

DATE: April 14, 2021

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-04-21
<u>Applicant:</u>	Stephen Rohrer
<u>Location of subject property:</u>	113 Union St. N
<u>Staff Report prepared by:</u>	Katherine Godwin, Sr. Planner

BACKGROUND:

- The subject property, 113 Union St. N, is an “Pivotal” structure in the North Union Street Historic District. (Exhibit A).
- Built Circa 1890
- Highly significant, exceptionally well-preserved, two-story frame Queen Anne style residence, the best example of the style in Concord. House is enhanced by its prominent setting on a large, corner lot with a fine late nineteenth century ornamental iron fence. A particularly notable feature of the house is the variety of sawn and molded woodwork applied to its surface. Each of the house's several gables is covered with scalloped shingles and framed with decorative sawn and molded boards; scalloped shingles also cover the flared base of the house's second story. Above the second floor is a cut-out frieze with a repeating tree shape; a frieze with a sheaf-of-wheat pattern run along parts of the house's sides. The facade has a gable-front by projecting from the main roofline, and a central balcony with richly ornamented woodwork sheltered by a projecting hip roof. The southern (left) portion of the well-detailed wrap-around porch was enclosed with latticed window sash typical of the bungalow style during the 1920s (Exhibit A).
- Applicants are requesting a Certificate of Appropriateness to:
 - Remove a Crepe Myrtle tree;
 - Install an inground pool in the rear yard with pump and concrete surround;
 - Move a brick patio;
 - Replace, redesign, and extend a wooden, privacy fence with three gates (Exhibits B and D).

DISCUSSION:

The applicants are requesting to: remove a Crepe Myrtle tree; install an inground pool in the rear yard with pump and concrete surround; move a brick patio, and replace, redesign, and extend a wooden, privacy fence with three gates in the rear of the property (Exhibits B and D).

In order to install the pool, a Crepe Myrtle tree will need to be removed (Exhibits B, D, E and F). The tree has a Hazard Rating of 3 with the City Arborist commenting that “this tree has no structural defects indicating above normal risk. There are small dead trunks that have been topped. The proposed pool installation will impact the root system of this tree.” (Exhibit F). The tree would be replaced with Nellie

Stevens Hollies, Camellia tree, and Fragrant Tea Olives (Exhibit D) and the stump would be removed (Exhibit B and D).

The inground pool would measure 20' by 30', be in a Full L Shape, and vary in depth between 3' and 6' (Exhibit D). The pool would be located in the rear of the yard in the Southeast corner of the property and consist of fiberglass with a 2' 6" concrete surround connecting into the relocated brick paver patio (Exhibits D and E).

The applicant is also proposing to replace, redesign, and extend an existing wooden privacy fence (Exhibits B and D). The applicant states that the existing fence at the rear of the property "has ongoing rot and infestation issues." (Exhibit D). The proposal includes replacing the existing privacy fence (measuring approximately 101'3" along the southern boundary of the property and 110'9" along the eastern boundary of the property) with an 8' tall trimmed wood fence in a boxed styling (bottom board, cap board, and trim boards create a box) (Exhibits D and G). The wooden fence and gates would be stained using Minwax Red Oak 215 Wood Stain to match the existing stained wood trim on the front porch (Exhibit D).

The fence would be extended around the backyard (approximately 49'5") using 8' tall fencing and up along Franklin Avenue (approximately 92' 9") to the concrete Driveway using 4' tall fencing (Exhibit D). The 32' of wooden picket fencing (2.5' in height) along the eastern side of the driveway would also be replaced and include a wooden double gate measuring 4' tall and 8' in length and matching the design of the fence (Exhibit D). The fence height on both sides of the driveway would be approximately 4' (Exhibit D). The wooden picket fencing on the eastern side of the house (approximately 46' 2" in length) would also be replaced with the 4' privacy fence and be moved to tie into the fence in the rear yard and the sidewalk leading up to the rear yard (Exhibit D). This segment of fence would have a single side gate over the sidewalk and measuring approximately 3'3" wide and be of similar design to the fence (Exhibits D and G).

An electric and motorized driveway gate, similar in design to the front yard iron fences and gates (keeping in design with the Queen Anne design of the house) would be installed over the driveway and setback approximately 25' from the street (Exhibit G). The gate would be black powder-coated galvanized steel, measure 6' tall and 10'2" wide and be mounted to 2 brick columns (measuring 2' by 2' and 6' tall) on either side with a concrete cap (Exhibits D and G).

ATTACHMENTS

- Exhibit A: Historic Inventory Information
- Exhibit B: Application for Certificate of Appropriateness
- Exhibit C: Subject Property Map
- Exhibit D: Scope of Work
- Exhibit E: Site Plans
- Exhibit F: Tree Risk Assessment Form and Images
- Exhibit G: Email Correspondence

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Approval Requirement Needs Table

- *Fencing and Gates (See Masonry Walls): All types require Commission Hearing and Approval.*
- *Miscellaneous: Any type of alteration of exterior features of a building, site, or environment which is not specifically listed require Commission Hearing and Approval.*
- *Patios, Walks, and Driveways: Repair or replacement of patios, walks, and driveways with similar materials and design does not require approval.*
- *Trees: Removal of healthy trees or pruning of limbs over six inches in diameter in any location on the property require Commission Hearing and Approval.*

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.*
- *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

- *All wooden fences should be “stick-built” on site.*
- *Wooden fences visible from the street and/or wooden fences in front yards and side yards of corner lots are required to be painted or stained white or a color matching the body or trim of the structure, including shutters, foundation color, etc.*
- *Painting or staining is recommended, but not required, for rear yard fences unless they are visible from the street.*
- *If a fence is designed as a single-sided fence, one with detailing on only one side, the finished detail should be on the outside face of the fence (facing neighboring property).*
- *Additionally, wood picket fences should have pickets spaced at a minimum of 1 inch or half the width of the picket. (See notes regarding “Privacy Fences” for allowable exceptions to this rule.)*
- *Additionally, it is not appropriate to introduce walls or fences in front yards and side yards at corner lots that are more than 65% solid.*
- *Where fences are desired in front yards and side yards at corner lots, the design should be primarily decorative in nature. Front yard fences should not exceed four feet in height.*
- *Rear yard fences may be higher than four feet. The portions of rear yard fences that face the street should be landscaped with shrubs and trees of a planting size that will fully hide the fence from the street within two years. Size, type, and growth habits of plant materials to screen rear yard fences that face the street should be submitted at time of application.*
- *All proposed fences and walls should not negatively affect existing trees and mature landscaping.*

- *Privacy fences are defined as fences with no spacing between pickets or fences of the shadowbox design. Privacy fences may be allowed at the discretion of the Commission in the following circumstances:*

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

(a) that the adjacent property is unsightly in comparison to other properties surrounding the applicant's property,

(b) that the adjacent property or nearby property raises reasonable security concerns for the applicant, or

(c) that the adjacent property could reasonably be determined to negatively impact the property value of the applicant's property.

