

DATE: May 12, 2021

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-05-21
<u>Applicant:</u>	Jeff Allen
<u>Location of subject property:</u>	94 Union St. N
<u>Staff Report prepared by:</u>	Katherine Godwin, Sr. Planner

BACKGROUND:

- The subject property, 94 Union St. N, is an “Pivotal” structure in the North Union Street Historic District. (Exhibit A).
- Built Circa 1928
- Charles A. Cannon House: “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).
- Applicant is requesting to:
 - Modify an existing Certificate of Appropriateness to:
 - Eliminate the construction of a wall in the front yard;
 - Modify the design and materials of the driveway and motor court, and add two parking pads; and,
 - Remove four additional trees and plant nine replacement trees.
 - Receive an additional Certificate of Appropriateness to:
 - Install a segment of fence to connect the house to the previously approved motorized gate;
 - Install exterior landscape lighting;
 - Construct a portico on the front façade of the house; and,
 - Replace the front access stairs from Union St.

DISCUSSION:

The applicant is requesting to modify an existing Certificate of Appropriateness by: (1) eliminating the construction of a wall in the front yard, (2) modifying the design and materials of the driveway and motor court (3) adding two parking pads as part of the motor court, and (4) removing four additional trees with

nine trees proposed as replacements(Exhibits B, F, G, and I). The applicant is also seeking an additional Certificate of Appropriateness to: (1) install a segment of fence to connect the house to the previously approved motorized gate, (2) install exterior landscape lighting, (3) construct a portico on the front façade of the house, and (4) replace the front access stairs from Union St. (Exhibits B, J, K, L, and M).

Wall Modifications:

The recorded order for case H-04-20, heard by the Historic Preservation Commission on February 12, 2020, includes 2 ft 6 in tall brick walls connected by a gate in the front yard to shield the motor court and vehicles (Exhibit O). Because the applicant is proposing a hedge of Burford Holly near the front property line, he feels that the wall is no longer warranted for screening and would like it eliminated from the COA for case H-04-20 (Exhibits B, F, and G).

Driveway and Motor Court Modifications:

The applicant is proposing to modify the circular driveway and motor court previously approved under H-04-20 by changing the materials from colored concrete and slate to dyed concrete and crab orchard cobblestone (Exhibits B, I, N, and O). The dimensions of the motor court have also been reduced from approximately 44ft by 35 ft to 20 ft 6 in by 20 ft 6 in and two parking pads measuring 19 ft by 20 ft each have been added to either side of the motor court (Exhibits B, I, and O). The width of the driveway will remain the previously approved 12' (Exhibits B, I, and O).

Landscape Plan Modifications:

The applicant currently has three approved COAs allowing them to remove one Oak, one Willow Oak, and two Magnolias in the front yard and one Crepe Myrtle in the rear yard (Exhibits O, P, and R). No replacement tree species or locations were suggested for the five previously approved removals (Exhibits O, P, and R). The applicant is requesting to remove four more trees in the front yard: one Magnolia, one Oak, one Holly, and one Elm (Exhibits B, G, and H). All four of the trees are in good or excellent condition but are being impacted by the construction of the circular driveway, motor court, or parking pads or by the removal of neighboring trees (Exhibit H).

To replace these nine trees the applicant is proposing to plant two Bosque Elms and two Fringe trees in the front yard and ten Aeryn Trident Maple Trees in the rear yard on either side of the new pool (Exhibits B and G). In total nine trees would be removed (seven shade trees and two ornamentals) and fourteen replacement trees are being proposed (two shade trees and twelve ornamentals) (Exhibits B, G, H, O, P, and R).

The applicant is also proposing to relocate the Boxwood shrubs currently along the walkway to locations around the front and side of the house and on either side of the proposed front access stairs and plant the aforementioned Burford Holly Hedge (Exhibit G).

Tree Removal and Replacement Table

	Administrative Prior to H-04-20	H-04-20	Administrative Since H-04-20	H-05-21	Total
Removed					
Canopy/Shade Trees	1 Oak	1 Willow Oak	2 Magnolias	1 Magnolia 1 Oak 1 Elm	2 Oaks 1 Willow Oak 3 Magnolias <u>1 Elm</u> 7 Total
Ornamental		1 Crepe Myrtle (rear yard)		1 Holly	1 Crepe Myrtle <u>1 Holly</u> 2 Total
Replacement					
Canopy/Shade Trees				2 Bosque Elms	<u>2 Bosque Elms</u> 2 Total
Ornamental				2 Fringe Trees 10 Aeryn Trident Maple Trees (rear yard)	2 Fringe Trees 10 Aeryn Trident Maple <u>Trees</u> 12 Total

New Fence Segment:

The applicant is proposing a segment of fencing to connect the side of the house to the previously approved motorized gate at the southwestern corner of the house (Exhibits B, K, and O). The fence would be a wooden, picket fence measuring 4 ft tall with pickets spaced out every 4" (Exhibit K). The fence would be painted to match the trim or siding of the house.

New Exterior Landscape Lighting:

The applicant has submitted an exterior landscape lighting plan which includes six CM340 lights on the front and rear stairs, thirty-four CM115/MR-11 lights on the front and rear landscaping, two CM 895 lights on the front entry, and fifteen CM 360 lights with 391.5 shrouds on the front walkways (Exhibits B, M, and N). According to the material specifications, each of these light fixtures would be copper or brass and low wattage (20 to 50 Watt maximum) with means to minimize glare (shrouds and/or angling) (Exhibit N).

New Portico:

The applicant is proposing to extend out the current architectural features of the front entry to construct a new portico (Exhibits B and L). The doors, transom, and sidelights would remain the same but the covered entrance way would be extended by 5 ft 4 in and include four new wood 6X6 fluted columns, a new standing seam copper roof, new beaded board ceiling, new fascia board corners to match the old porch, new 8X10 box beam to match existing, and new Vermont slate flooring with a limestone foundation

border (Exhibit L). The existing railing will be used and a new HALO 3" Recessed can light will be installed (Exhibit L).

New Front Access Stairs Replacement:

The applicant is proposing to replace the current front access slate stairs with a new set of stairs (measuring approximately 4 ft wide) with brick risers, 2 in bluestone tread, brick cheek walls measuring approximately 1 ft wide, new Haddonstone balls measuring approximately 11 in in diameter, and a new wrought iron handrail painted black (Exhibits B and J).

ATTACHMENTS

Exhibit A: Historic Inventory Information

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map

Exhibit D: Existing Conditions

Exhibit E: Historic Images

Exhibit F: Proposed Site Improvements Site Plans

Exhibit G: Landscape Plans and Images

Exhibit H: Tree Risk Assessment Form and Images

Exhibit I: Motor Court, Driveway, and Parking Pads Plans

Exhibit J: Front Approach Stairway

Exhibit K: Fence Segment

Exhibit L: Portico Elevations

Exhibit M: Exterior Landscape Lighting Plans

Exhibit N: Materials

Exhibit O: H-4-20 Recorded Order Excerpts

Exhibit P: In House Certificate of Appropriateness

Exhibit Q: Minutes from February 12, 2020 Historic Preservation Commission Meeting

Exhibit R: Oak 1 Tree Assessment

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Approval Requirement Needs Table

- *Fencing and Gates (See Masonry Walls): All types require Commission Hearing and Approval.*
- *Lighting (Exterior): Additions of permanent, general illumination fixtures within public view require Commission Hearing and Approval.*
- *New Construction or Additions: All new construction and additions 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. All new patios, walks and driveways require Commission Hearing and Approval.*
- *Stair or Steps: Removal, addition or alteration of external stairs or steps Fencing and Gates (See Masonry Walls): All types require Commission Hearing and 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 2: New Addition Construction

- *Whenever possible, new additions to buildings shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would not be impaired.*
- *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 on the front elevation will not be allowed.*
- *Design additions so they are compatible with the existing building in height, massing, roof form and pitch.*
- *Reduce the visual impact of an addition on a historic building by limiting its scale and size. Do not overpower the site or substantially alter the site's proportion of built area to green space.*
- *New additions should be installed in such a manner that would allow the home to be reverted to its original state without damaging historic features.*
- *New additions should be compatible in character but use a contemporary design in order to differentiate additions from the historic structure.*
- *Select exterior surface siding and details that are compatible with the existing building in material, texture, color, and character.*
- *Contemporary substitute materials for siding and roofing on additions should only be considered in cases in which the structure utilizes the subject material or a similar non-historic material or if the material used on the structure is no longer available.*
- *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.*
- *Foundations and eaves or other major horizontal elements, should not generally align on buildings and their additions.*
- *Protect significant site and landscape features from damage during or as a result of construction by minimizing ground disturbance.*

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.*
- *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.*
- *All proposed fences and walls should not negatively affect existing trees and mature landscaping.*

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.*

Chapter 5 – Section 10: Driveways, Walkways, and Parking

- *The first residential driveways constructed in the districts were fairly narrow, because cars were smaller than they are now. Some of these driveways consist of two parallel “runners” with a grass strip in between. These driveways should be retained, and the style can serve as a model for new driveways.*
- *When new driveways are constructed, they should be separated from existing driveways by a grass strip, and should be narrow, since double width driveways are out of scale with the relatively small lots in the districts.*
- *Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.*
- *New walkways should consist of appropriate material including gravel, concrete, stone, brick or pervious pavers. Walkways should avoid prefabricated and imprinted stepping stones within front yards.*
- *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.*

- *Excessive expanses of paving should be avoided.*
- *Use vegetation screen or berms to reduce reflection and visual confusion. Within residential areas, integrate parking areas into landscaping and surface with the appropriate materials such as concrete, brick, crushed stone or gravel. In general, asphalt should only be used for areas not visible from the street; its use will be considered on a case by case basis by the Historic Preservation Commission.*
- *New walkways should consist of appropriate natural material including gravel, concrete, stone, brick or pervious pavers.*
- *Walkways should avoid prefabricated and imprinted stepping stones within front yards.*

Chapter 5 – Section 11: Lighting and Transformers

- *Residential lighting is historically minimal. Therefore minor usage of low level landscape lighting added at ground level, with fixtures not visible from the street, that do not shine upon the building façade are appropriate. New exterior lighting units that produce higher levels of lighting or a fixture that is visible from the street are discouraged and require review and approval from the Historic Preservation Commission.*
- *Maintain subtle effects with selective spots of light rather than indiscriminate area lighting.*
- *Do not concentrate light on facades and avoid casting light on surrounding properties.*
- *Use lights to define spaces and accent vegetation.*
- *Hide non-decorative light fixtures.*
- *Do not use fixtures which are incompatible with existing details, styles, etc.*

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

For NPS use only
received
date entered

National Register of Historic Places Inventory—Nomination Form

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



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: Jeff Allen Landscape Architecture, LLC _____
Address: 842 West Fourth Street _____
City: Winston-Salem __ State: NC _ Zip Code: 27101 _____ Telephone: 336-727-3914 _____

OWNER INFORMATION

Name: Mary Margaret & Bob Underwood _____
Address: 94 Union Street North _____
City: Concord _____ State: NC _ Zip Code: 28025 _____ Telephone: 704-574-3800 _____

SUBJECT PROPERTY

Street Address: 94 Union Street North _____ P.I.N. # 5620-89-2037 _____
Area (acres or square feet): 1.4 acres _____ 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: Exterior Site Improvements
Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Proposed site improvements include modifications to the driveway/motor court to change the materials of the driveway, reduce the footprint of the motor court and add two parking pads.
Modifications to the landscape plan include removing additional trees and proposed replantings.
Additional items being proposed include a front portico, front access steps, exterior landscape lighting, and a segment of fence. The front wall will also be removed from the previous COA.
See attached plans for additional information.

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.

March 25, 2021

Date

Jeffrey B Allen

Signature of Owner/Agent

Exhibit B

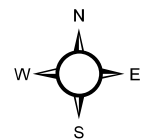
Subject Property

H-05-21

Jeff Allen
Landscape
Architecture

PIN:
5620-89-2037

Exhibit C

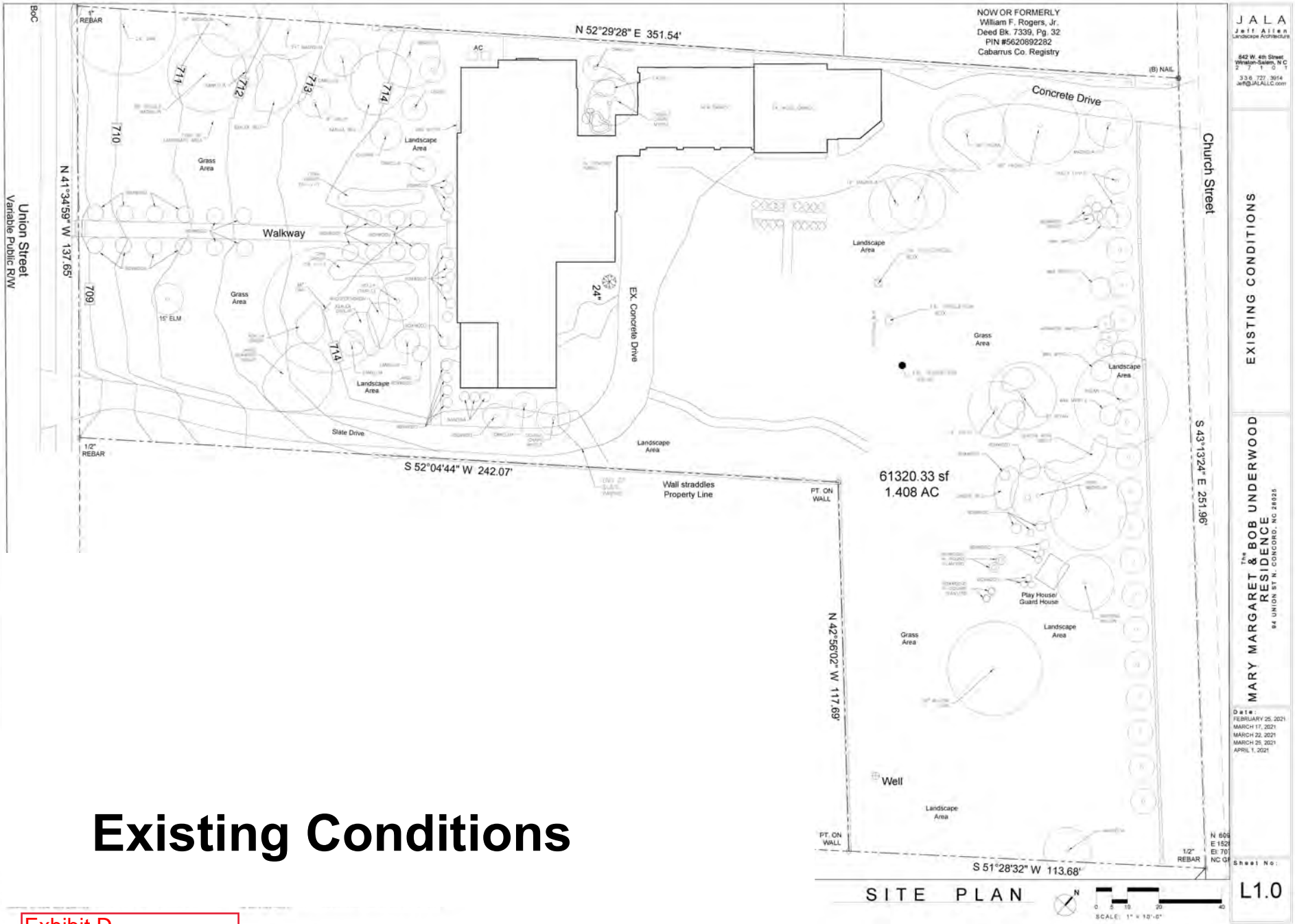


Source: City of Concord
Planning Department

Disclaimer

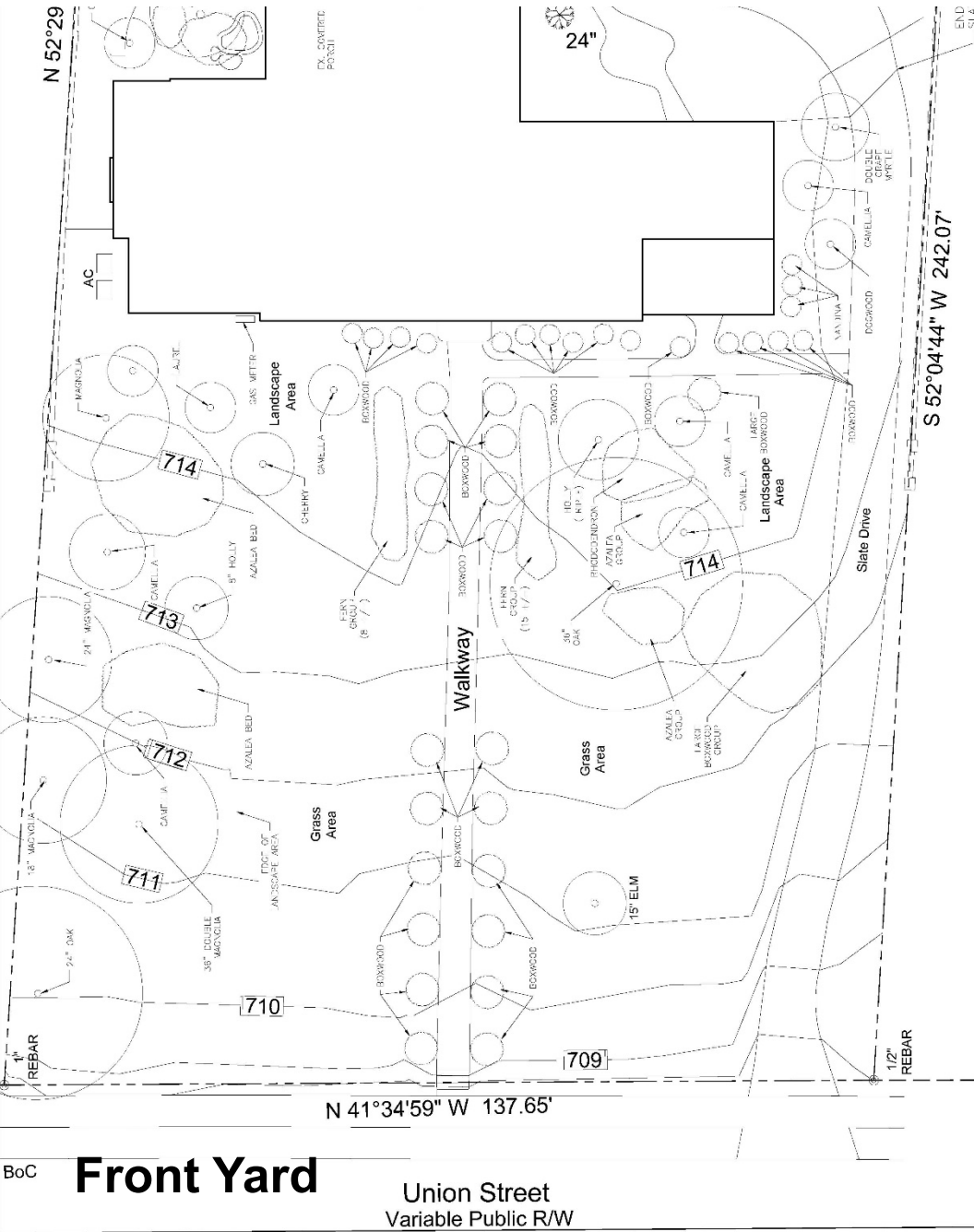
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Existing Conditions

