

<u>DATE</u>	April 10, 2024
<u>SUBJECT</u>	
<u>Certificate of Appropriateness Request:</u>	H-06-24
<u>Applicant:</u>	Cameron Watson and John Craver
<u>Location of subject property:</u>	36 Yorktown St NW
<u>PIN:</u>	5620-77-8897
<u>Staff Report prepared by:</u>	Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject property, 36 Yorktown St NW, is designated as a “Contributing” structure in the North Union Street Historic District, built ca 1921 (Exhibit A).
- “Good example of low-slung, frame bungalow with pediment gable. House is shingled above a baseboard and two-and-a-half-feet of plain weatherboard. Fenestrations are one-over-one. Porch with balustrade extends three bay facade and is supported by typical Craftsman-style short, tapered columns with brick piers that continue to ground level. Eaves at front gable are supported by five decorative brackets.” (Exhibit A).

DISCUSSION

On March 10, 2024, Cameron Watson and John Craver, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for renovations to the side and rear elevations including: removing existing windows and doors, removing an existing rear deck and steps, enlarging existing window and door openings, installing new windows and doors, installing steps and lighting, replacing and relocating the AC unit, and removing trees (Exhibit B).

Willow Oak Tree Removal

The applicants are requesting to remove a mature Willow Oak tree in the right-side yard due to the following stated impacts to the home:

- The tree’s trunk is 6 feet from the sunroom with very large roots extending toward the foundation with root branches undoubtedly beneath the home,
- The home inspection stated that there is a visible step crack in the foundation, that the side of the foundation nearest the tree has been pushed upwards, and that there has been water intrusion into the crawl space, and
- The tree’s root system is a contributing factor for why the home’s foundation has cracked in places-allowing water to enter the crawl space, and to the tilt of the sunroom- which is elevated to the side of the large tree and its roots (Exhibit E).

The Willow Oak tree was assessed by the City Arborist, Bill Leake, on January 25, 2024. The tree has a 36” DBH, 1 trunk, is 100’ in height and has a spread of 70’. The tree received a Risk Rating of 4 on the Tree Risk Assessment Form and the arborist included this comment: “This tree is in good overall shape and has no structural concerns above those normal for this tree species. It does need a crown cleaning and reduction cuts on elongated limbs. Previous soil trenching to address water drainage issues and vehicle damage to the root crown may have impacted the root system of this tree.” (Exhibit F).

The applicants intend to replant a canopy tree along their rear fence line.

Crape Myrtle Tree Removal

The applicants are requesting to remove a Crape Myrtle tree located at the left side yard to make room for the new side yard steps in the proposed renovations. The tree was assessed by the City Arborist, Bill Leake, on March 25, 2024. The tree has an 8" DBH, 3 trunks, is 30' in height and has a spread of 20'. The Crape Myrtle tree received a Risk Rating of 3 on the Tree Risk Assessment Form and the arborist included this comment: "This tree has no risk or structural defects above what is normal for the species. Any attempt to improve the driveway would impact the root system of the tree." (Exhibit G).

The applicants intend to replant an understory tree along their rear fence line.

Red Maple Tree Removal

The applicants are requesting to remove a Red Maple tree located at the rear fence line due to fears of personal safety, of the safety of others, and of property damage. The tree was assessed by the City Arborist, Bill Leake, on April 4, 2024. The tree has an approximate 30" DBH, 2 trunks, is 80' in height and has a spread of 40'. The tree received a Risk Rating of 3 on the Tree Risk Assessment Form and the arborist included this comment: "This tree has no risk or structural defects above what is normal for the species." (Exhibit H).

The applicants intend to replant a canopy tree along their rear fence line.

Left Side House Renovation

The changes to the left side house are proposed to enhance the applicants' living experience. This elevation faces the backyard of the adjacent property owner at 75 Grove Street NW and is visible from the street.