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

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

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

Design Guidelines

1. *Do not use high walls or fences to screen front yards.*
2. *Use materials like stone, brick, wood and iron.*
3. *Chain link or plastic materials are prohibited. Adding slats to existing chain link fences for screening purposes is prohibited.*
4. *Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.*

Concord Development Ordinance Regulations:

Section 8.4.4 Swimming Pools

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

- A. The swimming pool and incidental installations are located in a location other than the front yard.*
- B. If any pool contains at least four hundred fifty (450) square feet of water surface area or has a depth of thirty-six (36) inches or greater at its shallowest point, the pool shall be enclosed from adjoining lots by the Principal Building, and Accessory Building, a solid wall, or a protective fence of not less than four (4) feet in height. In the alternative, a pool cover shall be provided and shall be installed whenever the pool is not in use.*
- C. The swimming pool shall be set back from all lot lines a distance of not less than five (5) feet.*

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	33

N. Felix Yorke (1853-1916) founded the Yorke and Wadsworth Hardware Store in the 1880s; the store is still in operation and is probably the oldest business in the city.

- 39. John Phifer Allison House
113 North Union Street
ca. 1890
P

Highly significant, exceptionally well-preserved, two-story frame Queen Anne style residence, the best example of the style in Concord. House is enhanced by its prominent setting on a large, corner lot with a fine late nineteenth century ornamental iron fence. A particularly notable feature of the house is the variety of sawn and molded woodwork applied to its surface. Each of the house's several gables is covered with scalloped shingles and framed with decorative sawn and molded boards; scalloped shingles also cover the flared base of the house's second story. Above the second floor is a cut-out frieze with a repeating tree shape; a frieze with a sheaf-of-wheat pattern run along parts of the house's sides. The facade has a gable-front by projecting from the main roofline, and a central balcony with richly ornamented woodwork sheltered by a projecting hip roof. The southern (left) portion of the well-detailed wrap-around porch was enclosed with latticed window sash typical of the bungalow style during the 1920s.

John Phifer Allison (b. 1848) was a financier and merchant who erected the Allison Block, on the largest buildings in downtown Concord, between 1897 and 1906. He was an officer of several important Concord businesses. Arthur W. Fisher, a Cannon Mills executive, purchased the house in 1942, and his widow still lives there.

- 40. A. Jones Yorke House
123 North Union Street
1908 (OI)
P

Highly distinctive Colonial Revival style residence constructed of creamy tan brick, designed by Charlotte architect, Leonard L. Hunter. Gable ends of the main block, the porte-cochere that projects from the south side of the house, and the one-story garage at the rear of the house all have stone-trimmed parapets. The windows are segmental-arched and have well executed radiating brickwork and keystones. Tuscan columns grouped in threes support the porch, which is topped with a balustrade.

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: Stephen Rohrer
Address: 113 Union St. N
City: Concord State: NC Zip Code: 28025 Telephone: (252) 267-2035

OWNER INFORMATION

Name: Stephen Rohrer
Address: 113 Union St. N
City: Concord State: NC Zip Code: 28025 Telephone: (252) 267-2035

SUBJECT PROPERTY

Street Address: 113 Union St. N P.I.N. # 56207980080000
Area (acres or square feet): 27,318.75 SF 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.

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: Addition of a backyard pool with pump and concrete surround, boxed privacy wood fence with gate at rear of property, and removal of crape myrtle tree and stump (replaced)
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
See attachments.

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.

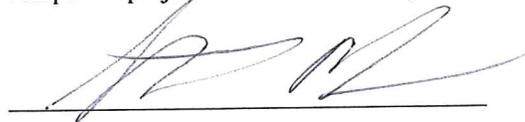
Applications may be submitted electronically.

Certification

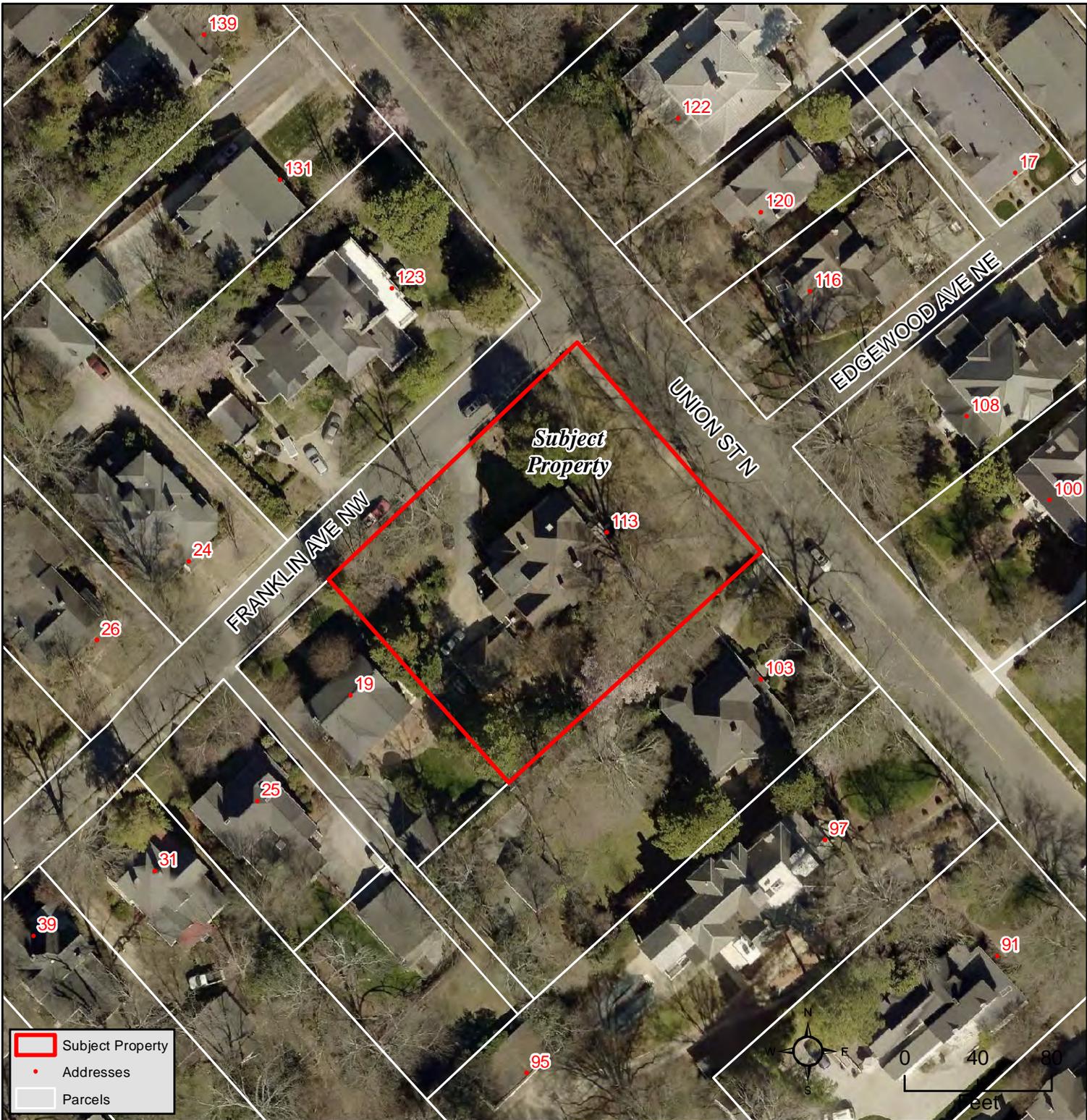
(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand 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.

