveways and parking areas.*
- *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 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

29

29. Charles A. Cannon House
94 North Union Street
1928
P

Magnificent, two-and-a-half-story, frame, Neo-Federal style residence built for Charles A. Cannon, president of Cannon Mills for four decades, and designed by Charles Barton Keen, Philadelphia architect who prepared plans for the houses of many prominent citizens of Winston-Salem. Set in a deep, broad lawn, the house comprises the main section, two-and-a-half stories tall and seven bays wide, and flanking two-story wings three bays in width; main block has three gable-roofed facade dormers. Handsome entrance with four fluted pilasters framing sidelights and the door, which is recessed under an arch and has a fan-shaped transom. The pilasters rise to a full entablature and molded cornice with small modillions, and a broken pediment crowns and entrance above the fanlight. The house retains its green tile roof, Flemish bond end chimneys, and porch balustrades on the flanking wings.

Charles A. Cannon (1892-1971), the youngest son of James William Cannon, became president of Cannon Manufacturing Company upon his father's death and held the position for 41 years. Charles Cannon's wife, Ruth Coltrane Cannon (1891-1965) was an active historic preservationist and founding member of the Historic Preservation Society of North Carolina.

30. Daniel Branson Coltrane House
84 North Union Street
ca. 1893
P

Important, two-and-a-half-story frame residence with an exuberant blend of Queen Anne and Colonial Revival elements, built for Daniel Branson Coltrane (1842-1937), who directed the affairs of Concord National Bank for five decades. A symmetrical composition of house features broad, steeply pitched facade gable, wrap-around porch. Use of scalloped shingles and raised panels on many surfaces of the house characteristic of Queen Anne style. Extensive Colonial Revival detailing includes fancifully tapered Tuscan columns rising from paneled bases on porch and balcony; sunbursts in the porch gables; urn-shaped finials on the balcony; and cornice trim including dentil courses and modillion blocks. The porte-cochere on the north side of the house has been sympathetically enclosed for use as a sunroom.

Exhibit A



High Performance Living

Application for
Certificate of Appropriateness

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: Carlos Moore Architect PA
Address: 222 Church St N
City: Concord State: NC Zip Code: 28025 Telephone: 704-788-8333

OWNER INFORMATION

Name: Barney + Margaret West
Address: 94 Union St N
City: Concord State: NC Zip Code: 28025 Telephone: 704-

SUBJECT PROPERTY

Street Address: 94 Union St N P.I.N. # 5620-89-4026
Area (acres or square feet): _____ Current Zoning: RM-1 Land Use: Residential

Staff Use
Only:

Application Received by: _____ Date: _____, 20 _____
Fee: \$20.00 Received by: _____ Date: _____, 20 _____

The application fee is nonrefundable.

Planning & Neighborhood Development
35 Cabarrus Ave W • P. O. Box 308 • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 920-6962 • www.concordnc.gov

Exhibit B

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

12.17.2019

Date



Signature of Owner/Agent

January 9, 2020

The City of Concord Planning Department
PO Box 308
Concord NC 28026-0308

Re: The Charles A Cannon Residence "Jasmine"
94 Union St North
Concord, NC 28025

Attn: Starla Rogers
Kristen Sullivan

Dear Starla and Kristen,

The project at 94 Union St N is broken down in the following areas for clarity, but has been thought about and designed holistically. The areas proposed are:

- 1) New driveway access point.
- 2) New motor court at the front that connects to the drives to create a new circular drive.
- 3) Existing slate drive to be partially removed and widened. Slate at the entry to be protected and maintained.
- 4) New motorized gate at the side driveway.
- 5) The front walk way will be modified at the area where the new motor court is situated. The existing slate walk will be protected and maintained minus the area for the motor court.
- 6) All unbroken slate will be protected and saved for use on other areas of this project such as the border of the new motor court.
- 7) New low decorative brick wall with brick to match existing shall be created in front of the motor court as to hide any bumpers of cars. A row of boxwoods will add screening to be situated in front of the brick wall.
- 8) New driveway extension to the rear of the site.
- 9) Remove sections of existing concrete.
- 10) Enclose existing porch to match opposite side of house.
- 11) New covered veranda with a fire place and chimney.
- 12) New swimming pool with hardscape and heavy landscaping.
- 13) New Folly and landscaping.
- 14) New garage with enclosed breezeway to the main house.
- 15) Remove the existing Porte Cochere (not original).
- 16) New parking area at rear of the site.
- 17) Remove 1 tree as identified by city arborist.