Exhibit D



BoC **Front Yard**

Union Street
Variable Public R/W

Existing Conditions

Exhibit D



Exhibit D

94 UNION STREET NORTH



Exhibit E

W. J. Hooper



Exhibit E



Proposed Site Improvements

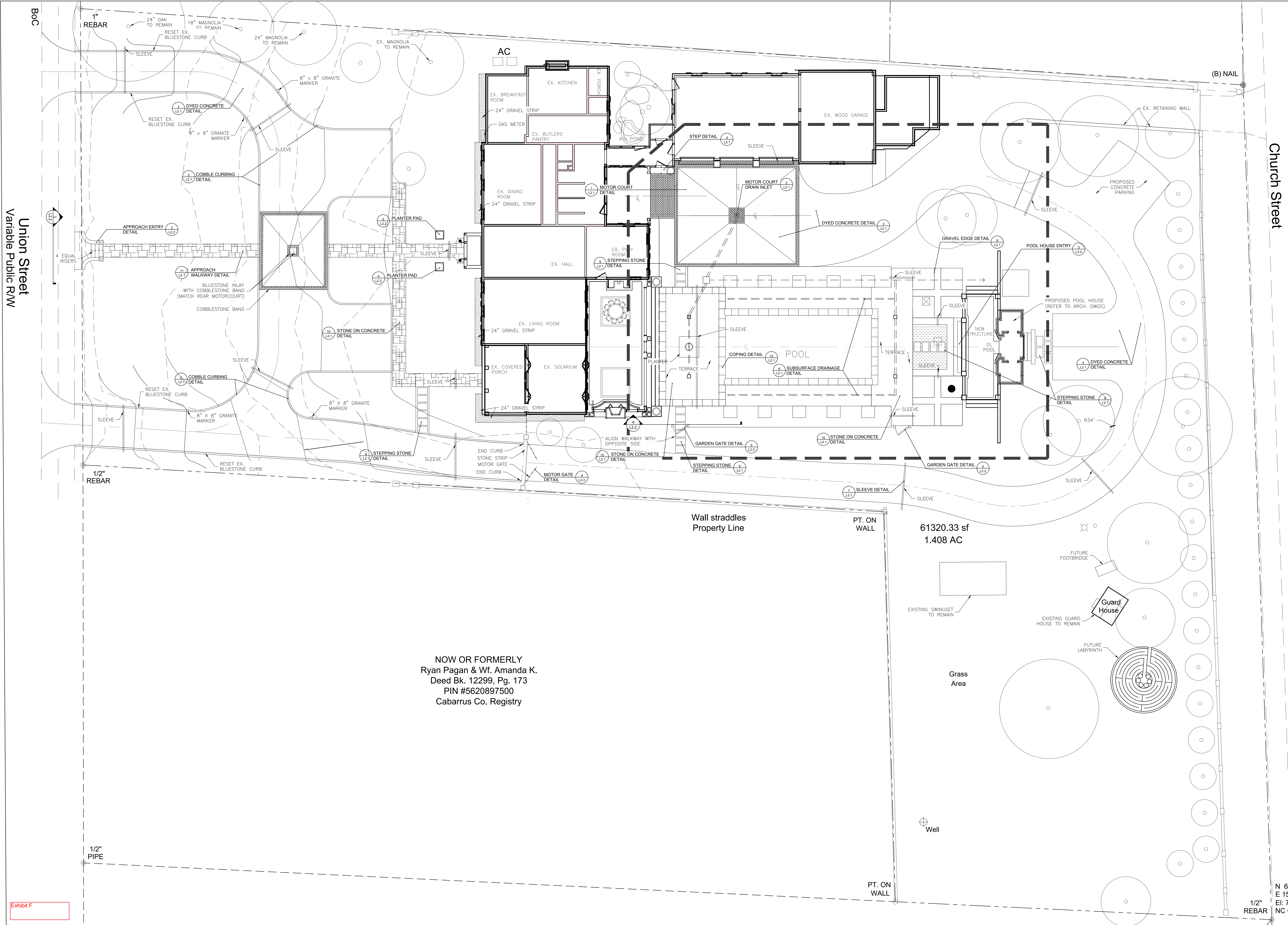
94 Union Street North
Concord, NC



J A L A
JEFF ALLEN
LANDSCAPE ARCHITECTURE LLC

Exhibit F

SCALE: 1" = 10'-0"

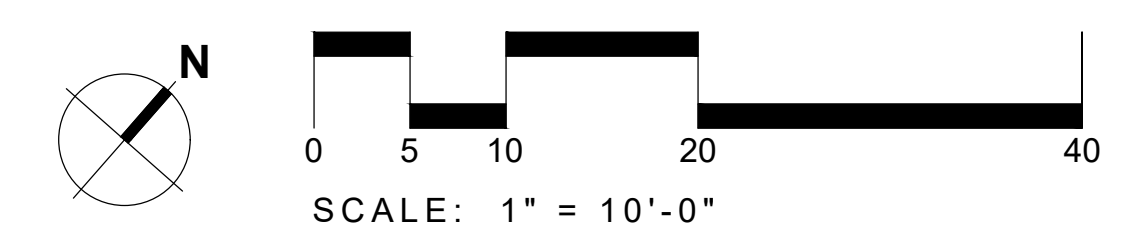


NOW OR FORMERLY
Ryan Pagan & Wf. Amanda K.
Deed Bk. 12299, Pg. 173
PIN #5620897500
Cabarrus Co. Registry

61320.33 sf
1.408 AC

ISSUED FOR BIDDING PURPOSES ONLY.
NOT FOR CONSTRUCTION.

SITE PLAN



THESE PLANS AND DRAWINGS ARE DIAGRAMMATIC ONLY TO CONVEY GENERAL LOCATION OF MATERIAL AND DESIGN INTENT. CONTRACTOR SHALL FIELD VERIFY AND BE HELD RESPONSIBLE FOR ALL EXISTING FIELD DIMENSIONS AND JOB CONDITIONS. CONTRACTOR SHALL NOT REPLY ON SCALED DIMENSIONS AND DRAWINGS TO DERIVE AREA QUANTITIES.

THIS DRAWING IS THE PROPERTY OF JALA, JEFF ALLEN LANDSCAPE ARCHITECTURE LLC AND MAY NOT BE REVISED WITHOUT THE WRITTEN CONSENT OF JALA, JEFF ALLEN LANDSCAPE ARCHITECTURE LLC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.

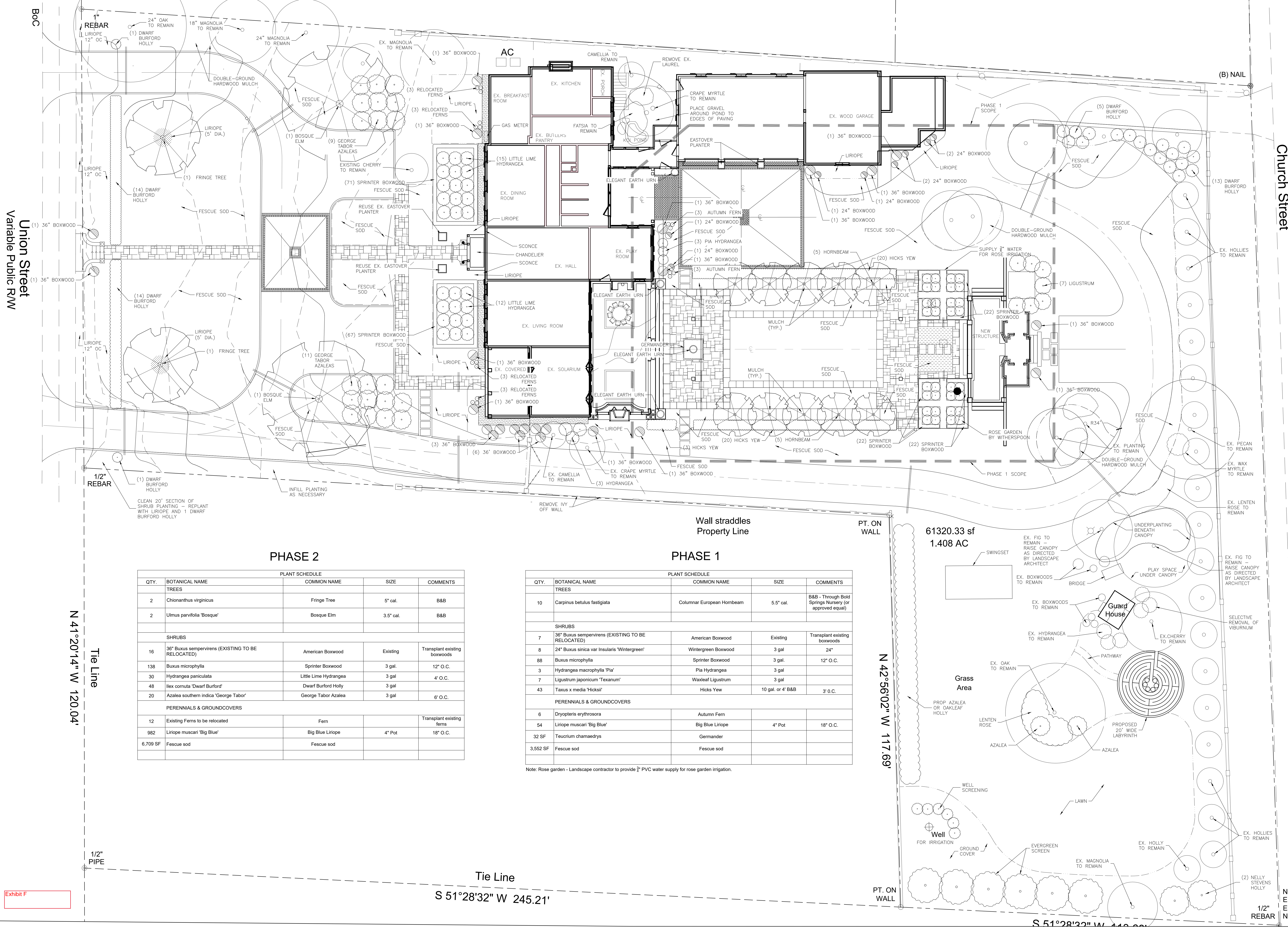
BOC

Union Street
Variable Public R/W

Church Street

N 60'
E 152'
E: 70'
NC G

Exhibit F



PHASE 2

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
2	<i>Chionanthus virginicus</i>	Fringe Tree	5" cal.	B&B
2	<i>Ulmus parvifolia</i> 'Bosque'	Bosque Elm	3.5" cal.	B&B
SHRUBS				
16	36" <i>Buxus sempervirens</i> (EXISTING TO BE RELOCATED)	American Boxwood	Existing	Transplant existing boxwoods
138	<i>Buxus microphylla</i>	Sprinter Boxwood	3 gal.	12" O.C.
30	<i>Hydrangea paniculata</i>	Little Lime Hydrangea	3 gal.	4" O.C.
48	<i>Ilex cornuta</i> 'Dwarf Burford'	Dwarf Burford Holly	3 gal.	
20	<i>Azalea southern indica</i> 'George Tabor'	George Tabor Azalea	3 gal.	6" O.C.
PERENNIALS & GROUNDCOVERS				
12	Existing Ferns to be relocated	Fern		Transplant existing ferns
982	<i>Liriope muscari</i> 'Big Blue'	Big Blue Liriope	4" Pot	18" O.C.
6,709 SF	Fescue sod	Fescue sod		

PHASE 1

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
10	<i>Carpinus betulus fastigiata</i>	Columnar European Hornbeam	5.5" cal.	B&B - Through Bold Springs Nursery (or approved equal)
SHRUBS				
7	36" <i>Buxus sempervirens</i> (EXISTING TO BE RELOCATED)	American Boxwood	Existing	Transplant existing boxwoods
8	24" <i>Buxus sinica</i> var <i>Insularis</i> 'Wintergreen'	Wintergreen Boxwood	3 gal.	24"
88	<i>Buxus microphylla</i>	Sprinter Boxwood	3 gal.	12" O.C.
3	<i>Hydrangea macrophylla</i> 'Pia'	Pia Hydrangea	3 gal.	
7	<i>Ligustrum japonicum</i> 'Texanum'	Waxleaf Ligustrum	3 gal.	
43	<i>Taxus x media</i> 'Hicksii'	Hicks Yew	10 gal. or 4" B&B	3" O.C.
PERENNIALS & GROUNDCOVERS				
6	<i>Dryopteris erythrosora</i>	Autumn Fern		
54	<i>Liriope muscari</i> 'Big Blue'	Big Blue Liriope	4" Pot	18" O.C.
32 SF	<i>Teucrium chamaedrys</i>	Germander		
3,552 SF	Fescue sod	Fescue sod		

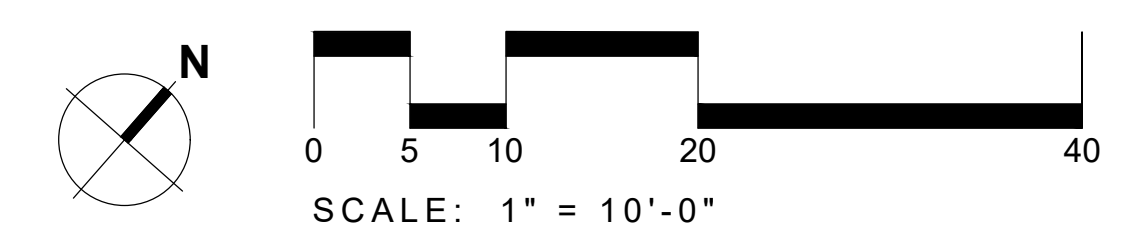
Note: Rose garden - Landscape contractor to provide 3/4" PVC water supply for rose garden irrigation.

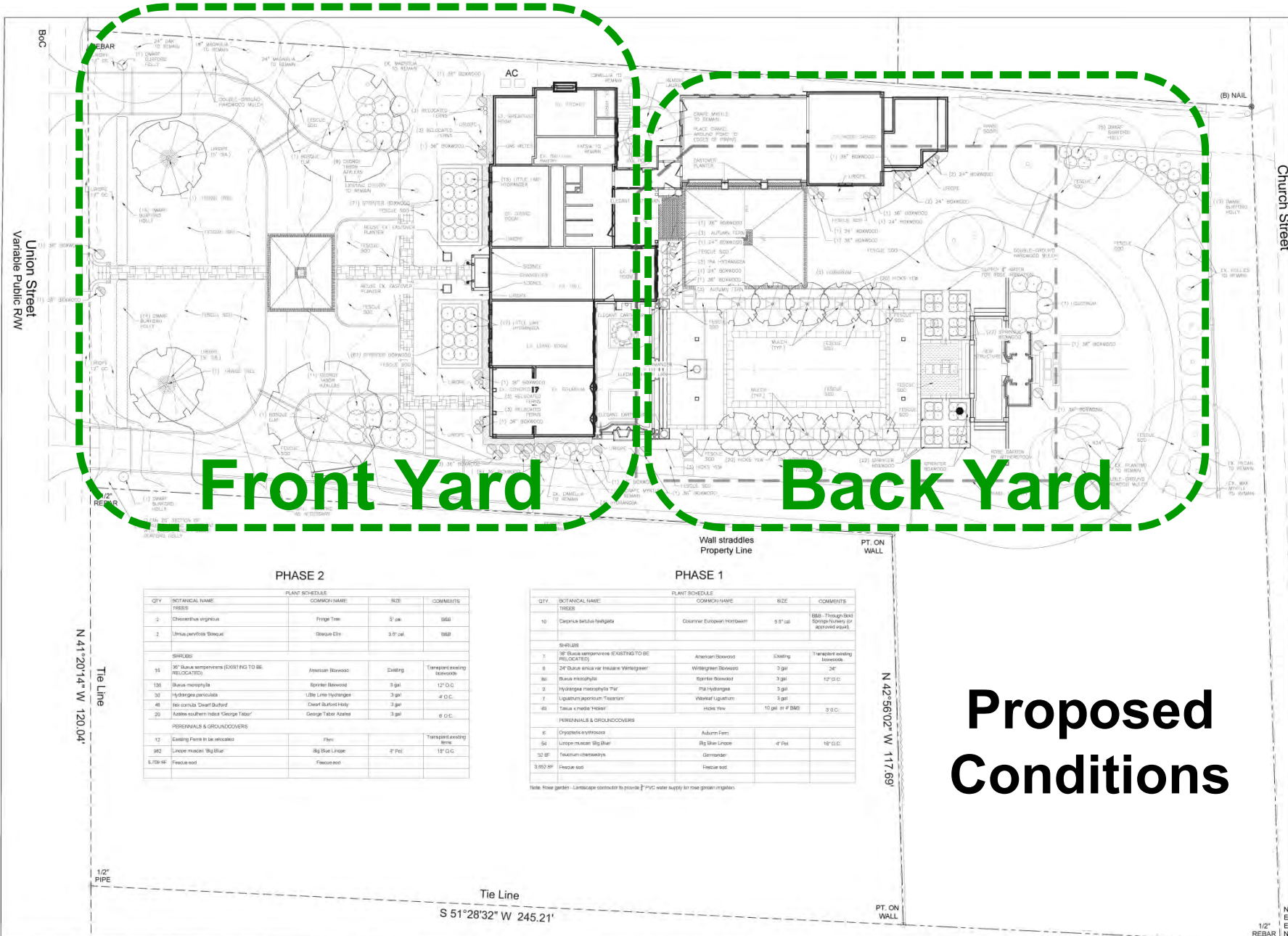
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ISSUED FOR BIDDING PURPOSES ONLY.
 NOT FOR CONSTRUCTION.

SITE PLAN





Front Yard **Back Yard**

Proposed Conditions

PHASE 2

QTY	BOTANICAL NAME	PLANT SCHEDULE	COMMON NAME	SIZE	COMMENTS
TREES					
2	Chionodoxa virginea	Fringe Tree		5' cal	1850
2	Ulmus parvifolia 'Beaucaeu'	Sheep Elm		3.5' cal	1850
SHRUBS					
15	3/4" Buxa sempervirens (EXISTING TO BE RELOCATED)	American Boxwood		Existing	Transplant existing boxwoods
130	Buxa microphylla	Spring Boxwood		3 gal	12" D.C.
30	Hydrangea paniculata	Little Lime Hydrangea		3 gal	4" D.C.
40	Hei cordata 'Dwarf Buffalo'	Dwarf Buffalo Holly		3 gal	
20	Asplenium nidus 'George Taylor'	George Taylor Asplenium		3 gal	5" D.C.
PERENNIALS & GROUNDCOVERS					
12	Existing Fern in the rhododendron	Fern			Transplant existing ferns
302	Limonium maculatum 'Big Blue'	Big Blue Limonium		4" Pot	18" D.C.
5,100 SF	Fescue sod	Fescue sod			

PHASE 1

QTY	BOTANICAL NAME	PLANT SCHEDULE	COMMON NAME	SIZE	COMMENTS
TREES					
10	Desmodium illinoense	Common Buckhorn		5' 5" cal	BBB - Through Grid Strong (verify or approved equal)
SHRUBS					
7	3/4" Buxa sempervirens (EXISTING TO BE RELOCATED)	American Boxwood		Existing	Transplant existing boxwoods
8	3/4" Buxa sempervirens 'Hortensia'	Wintergreen Boxwood		3 gal	24"
30	Buxa microphylla	Spring Boxwood		3 gal	12" D.C.
3	Hydrangea macrophylla 'Tara'	The Hydrangea		3 gal	
1	Ligularia sibirica 'Sensation'	Woolly Ligularia		3 gal	
40	Taxus x media 'Hedera'	Hick Yew		10 gal or 4" B&B	3" D.C.
PERENNIALS & GROUNDCOVERS					
5	Oryzopsis hymenoides	Adorn Fern			
50	Limonium maculatum 'Big Blue'	Big Blue Limonium		4" Pot	18" D.C.
32 SF	Festuca ovina	Gambler			
3,850 SF	Fescue sod	Fescue sod			

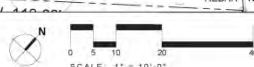
Note: Rose garden - Landscape contractor to provide PVC water supply for rose garden irrigation

N 42°56'02" W 117.63'

Tie Line
 S 51°28'32" W 245.21'

PT. ON WALL

SITE PLAN



ISSUED FOR BIDDING PURPOSES ONLY.
 NOT FOR CONSTRUCTION.