3/3/21

Date



Signature of Owner/Agent

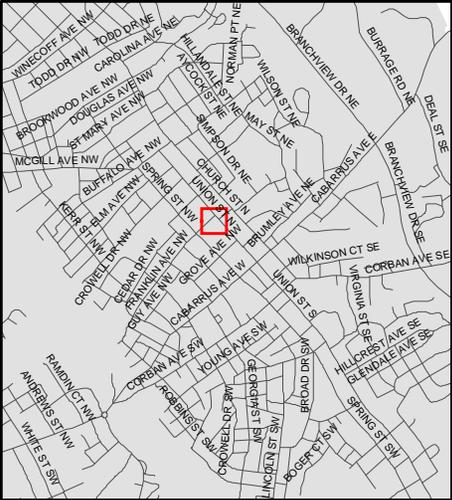


H-04-21

113 Union St N

PIN: 5620-79-8008

Exhibit C



Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



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Project Summary

Addition of a backyard pool with pump and concrete surround, replacement of backyard fence & gates w/wood-trimmed fencing and additional driveway gate at rear of property, and removal of crape myrtle tree and stump to be replaced with nellie stevens hollies and camellia trees.

Work Items

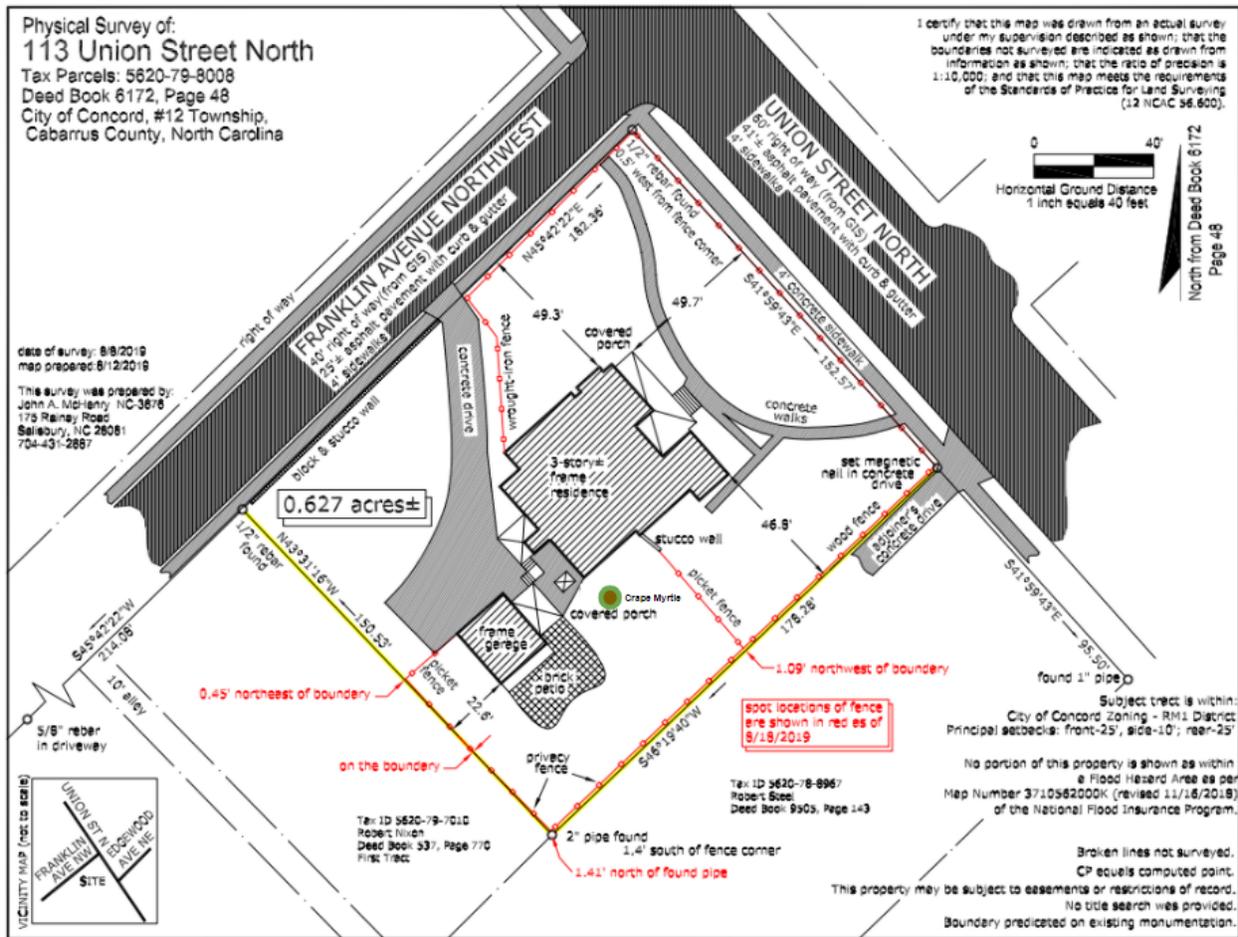
1. Replacement of backyard fence & gates
2. Pool with pump and surrounding concrete patio

Property History

113 Union St. N was constructed in 1890 by J.P. Allison, co-founder of the Concord Telephone Company, leader in Cabarrus County agriculture, N.C. State representative, VP of Concord/Cabarrus Bank, and owner of the Allison Building (existing Concord Courthouse location).

Existing Site Map

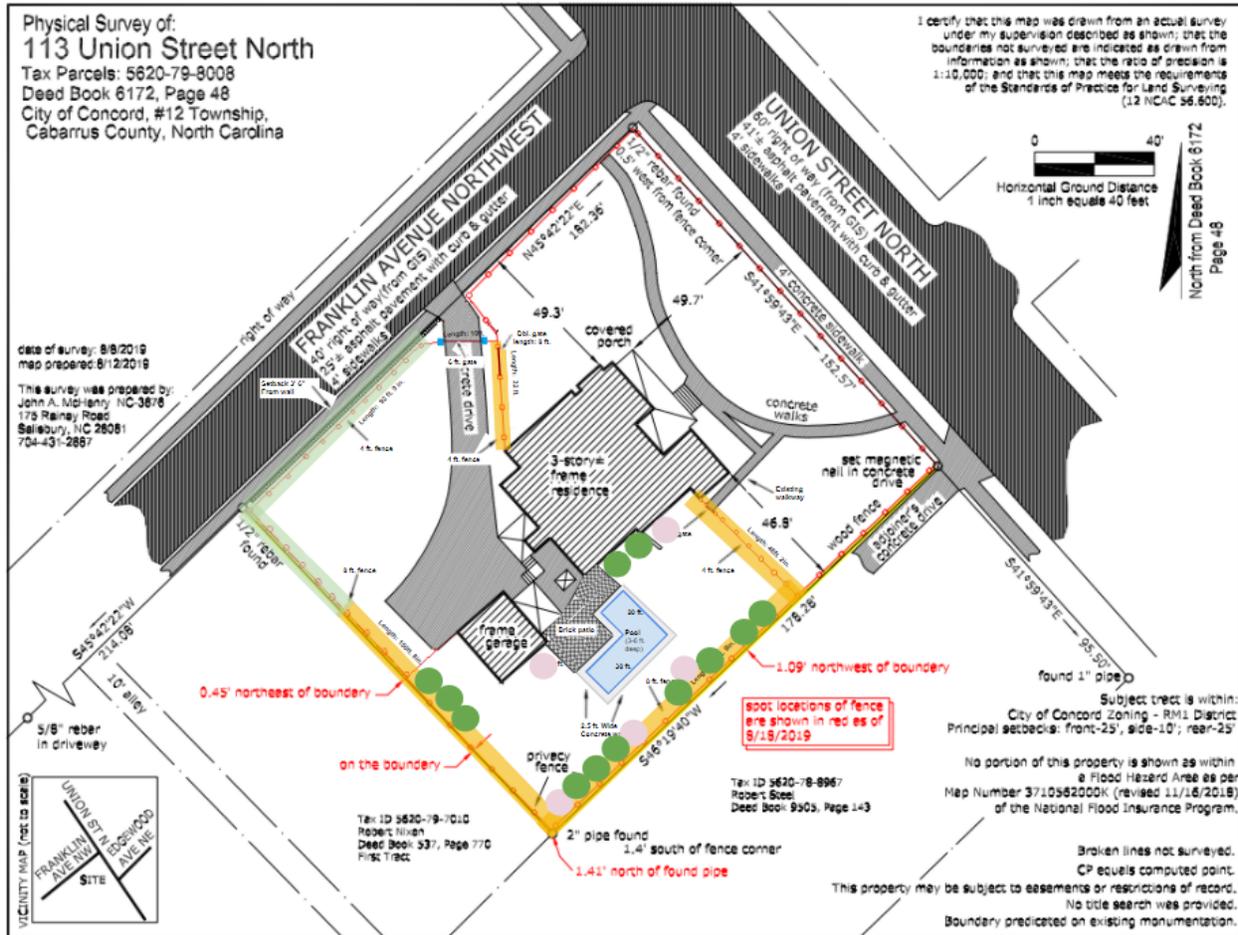
(original PDF file to be provided)



