DATE: May 9, 2018
SUBJECT:

Certificate of Appropriateness Request:	H-10-18
Applicant:	John Turner
Location of subject property:	43 Marsh Ave NW
Staff Report prepared by:	Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is site of a "Contributing" structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of home construction: 1930
- Two-story, brick Colonial Revival house. Symmetrical, five-bay façade. Central entrance with gable-roofed portico with Tuscan columns and half-timbering. Broad cornice trimmed with decorative boards. Open porch on east (left) side of house with square brick piers, flat roof, and same board cornice with decorative boards; the brick piers and the broad eaves of this porch give it a bungalow flavor.
- Applicant is seeking to remove five trees, move the driveway, install a brick wall, replace a chain link fence with a wooden fence, and modify other landscaping.

DISCUSSION:

The applicant is proposing to remove two pecan trees, one wild cherry, one elm, and one red maple. All of these trees have a hazard rating of "4" which is subject to Historic Preservation Commission approval. These removals are part of a larger landscape plan that involves the installation of a new brick wall, moving the driveway, replacing chain link fence with a wooden fence, and generally implement the first phase of a landscape master plan.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory—Nomination Form
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: 2006 Inventory Photographs
Exhibit D: Site Plan
Exhibit E: Tree Hazard Evaluations and Photographs
Exhibit F: Photographs
Exhibit G: Details of proposed fencing

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 –Section 8: Landscaping and Trees

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

Tree health may be decided upon 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 over 6 inches in diameter requires Historic Preservation Commission review and approval...

All trees that are removed should be replaced with a tree of similar species in an appropriate location unless no suitable location exists on the subject site. Trees removed within street view must also have the stumps removed below ground level.

Design Guidelines and Recommendations

1. *Property owners should provide proper care and maintenance for the existing landscape and landscape patterns.*
2. *Trees which are removed shall be replaced by a species which, upon maturity, is similar in scale to the removed specimen. For example, canopy trees shall be replaced with canopy trees, and understory trees with understory trees.*
3. *Placement of all vegetation should not interfere with utilities and vehicular traffic (sight-triangles).*
4. *Residential uses should maintain the four characteristic placements for canopy: to soften building ground line, to separate public/private edge, to separate the boundary of the property, and to maintain property lines. It is also recommended that placement be varied and types of vegetation enhance the appearance of the existing property yet maintain and preserve its historical significance.*

Chapter 5 – Section 9: Fences and Walls

Chain link, basket weave, plastic/vinyl, and split-rail fences are prohibited within the historic districts. However, where chain link fences already exist, they should be accompanied by landscaping materials, which will "climb" the fence and act as a screen. Fences should be compatible with most structures in the districts.

The style of fence or wall should respond to the historic nature of the property. All wooden fences should be "stick-built" on site. The styles shown to the left are encouraged as well as custom designs with appropriate architectural detailing...The styles shown to the left are encouraged as well as custom designs with appropriate architectural detailing...Painting or staining is recommended, but not required for rear yard fences unless they are visible from the street. If a fence is designed as a single-sided fence, one with detailing on only one side, the finished detail should be on the outside face of the fence (facing neighboring property).

Rear yard fences are defined as fences, which do not extend forward on the applicant's property beyond the side centerline of the house in plain view. Approval of the location may also be handled on a case-by-case basis to determine the best natural break in the rear and front yards for placement of fences. Rear yard fences may be higher than four feet. The portions of rear yard fences that face the street should be landscaped with shrubs and trees of a planting size that will fully hide the fence from the street within two years. Size, type, and growth habits of plant materials to screen rear yard fences that face the street should be submitted at time of application. If a front yard fence adjoins a rear yard fence, or an existing neighboring property fence, attention should be given to the transition between the two. Also, attention should be given to the design of fences placed along a sloping grade. All proposed fences and walls should not negatively effect existing trees and mature landscaping.

...