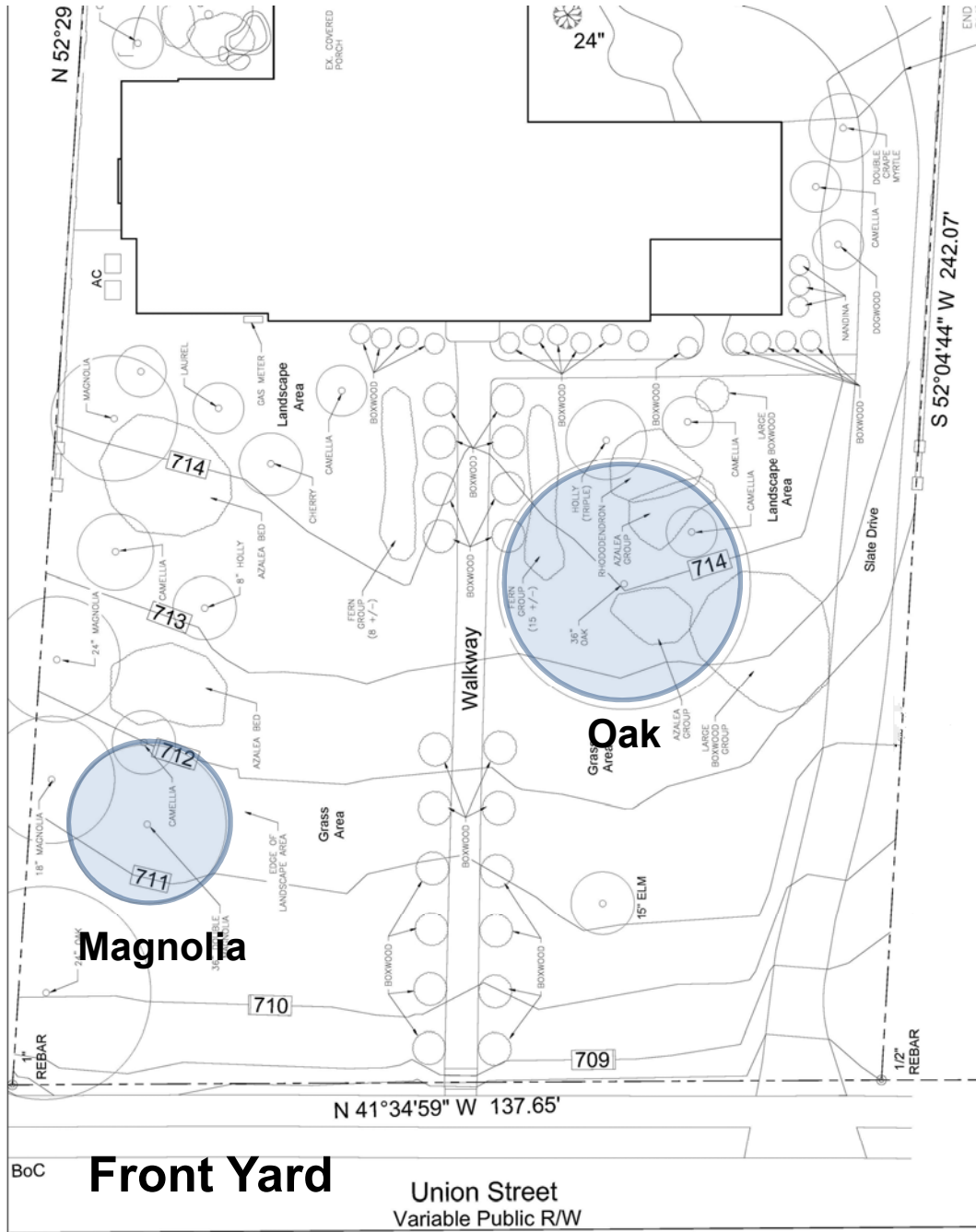
Exhibit F

THIS PLAN AND DRAWINGS ARE PREPARED ONLY FOR THE CLIENT'S GENERAL INFORMATION AND NOT FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY AND BE FULLY RESPONSIBLE FOR ALL EXISTING FIELD CONDITIONS AND ANY CONDITIONS CONTRADICTION SHALL BE NOTED BY THE CLIENT (DIMENSIONS AND SHAPES) TO BE AS SHOWN AND AS QUANTITIES.

THE DESIGN OF THIS PROJECT IS BY JALA JEFF ALLEN LANDSCAPE ARCHITECTURE, LLC AND ANY AND ALL BE REVISED WITHOUT THE WRITTEN CONSENT OF JALA JEFF ALLEN LANDSCAPE ARCHITECTURE, LLC. IT IS TO BE USED FOR THE PROJECT AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, OR IN ANY MANNER, WITHOUT THE WRITTEN PERMISSION OF JALA JEFF ALLEN LANDSCAPE ARCHITECTURE, LLC.

Shade Tree Removal

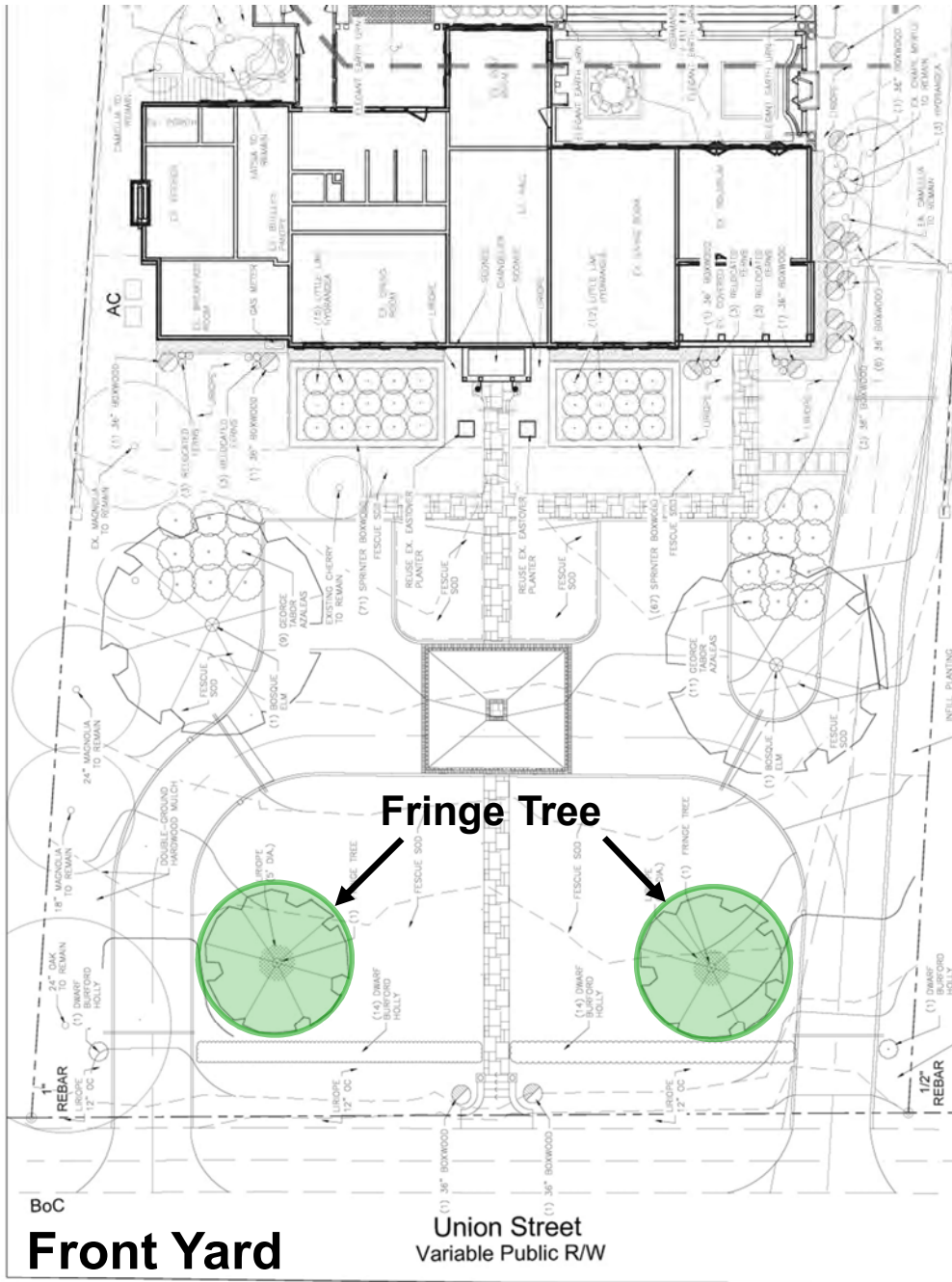
2 Trees





BOSQUE ELM

Exhibit G



Understorey Replacement

2 Trees

BoC
Front Yard

Union Street
Variable Public R/W

Exhibit G



Exhibit G

FRINGE TREE

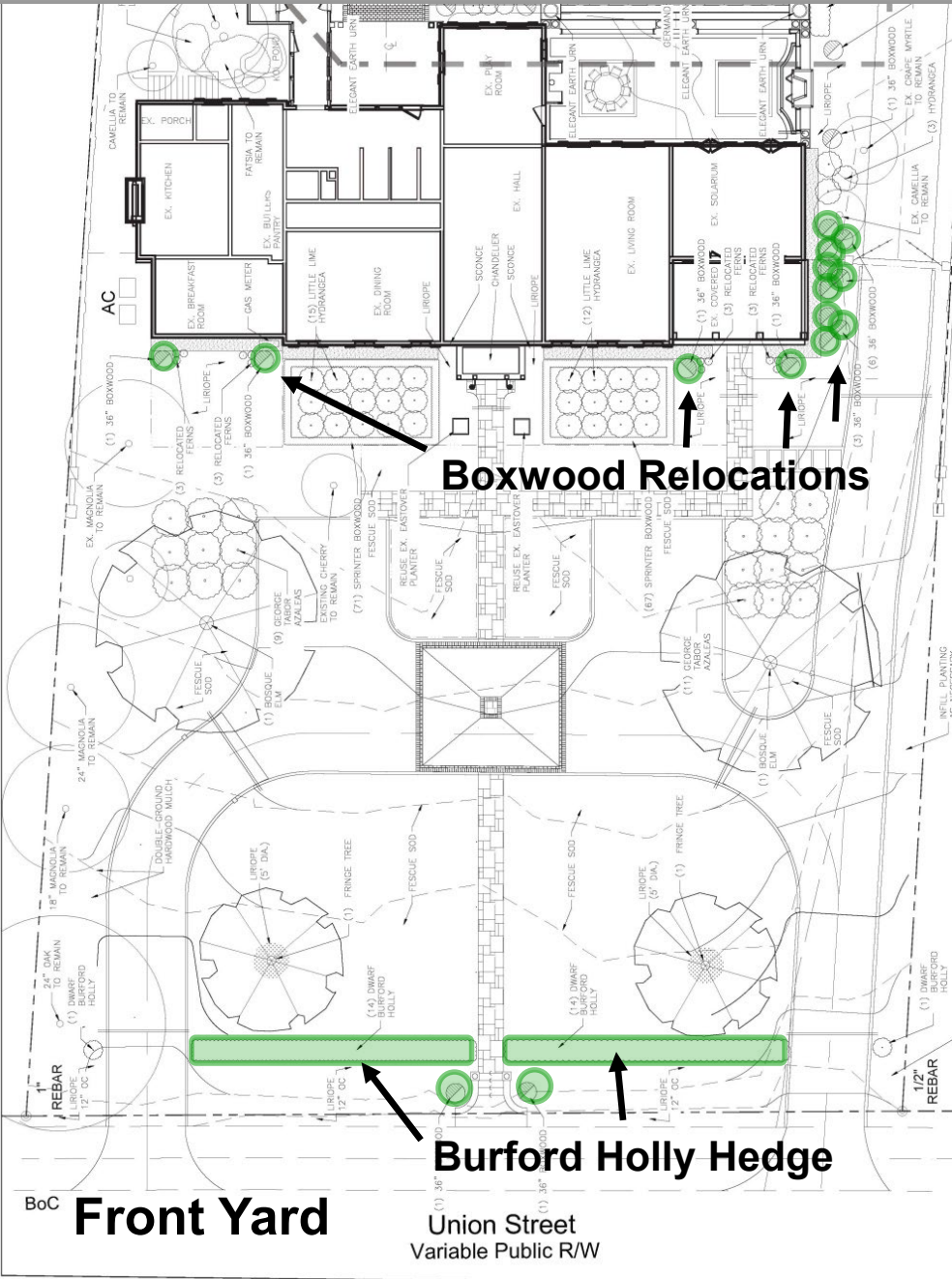


Shrubs Being Relocated

25 Boxwoods +/-

Exhibit G

Proposed Boxwood Relocations & Dwarf Burford Holly Hedge



Boxwood Relocations

Burford Holly Hedge

BoC **Front Yard**

Union Street
Variable Public R/W

Exhibit G

TREE RISK ASSESSMENT FORM

Site/Address: 94 Union St N

Map/Location: Right front yard near street.

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

Date: 04/01/21____ Inspector: Bill Leake

Date of last inspection: 01/03/20

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: **Princeton Elm (Ulmus americana 'Princeton')**

DBH: **15.5"** # of trunks: **1** Height: **35'** Spread: **35'**

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

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 99 % Age class: young semi-mature mature over-mature/senescent

Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced none multiple pruning events Approx. dates:

Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color. normal chlorotic necrotic Epicormics;

Foliage density: normal sparse Leaf size: normal small

Annual shoot growth: excellent average poor none Twig Dieback:

Woundwood : excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases:

Growth obstructions:

stakes wire/ties signs cables

curb/pavement guards

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest

Landscape type: parkway raised bed container mound lawn shrub border wind break

Irrigation: none adequate inadequate excessive trunk wetted

Recent site disturbance? YES construction soil disturbance grade change herbicide treatment

% dripline paved: 0% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO Can use be restricted? NO

Occupancy: occasional use intermittent use frequent use constant use

Exhibit H

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: 0 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

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

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 protect roots

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: 04/01/21

COMMENTS

This tree is in excellent condition. Recent construction grading and soil compaction has impacted 25% of the root system.

Bill Leake

Exhibit H

TREE RISK ASSESSMENT FORM

Site/Address: 94 Union Street North
Map/Location: Front yard, right side, near house
Owner: public: _____ private: X unknown: _____ other: _____
Date: 04/01/21 Inspector: Bill Leake
Date of last inspection: 01/03/20

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 #: 4 Species: American Holly (Ilex opaca)

DBH: 14" # of trunks: 3 Height: 45' Spread: 25'

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:

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? YES construction soil disturbance grade change herbicide treatment

% dripline paved: 0% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO Can use be restricted? NO

Occupancy: occasional use intermittent use frequent use constant use

Exhibit H

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

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

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

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: 04-04-21

COMMENTS

This multi-trunk tree is in excellent condition. Two trunks have a slight lean and close to the gutter line of the home. There is a cable system supporting the three trunks but it is too low, as these trees have continued to grow. The removal of adjacent trees has subject this tree to new wind loads.

Bill Leake

Exhibit H

TREE RISK ASSESSMENT FORM

Site/Address: 94 Union St N

Map/Location: Left side of front yard

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

Date: 04/01/21____ Inspector: Bill Leake

Date of last inspection:

RISK RATING:

1 **0** **1** **2**
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: **Southern Magnolia (Magnolia grandiflora)**

DBH: **18"** # of trunks: **2** Height: **45'** Spread: **25'**

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:

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: 0% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO Can use be restricted? NO

Occupancy: occasional use intermittent use frequent use constant use

Exhibit H

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		L		
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
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

When replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 04/01/21

COMMENTS

This tree is in good overall condition. The smaller trunk has an area of decay due to a previous injury.

Bill Leake

Exhibit H

TREE RISK ASSESSMENT FORM

Site/Address: 94 Union Street North
 Map/Location: Front yard, right side, near house
 Owner: public: _____ private: X unknown: _____ other: _____
 Date: 04/01/21 Inspector: Bill Leake
 Date of last inspection: 01/03/20

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 #: 3 Species: Laurel Oak (Quercus laurifolia)
 DBH: 35" # of trunks: 1 Height: 80' Spread: 50'
 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 stakes wire/ties signs cables
 Annual shoot growth: excellent average poor none Twig Dieback: curb/pavement guards
 Woundwood : excellent average fair poor
 Vigor class: excellent average fair poor
 Major pests/diseases:

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? YES construction soil disturbance grade change herbicide treatment
 % dripline paved: 0% Pavement lifted: NO
 % dripline w/ fill soil: 0%
 % dripline grade lowered: 0%
 Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____
 Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____
 Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow
 Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines
 Can target be moved? NO Can use be restricted? NO
 Occupancy: occasional use intermittent use frequent use constant use

Exhibit H

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: 4 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	M	
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				
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

none remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure protect roots

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: 04-01-21

COMMENTS

This tree is in good condition. It has been subject to minor root damage from construction. It is now exposed to new wind loads due to adjacent tree removals.

Bill Leake

Exhibit H

Pictures taken as part of tree assessments in April 2021 and January 2020. Given the large number of trees assessed as part of this project each tree was given an identifying number.