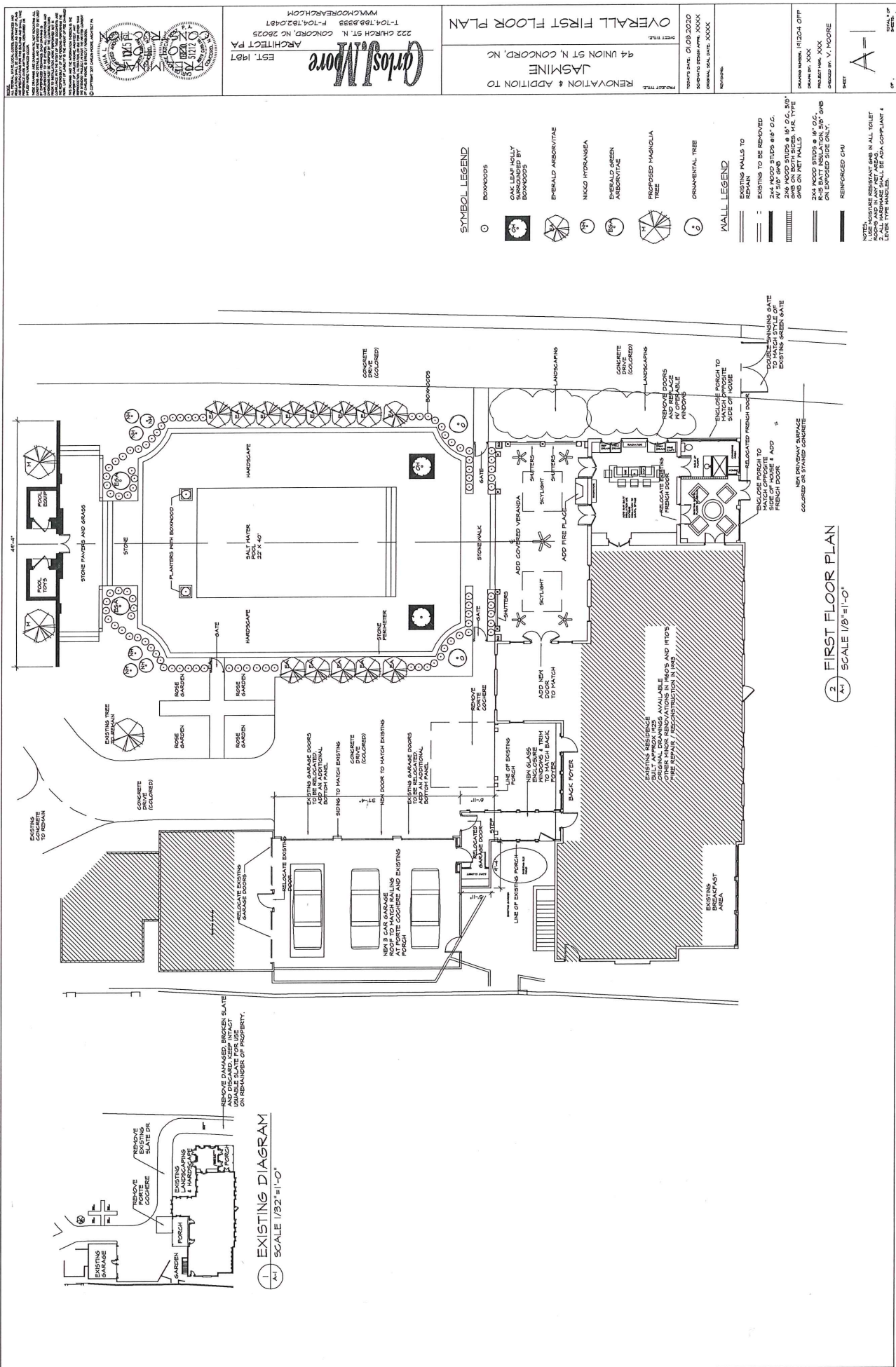
Should you need additional information or have any questions please let us know.

Sincerely,



Virginia L. Moore
Carlos Moore, Architect PA

Exhibit C




SAFETY

A-2

TOTAL # OF



DRAWING NO. 101204 F DRAWN BY. XXX PROJECT NAME. XXX CHECKED BY. V. MOORE	SHEET 	TOTAL # OF SHEETS.
------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------	-----------------------

NOTES:
1. USE MOISTURE RESISTANT GWB IN ALL TOILET ROOMS AND IN ANY WET AREAS.
2. ALL HARDWARE SHALL BE ADA COMPLIANT & LEVER TYPE HANDLES.