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. The transparency or openings in the walls will be considered on an individual basis.

Design Guidelines and Recommendations:

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

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.

67. Rufus A. Brower House
58 Marsh Avenue, N.W.
ca. 1902
C

Two-story, frame, Queen Anne style residence with pleasing sawn and turned ornament. Main block has side gable roof with gable front interrupting on east (right) facade bay and projecting two-story gable with cut-away corners on west facade bay. Both facade gables and the gable on the west side of the house have sawn ornaments with spindlework and cut-out ventilators. Wrap-around porch has turned posts. Brower was a bookkeeper for Bell and Harris Furniture Company.

68. House
57 Marsh Avenue, N.W.
ca. 1960
I

One-story, orange brick Colonial style house with side gable roof and projecting gable-front bay.

69. Vacant Lot
between 57 and 43 Marsh Avenue, N.W.
VL

Pleasantly landscaped yard that was previously a house site.

70. House
43 Marsh Avenue, N.W.
ca. 1930
C

Two-story, brick Colonial Revival house. Symmetrical, five-bay facade. Central entrance with gable-roofed portico with Tuscan columns and half-timbering. Broad cornice trimmed with decorative boards. Open porch on east (left) side of house with square brick piers, flat roof, and same board cornice with decorative boards; the brick piers and the broad eaves of this porch give it a bungalow flavor.

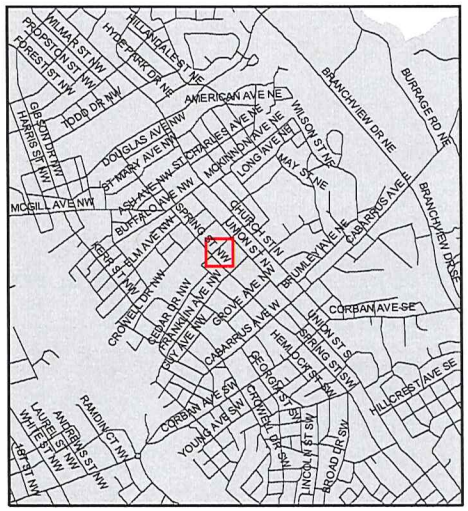
Exhibit A

H-10-18

John Turner

43 Marsh Ave NW

PINs: 5620-79-1386 & 5620-79-1287



Concord
NORTH CARCLINA

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.

Concord
NORTH CAROLINA
High Performance Living

Application for
Certificate of Appropriateness

AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE AGENDA UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/OR ITEMS LISTED ON PAGE 2 ARE SUBMITTED.

APPLICANT INFORMATION

Name: JOHN AND KATE TURNER

Address: 43 MARSH AVE NW

City: CONCORD State: NC Zip Code: 28025 Telephone: 704.743.8186

OWNER INFORMATION

Name: SAME AS ABOVE

Address: _____

City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: SAME + ADJACENT LOT 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 _____

The application fee is nonrefundable.

Exhibit B

Concord
NORTH CAROLINA
High Performance Living

Application for
Certificate of Appropriateness

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: REMOVE 5 TREES, REMOVE CHAIN LINK FENCE, INSTALL WOOD FENCE
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.): 6-7FT., NATURAL WOOD TIES IN WITH EXISTING FENCE AT REAR OF 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 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.