Holly 4, 4/21



Elm 11, 4/21



Holly 4, 1/20



Oak 3, 4/21



Oak 3, 1/20

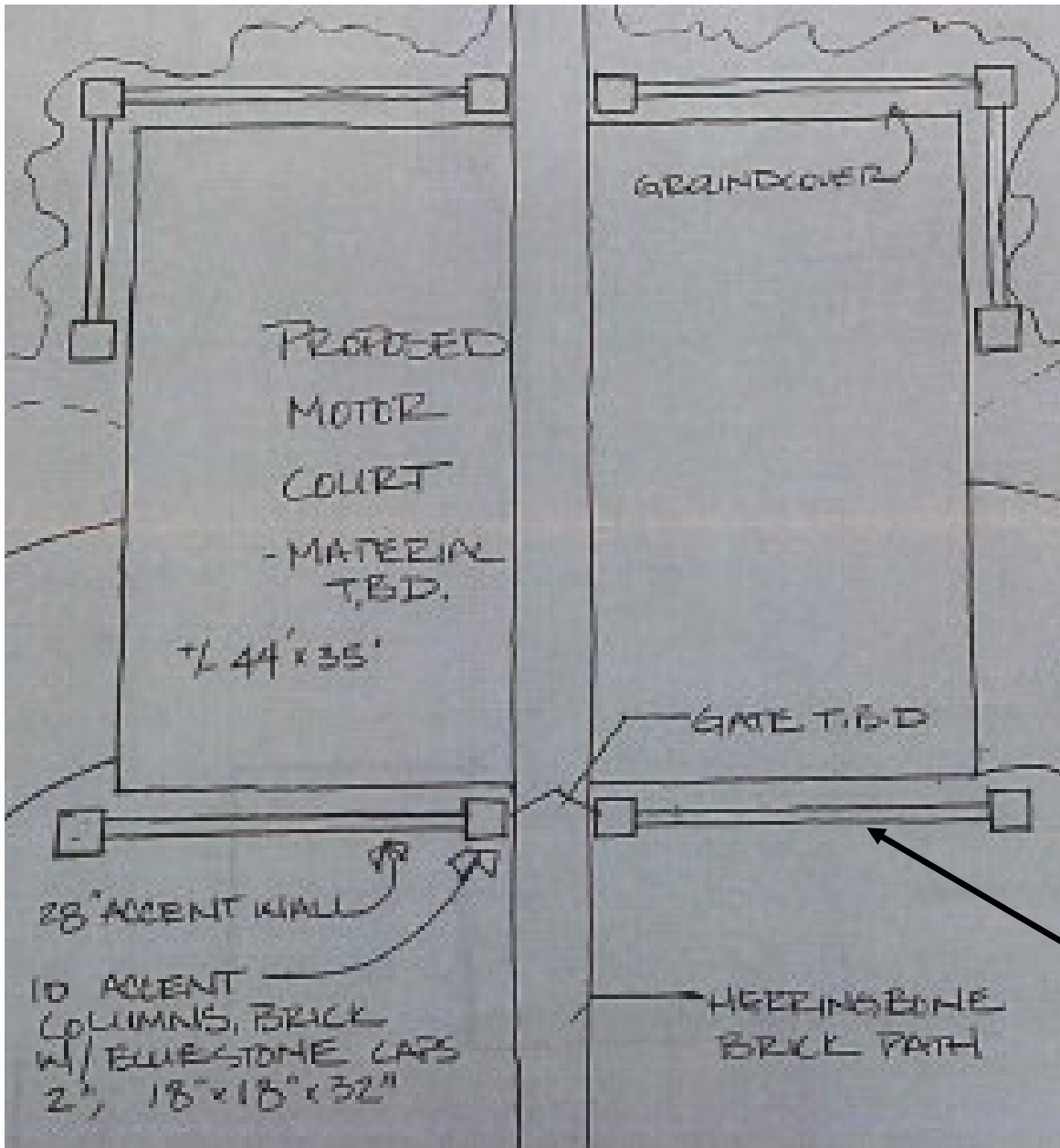


Magnolia 12, 4/21



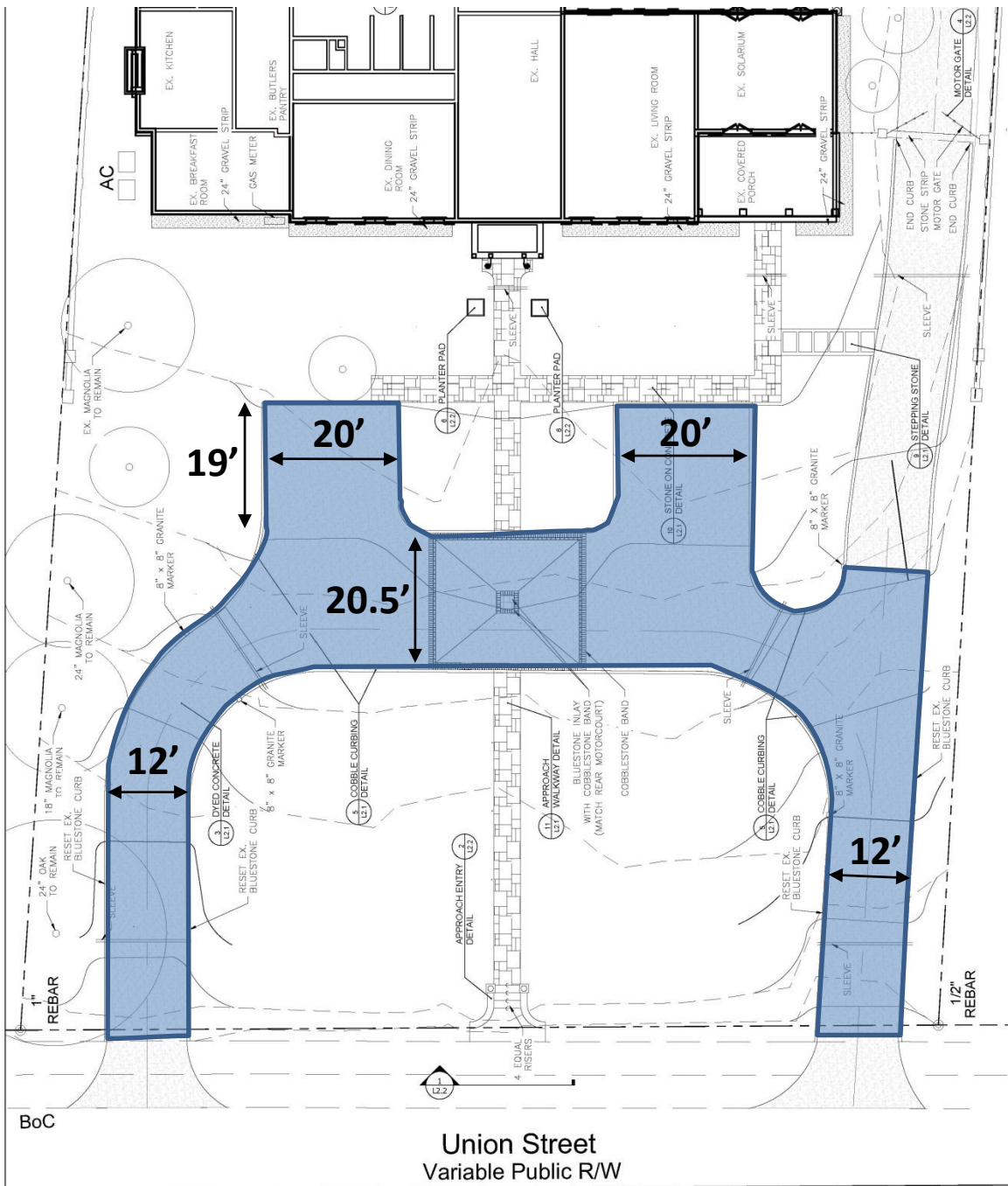
Magnolia 12, 4/21

H-04-20 Motor Court



Brick Wall

Exhibit I



H-05-21 Driveway & Motor Court

Dyed Concrete
with Cobblestone
Banding



Example Image

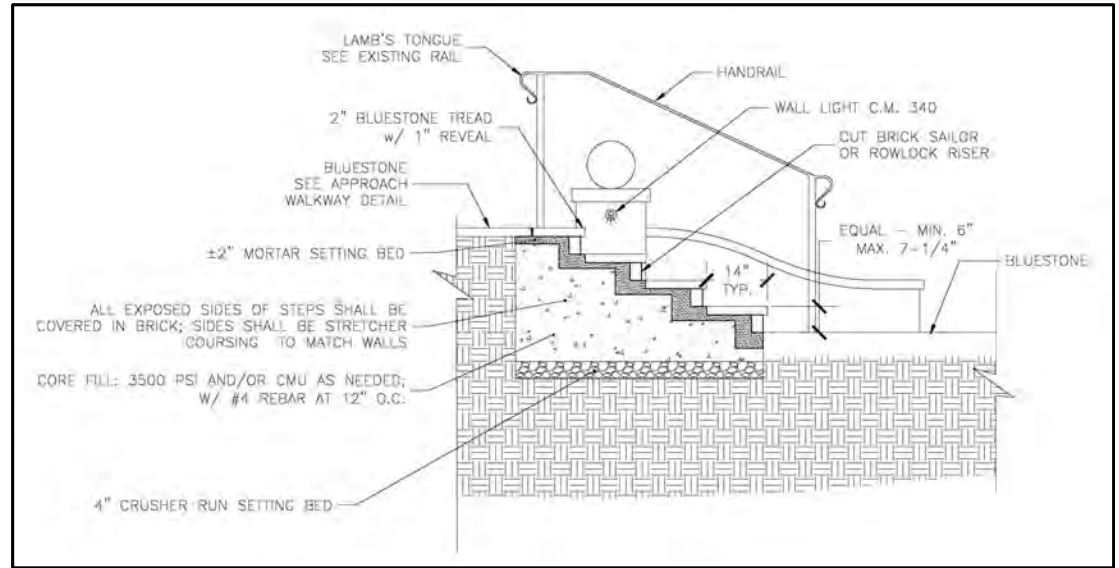
Exhibit I

BoC

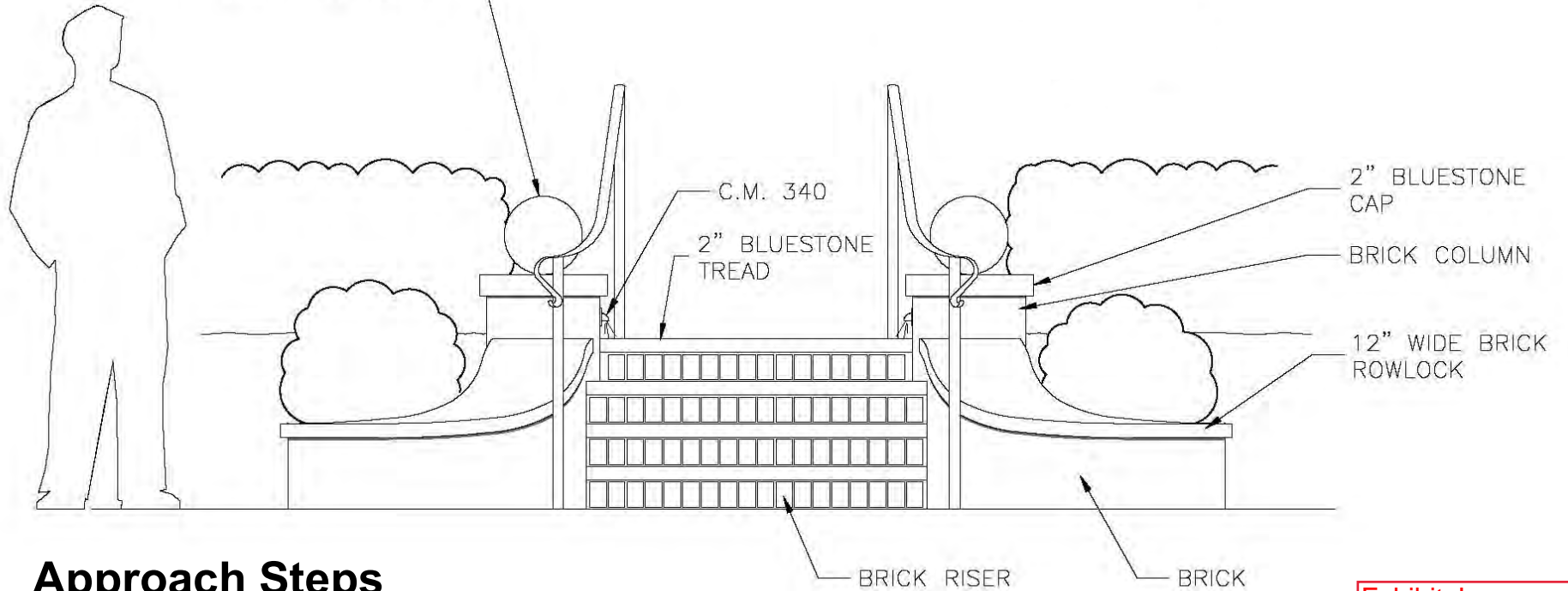
Union Street
Variable Public R/W

Driveway Example



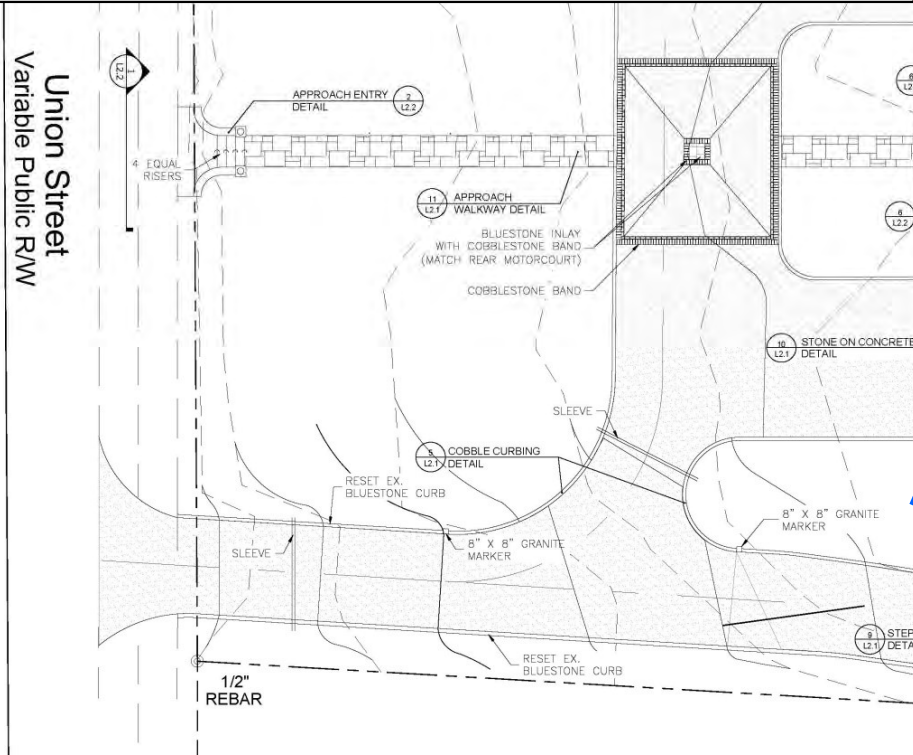
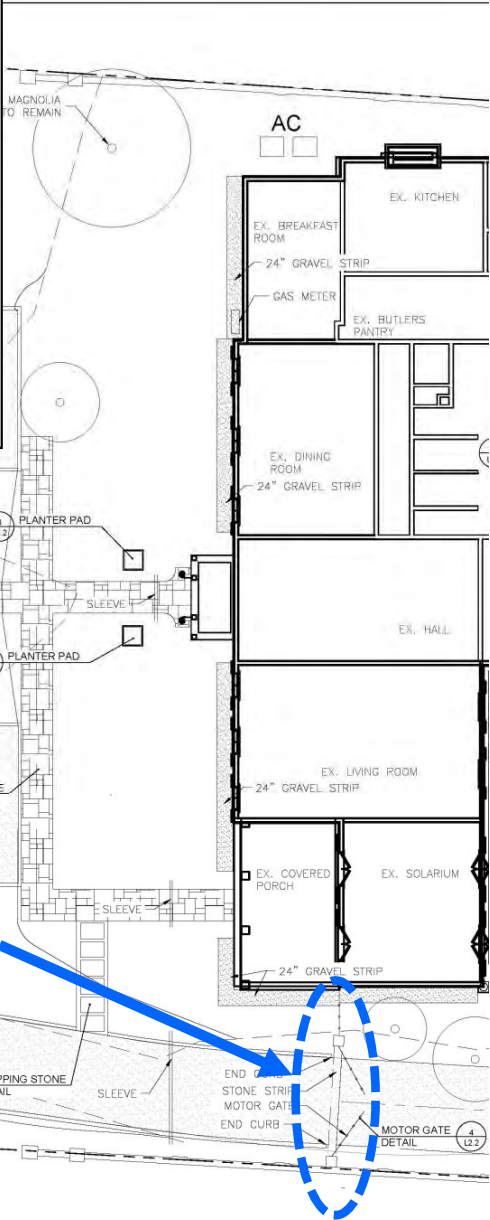
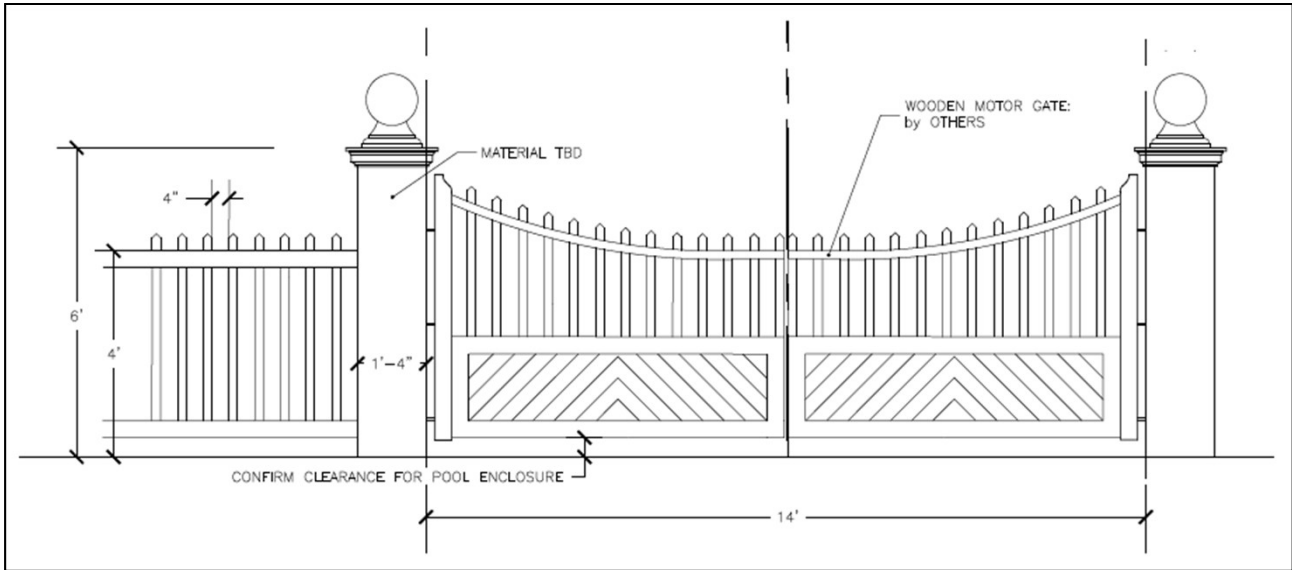