The proposed changes are as follows:

- Remove two (2) windows, one (1) 43.5" w x 75" h and one (1) 45.75" w x 55" h.
- Remove an area of approximately fifty-two (52) sq ft of shingle and weatherboard siding on either side of the existing kitchen (painted) chimney.
- Install two (2) 39.75" w x 66.25" h windows and two (2) 32" w x 84" h glass doors, both with 18" h transom windows above, on either side of the painted kitchen chimney. These windows and doors will be custom fabricated to match the glass and pane characteristics of the home's front sunroom.
- Install new sections of fiber cement siding to fill in openings which will match the existing siding. Repaint the siding to match the existing house colors so that the old and new match seamlessly.
- Construct wide steps leading up to the new sections of windows and doors. The steps will emulate the front steps, be of poured concrete and painted blue. The steps will be flanked on either side by masonry brick end caps which will be painted green and topped with flat concrete pediment. The steps and end caps measure ~17' in width.
- Install one (1) 9" w x 22" t electrified gas lantern, affixed to the painted kitchen chimney.
- Replace the existing A/C unit and relocate it to the right-side house behind the sunroom. It will not be visible from the road (Exhibit D).

Rear House Renovation

The changes to the rear of the house are proposed to enhance the applicants' living experience. The applicants state that the rear house is not original. The rear yard backs up to the Old Courthouse Theatre's parking lot and is entirely fenced, and this area is not visible from the street. The proposed changes are as follows:

- Remove three (3) 43.5" w x 75" h windows, a 36" w x 80" h rear door and a side light. Two of the three windows will be repurposed and installed on either side of the home's rear keeping room.
- Remove the existing wood deck and steps.

- Install two (2) pairs of 32” w x 84” h French doors. The doors will be custom fabricated to match the glass and pane characteristics of the home’s front sunroom and proposed side profile.
- Install new sections of fiber cement siding to fill in openings which will match the existing siding. Paint the new and existing siding the color of the existing siding so that the old and new match seamlessly.
- Construct wide steps leading up to the new doors. These will emulate the front elevation steps, be constructed of poured concrete and painted blue. The steps will be flanked by masonry brick end caps, painted green and topped with flat concrete pediment. The steps and end caps measure ~19’ in width.
- Install four (4) 9” w x 22” t electrified gas lanterns on either side of the two sets of French doors (Exhibit D).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Applicant submitted Elevations and Descriptions

Exhibit E: Applicant submitted Supporting Evidence for Willow Oak tree removal.

Exhibit F: Tree Risk Assessment Form for the Willow Oak tree

Exhibit G: Tree Risk Assessment Form for the Crape Myrtle tree

Exhibit H: Tree Risk Assessment Form for the Red Maple tree

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table:

- **Trees:** Removal of healthy trees over six inches in diameter in any location on the property require Commission Hearing and Approval (Replacement is required).
Removal of healthy trees in any location on the property which have a trunk diameter of 6 inches or less requires Planning Department Approval (Replacement is required).
- **Windows:** Removal of original windows, window components and changes in the window openings require Commission Hearing and Approval.
- **Doors:** Replacement of original doors, and changes in door openings require Commission Hearing and Approval.
- **Lighting:** All new additions of permanent, general illumination fixtures within public view require Commission Hearing and Approval.
- **Stairs and Steps:** Removal, addition or alteration of external stairs or steps require Commission Hearing and Approval.

Chapter 4: Local Standards and General Policies

Alterations: Alterations having no historical basis shall be avoided whenever possible. Any type of alteration of exterior features of a building, site, or environment within the Historic Districts which is not specifically listed within these regulations shall be referred to the Historic Preservation Commission for action on the issuance of a Certificate of Appropriateness.

- All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.
- Contemporary design for alterations and additions to existing properties shall be encouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and

such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

- New additions or alterations shall be construed in such a manner as to preserve the essential form and integrity of the structure, should the addition or alteration be removed.
- Hardiplank and similar synthetic materials that replicate historic materials such as brick, wood, and clay: Modern synthetic products are created to give the appearance of historic materials. The materials are historically inaccurate and should not be used on Contributing or Pivotal structures or as part of additions to those buildings.