2 SIDE ELEVATION
A-1 SCALE 1/4" = 1'-0"

BY: KATIE MULLEN
1/19 704.400.2834

WEST RESIDENCE
FRONT PARKING
CONCEPT

SCALE: 1"=10'

EXISTING PLANTS
OK - PRUNE PROPERLY
AS NEEDED.
ADD RHODODENDRON,
CAMELLIA, FERN,
AZALEA - TBD.

+/- 12'

GROUND COVER

PROPOSED
MOTOR
COURT
- MATERIAL
TBD.

+/- 44' x 35'

GATE TBD

14'

ADD ORNAMENTAL
TREE
W/ UPRIGHT

28" ACCENT WALL
10 ACCENT
COLUMNS, BRICK
W/ BLUE-STONE CAPS
2", 18" x 18" x 32"

HERRINGBONE
BRICK PATH

EXISTING
TREE

+/- 9'

+/- 11'

Front yard Detail

Exhibit E

ENCLOSURE FOR TO
MATCH OPPOSITE
SIDE OF SHEET



Exhibit F

EXISTING CONDITIONS at JASMINE - 94 UNION ST NORTH



ABOVE: IMAGE A -
BREAKFAST ROOM SIDE
WINDOWSAND WOOD DETAILS



ABOVE: IMAGE B -
OPPOSITE SIDE OF HOUSE TO BE
ENCLOSED



ABOVE: IMAGE C ORIGINAL MODEL
FRONT



ABOVE: IMAGE D - ORIGINAL MODEL
REAR ELEVATION



ABOVE: IMAGE E - GATE



ABOVE: IMAGE F - AREA WHERE VERANDA IS PROPOSED AND
THE PORTE COCHERE TO BE REMOVED



ABOVE: IMAGE G - AREA WHERE
VERANDA IS PROPOSED

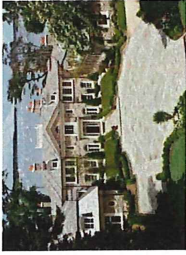


ABOVE: IMAGE H- EXISTING
GARAGE

PRECEDENT AND MATERIAL IMAGES for JASMINE - 94 UNION ST NORTH



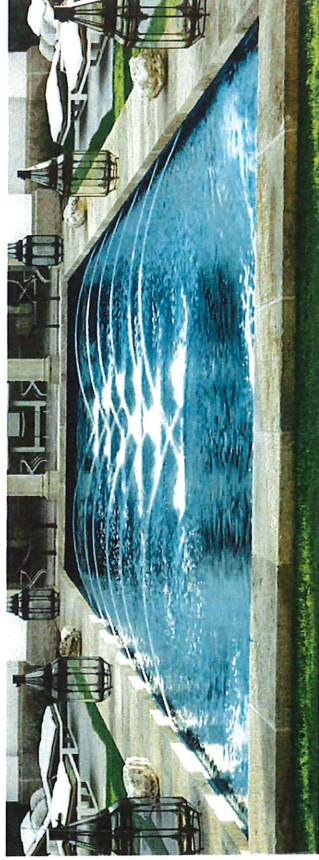
ABOVE: IMAGE A - MOTORCOURT MATERIAL
COLORED CONCRETE
BELOW IMAGE D - FOLLY & LANDSCAPING