11" DIA. HADDONSTONE BALL
 WITH "PORTLAND" FINISH OR
 APPROVED EQUAL



Approach Steps

Exhibit J

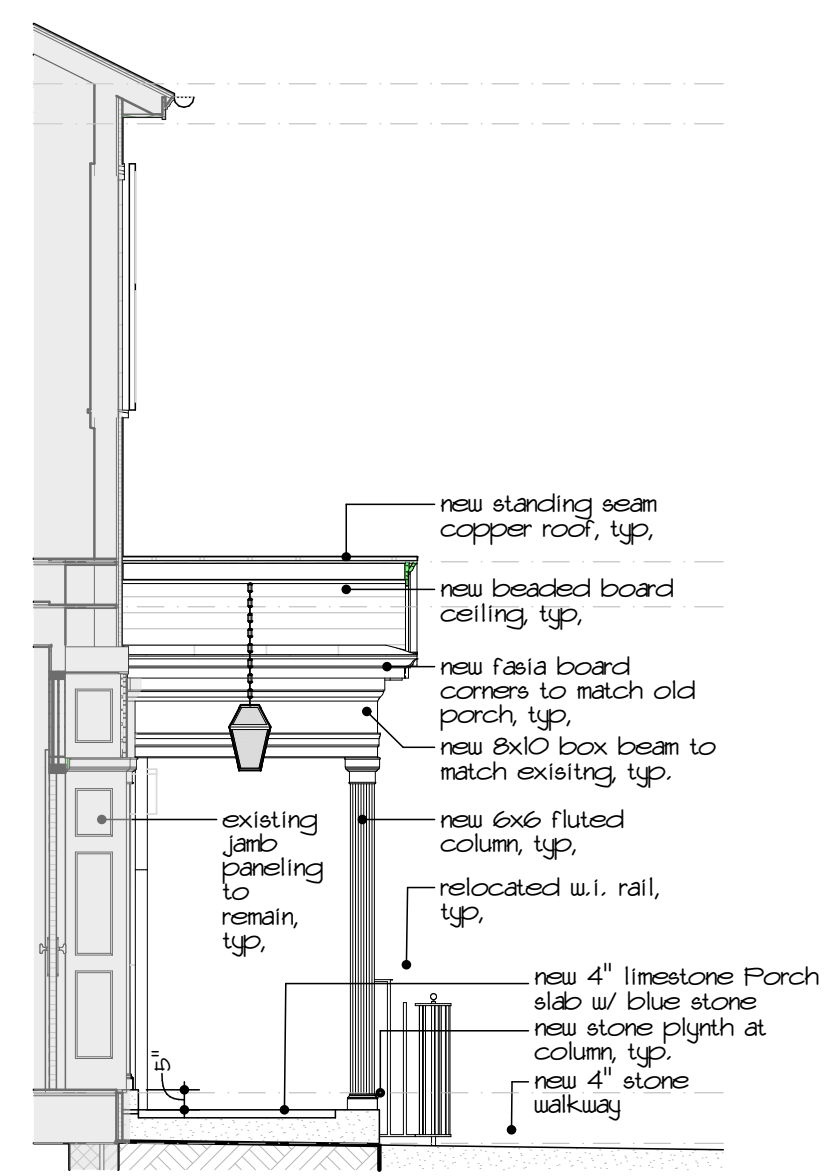


New Motor Gate

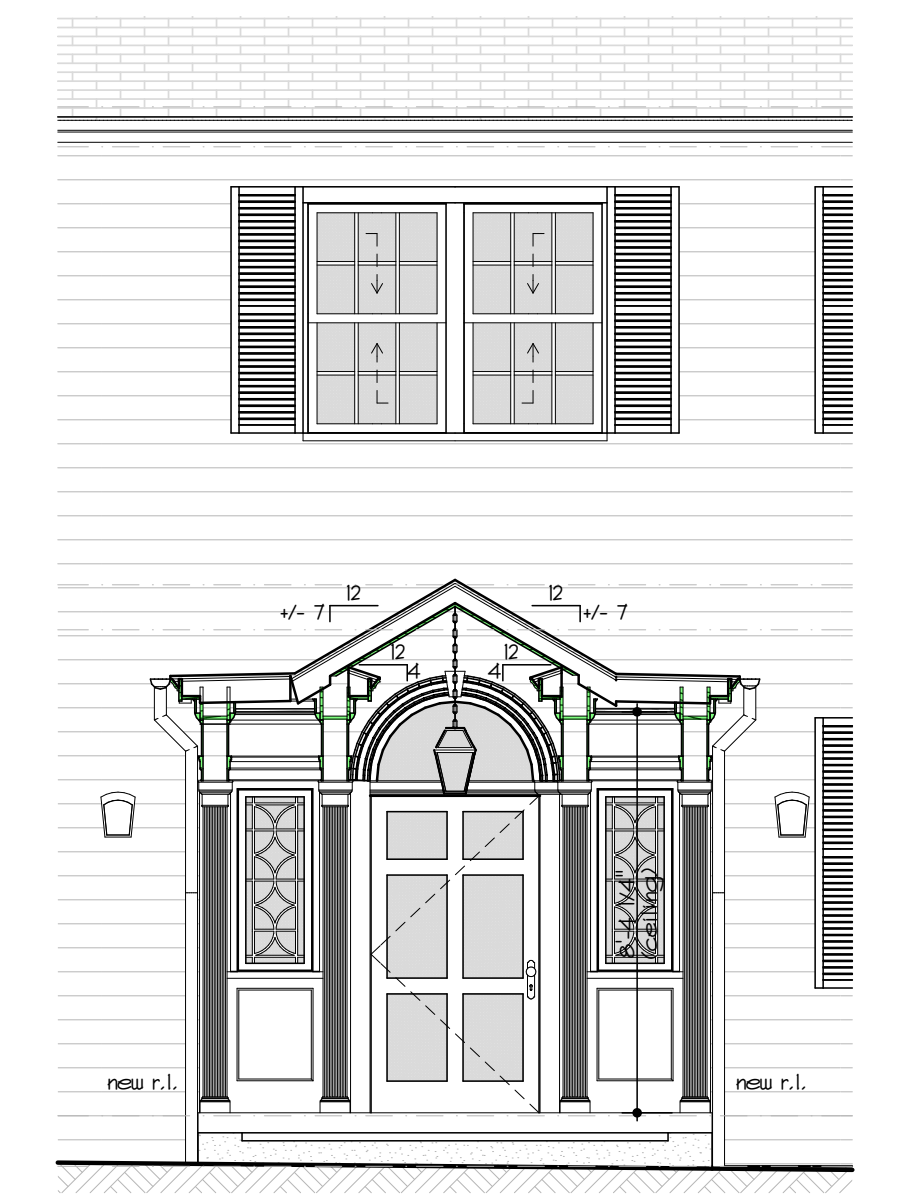
Union Street
Variable Public R/W



10 NEW COVERED PORCH
AI.1 SCALE: 1/4" = 1'-0"



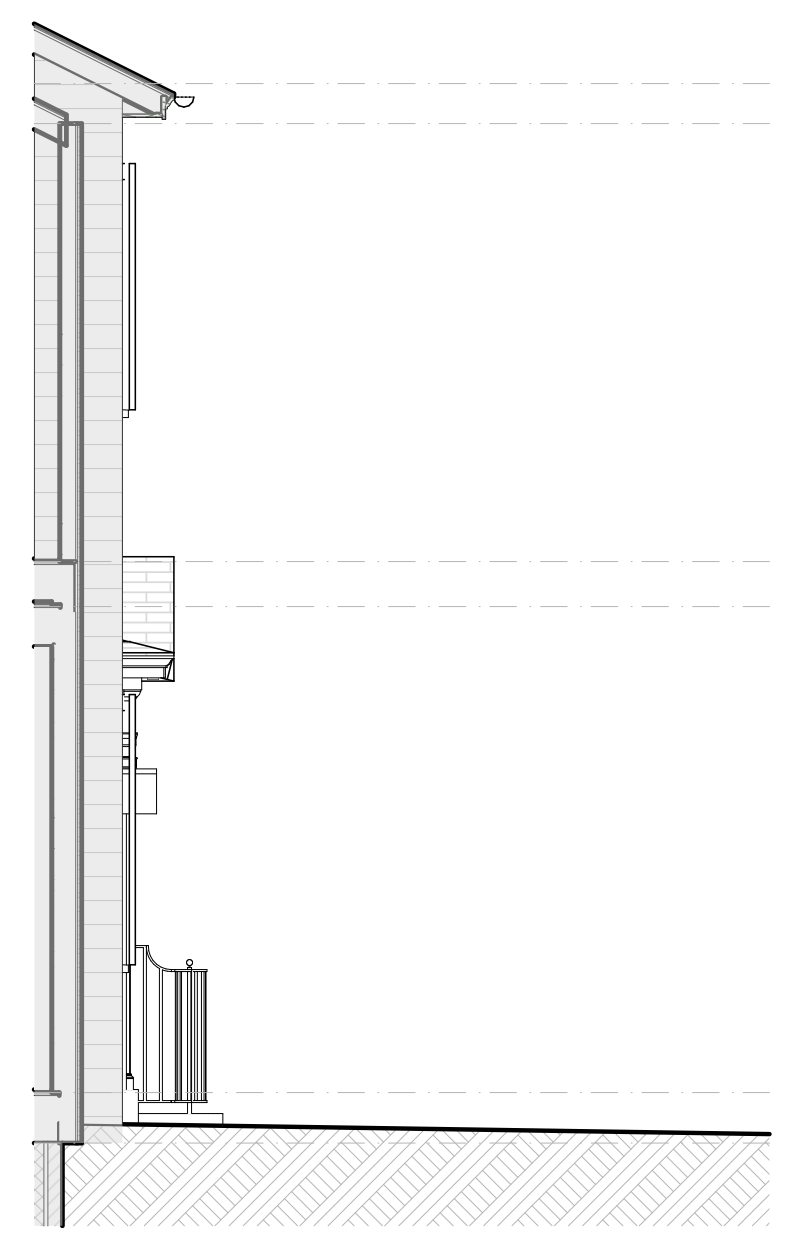
9 SECTION @ COVERED ENTRY
AI.1 SCALE: 1/4" = 1'-0"



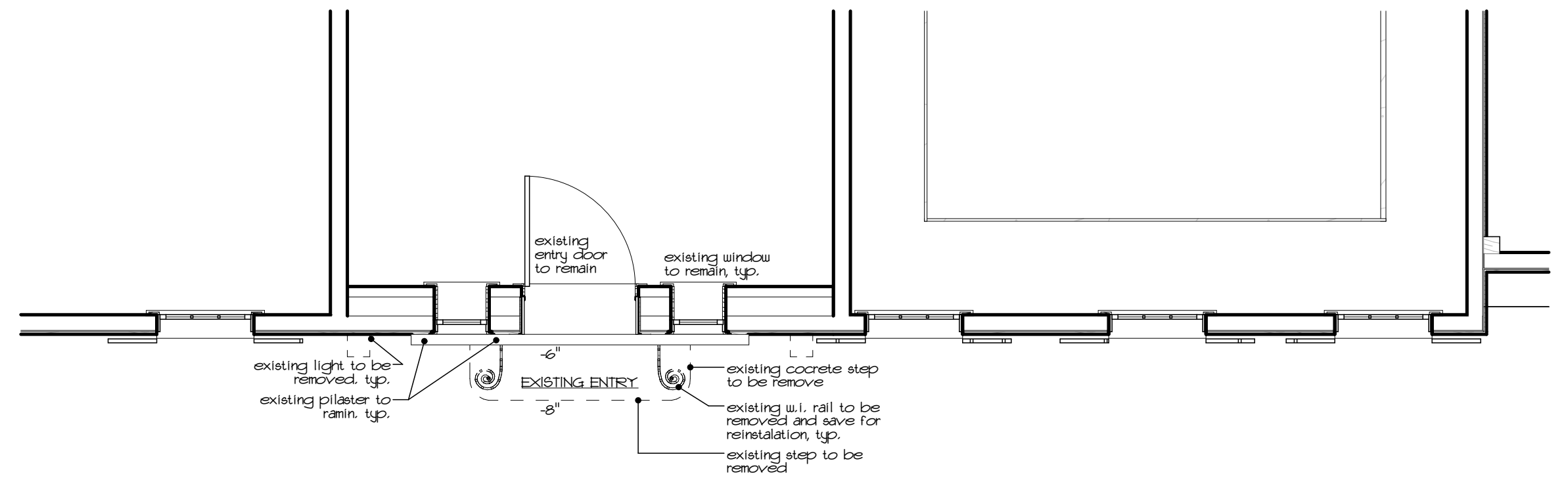
8 LONGITUDINAL SECTION @ NEW COVERED ENTRY
AI.1 SCALE: 1/4" = 1'-0"



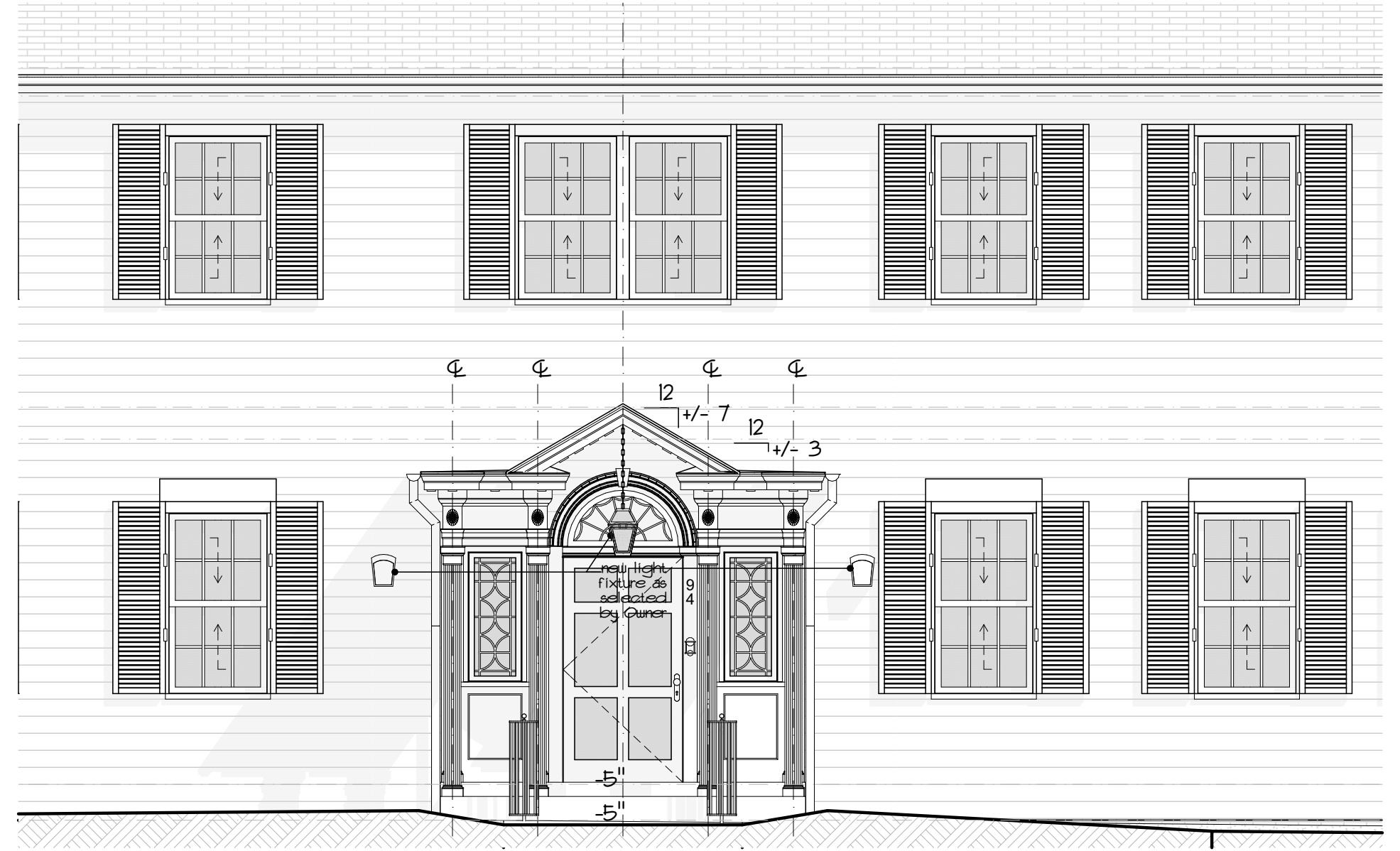
6 FRONT ELEVATION (EXISTING)
AI.1 SCALE: 1/4" = 1'-0"



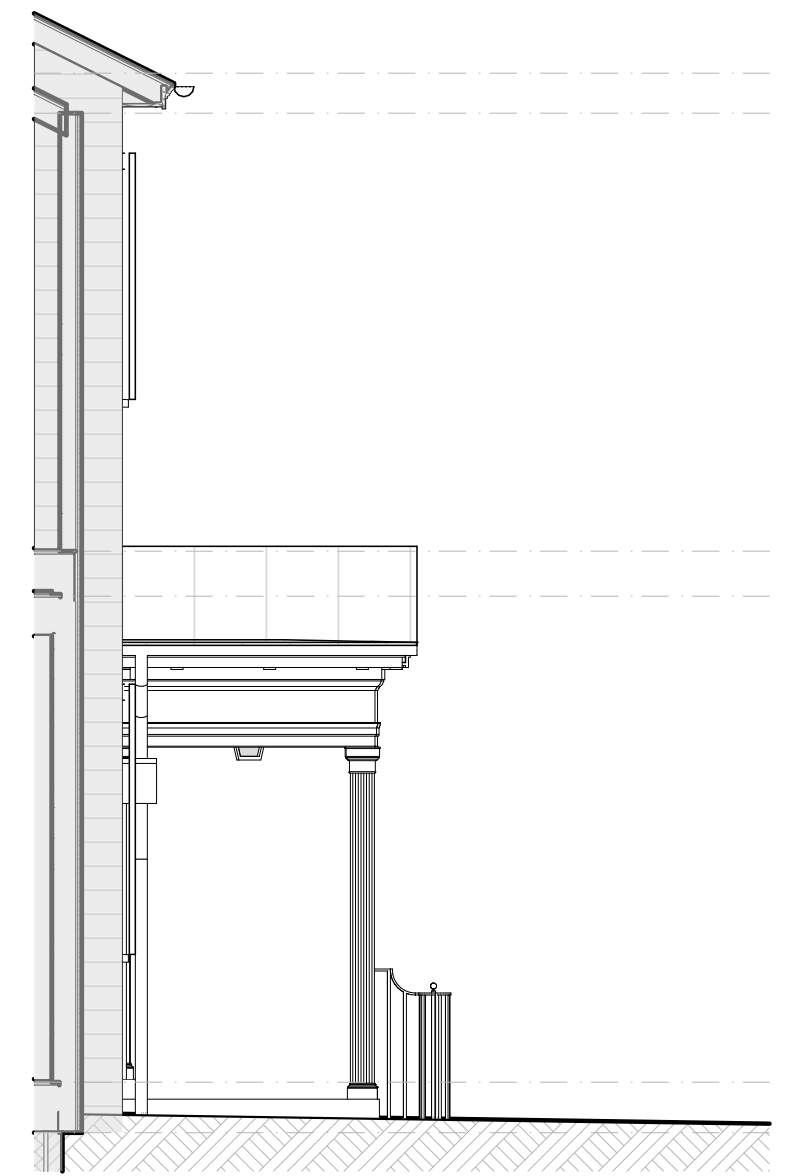
5 LEFT SIDE ELEV. (EXISTING)
AI.1 SCALE: 1/4" = 1'-0"