Chapter 5 – Section 8: Landscaping and Trees

- Tree health may be decided upon by the acquisition of a Tree Hazard Evaluation Report issued by the City Arborist or a report submitted by a certified arborist. Healthy trees are trees that have a hazard rating of 4 or lower. Removal of healthy trees over the size of 6 inches in diameter (measured 4 feet above ground) or pruning of healthy tree limbs over 6 inches in diameter requires Historic Preservation Commission review and approval.
- All trees that are removed should be replaced with a tree of similar species in an appropriate location unless no suitable location exists on the subject site.

Design Standards

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 5: Fenestrations

- 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. In the event that only a portion of the existing windows need repair/replacement, replace only the damaged or deteriorated section with appropriate material. If total replacement of a window or a door is necessary, one should be used that matches the original in dimension, configuration, material, and detail. Replacements should not alter the original door or window opening.
- 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. Modern window production includes hybrid windows that include synthetic components or mixed composition of wood and synthetic products. This type of window should not be used for replacement of traditional wooden windows or within structures designated as Pivotal or Contributing.

Design Standards

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

Chapter 5 – Section 11: Lighting

- 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.

- Removal of historic light fixtures is inappropriate.

Design Standards

- 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 act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
 - Completed project will be photographed to update the historic properties survey.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	#7	78

172. House
39 White Avenue
1921 (SM)
C

Three bay frame, bungalow with broad side gable roof features a very broad front decorative gable with exposed rafters. The decorative gable has three four-over-four sash windows that are flanked with ventilators on either side. Three triangular-knee braces support eaves of gable. Full facade porch has untapered bungalow columns. Facade fenestrations include paired four-over-ones on either side of entrance.

173. House
36 White Street, N.W.
1921 (SM)
C

Good example of low-slung, frame bungalow with pediment gable. House is shingled above a baseboard and two-and-a-half-feet of plain weatherboard. Fenestrations are one-over-one. Porch with balustrade extends three-bay facade and is supported by typical Craftsman-style short, tapered columns with brick piers that continue to ground level. Eaves at front gable are supported by five decorative brackets.

174. House
32 White Street, N.W.
c. 1910-1915
C

Notable frame bungalow with gabled porch and broad gable roof. Porch is nearly full facade, but its gable roof does not cover northern elevation. It is surrounded by a plain balustrade and rests on full brick foundation. Brick pillars, topped with stone trim, support vernacular columns. These columns brace the weatherboarded gable roof that projects over sides. The side eaves are supported by curved sawn-rafter brackets. The main roof also projects at front and is braced by a typical (for Concord) three-part-brackets that reflect Japanese bungalow traits. Facade has three bay division with two one-over ones with diagonal lattice work.

175. House
26 White Street, N.W.
1921 (SM)
C

This high hip roof, frame cottage features two interior end chimneys,

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: _____
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: _____
Email Address: _____

OWNER INFORMATION

Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: _____ P.I.N. # _____
Area (acres or square feet): _____ Current Zoning: _____ Land Use: _____

**Staff Use
Only:**

Application Received by: _____ Date: _____, 20 _____
Fee: \$20.00 Received by: _____ Date: _____, 20 _____
After-the-Fact Fee: \$100.00 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: _____

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



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. **Digital copies are preferred.**
2. Detailed written description of the project.
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 if applicable.
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.

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 ensure 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.

Date


Signature of Owner/Agent


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: John Craver / Cameron Watson
 Address: 36 Yorktown St NW
 City: Concord State: NC Zip Code: 28025 Telephone: 919-630-1327
 Email Address: cravejh@gmail.com / cwatso53@gmail.com

OWNER INFORMATION

Name: Same as above
 Address: _____
 City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: 36 Yorktown St NW P.I.N. # _____
 Area (acres or square feet): _____ Current Zoning: _____ Land Use: _____

Staff Use Only:

Application Received by: _____ Date: _____, 20 _____
 Fee: \$20.00 Received by: _____ Date: _____, 20 _____
 After-the-Fact Fee: \$100.00 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: Tree removal, of 3 trees. One Crape Myrtle in left side yard. One Red Maple at rear fence line. One Oak at right side yard as described below.