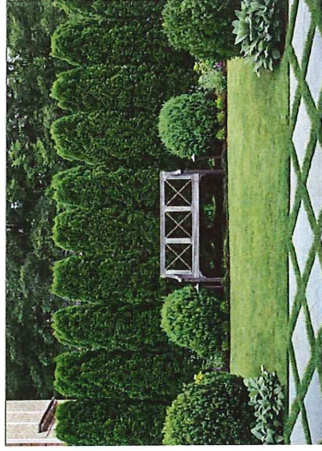
ABOVE: IMAGE B -
MOTORCOURT



ABOVE: IMAGE E -
SKYLIGHT



ABOVE: IMAGE C: POOL FEATURES



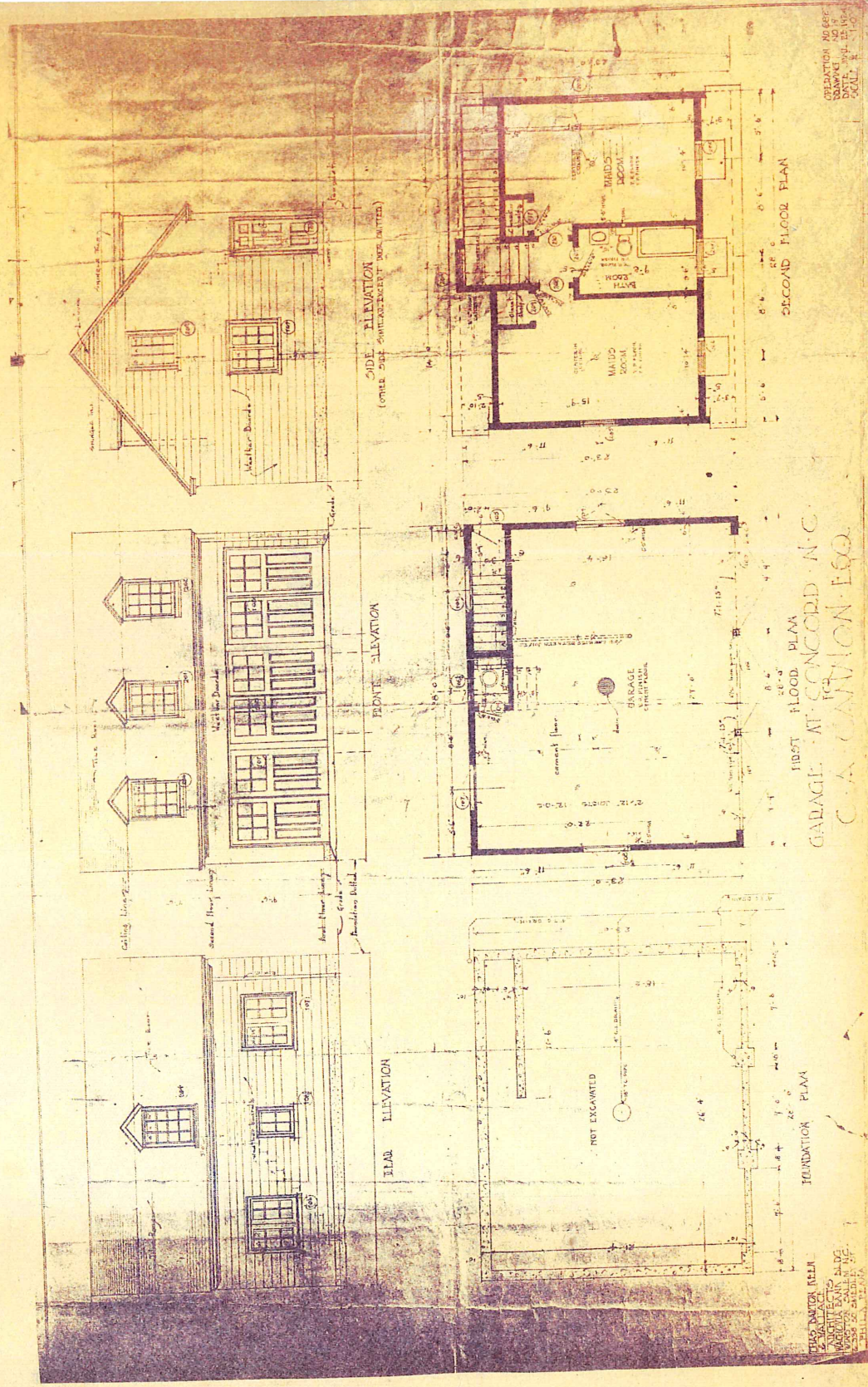
ABOVE: IMAGE F: LANDSCAPING
RIGHT: IMAGE G - SHUTTERS &
ROUND COLUMNS



IMAGE A: colored or stained concrete for the motorcourt driveway.
IMAGE B: landscaping around the perimeter motorcourt and detail.
IMAGE C: The proposed pool shall have a water spouts similar to the image and shall have a stone border between vegetation and the concrete perimeter.
IMAGE D: The Folly shall be located behind the pool and shall be modeled after this image for shape, style, proportion, materials, and landscaping.
IMAGE E: The type of iron framed skylight that will illuminate the veranda.
IMAGE F: The perimeter hedges between the pool and the drives. Pervious pavers may be used where appropriate with the look similar to the walk way.
IMAGE G: The type of shutters to be used as screens at the driveway and the round columns.

Other materials shall be to match existing materials currently present on the residence.