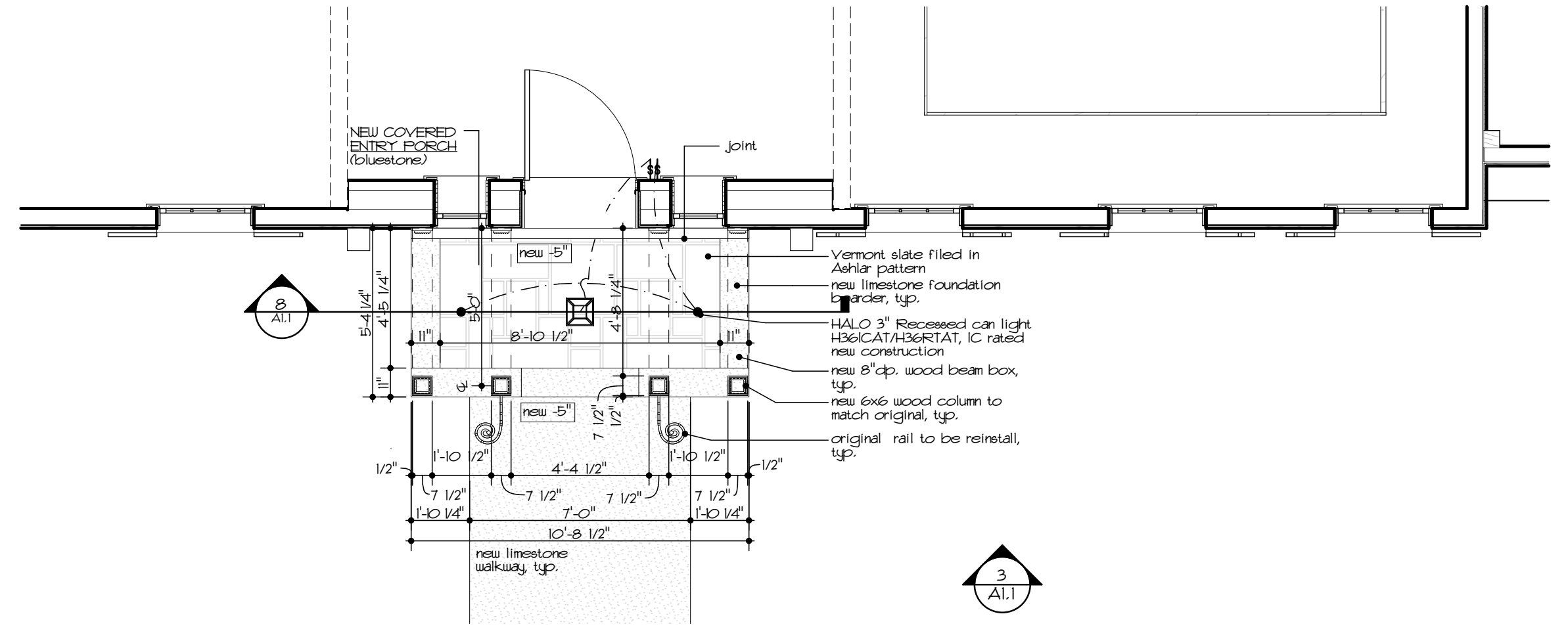
7 ENTRY DEMOLITION PLAN
AI.1 SCALE: 1/4" = 1'-0"



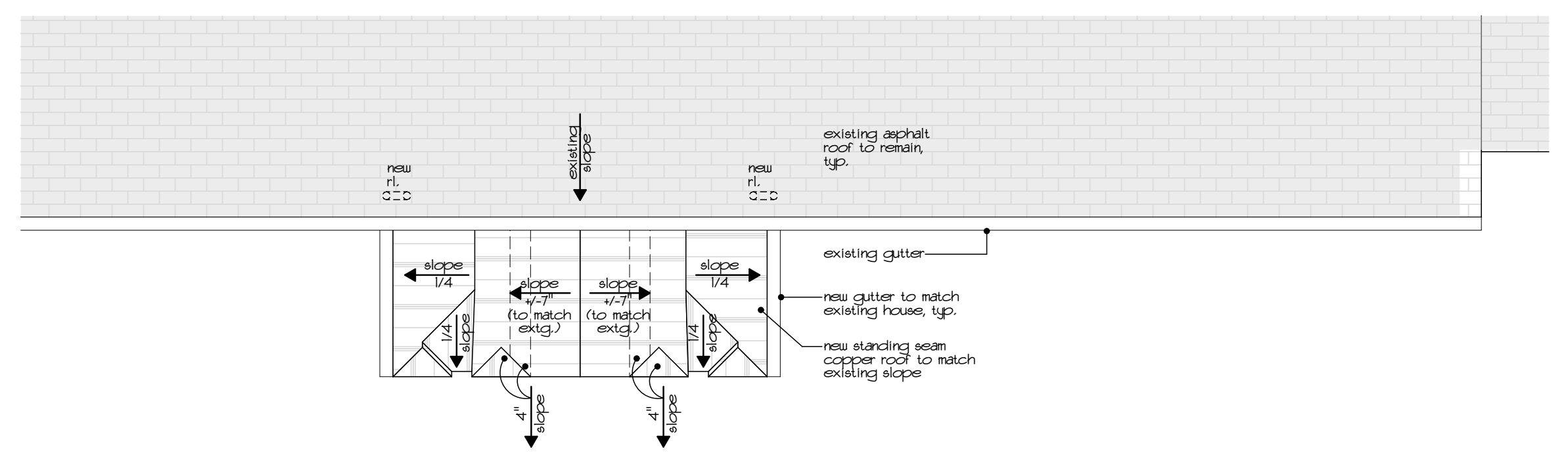
3 FRONT ELEVATION (NEW)
AI.1 SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEV. (NEW)
AI.1 SCALE: 1/4" = 1'-0"



4 NEW COVERED ENTRY FLOOR PLAN
AI.1 SCALE: 1/4" = 1'-0"



1 ROOF PLAN
AI.1 SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

DonDuffy
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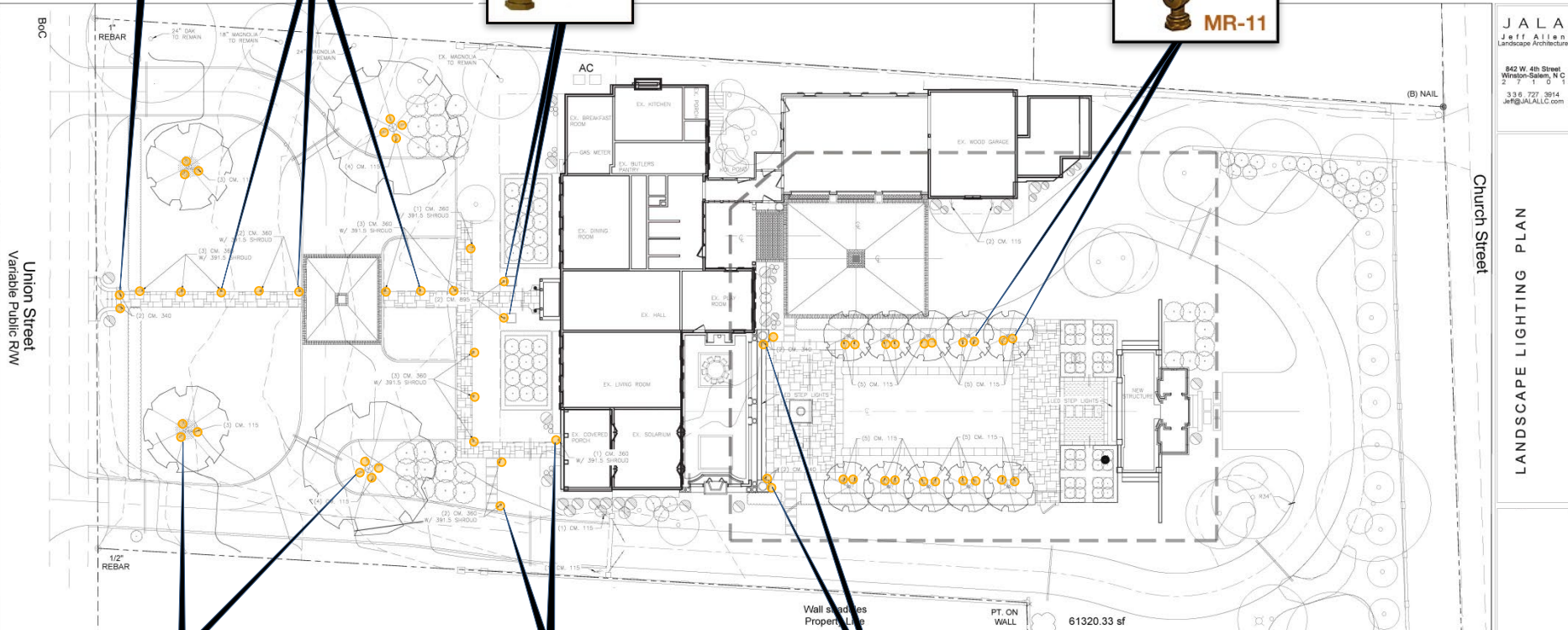
- Date: 03/25/21
- Revisions:
- Drawn By:
- Sheet: **A1.1**
Jasmine



CM 895



CM 115
(MR-11)



CM 360 w/
391.5 Shroud



CM 340

Exhibit M

Copper Moon Lighting

J A L A
 Jeff Allen
 Landscape Architecture
 842 W. 4th Street
 Winston-Salem, NC
 336.727.3814
 jeff@jalallc.com

Church Street

LANDSCAPE LIGHTING PLAN

Union Street
Variable Public RW

BOC

REBAR

1/2" REBAR

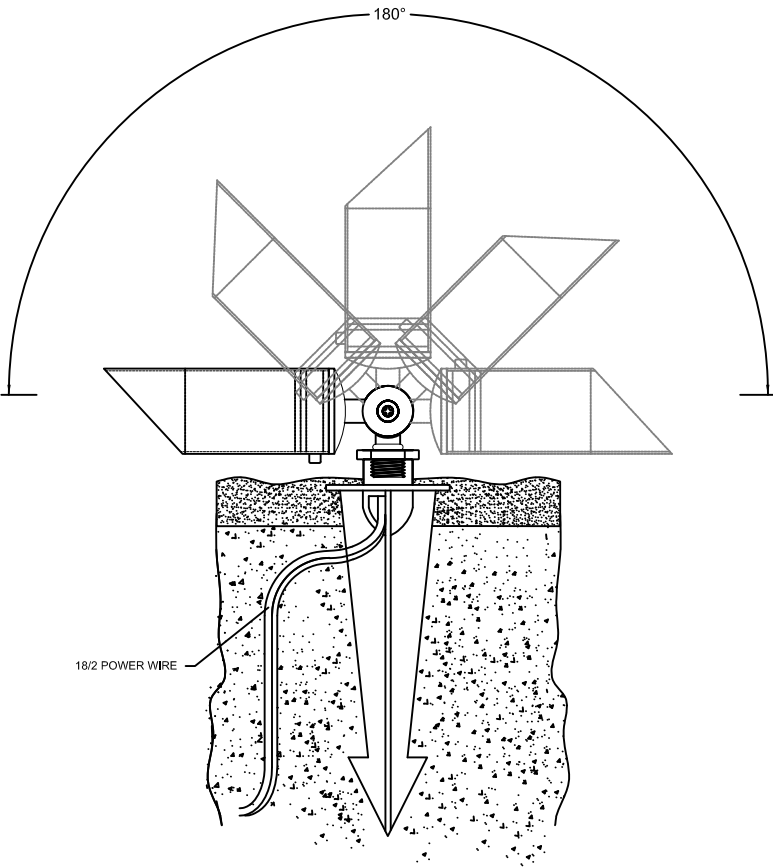
AC

Wall shades
Property Line

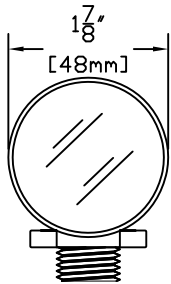
PT. ON
WALL

61320.33 sf

(B) NAIL



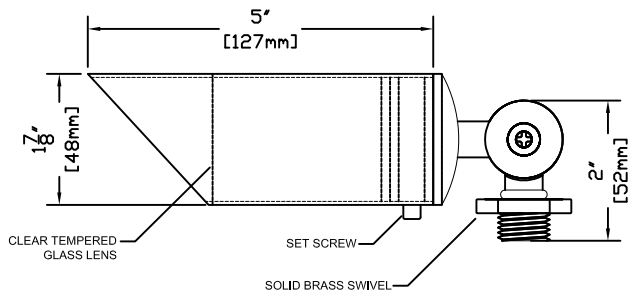
SIDE VIEW WITH ROTATION



FRONT VIEW



SHOWN IN ANTIQUE FINISH



SIDE VIEW WITH DIMENSIONS

Exhibit N

FEATURES:

- Solid Copper Construction
- Solid Copper 45 Degree Shroud for Glare Minimization
- High Heat Silicone O-Rings
- Beryllium Socket with 3ft 18/2 Power Lead

FINISHES:

- Natural Copper
- Antique
- Dark Antique
- Black
- Verde
- Rust

LAMPS:

- 12 Volt MR-11 in 20 watts with a 10, 17 & 30 Degree Spread
- LED MR-11's
- 20 Watt Maximum

LENS:

- 3mm CLEAR FORGED BOROSILICATE GLASS

MOUNTING:

- Black ABS Ground Stake 8 1/2" Long with Female 1/2" NPT (STANDARD)
- Brass Threaded (Female 1/2" NPT) or Non-Threaded Ground Stake 9 1/2 " Long
- Brass Threaded (Female 1/2" NPT) or Non-Threaded Flush Mount (Deep or Shallow Housing)
- Aluminum Tree Mount (Female 1/2" NPT) with Brown Powder Coat Finish
- Copper Stem Risers-1" Diameter (Female 1/2" NPT) or 3/4" Diameter (Female 1/2" NPT)
- Available in custom heights

ACCESSORIES:

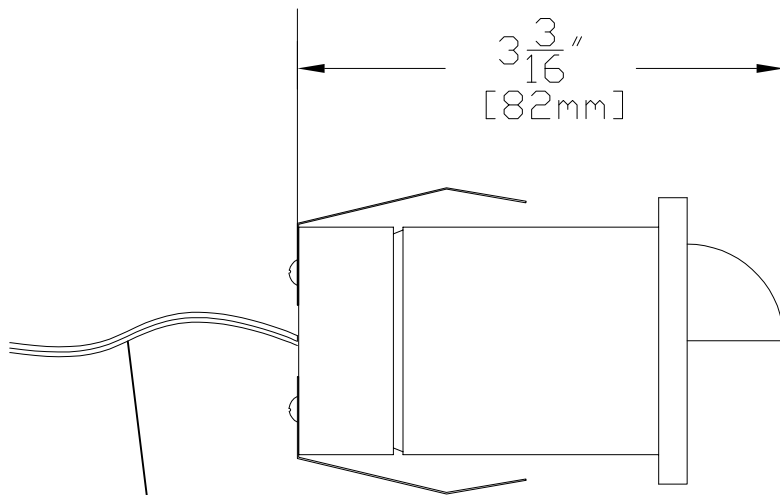
- MR-11 Honeycomb Louver
- MR-11 Lamp Clip
- MR-11 Colored Lens (Ice Blue, Lavender, Amber, MV Green & Rose)
- 25ft. & 50 ft. 16/2 Leads Available



CopperMoon BULLET & ACCENT
CM.115-MR11

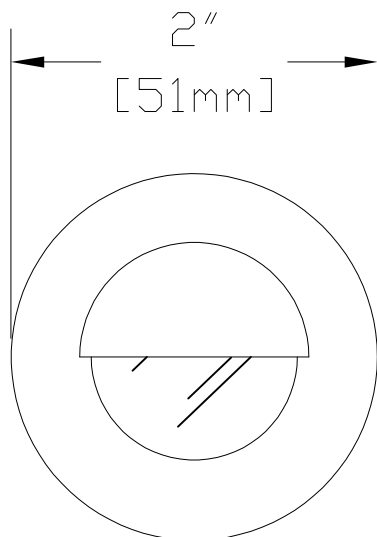
901 3rd AVE.
WEST POINT, GA, 31833
1.800.727.5483
www.coppermoon.com

SIZE A	DRAWN BY: CRAIG SANDERS	CLASSIFICATION: BULLET & ACCENT	REV 1 DATE: 06/14/2016
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18/2 POWER WIRE

SIDE VIEW



FRONT VIEW

FEATURES:

- Die Cast Brass Construction
- Die Cast Brass Eyebrow
- High Heat Gasket
- Beryllium Socket with 3.5ft 18/2 Power Lead
- 1 5/8" Core Hole Dimensions for Install

FINISHES:

- Raw Brass
- Antique
- Dark Antique
- Black
- Verde
- Rust

LAMPS:

- LED MR-8 or MR-11 ONLY
- 20 Watt Maximum

LENS:

- 34.5 x 5mm FROSTED SODA LIME GLASS

ACCESSORIES:

- Flush Mount Ring
- 25ft. & 50 ft. 16/2 Leads Available



SHOWN IN RAW FINISH



Exhibit N



901 3rd AVE.
WEST POINT, GA. 31833
1.800.727.5483
www.coppermoon.com

CopperMoon AREA & OTHER
CM.340

SIZE A	DRAWN BY: CRAIG SANDERS	CLASSIFICATION: DIRECTIONAL	REV 1 DATE: 06/16/2016
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FEATURES:

- Die Cast Brass Housing
- Dies Cast Brass Low Profile Beacon Top with 2 Open Ports
- High Heat Gasket
- Beryllium Articulating 15 Degree +/- Socket with 6 ft. 18/3 Power Lead

FINISHES:

- Raw Brass
- Antique
- Dark Antique
- Black
- Verde
- Rust

LAMPS:

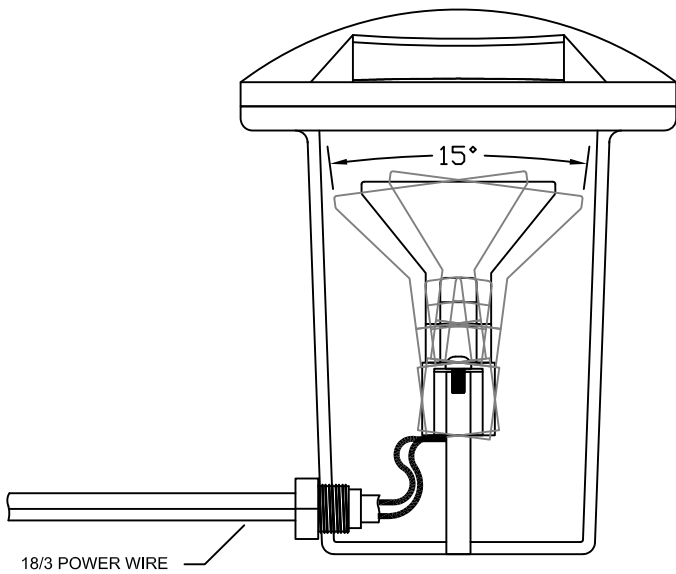
- 12 Volt MR-16 in 10, 20, 35 & 50 WATTS with a 12, 24, 36 & 60 Degree Spread. (EXCEPTION: 10 Watt Only Available in 32 Degree Spread)
- LED MR-16's
- 50 Watt Maximum

LENS:

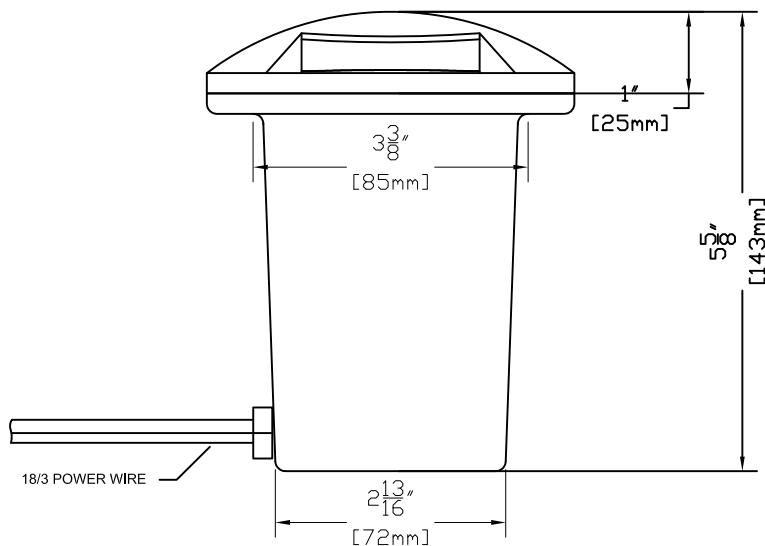
-5 mm CLEAR FORGED BOROSILICATE GLASS

ACCESSORIES:

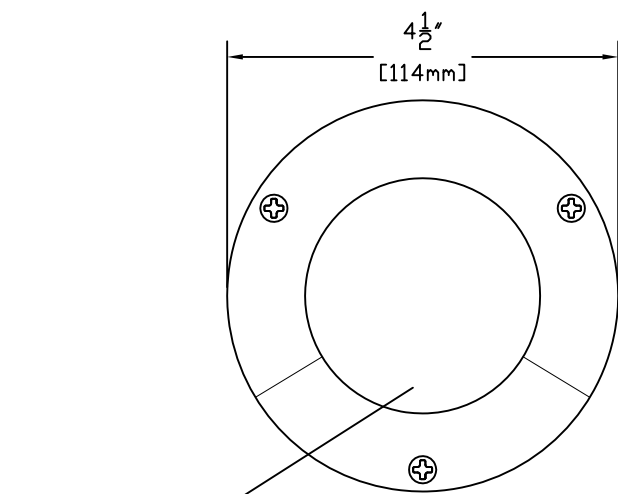
- MR-16 Honeycomb Louver
- MR-16 Lamp Clip
- MR-16 Clear Spread Lens
- MR-16 Prismatic Lens
- MR-16 Colored Lens (Ice Blue, Lavender, Amber, MV Green, Red or Rose)
- 25ft. & 50 ft. 16/2 Leads Available



SIDE VIEW WITH ROTATION



SIDE VIEW WITH DIMENSIONS




CLEAR TEMPERED TOP VIEW WITH DIMENSIONS

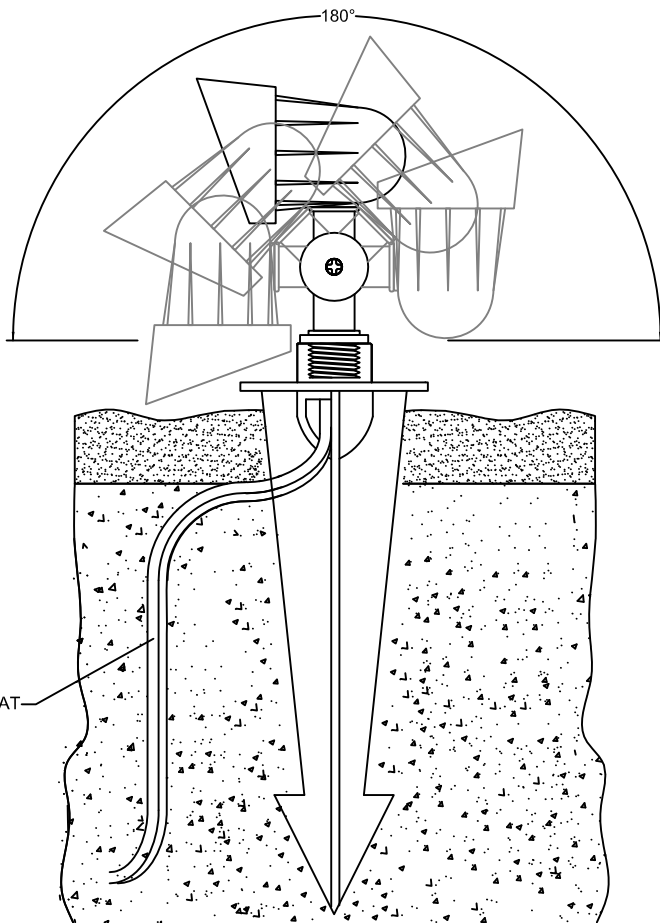
Exhibit N



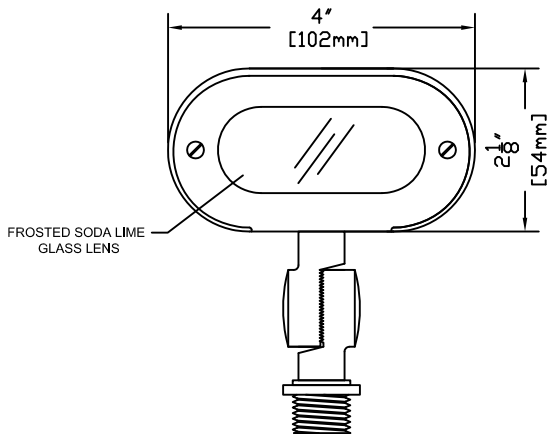
SHOWN IN RAW BRASS



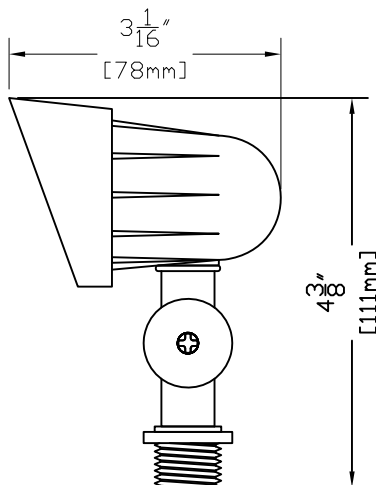
		CopperMoon WELL & INGROUND CM.391.5	
901 3rd AVE. WEST POINT, GA, 31833 1.800.727.5483 www.coppermoon.com			
SIZE A	DRAWN BY: CRAIG SANDERS	CLASSIFICATION: WELL & INGROUND	REV 1 DATE: 06/15/2016



SIDE VIEW WITH ROTATION



FRONT VIEW



SIDE VIEW WITH DIMENSIONS

FEATURES:

- Die Cast Brass Housing
- Die Cast Brass Eyebrow
- Solid Brass Swivel/Stem
- Fish Scale Reflector Shield
- High Heat Silicone O-Ring
- Beryllium Socket with 150 degree High Heat 3ft Lead

FINISHES:

- Raw Brass
- Antique
- Dark Antique
- Black
- Verde
- Rust

LAMPS:

- 12 Volt 10, 20 & 35 watt Bi-Pin
- LED Bi-Pin's
- 35 Watt Maximum

LENS:

- 3mm Frosted Soda Lime Glass (STANDARD)
- 3mm Clear Soda Lime Glass

MOUNTING:

- Black ABS Ground Stake 8 1/2" Long with Female 1/2" NPT (STANDARD)
- Brass Threaded (Female 1/2" NPT) or Non-Threaded Ground Stake 9 1/2 " Long
- Brass Threaded (Female 1/2" NPT) or Non-Threaded Flush Mount (Deep or Shallow Housing)

ACCESSORIES:


- 25ft. & 50 ft. 16/2 Leads Available



SHOWN IN ANTIQUE FINISH



Exhibit N



CopperMoon AREA & OTHER
CM.895

901 3rd AVE.
WEST POINT, GA, 31833
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SIZE A	DRAWN BY: CRAIG SANDERS	CLASSIFICATION: DIRECTIONAL	REV 1 DATE: 06/16/2016
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Site Materials List - Hardscape

Driveway

Dyed Concrete

Crab Orchard Cobblestone



Walkways / Steps

Brick Risers

Bluestone Tread

Pennsylvania Bluestone Walkway

Bluestone Stepping Stones



Terraces / Edges

Bluestone Terrace

Limestone Edges



Fencing / Gates

Wood

FILED
CABARRUS COUNTY NC
WAYNE NIXON
REGISTER OF DEEDS

FILED Sep 21, 2020
AT 02:35 pm
BOOK 14511
START PAGE 0214
END PAGE 0221
INSTRUMENT # 32099
EXCISE TAX \$0.00
BJW

Mail to: City of Concord, Planning Dept., PO Box 308, Concord, NC 28026 PIN#5620-89-2037

NORTH CAROLINA ORDER OF THE CITY OF CONCORD
CABARRUS COUNTY HISTORIC PRESERVATION COMMISSION CASE # H-04-20

This matter came before the Historic Preservation Commission (hereinafter the "Commission") on February 12, 2020. The Commission, heard sworn testimony from the following witnesses: Kristen Sullivan, Holly Robbins, Bill Rogers, Bill Leake and Virginia Moore, and considered the following exhibits: Exhibit A: Historic Inventory Information, Exhibit B: Application for Certificate of Appropriateness, Exhibit C: Project Description, Exhibit D: Site Plan and Elevations, Exhibit E: (No Exhibit E by intention), 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. Based upon competent, material, and substantial evidence, the Commission makes these:

FINDINGS OF FACT:

1. The subject property is located at 94 Union Street, North, Concord, NC.
2. The subject property is located in the RM-1 (Residential Medium Density) zoning district and is in the North Union Street Historic District.
3. The subject property is designated as a "Pivotal" structure in the Concord Historic Districts Handbook (June 2001 ed.), (the "Handbook") Chapter 3 (Exhibit A).
4. The Handbook is an ordinance of the City of Concord duly adopted by the City Council and incorporated into the Code of Ordinances by reference.
 - On December 17, 2020, Virginia Moore of Carlos Moore Architect P.A., submitted an application (Exhibit B) for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to make modifications to the property including: driveway

26/8.
Exhibit O

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 covered glass enclosed walkway to the main house, removal of an existing porte-cochere, and removal of two (1) oak tree and (1) crepe myrtle at 94 Union St. North. (Exhibit B).

- The applicant is requesting to remove the existing slate driveway and replace it with colored concrete as shown on the site plan (Exhibit D) and precedent and material images sheet (Exhibit H).
- The proposed driveway sections (new and modified) would be 10-12ft wide.
- The new driveway section would lead to a motor court directly in front of the main entry door as depicted on the site plan (Exhibit D).
- The motor court would have a slate (primarily repurposed from the existing driveway) border and slate decorative accent in the middle but would be primarily surfaced with colored concrete to match the new driveways.
- 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), with a gate matching the existing gate in the rear yard.
- The applicant has agreed to plant a row of boxwoods in front of each section of brick wall to limit or eliminate visibility.
- 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.
- 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.
- Sheet A-2 of Exhibit D, demonstrates that 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.
- The applicant has proposed to remove the existing rear yard driveway and parking area in order to redesign the layout which would include: a new colored concrete driveway that would extend straight back towards Church Street and have a section that curves southwest to a new garage addition, and another section that curves northeast to the access Church Street access point, passing a new pea gravel parking area adjacent to Church Street. (Exhibit D)

- 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. (Exhibit D)
 - 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.
 - A new veranda is proposed to extend out the same distance as the existing building wall from the rear addition and would end at the southeast corner of the home.
 - The veranda 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.
 - The applicant has proposed to install a new pool directly behind the new veranda, extending back towards Church Street, which would include a hardscape surface perimeter, bordered by stone.
 - Walkways lead from the driveway and the rear of the home to the pool with walkway leading to 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 site plan and architectural rendering of the pool storage structure can be found on sheet A-3 of Exhibit D showing that the structure would include a folly front façade, single set of wooden, glass French doors and would be sided with cementitious stucco.
 - An example image has been included in Exhibit H, titled “Precedent and Material Images “indicating that roof of the structure would be green tile to match the residence.
 - The removal of one crepe myrtle behind the residence in the location of the new covered veranda has also been proposed.
5. The Commission finds that the glass enclosed walkway between the new garage extension and the existing back porch does not rise to the level of “attachment” of the garage to the home and that the proposal does not violate the provisions of Chapter 5, Section 3.

Based upon these Findings of Fact, the Commission makes these:

CONCLUSIONS OF LAW

1. This matter is properly before the Commission pursuant to N.C. Gen. Stat. § 160A-400.7, et seq. and the Concord Development Ordinance.
2. Pursuant to the Handbook, **Chapter 5 – Section 2: New Construction Addition**

- *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.*

11. The following criteria shall be considered, when relevant, by the Commission in reviewing applications for a Certificate of Appropriateness. All applications for Certificates of Appropriateness shall be subject to review based upon the Design Guidelines then in effect. These guidelines are set forth in a manual prepared and adopted by the Commission:

- lot coverage, defined as the percentage of lot area covered by primary structures;
- setback, defined as the distance from the lot lines to the building(s);
- building height;
- exterior building materials;
- proportion, shape, positioning, location, pattern and sizes of any elements of fenestration;
- surface textures;
- structural condition and soundness;
- walls--physical ingredients, such as brick, stone or wood walls, wrought iron fences, evergreen landscape masses, building facades, or combination of these;
- color (new construction only and not for existing residences); and
- effect of trees and other landscape elements.

12. The application is congruous with the historic aspects of the District.

13. Based on the standards of the Handbook, and the City of Concord Code of Ordinances, including the standards listed above, the Commission concludes that:

- A. The new driveway access point creating a circle front yard driveway is appropriate.
- B. The addition of motor court with brick retaining wall and gate is appropriate.
- C. The addition of a motorized gate at intersection of the driveway and southwest quadrant of the home is appropriate.
- D. Enclosure of front porch is appropriate.
- E. The addition of the new covered veranda with fireplace and chimney and removal of one crepe myrtle is appropriate.
- F. The addition of a new pool, hardscape, walkways, and gates is appropriate.
- G. The addition of the new pool equipment storage building with folly front façade is appropriate.
- H. The garage addition and glass enclosed walkway to the main house is appropriate.
- I. Removal of existing porte-cochere is appropriate.

- J. Removal of Tree #2, a 110 ft tall willow oak is appropriate.
- K. The new driveway extension to the rear of the site is appropriate
- L. The new parking area at the rear of the site is appropriate
- M. Removal of existing driveway concrete in the rear yard is appropriate

Based upon these Findings of Fact, Conclusions of Law, standards of the Handbook, and the City of Concord Code of Ordinances, including the standards listed above, and limited to the extent consistent with the application, exhibits, and testimony provided to the Commission, the Commission issues this

ORDER:

THE COMMISSION APPROVES A CERTIFICATE OF APPROPRIATENESS TO: ADD A NEW DRIVEWAY ACCESS POINT CREATING A CIRCLE FRONT YARD DRIVEWAY, CONSTRUCT A MOTOR COURT WITH BRICK RETAINING WALL AND GATE AND LANDSCAPING, REMOVAL OF A 110FT TALL WILLOW OAK TREE INCLUDING STUMP GRINDING, INSTALLATION OF A MOTORIZED GATE AT INTERSECTION OF THE DRIVEWAY AND SOUTHWEST QUADRANT OF THE HOME, ENCLOSURE OF FRONT PORCH, CONSTRUCTION OF A NEW COVERED VERANDA WITH FIREPLACE AND CHIMNEY, REMOVAL OF ONE CREPE MYRTLE, ADDITION OF A NEW POOL WITH HARDSCAPE, WALKWAYS, AND GATES, CONSTRUCTION OF A POOL EQUIPMENT STORAGE BUILDING WITH FOLLY FRONT FAÇADE, GARAGE ADDITION WITH GLASS ENCLOSED WALKWAY, AND REAR PORTE-COCHERE REMOVAL.

SO ORDERED this the 12th day of February, 2020 by the Historic Preservation Commission.

CITY OF CONCORD
HISTORIC PRESERVATION COMMISSION

BY: Lee Gray
(Chairman – Dr. Lee Gray)

ATTEST:
Angela Baldwin
Secretary

NORTH CAROLINA
CABARRUS COUNTY

Exhibit O

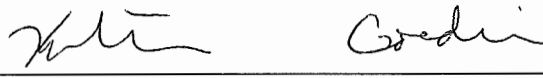
CERTIFICATE OF APPROPRIATENESS

Has Been Issued by the Historic Preservation Commission
of the City of Concord to:

Applicant: Bob Underwood

Location: 94 Union St. N

Project: Remove two (2) dead Magnolia trees in front yard,
replace with two (2) new comparable trees in an
appropriate location on the property.

City Staff Member: 

Date: 9/8/20

No.: 2313

NOTICE:

- ALTHOUGH THE HISTORIC PRESERVATION COMMISSION HAS APPROVED THIS CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR MODIFICATIONS TO YOUR HISTORICALLY DESIGNATED PROPERTY, A REQUIRED **30-DAY APPEAL PERIOD** IS LEVIED BY THE NORTH CAROLINA GENERAL STATUTES. DURING THIS APPEAL PERIOD, AN AGGRIEVED PARTY MAY REQUEST A HEARING BEFORE THE BOARD OF ADJUSTMENT AND IT IS POSSIBLE THAT YOUR APPROVAL COULD BE OVERTURNED. ANY WORK CONDUCTED PRIOR TO THE EXPIRATION OF THE 30-DAY APPEAL PERIOD IS AT THE RISK OF THE CONDUCTING PARTY AS OVERTURNED APPROVALS MAY RESULT IN AN ORDER OF WORK REVERSAL AND THE INCURRENCE OF ADDITIONAL EXPENSES.
- THIS **MUST BE POSTED** AT THE BUILDING SITE.
- COA **EXPIRES** AFTER SIX (6) MONTHS IF WORK HAS NOT COMMENCED.

**HISTORIC PRESERVATION COMMISSION MEETING
MINUTES
Wednesday, February 12th, 2020**

Members

Present:

Scott Elliott
Carolyn Coggins
Dr. Lee Gray
Amy Landis
Jim Ramseur

**Alternate
Members:**

Members

Absent

Brian Floyd
Casey Killough
Lea Holloway

Attorney to

Commission: VaLerie Kolczynski

Staff

Present:

Kevin Ashley, Deputy Planning and Neighborhood Development
David Whitley, GIS Manager
Kristen Boyd-Sullivan, Senior Planner
Angela Baldwin, Executive Assistant

Cases Heard:

H-02-20 – Andrew Weston – 4 Union St. N
H-03-20 – Philip Curley – 24 Franklin Avenue NW
H-04-20 – Virginia Moore – 94 Union St. N

CALLED TO ORDER:

Chair Gray called the meeting to order.

CHANGES TO THE AGENDA:

There were no changes to the Agenda.

5. Based on the standards of the Handbook, and the City of Concord Code of Ordinances, including the standards listed above, the Commission concludes that:
 - a. The signage is appropriate for the district based on the handbook language as articulated in Section 2 of the Conclusions of Law

Commissioner Coggins made a motion to approve the Certificate of Appropriateness as amended and to allow the Chairman to sign the Order out of session. Commissioner Landis seconded the motion. The vote carried unanimously. –**The Vote: All Ayes. (APPROVED)**

H-03-20 – PHILIP CURLEY HAS SUBMITTED A CERTIFICATE OF APPROPRIATENESS APPLICATION TO REMOVE ONE (1) TREE AT 24 FRANKLIN AVE NW. PIN 5620-79-6111

Ms. Sullivan stated that Case H-03-04 would not be heard because a tree with a hazard rating of six does not need Commission approval.