Legend

 Crepe Myrtle

Updated Site Map



Legend

 Pool addition
 Size: 20 ft. x 30 ft.
 Depth: 3 ft. to 6 ft.

 Fencing replacement
 (See details)

 Fencing extension
 (See details)

Replacement of backyard fence & gates

Description

Existing fencing at rear of property (“backyard”) has ongoing rot and infestation issues and will be replaced with a new fence. The new fencing will be a trimmed wood fencing, which has along the base of the fence a horizontal bottom board, also known as a kickboard, to offer a boxed styling. Paired with a cap board and trim boards, the trimmed boxed style upgrades the look of a standard wood fence. Approximately 2 side gates (also rotting) on either side of the house will be replaced following the same style. The replacement fencing will extend around the backyard to offer a completed finished look, connecting at the driveway along the NW side, which will include approx. 2 brick columns and a driveway gate. The fencing will also extend on the SE side to the house where the existing sidewalk runs parallel to the solarium (“sun room”).

Purpose

- To provide security and safety for children
- To provide security and safety for pets
- To provide security to the property and belongings
- To reduce noise levels from additional pool during swimming season
- To remove rotted and rotting fencing and posts
- To provide a crisp, aesthetically pleasing and detailed look to the property
- To establish a resilient and reinforced natural fence that will last longer
- To not hide or cover any major architectural features of the primary residence

Material Details

- All wood used will be #1 pressure treated pine/cedar posts and boards
- Top & bottom horizontal trim made with approx. 2x6 and 2x8 lumber
- Vertical fence boards typically made with approx. 2x4 and 2x6 lumber
- Cap trim boards made with approx. 2x4 lumber
- 4x4 posts (approx.)
- Post caps
- 36-48 in Concrete post bases (approx.)
- Coated, stainless steel screws

Existing Fencing

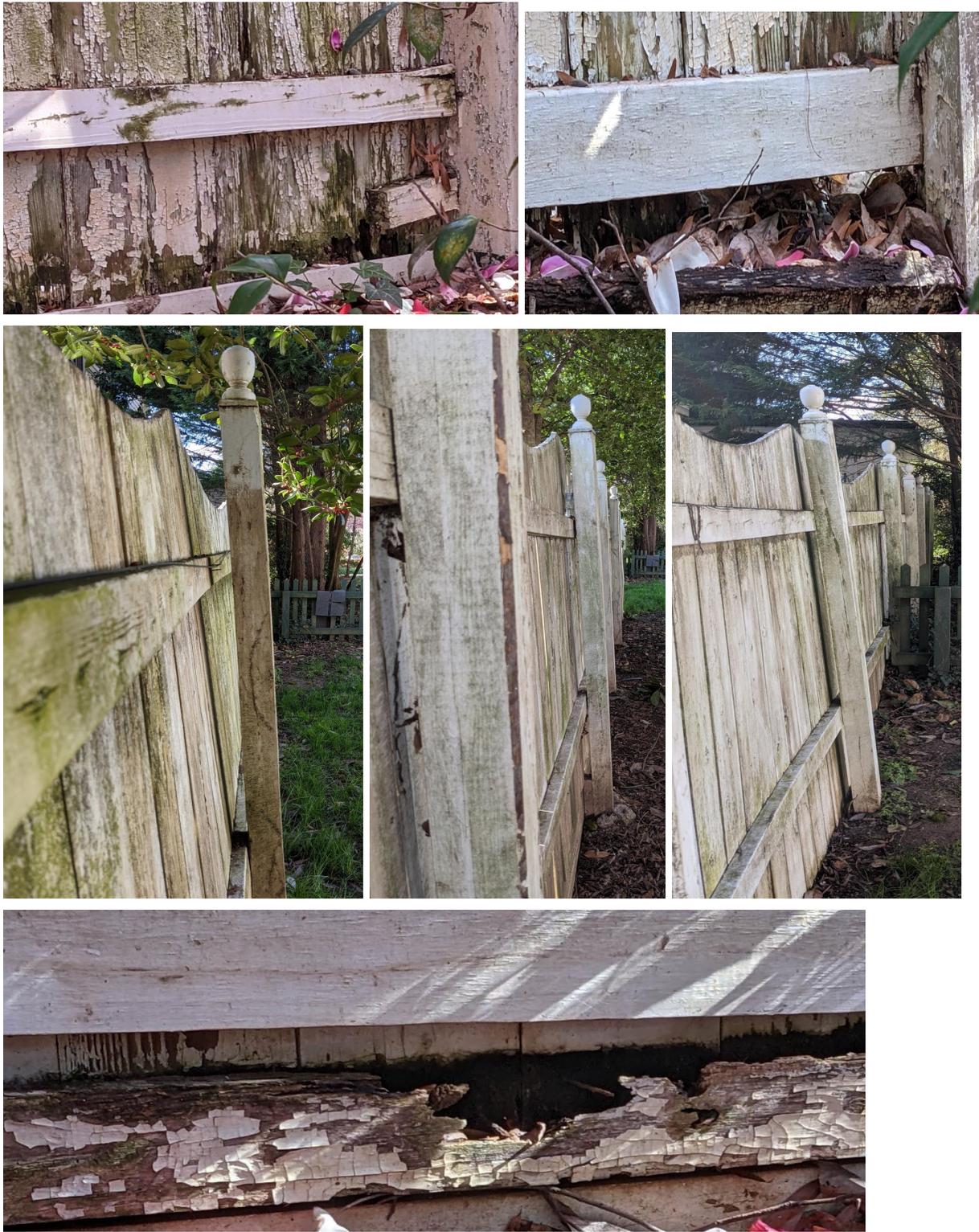
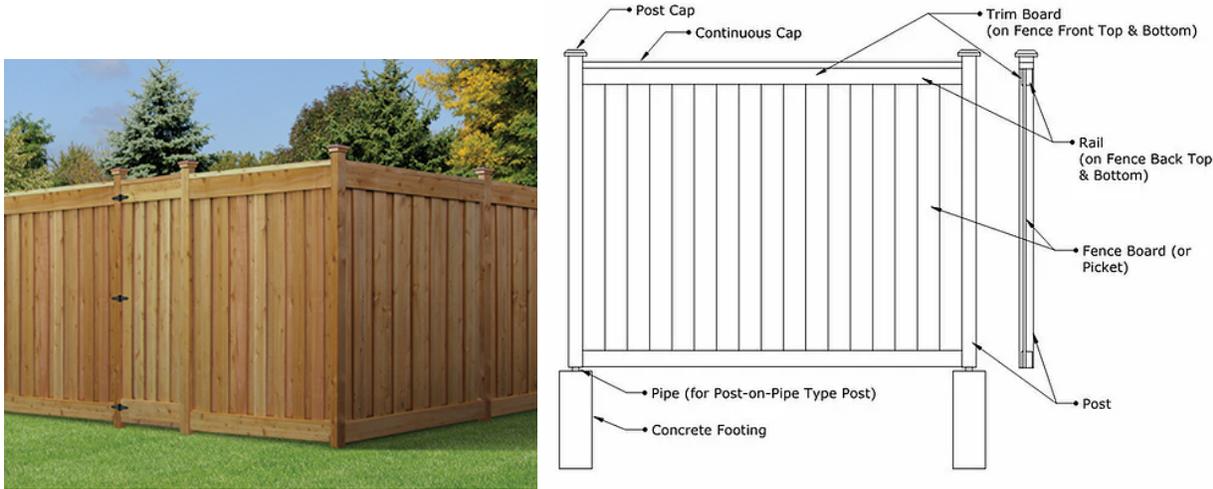