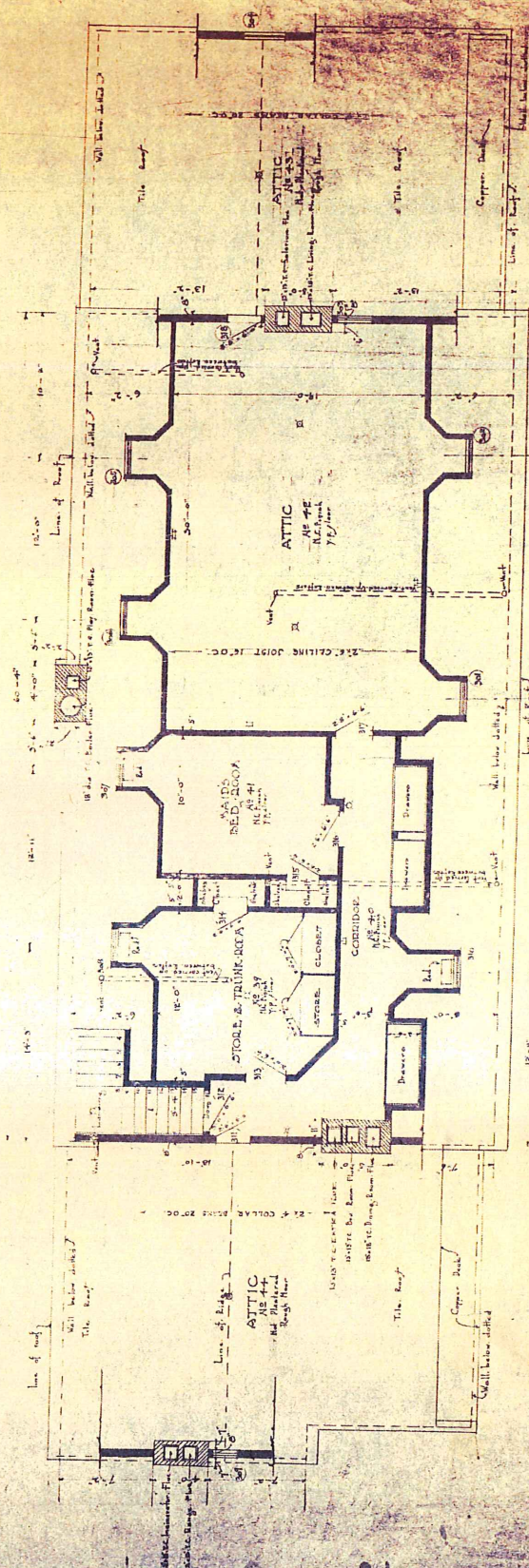


PREPARED BY
 C. A. CANTON, ESQ.
 DATE, JAN. 1904

GARAGE AT CONCORD, N.C.
 C. A. CANTON, ESQ.

THE WATER PLAN
 FOR THE
 GARAGE AT CONCORD, N.C.
 WAS PREPARED BY
 C. A. CANTON, ESQ.

FOR A HOUSE, 1800-1810.
 ROOMS ARE:
 CLOSET, LIGHT, OUTLET
 CLOSET
 RECEPTION

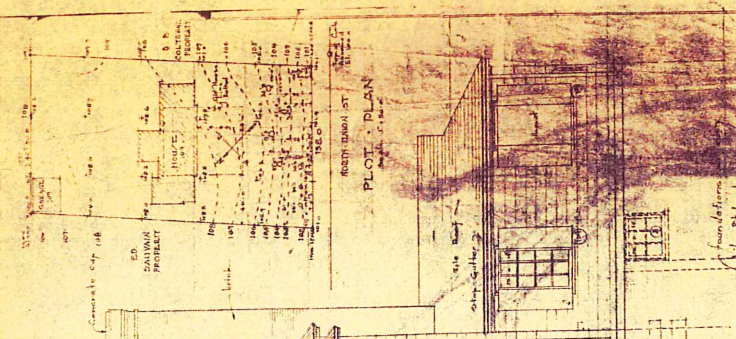


THIRD FLOOR PLAN

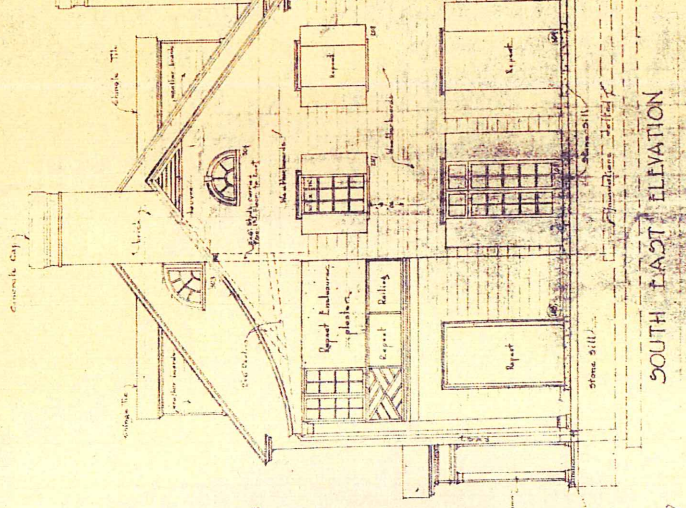
RESIDENCE AT CONCORD, N.C.
 FOR
 C. A. CANNON, ESQ.