2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Tree removal for a tree that straddles the property line between 36 Yorktown and 32 Yorktown. Signatures below from owners of both properties. Root system is pushing our sunroom up and damaging the home's foundation per multiple contractors. Cameron & John taking full financial responsibility for project. Happy to plant a similar tree elsewhere on property

- 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. Digital copies are preferred.
 2. Detailed written description of the project.
 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 if applicable.
 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.

Certification

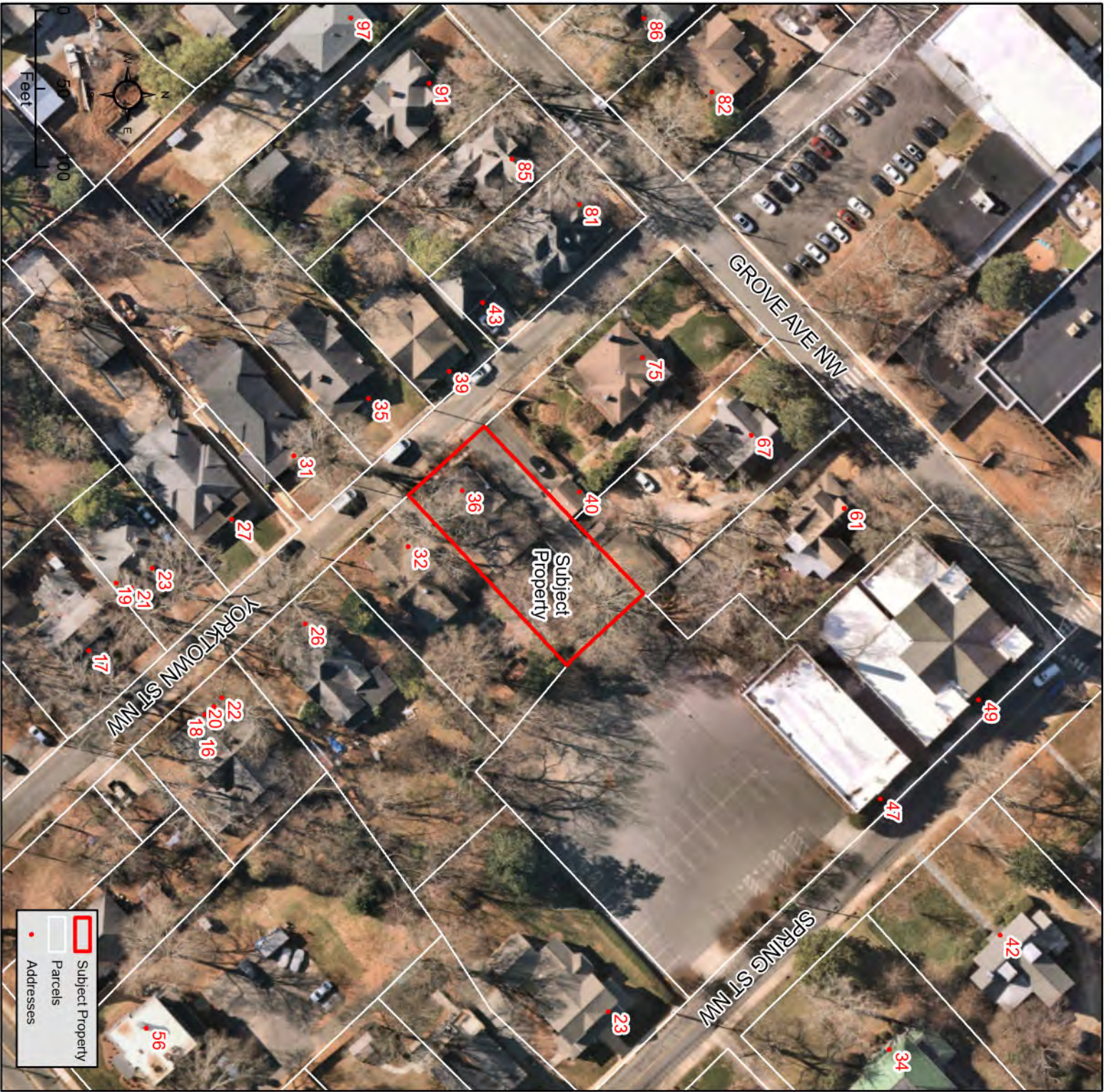
(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to ensure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