H-04-20 – VIRGINIA MOORE, CARLOS MOORE ARCHITECTURE, HAS SUBMITTED A CERTIFICATE OF APPROPRIATENESS APPLICATION FOR MODIFICATIONS TO THE PROPERTY INCLUDING: DRIVEWAY EXPANSION AT FRONT AND REAR OF THE PROPERTY, 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. PIN- 5620-89-2037

Kristen Boyd-Sullivan introduced the case to the Commission.

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 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-cocheres, and removal and replacement of two (2) trees at 94 Union St. North. (Exhibit B). 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. 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 has 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.

Commissioner Ramseur asked if all the materials meet the guidelines of the Handbook. Ms. Sullivan stated all the materials will be wood and meet the guidelines of the Handbook.

Virginia Moore Carlos Moore Architect 222 Church Street Concord, NC appeared before the Commission. Ms. Moore explained this will be a fourth generation owner of the subject property. Ms. Moore stated that the first building was built in the 1920’s and she has the original drawings. Ms. Moore explained that they came across some drawings from the 1940’s and 1990’s and there is a wealth of information to draw inspiration from. Ms. Moore explained from the front of the house down to the sidewalk is approximately one hundred twenty feet and with the driveway at the widest point fourteen feet will be slate and as it wraps around the back of the house it becomes concrete. Ms. Moore stated that the idea is to eliminate the on street parking in front of the church and in front of the house. The intent is to nestle the drive in between the existing trees and do a double loaded parking motor court and take some of the reclaimed slate and put it around the border and do a medallion in the center. The Transportation Department has approved the second driveway through there. There will be two trees and possibly a third one will be impacted by the motor court. The trees will be impacted from grading. They want to keep the motor court close to the house. There will not be any grading at the front.

Chair Gray asked Ms. Moore if she has done a section through there because there is a gentle rise. Ms. Moore stated that she has not but they can do a site section. Chair Gray asked about the gate. Ms. Moore stated that there is already a gate on the property at the back and they will make one that matches it. There

is extensive landscaping at the back of the property and at the front they have the new boxwoods and with their tree replacement plan they would relocate two new shade trees in the front lawn.

Chair Gray asked about the concrete. Ms. Moore explained that the concrete is the dark gray. Commissioner Elliott asked if the concrete would be a smooth finish. Ms. Moore explained that it will be a smooth finish. Chair Gray asked about the wall. Ms. Moore explained that the wall is two feet six inches high.

Ms. Moore explained they intend to replicate the same porch on the breakfast side room of the home. This will make the whole side complete. Chair Gray asked if she knows when the other side of the porch was enclosed. Ms. Moore stated that it was always enclosed over on the breakfast room side. Ms. Moore explained that an electronic gate will be added. The driveway will be widened ten to twelve feet so vehicles can fit. Ms. Moore stated that they will be putting a roof over the veranda. There will be a mix of round and square columns and the height would all match. Also, they would like to connect the library with the veranda using a pair of French doors. There will be a new opening.

Ms. Moore stated that there will be twelve feet of hardscape around the pool with heavy vegetation leading back to the access point terminates at the folly at the back. The drive would wrap around behind the folly and come around to another motor court with the garage extension from the old garage and connect with a glass breezeway to the main house. The intent is to keep the garage doors with the two different sizes, putting the odd size in the middle and replicate the third one so the two on the ends are exact and the one in the middle unique. Chair Gray asked if the garage is original to house or was it built later. Ms. Moore stated that the garage was original to the house with living quarters above. Chair Gray asked if the addition is connecting to the opening of the garage. Ms. Moore stated that is correct. Ms. Moore explained that the Porte cochere is not original to the house. Chair Gray asked if the pervious parking pad is pea gravel Ms. Moore stated that they have two options – pea gravel and pervious pavers.

Commissioner Landis asked what butts up against the glass wall. Ms. Moore explained that is an existing porch. Chair Gray stated that the Handbook clearly states that all accessory structures shall remain detached from the main building. Ms. Moore stated that the existing porch is already covered so the only part that is connecting is a small area and it is five feet by eleven feet and it is enclosed. This will be a small impact to already impervious area. The bulk of this is already on impervious surface.

Ms. Moore explained there is stockpile of roof tile in the basement and they plan to use it. Ms. Moore told the Commission that there will be stone pavers and cementitious stucco. Commissioner Coggins asked about the fireplace and the chimney. Ms. Moore explained that they will match the existing brick of the chimney at the library as close as they can and it is a stone fireplace and a mantle. The width of the fireplace is determined by the existing French door openings. Ms. Moore stated the intent is to keep the essence of the entire house.

Bill Leake City Arborist appeared before the Commission. Mr. Leake explained that he accessed tree number three and it rates a four and this property has had a lot of trees to fall down. The tree has a lean and it may need to be removed.

Bill Rogers a neighbor appeared before the Commission. Mr. Rogers stated that there are beautiful improvements and he does not have any objections to it. Mr. Rogers stated that he was concerned about

the improvements on his side my impact the stability of a wall that is there. The brick wall is very old; however, it is leaning toward is property and if it collapses and falls it will do extensive damage to his property. Mr. Rogers told the Commission that Ms. Moore stated that there would not be any excavation to that area. The brick wall is a concern of his and he was hoping an assessment could be done. Chair Gray stated that the Commission does not have jurisdiction over this wall. Attorney Kolczynski explained that the wall is not part of the application.

Holly Robbins a neighbor appeared before the Commission. Ms. Robbins stated that she also is on the other side of the brick wall and has concerns about it as well. Ms. Robbins stated that she has lived there since 2015. Ms. Robbins showed the Commission pictures of her concern. Ms. Robbins stated that the brick wall is leaning and if it falls over it will hit her garage. Ms. Robbins stated that the brick wall shows cracking and decay. Ms. Robbins stated that she wishes some of the wall could be dismantled.

Ms. Sullivan stated that in the staff report there is Exhibit E – an older drawing and the applicant wishes to retract that from the staff report and out of the order.

Chair Gray asked for Ms. Moore to come back before the Commission and bring the site plan that shows the rear yard to orient the Commission to the brick wall as it relates to the new construction. Ms. Moore explained to the Commission showed the Commission where the brick wall is it relates to Mr. Rogers property. Chair Gray asked Ms. Moore how far does the brick wall run. Ms. Moore stated that the wall runs all the way to the street. Chair Gray asked Ms. Moore how far the excavation will be from the brick wall. Ms. Moore explained that at the narrowest five feet. Chair Gray asked Ms. Moore if a structural engineer has looked at the wall. Ms. Moore stated that the brick wall has been looked at by several structural engineers and have been measuring the leaning. Ms. Moore stated that the brick wall is not part of this application. The footing with the garage construction will not go outside the edge of the wall. It would be all internally.

Chair Gray closed the public hearing.

Commission Discussion –

Chair Gray stated that he would like to discuss the statement in the Handbook that says “All accessory structures shall remain detached from the main building.” Attorney Kolczynski asked the Commission to consider what does detached mean – does it mean the walls are attached or does it mean the sidewalk is covered. Chair Gray stated that he understands the character of the design. Commissioner Landis asked if the garage considered an accessory structure. Mr. Ashley explained for purposes of the zoning ordinances a garage is considered an accessory structure as pool or tool shed. Commissioner Elliott asked about the existing garage having a living space above it and asked if it is an accessory structure. Chair Gray stated yes.

Commissioner Coggins made a motion to reopen the public hearing. Commissioner Landis seconded the motion. The vote carried unanimously. –The Vote: All Ayes

Chair Gray asked Ms. Moore to offer further explanation regarding the garage. Ms. Moore explained that she does not think anyone would be opposed if it is entirely glass.

Ms. Moore stated that she met with City Staff and Ms. Starla Rogers stated, “Oh good because it is an accessory structure garage.” Ms. Sullivan stated that Ms. Rogers was probably referring to the requirement of the accessory structure being smaller than the main house. Commissioner Ramseur asked if the expansion garage actually touches the house. Chair Gray stated that he understands the hallway is a continuous element that is partly solid wall and glass wall that happens to slide under the existing. So, it is a purpose built connector to link the garage to the main house that slides under the roof of the existing porch. Commissioner Landis asked if the whole new area that is glass will be heated and cooled. Ms. Moore stated yes. Chair Gray asked to see the elevation on the front of the garage and asked if the roof of the new garage is flat. Ms. Moore stated yes, it is flat. Chair Gray clarified that the Commission’s Finding can only apply to this particular case.

Chair Gray closed the public hearing.

Commissioner Landis made a motion to approve the Findings of Fact as amended. Commissioner Coggins seconded the motion. The vote carried unanimously. **–The Vote: All Ayes.**

FINDINGS OF FACT:

1. The subject property is located at 94 Union Street, North, Concord, NC.
 2. The subject property is located in the RM-1 (Residential Medium Density) zoning district and is in the North Union Street Historic District.
 3. The subject property is designated as a “Pivotal” structure in the Concord Historic Districts Handbook (June 2001 ed.), (the “Handbook”) Chapter 3 (Exhibit A).
 4. The Handbook is an ordinance of the City of Concord duly adopted by the City Council and incorporated into the Code of Ordinances by reference.
- On December 17, 2020, Virginia Moore of Carlos Moore Architect P.A., submitted an application (Exhibit B) for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to make 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 covered glass enclosed walkway to the main house, removal of an existing porte-cochere, and removal of two (1) oak tree and (1) crepe myrtle at 94 Union St. North. (Exhibit B).
 - The applicant is requesting to remove the existing slate driveway and replace it with colored concrete as shown on the site plan (Exhibit D) and precedent and material images sheet (Exhibit H).
 - The proposed driveway sections (new and modified) would be 10-12ft wide.
 - The new driveway section would lead to a motor court directly in front of the main entry door as depicted on the site plan (Exhibit D).
 - The motor court would have a slate (primarily repurposed from the existing driveway) border and slate decorative accent in the middle but would be primarily surfaced with colored concrete to match the new driveways.
 - 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), with a gate matching the existing gate in the rear yard.

- The applicant has agreed to plant a row of boxwoods in front of each section of brick wall to limit or eliminate visibility.
- 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.
- 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.
- Sheet A-2 of Exhibit D, demonstrates that 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.
- The applicant has proposed to remove the existing rear yard driveway and parking area in order to redesign the layout which would include: a new colored concrete driveway that would extend straight back towards Church Street and have a section that curves southwest to a new garage addition, and another section that curves northeast to the access Church Street access point, passing a new pea gravel parking area adjacent to Church Street. (Exhibit D)
- 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. (Exhibit D)
- 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.
- A new veranda is proposed to extend out the same distance as the existing building wall from the rear addition and would end at the southeast corner of the home.
- The veranda 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.
- The applicant has proposed to install a new pool directly behind the new veranda, extending back towards Church Street, which would include a hardscape surface perimeter, bordered by stone.
- Walkways lead from the driveway and the rear of the home to the pool with walkway leading to 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 site plan and architectural rendering of the pool storage structure can be found on sheet A-3 of Exhibit D showing that the structure would include a folly front façade, single set of wooden, glass French doors and would be sided with cementitious stucco.
 - An example image has been included in Exhibit H, titled “Precedent and Material Images “indicating that roof of the structure would be green tile to match the residence.
 - The removal of one crepe myrtle behind the residence in the location of the new covered veranda has also been proposed.
5. The Commission finds that the glass enclosed walkway between the new garage extension and the existing back porch does not rise to the level of “attachment” of the garage to the home and that the proposal does not violate the provisions of Chapter 5, Section 3.

Commissioner Coggins made a motion to approve the Conclusions of Law as amended. Commissioner Ramseur seconded the motion. The vote carried unanimously. –**The Vote: All Ayes.**

CONCLUSIONS OF LAW:

1. This matter is properly before the Commission pursuant to N.C. Gen. Stat. § 160A-400.7, et seq. and the Concord Development Ordinance.
2. Pursuant to the Handbook, **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.*
3. Pursuant to the Handbook, **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.*
4. Pursuant to the Handbook, **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.*

5. Pursuant to the Handbook, **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.*

6. Pursuant to the Handbook, **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.*

7. Pursuant to the Handbook, **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.*

8. **Chapter 5 - Section 8: Landscaping and Trees:**

- *Removal of healthy trees over the size of 6 inches in diameter (measured 4 feet above ground) or pruning of healthy tree limbs over 6 inches in diameter requires Historic Preservation Commission review and approval. City staff may approve a Certificate of Appropriateness for the removal of healthy trees under 6 inches in diameter. Staff may also approve removal or pruning of unhealthy trees/limbs of any size and in any location if the tree is deemed hazardous by the Tree Hazard Evaluation Report.*
- *All trees that are removed should be replaced with a tree of similar species in an appropriate location unless no suitable location exists on the subject site. Trees removed within street view must also have the stumps removed below ground level.*

- *Trees which are removed shall be replaced by a species which, upon maturity, is similar in scale to the removed specimen. For example, canopy trees shall be replaced with canopy trees, and understory trees with understory trees.*

9. 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.*

10. 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.*

11. The following criteria shall be considered, when relevant, by the Commission in reviewing applications for a Certificate of Appropriateness. All applications for Certificates of Appropriateness shall be subject to review based upon the Design Guidelines then in effect. These guidelines are set forth in a manual prepared and adopted by the Commission:

- lot coverage, defined as the percentage of lot area covered by primary structures;
- setback, defined as the distance from the lot lines to the building(s);
- building height;
- exterior building materials;
- proportion, shape, positioning, location, pattern and sizes of any elements of fenestration;
- surface textures;
- structural condition and soundness;
- walls--physical ingredients, such as brick, stone or wood walls, wrought iron fences, evergreen landscape masses, building facades, or combination of these;
- color (new construction only and not for existing residences); and
- effect of trees and other landscape elements.

12. The application is congruous with the historic aspects of the District.

13. Based on the standards of the Handbook, and the City of Concord Code of Ordinances, including the standards listed above, the Commission concludes that:

- A. The new driveway access point creating a circle front yard driveway is appropriate.
- B. The addition of motor court with brick retaining wall and gate is appropriate.

- C. The addition of a motorized gate at intersection of the driveway and southwest quadrant of the home is appropriate.
- D. Enclosure of front porch is appropriate.
- E. The addition of the new covered veranda with fireplace and chimney and removal of one crepe myrtle is appropriate.
- F. The addition of a new pool, hardscape, walkways, and gates is appropriate.
- G. The addition of the new pool equipment storage building with folly front façade is appropriate.
- H. The garage addition and glass enclosed walkway to the main house is appropriate.
- I. Removal of existing porte-cochere is appropriate.
- J. Removal of Tree #2, a 110 ft tall willow oak is appropriate.
- K. The new driveway extension to the rear of the site is appropriate
- L. The new parking area at the rear of the site is appropriate
- M. Removal of existing driveway concrete in the rear yard is appropriate

Commissioner Coggins made a motion to approve the Certificate of Appropriateness as amended and to allow the Chairman to sign the Order out of session. Commissioner Lands seconded the motion. The vote carried unanimously. **–The Vote: All Ayes. (APPROVED)**

STAFF UPDATES/DISCUSSION:

There were no staff updates.

ADJOURNMENT:

A motion was made and carried to adjourn the meeting at 10:40 p.m.

Chair–Dr. Lee Gray

Secretary – Angela Baldwin

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
Failure 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

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 R

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 fail 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

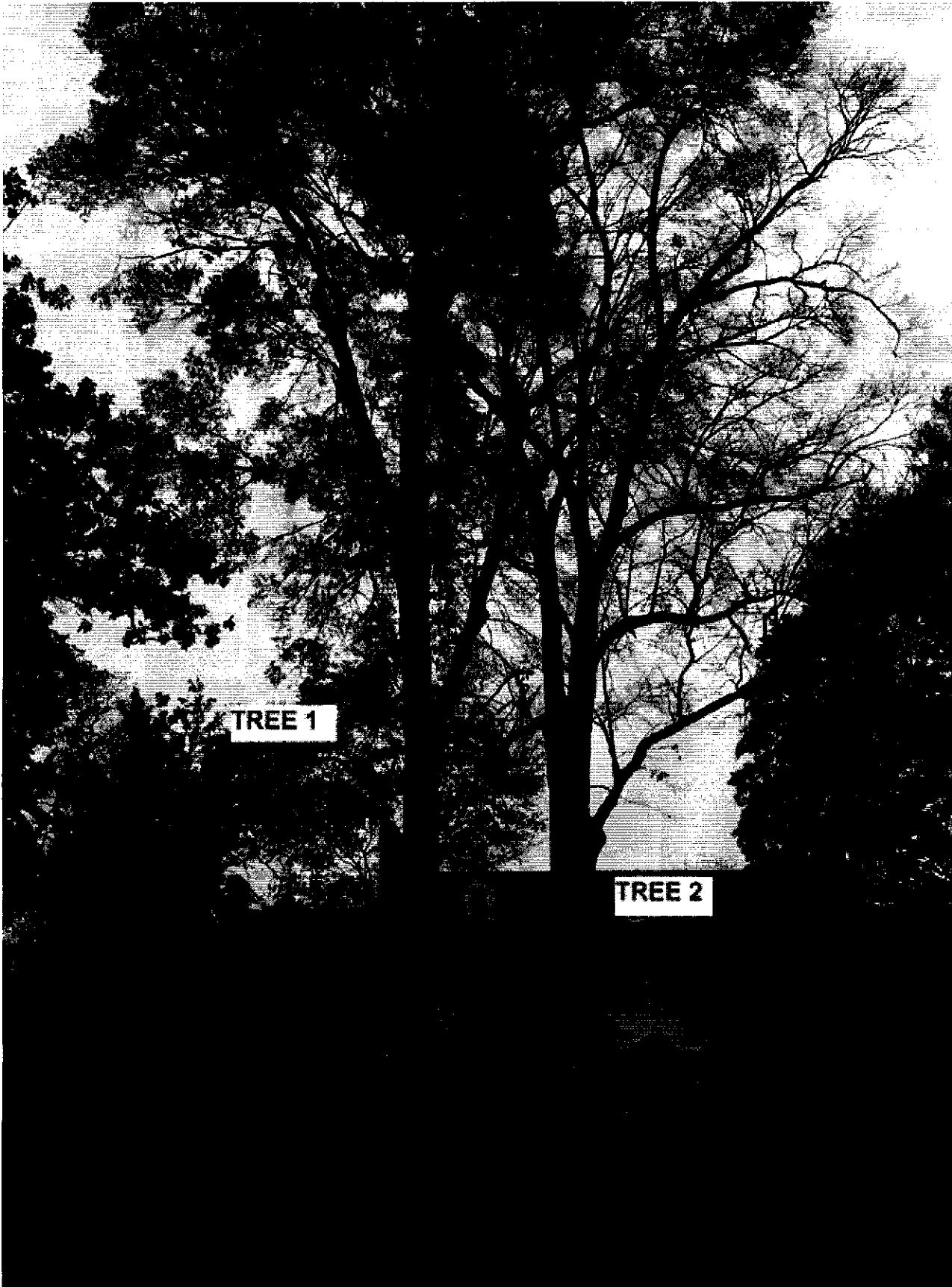
COMMENTS

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

Exhibit R



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.

Exhibit R



Exhibit R