CHAS. BARTON KEEN
 ARCHITECTS
 100 N. 3rd St.
 WILMINGTON, DEL.
 1914

OPERATION NO. 602
 DRAWING NO. 11
 SCALE 1/4" = 1'-0"



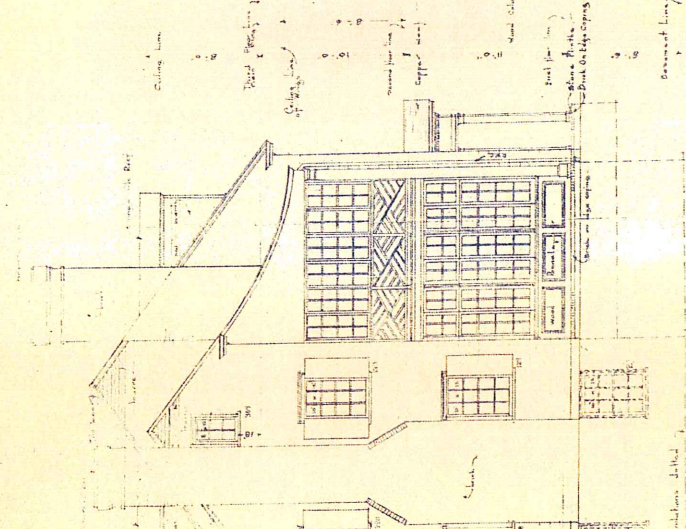
REDUCTION NO. 132
DRAWING NO. 6
DATE JAN. 1894
SCALE 1/4" = 1'-0"



SOUTH EAST ELEVATION

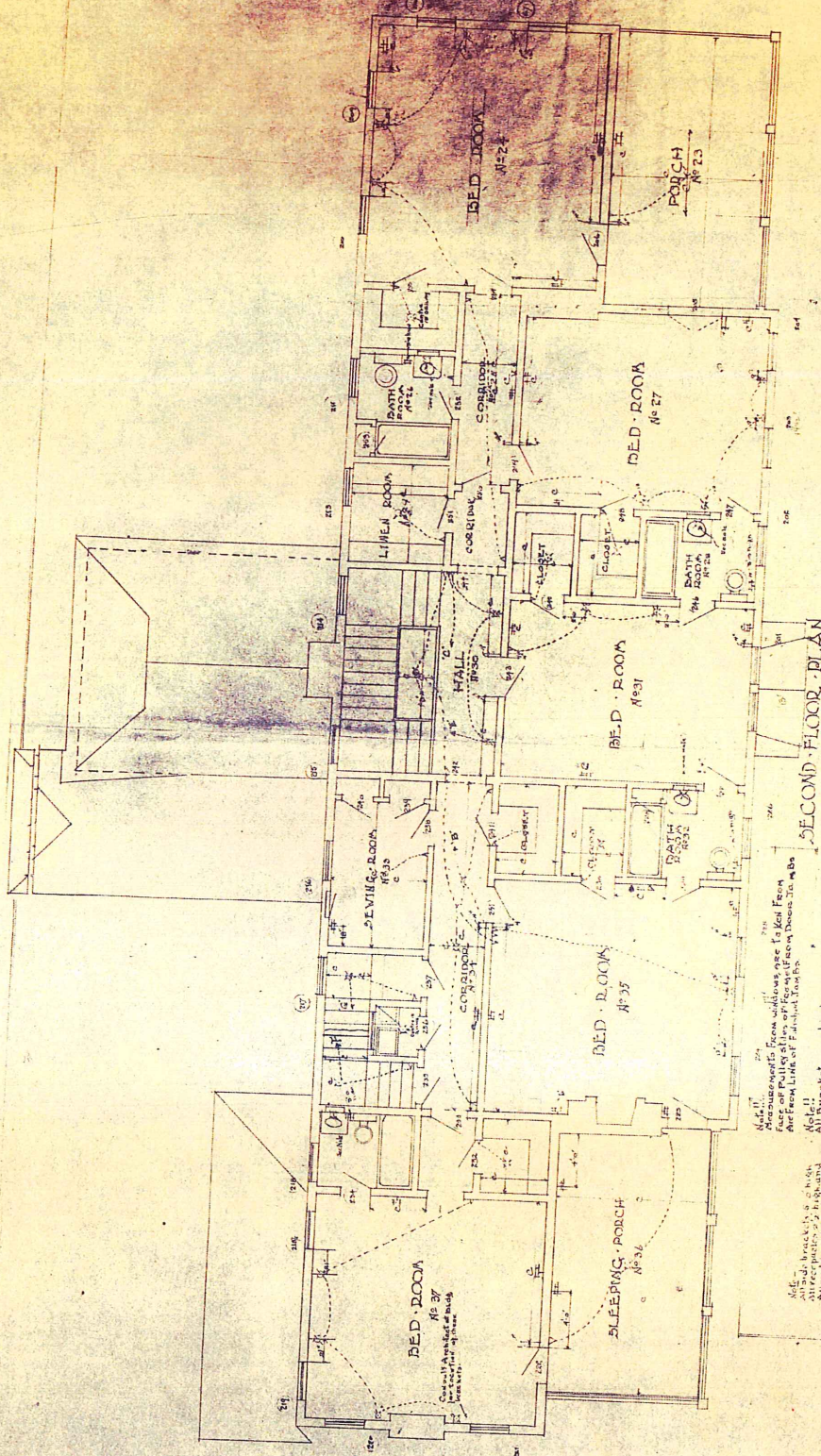
RESIDENCE AT CONCORD N.C.