3/6/24
Date

John H. Lane
Signature of Owner/Agent

3/6/2024
Date

Brad and Lyne Goode
Owner, 32 Yorktown St NW
Brad and Lyne Goode

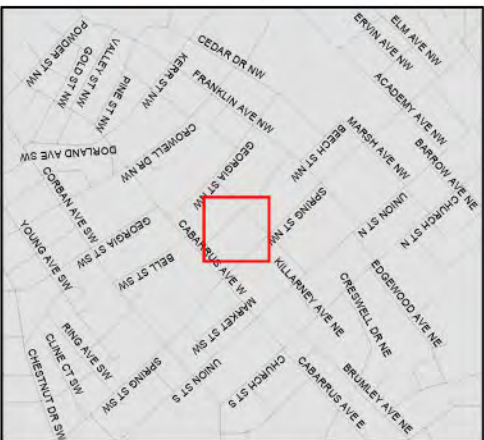


	Subject Property
	Parcels
	Addresses

H-06-24

36 Yorktown St NW

PIN: 5620-77-8897



Source: City of Concord
Planning Department

Disclaimer

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

To Whom it May Concern:

Cameron Watson and John Craver are the new owners of 36 Yorktown Street NW, Concord, NC 28025. The historic charm of the Concord Historic District and the promising future of downtown Concord drew us back to Cameron's hometown. It is our object to renovate 36 Yorktown Street NW in a way that fully preserves the historic integrity of the property. We have carefully planned and researched each aspect of the proposed renovation detailed herein to ensure each change is an enhancement to the home's historic charm rather than a departure from it.

Contents:

1. Property Background
2. Overview of Changes Requiring Historic Commission Approval
 - a. Side of home
 - b. Rear of home

Property Background:

Subject property description from the National Register of Historic Places:

173. House
36 White Street, N.W.
1921 (SM)
C

Good example of low-slung, frame bungalow with pediment gable. House is shingled above a baseboard and two-and-a-half-feet of plain weatherboard. Fenestrations are one-over-one. Porch with balustrade extends three-bay facade and is supported by typical Craftsman-style short, tapered columns with brick piers that continue to ground level. Eaves at front gable are supported by five decorative brackets.

Home as viewed from Yorktown Street:



Overview of Changes Requiring Historic Commission Approval

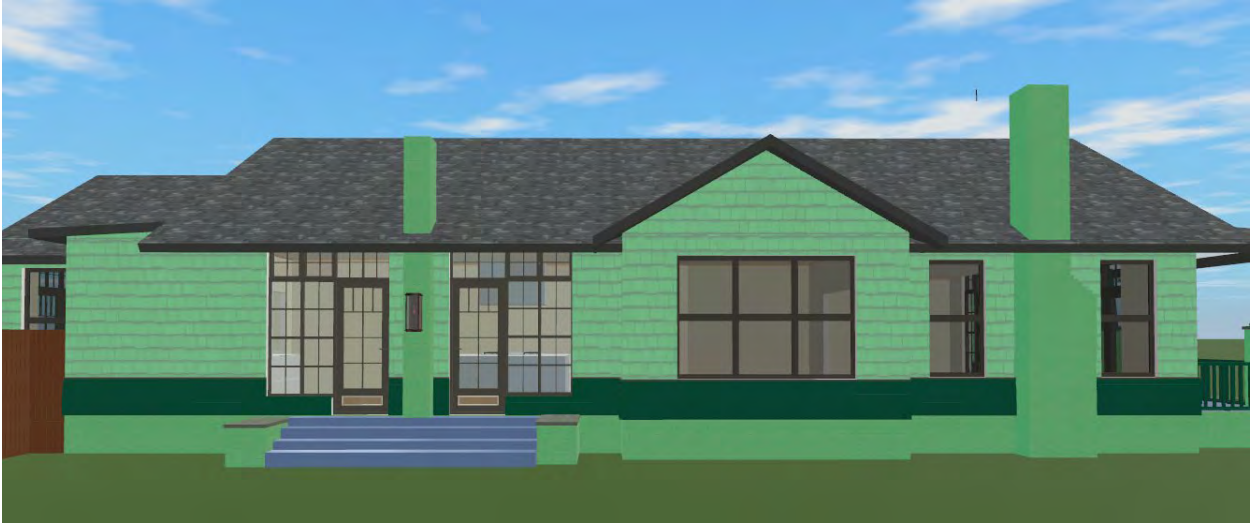
A. Side of Home

We are proposing a change to the side of the home facing Charlotte and Will Staton's home, 75 Grove Avenue NW. This change will enhance our living experience and add to the historic character of the property. We will be using carefully sourced and fabricated materials that adhere closely to the property's historic ethos.

Existing home side profile facing Staton family backyard (75 Grove Street NW):



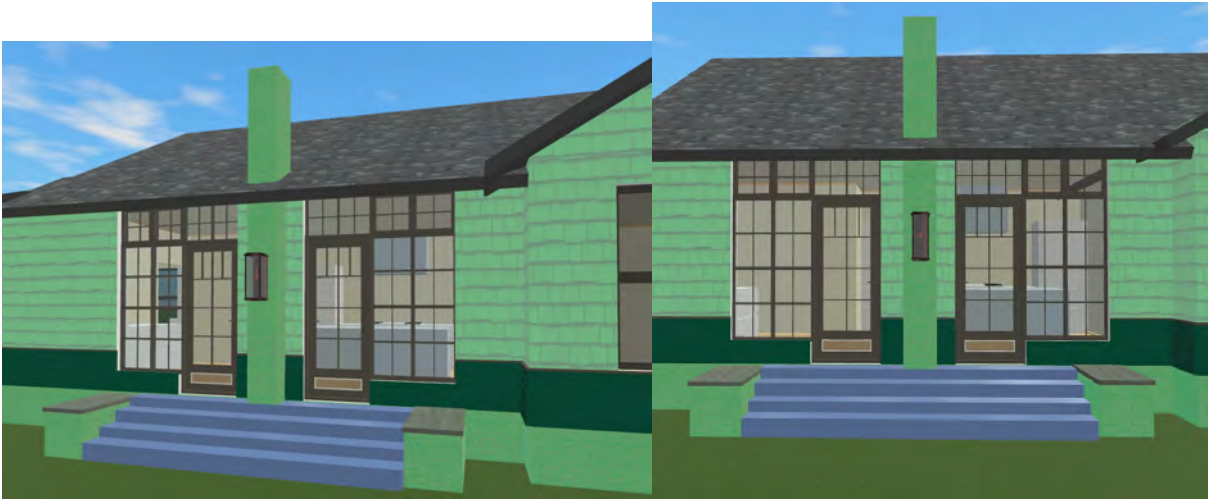
Proposed side profile:



Close up of existing side profile where changes are proposed:



Close up of proposed side profile:



Summary of changes:

- Replacement of 2 small windows and home siding with 2 large windows and doors flanking the existing chimney (see image above). These windows and doors will be custom fabricated to match the glass and pane characteristics of the home's front sunroom. See photos at the end of this document that illustrate windows.
- Construction of steps to emulate front steps. These will be poured concrete steps flanked by masonry brick end caps topped with flat concrete pediment. See photos below. We will match these steps as closely as possible.