Exhibit D

Example Construction and Styling



* Sample rendering, and construction diagram.



* Boxed-fence along driveway and corner lot historic home, lined with box bushes.



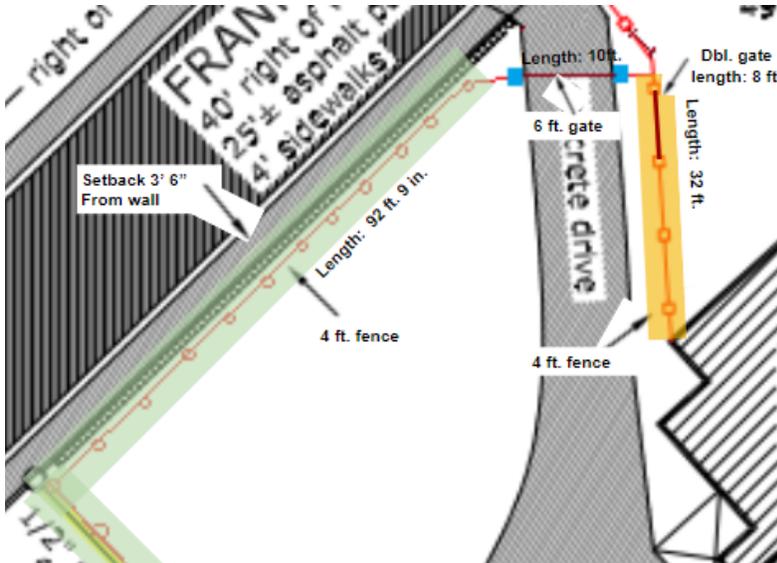
* Boxed-fence along short, retaining wall and shrubbery bed with arborvitae.

* Below are sample images of the style on this property



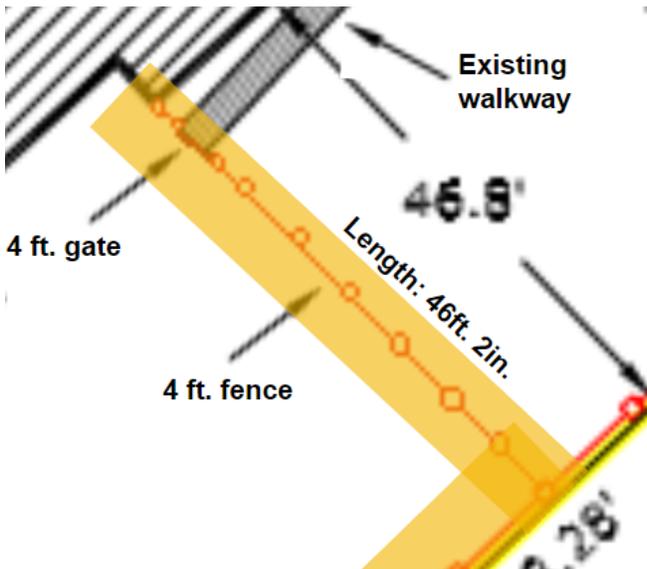
Fencing Locations and Dimensions

Northwest along Franklin Ave.



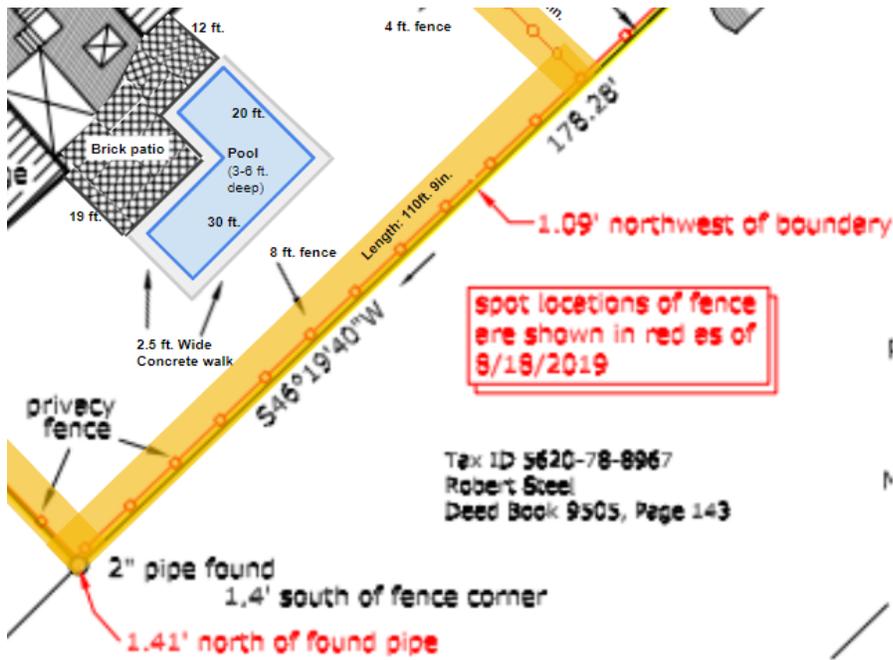
Fencing will be set back from the concrete wall by approx. 3 ft. 6 in. The fencing will be approx. 4 ft. in height on both sides of the driveway. The overall length will be approx. 92 ft. 9 in. plus approx. 32 ft. on the eastern side of the driveway.