FOR
C. A. CANNON, ESQ.



NORTH WEST ELEVATION

DESIGNED BY
J. W. HARRIS
330 S. 10th St.
WILMINGTON, N.C.



SECOND FLOOR PLAN

RESIDENCE AT CONCORD, N.C.
FOR
C. A. CANNON, ESQ.

CHAS. DARTON KEEN

ARCHT.

W. A. HARRIS, JR.

300 N. 7th St.

W. A. HARRIS, JR.

300 N. 7th St.

W. A. HARRIS, JR.

300 N. 7th St.

W. A. HARRIS, JR.

300 N. 7th St.

W. A. HARRIS, JR.

300 N. 7th St.

W. A. HARRIS, JR.

300 N. 7th St.

W. A. HARRIS, JR.

300 N. 7th St.

OPERATION NO. 482
DESIGNED BY
DATE JAN. 23, 1910
SCALE 1/4" = 1'-0"

TREE RISK ASSESSMENT FORM

Site/Address: 94 Union Street North
 Map/Location: Front yard left side center
 Owner: public: _____ private: ☒ unknown: _____ other: _____
 Date: 01/03/20 Inspector: Bill Leake
 Date of last inspection: 01/15/19

RISK RATING:

2	4	2	8
Fallure Potential	Size of part	Target Rating	Hazard Rating
<input checked="" type="checkbox"/>			
Recommend Removal			
Needs further inspection			
Dead tree			

TREE CHARACTERISTICS

Tree #: 1 Species: Laurel Oak (Quercus laurifolia)
 DBH: 32" # of trunks: 1 Height: 90' Spread: 40'
 Form: ☐ generally symmetric ☐ minor asymmetry ☒ major asymmetry ☐ stump sprout ☐ stag-headed
 Crown class: ☐ dominant ☒ co-dominant ☐ intermediate ☐ suppressed
 Live crown ratio: 85 % 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 root crown. Dieback of upper branches.

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 fa
☒ 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 J

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: YES Mushroom/conk/bracket present: YES ID: Inonotus dryadeus and Ustulina deusta