- Removal of existing crepe myrtle in front of proposed steps.
- Moving the existing A/C unit from our driveway side of the home to the opposite side. It will not be visible from the road. The 12-year-old A/C only system will be replaced by a new Trane heat pump.
- Installation of a gas lantern (22x9in.) affixed to the preexisting kitchen chimney.
- <https://frenchmarketlanterns.com/nouveau-wall-mount-bundle.html> (see image below)



B. Rear of home

We are proposing a change to the rear of the home. Home's rear yard is entirely fenced. The rear yard backs up to the Old Courthouse Theatre's parking lot. This area is not visible from any public street; however, the changes will enhance both our living experience and the historic ethos of the property. Note that the rear of this home is not original. It was added at some point within the last 50 years (best guess), but not done with particular historic reverence. We are proposing changes to make this part of the home consistent with the rest, paying homage to the historic ethos.

Existing rear of home:



Proposed rear of home:





Summary of changes:

- Replacement of 3 windows and rear home door with 2 pairs of French doors. These doors will be custom fabricated to match the glass and pane characteristics of the home's front sunroom and proposed side profile.
- Removal of rotten wood "deck" and steps.
- Construction of steps to emulate front steps (see photos above). These will be poured concrete steps flanked by masonry brick end caps topped with flat concrete pediment.
- Installation of 4 electrified iterations of proposed gas lantern from side profile. These 4 lanterns (22x9in.) will flank the two sets of French doors. Link to lantern: <https://frenchmarketlanterns.com/nouveau-wall-mount-bundle.html>



- Repurpose 2 of the three removed windows to be installed on either side of home's rear keeping room.

Window work at 36 Yorktown

All newly installed windows will be custom made for us to closely match (glass and pane quality/style) the bungalow style windows we have in the sunroom. Materials will match the photos below as closely as possible. We are committed to making these look period correct and original. They will exhibit characteristics such as panes proportional to those seen in the pictures below as well as antique wavy glass constructs.



COA - 36 Yorktown Street NW - Tree Removal - Supporting Photos

In connection with our application for removal of a large oak tree off the side of our sunroom, we submit the following photographs.

Tree location:

The tree's trunk is 6 feet from our sunroom with very large roots extending toward our foundation with root branches undoubtedly beneath the home.



Impact to home (snippets taken from home inspection):

1. There is a visible step crack in the foundation. The side nearest the large tree has been pushed upwards.

2.2.1 Walls / Cladding

STEP SETTLEMENT CRACKING - REPAIR

⊖ Marginal Defect

Observed step settlement cracking. A step settlement crack occurs when cracking follows the mortar line between block, stone or brick in a stairstep pattern because the mortar is weaker than the block/brick. Recommend having a qualified masonry contractor evaluate and repair.

Recommendation

Contact a qualified professional.



2. Water intrusion into crawl space. The large tree's root system is a contributing factor of why the home's foundation has cracked in places, allowing water to enter the crawl space.

17.4.1 Moisture Presence

MOISTURE - STANDING WATER (CRAWL SPACE)

CRAWLSPACE



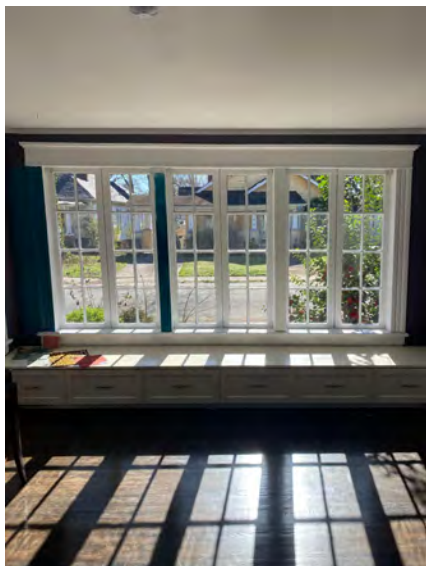
Standing water and wet soil was present in one or more areas of the crawlspace. Evaluation of the source of the water and/or water infiltration with repairs made as needed to prevent or manage the water intrusion is recommended to be performed by a foundation contractor, grading contractor, waterproofing contractor, or other qualified person as needed.