Northeast along Union St. N



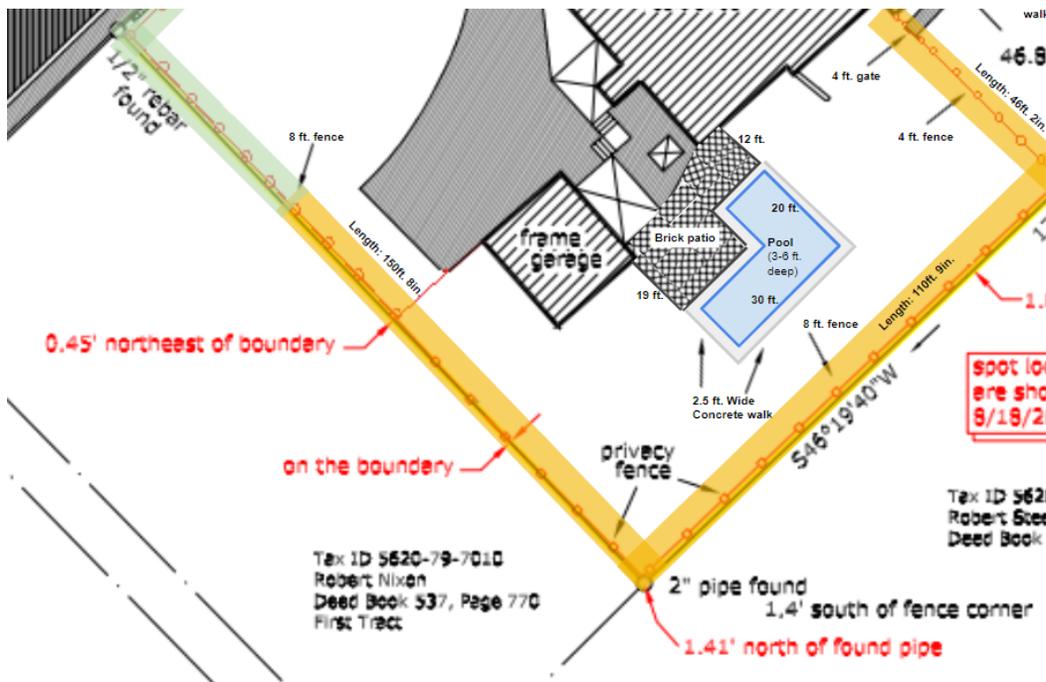
Fencing will run perpendicular to the existing sidewalk running alongside the solarium where an approx. 4ft. high and 3ft. 3in. wide gate will provide access to the rear of the property. The overall length of the fence and gate will be approx. 46ft. 2in., connecting between the back corner of the solarium to the southeastern fencing. The fencing will be approx. 4ft. in height.

Southeast along Union St. N



Fencing will run in similar fashion and location as the existing fencing that it is replacing. The overall length will be approx. 110ft. 9in. with a height of approx. 8 ft.

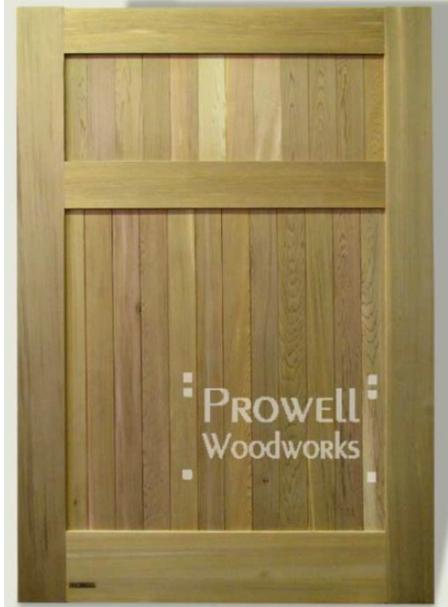
Southwest along Franklin Ave.



Fencing will follow the same positioning and direction as the existing fence. Total length will be approx 150 ft. 8 in. The fencing will run to Franklin Ave, set back from the concrete wall by approx. 3 ft. 6 in.

Side Gates w/Hardware

Side gate will reflect the same boxed trim style of fencing with the same dimensions, approx. 4ft. high and 3ft. 3in. wide gate to span the sidewalk. A double gate will be placed on the northwest side of property to allow for lawn equipment and will be 2 single gates equaling 8 ft in approx length. Gate example:



Handle, latches, and hinges will be aluminum (or stainless steel), black coated material. Hardware will include similar styling to original, front yard iron gates. Hardware secured by black-coated screws. Hardware examples:

<p>Handle will be similar to a 7-7/8-in Black Gate Handle</p>	
<p>Latch will be similar to existing latches, Post Mount 5-in Black Gate Latch</p>	
<p>Hinges will be similar to existing hinges, 6-in Steel-Painted Gate Hinge</p>	

Driveway Gate

Driveway gate will resemble similar styling to the original, front yard iron fences and gates to keep with victorian queen anne look of the property. The gate will be electric and motorized to provide security and follow similar height of the fencing. The gate will be set back from the sidewalk and span the driveway. The gate will be mounted to 2 brick columns on either side. Each column will have a concrete cap. Gate examples:



Gate dimensions (approx.): 6ft. H x 10ft 2in. Wide
 Brick column dimensions (approx.): 2ft. Wide, 2ft. Deep, 6 ft. H

Fence and Gate Color

Fence and gate color will be stained to match existing wooden stain used on Front Porch columns, Minwax Red Oak 215 wood stain. Stain color example:



Landscaping

Landscaping in front of fences along Franklin Ave. and Union St. will be a mix of sunshine lagustrum, nellie stevens holly, golden euonymus, and fragrant tea olive. All plants used are found throughout the Historic district. Plant examples:

sunshine lagustrum	nellie stevens holly	golden euonymus	fragrant tea olive
			

Pool with pump and surrounding concrete patio

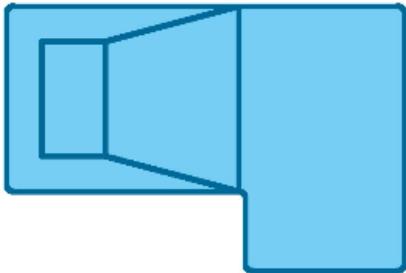
Description

New addition of a L-shaped pool will be constructed on the property. The pool will be located in the rear of property (“backyard”). The pool will be situated at the Southeast corner of the property, just beyond the southeast corner of the primary residence, the existing concrete patio area, and part of the framed garage. The pool expected size is approx. 20ft by 30ft. The stairwell of the pool will face near the home and concrete patio and have a depth of approx. 3ft at initial entrance. Beyond initial entrance the pool will have a depth of approx. 6ft. The pool will also have an approx. 2 ½ft. Concrete surround (walkway) around the all sides of the pool. The existing brick paver patio behind the garage will be repurposed to create a connecting patio space between the current concrete patio between garage and primary residence, and the new concrete surround by the pool. A crape myrtle will be removed as it currently interferes with the southeast corner of the primary residence and the root system restricts entry of the pool. See below for details on tree removal and replacement.

Material

Pool will be made of fiberglass, providing the most durability and lifetime. Concrete Walkway will be poured cement. Proper drainage, foundation, and base will all be set using common construction and landscaping methods.