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

HAZARD RATING

Tree part most likely to fall in the next six months: Roots

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
2 4 2 8

☒ 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

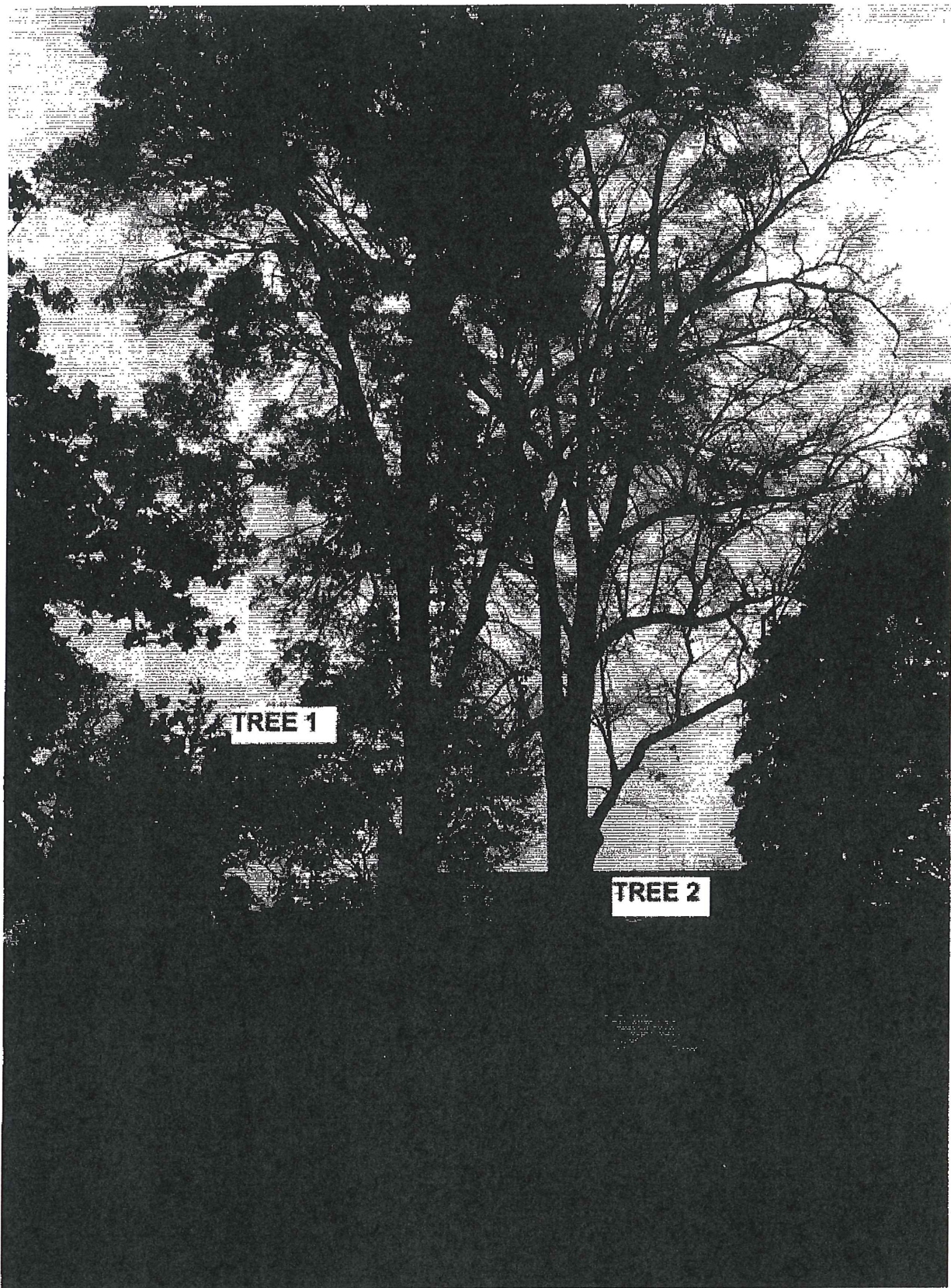
Date: 01/03/20

COMMENTS

This tree has root decay affecting one quarter of the root crown and considerable trunk lean that is not supported due to this decay. I recommend the removal and replacement of this tree.

My re-assessment of this tree has determined that the above statement remains true.

Bill Leake



Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review by anyone at any time.



TREE 1

TREE 2



TREE RISK ASSESSMENT FORM

Site/Address: 94 Union Street North
 Map/Location: Front yard, left side, near house
 Owner: public: _____ private: X unknown: _____ other: _____
 Date: 01/03/20 Inspector: Bill Leake
 Date of last inspection: 01/15/19

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 #: 2 Species: Willow Oak (Quercus phellos)

DBH: 52" # of trunks: 1 Height: 110' Spread: 65'

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: Root decay fungi

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: 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

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				L
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay	L		L	
Cavity			M right side	
Conks/mushrooms/bracket	L			
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs			L	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: 01-03-20

COMMENTS

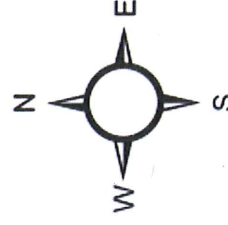
This tree is in good overall condition. There are maintenance options that would improve its integrity. There are mushrooms indicating a small area of root crown decay. If tree 1 is removed, this tree will be introduced to new wind loads.

My re-assessment of this tree confirms the above statements remain true. Root decay mushrooms were visible on two sides of the tree now. There were no obvious signs increased decline in this tree. The trunk cavity should be continued to be monitored. *Bill Leake*



94 Union St
North

Exhibit K



Source: City of Concord
Planning Department

Disclaimer

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2006 Survey
Photos



Exhibit L