Recommendation

Contact a foundation contractor.



3. Tilt of the sunroom - photo attempts to show the tilt of the sunroom, elevated to the side of the large tree and its roots.



TREE RISK ASSESSMENT FORM

Site/Address: Between 32 and 36 Yorktown St NW

Map/Location: Along property line of both addresses

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

Date: 01/25/24 Inspector: Bill Leake

Date of last inspection: 08/2023

RISK RATING:

1 **1** **2** **4**
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 Willow Oak (*Quercus phellos*)

DBH: 36" # of trunks: 1 Height: 100' Spread: 70'

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: curb/pavement foundations

Woundwood: excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases:

Growth obstructions:

stakes wire/ties signs cables

SITE CONDITIONS

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

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

Irrigation: none adequate inadequate excessive trunk wetted

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

% dripline paved: 20% 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 F

TREE DEFECTS

ROOT DEFECTS:

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

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: 3' distance from trunk Root area affected: 20% Buttress wounded: When: _____

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

LEAN: 3 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				L
Codominants/forks			L	L
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam	M			
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark	M			
Nesting hole/bee hive				
Deadwood/stubs				L
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 0-0" - 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 removed, a similar sized tree species would be appropriate in same general location

If removed, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 1/25/24

COMMENTS

This tree is in good overall shape and has no structural concerns above those normal for this tree species. It does need a crown cleaning and reduction cuts on elongated limbs. Previous soil trenching to address water drainage issues and vehicle damage to the root crown may have impacted the root system of this tree.

Bill Leake



TREE RISK ASSESSMENT FORM

Site/Address: 36 Yorktown St NW

Map/Location: Left rear corner of home at Chimney.

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

Date: 03/25/24 Inspector: Bill Leake

Date of last inspection:

RISK RATING:

1 **0** **2** **3**
Failure + Size + Target = Risk
Potential of part Rating Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

TREE CHARACTERISTICS

Tree #: 1 Crepe Myrtle (*Lagerstroemia indica*)

DBH: 8" Average # of trunks: 3 Height: 30' Spread: 20'

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

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 95% Age class: young semi-mature mature over-mature/senescent

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

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

TREE HEALTH

Foliage color: normal chlorotic necrotic Epicormics;

Foliage density: normal sparse Leaf size: normal small

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: None

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: 80% Pavement lifted: YES

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

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

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

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

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

TARGET

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

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

Occupancy: occasional use intermittent use frequent use constant use

EXHIBIT G

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		L		
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				L
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 0-0" - 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 When 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: 3/25/24

COMMENTS

This tree has no risk or structural defects above what is normal for the species. Any attempts to improve the driveway would impact the root system of the tree.

Bill Leake



TREE RISK ASSESSMENT FORM

Site/Address: 36 Yorktown St NW

Map/Location: Rear yard

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

Date: 04/05/24 Inspector: Bill Leake

Date of last inspection: 7/22/16

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 application.

TREE CHARACTERISTICS

Tree #: 1 Red Maple (*Acer rubrum*)

DBH: 30" approximate # of trunks: 2 Height: 80' Spread: 40'

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: None

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		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				

RISK RATING

Tree part most likely to fail in the next six months: Dead Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 0-0" - 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

Failure Potential + Size of Part + Target Rating = Hazard Rating
 1 0 2 3

- 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 removed, a similar sized tree species would be appropriate in same general location

If removed, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 04/05/24

COMMENTS

This tree has no risk or structural defects above what is normal for the species.

Bill Leake