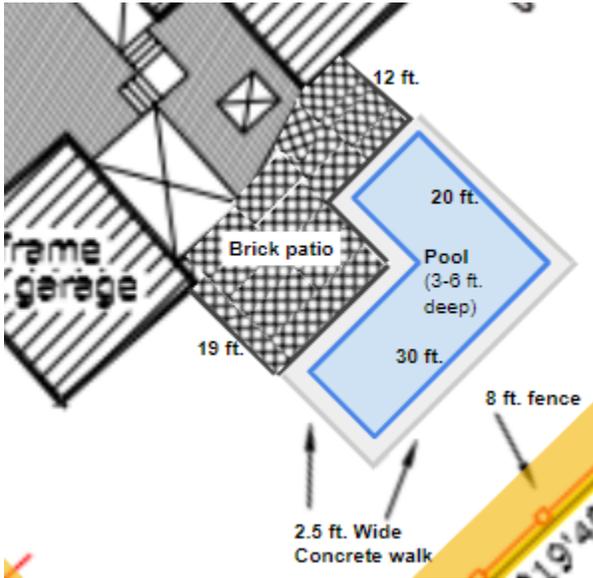
Example Construction and Styling



Full-L



Location and Dimensions



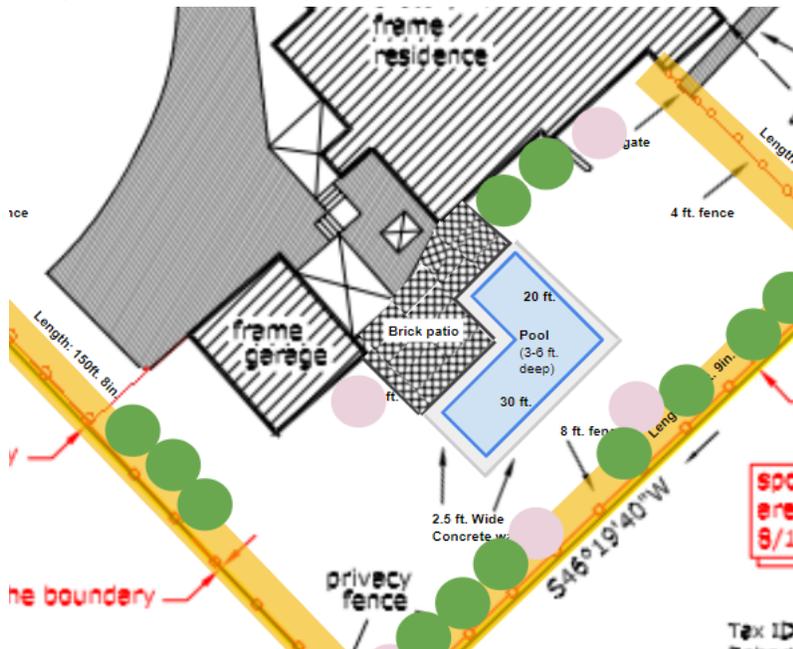
Pool will be located in the southeast rear yard. Pool entrance will be approx. located beyond the southeast corner of primary residence and run southwest to the rear of the framed garage. The width will be approx 20ft. with a length of approx. 30 ft. Distance between the concrete surround and the southeastern fence will be approx 20ft.

Replacement of crape myrtle tree and stump

The ornamentalCrape myrtle tree will be removed from the property as it and its root system currently interferes with the southeast corner of the primary residence as well as the pool location. The report from Bill Leake, Concord Arborist, will be attached to this document. The crape myrtle will be replaced with a variety of nellie stevens hollies, camellia shrubs, and fragrant tea olive, all commonly found in the Union St. Historic District. The trees and shrubs will be located along the southeastern fencing amongst existing magnolias, dogwood, and spruce. These replacements are hardy and prefer shade, and will survive under the property’s canopy.



* Replacement tree map



Replacement tree examples

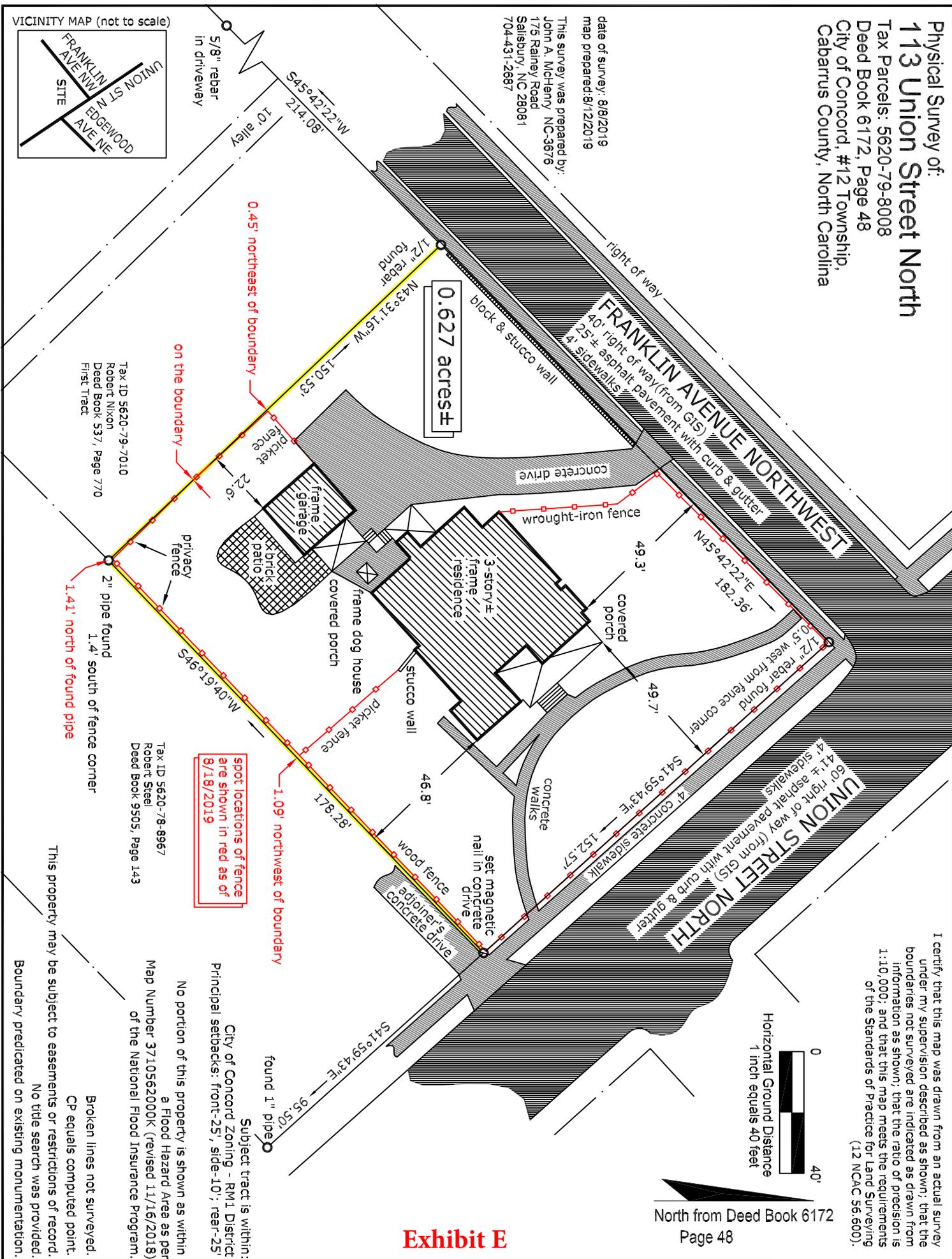
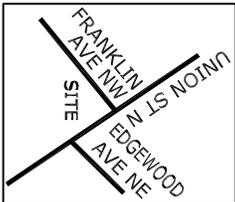
Nellie stevens holly	Camellia tree
	
<p>Ideal selection for both hedging and privacy screening, especially since it grows up to 3 feet each year. Thrives on neglect, growing in partial sun or shade. Nellies stay deep green year-round. Pyramidal shape that matures at 15 to 25 feet in height, or pruned into a tall box hedge.</p>	<p>Camellias are dense trees with brilliant foliage. They offer bright, long-blooming flowers. Camellias prefer shaded areas. Camellias can grow up to 6 to 12 ft in height.</p>

Exhibit D

Physical Survey of:
113 Union Street North
 Tax Parcels: 5620-79-8008
 Deed Book 6172, Page 48
 City of Concord, #12 Township,
 Cabarrus County, North Carolina

date of survey: 8/18/2019
 map prepared 8/12/2019
 This survey was prepared by:
 John A. McHenry, NC-3676
 175 Railway Road
 Salisbury, NC 28081
 704-431-2687

VICINITY MAP (not to scale)



I certify that this map was drawn from an actual survey under my supervision described as shown; that the boundaries not surveyed are indicated as drawn from information as shown; that the ratio of precision is 1:10,000; and that this map meets the requirements of the Standards of Practice for Land Surveying (12 NCAC 56.600).



North from Deed Book 6172
 Page 48

Exhibit E

Spot locations of fence are shown in red as of 8/18/2019

Subject tract is within City of Concord Zoning - RM1 District Principal setbacks: front-25', side-10', rear-25'

No portion of this property is shown as within a Flood Hazard Area as per Map Number 3710562000K (revised 11/16/2018) of the National Flood Insurance Program.

Broken lines not surveyed.
 CP equals computed point.
 This property may be subject to easements or restrictions of record.
 No title search was provided.
 Boundary predicated on existing monumentation.

Tax ID 5620-79-7010
 Robert Nixon
 Deed Book 537, Page 770
 First Tract

Tax ID 5620-78-9967
 Robert Steel
 Deed Book 9505, Page 143

TREE RISK ASSESSMENT FORM

Site/Address: 113 Union St N.

Map/Location: Southwest corner of home.

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

Date: 03/08/21____ Inspector: Bill Leake

Date of last inspection:

RISK RATING:

1 **0** **2** **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 #: **1** Species: **Crepe Myrtle (Lagerstroemia indica)**

DBH: **12"** # of trunks: **5** Height: **25'** Spread: **20'**

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 guards

Woundwood : excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases:

Growth obstructions:

stakes wire/ties signs cables

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. building

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 F

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: 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

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				
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	L	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: 03/08/21

COMMENTS

This tree has no structural defects indicating above normal risk. There are small dead trunks that have been topped. The proposed pool installation will impact the root system of this tree.

Bill Leake

Exhibit F

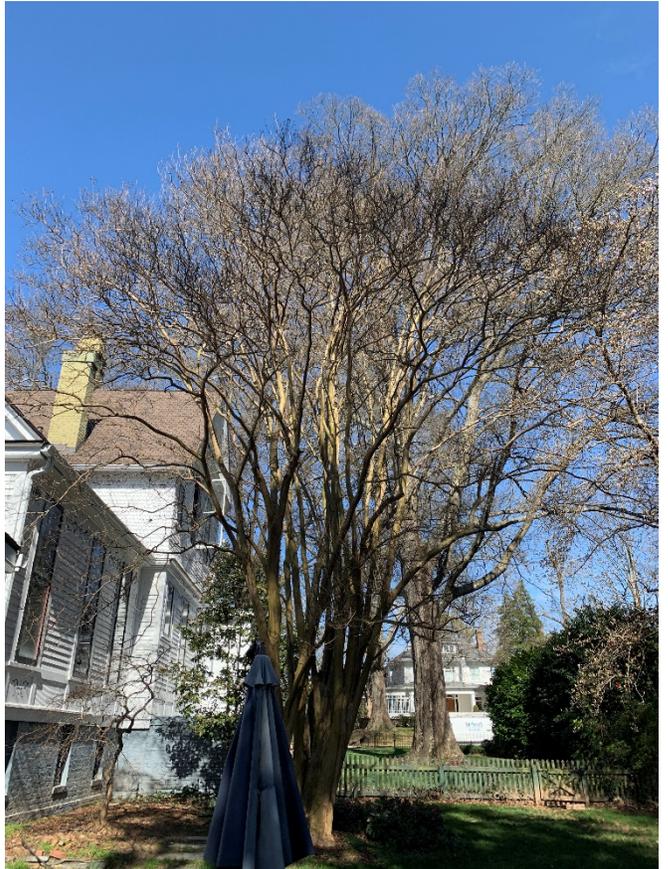


Exhibit F



Mon 3/29/2021 11:39 AM

Stephen Rohrer <stephen.rohrer86@gmail.com>

Re: More Questions

To Katherine Godwin

[NOTICE: EXTERNAL EMAIL]

existing picket fencing: 2.5 ft

Gate is made out of:

- * Galvanized steel (ensures rust and corrosion resistance)
- * Powder-coated paint (averts chipping, cracking, or peeling)

On Mon, Mar 29, 2021 at 11:09 AM Katherine Godwin <godwink@concordnc.gov> wrote:

Hi Stephen,

I have two more questions- the height of the existing wooden picket fence, the materials of the proposed driveway gate?

Thanks!

Katherine



Mon 3/29/2021 9:27 AM

Stephen Rohrer <stephen.rohrer86@gmail.com>

Re: More Questions

To Katherine Godwin

[NOTICE: EXTERNAL EMAIL]

Yes it is somewhere between 6-7 ft. No, that fence continues up behind the bushes along the front yard where it will then connect to the sidewalk/corner of the house.

-Stephen

On Fri, Mar 26, 2021 at 4:59 PM Katherine Godwin <godwink@concordnc.gov> wrote:

Hi Stephen,

Great walking through the property with you today but missed a picture/question. So the existing privacy fencing on the side of the house where the pool is going is about 6' tall correct? And does that fencing stop at the current location of the wooden picket fence or does it keep on going all the way up to the new fencing spot to connect into the sidewalk/corner of the house? If this is an extension of the privacy fence how much is existing and how much are you proposing to extend? Thanks!

On Thu, Mar 25, 2021 at 11:51 AM Stephen Rohrer <stephen.rohrer86@gmail.com> wrote:

Here are answers to your questions!

New Driveway Gate and brick columns, How much driveway do you have before gate? Don't want vehicle hanging out onto street.

Between sidewalk and gate: 21ft.

Including sidewalk: 25ft.

* For reference, my full-size F150 pickup truck is approx. 16 ft.

32' long, 4' high fence replace wooden picket fence, side gate?

Yes, exactly where your arrow is pointing, a double gate is placed. 8 ft in total length.

The style will be the same as a single gate, just doubled up.

Where would the second side gate go? Any landscaping proposed for the street side of the fencing along Franklin or Union? Any plans to paint or stain the fence?

See the updated document attached that now includes the double gate replacement ("Updated Site Map" and gate section), and landscaping along fence and stain color (new subsections at end of Fencing section).

46'2", 4' high fence replacing wooden picket fence, and side gate- where?

See subsection "Updated Site Map" within the document. Also see the subsection, "Northeast along Union St. N". This fence is being replaced and moved to align with the actual sidewalk that currently dead ends into the middle of the yard (we think this was the original fence location)

New fence, X long 8' high

X = 49ft. 5 in.

Replacement privacy fence X long, 8' high

X = 101ft. 3in.