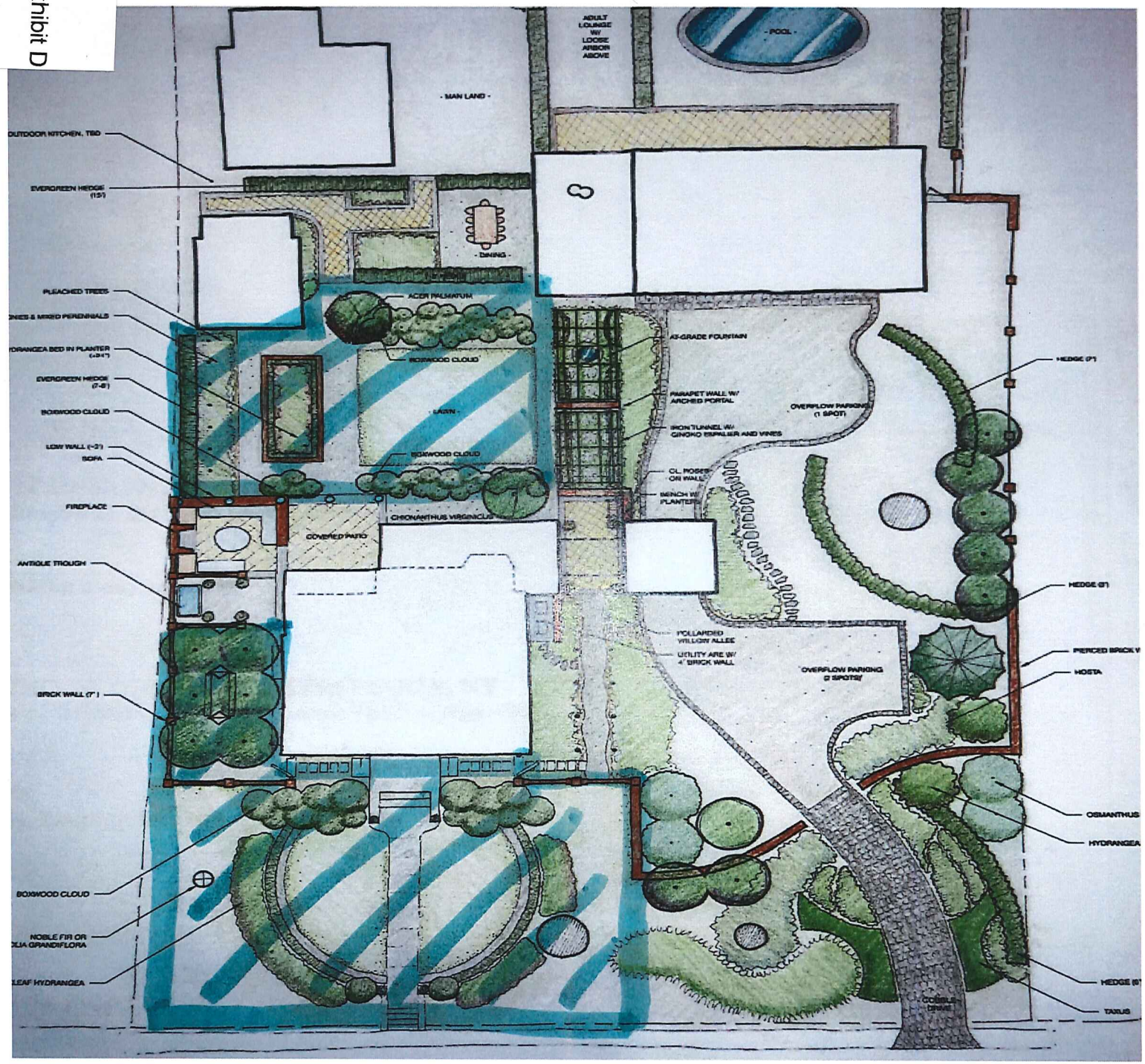
5/1/18
Date

Signature of Owner/Agent

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


Exhibit C
4
ADT
43.

Exhibit D


ADULT LOUNGE W/ LOOSE ARBOR ABOVE
- POOL -
- MAIN LAND -
OUTDOOR KITCHEN, TBD
EVERGREEN HEDGE (15')
- DINING -
PLEACHED TREES
ACER PALMATUM
BOXWOOD CLOUD
- LAWN -
EVERGREEN HEDGE (7-8')
BOXWOOD CLOUD
LOW WALL (~3')
SOFA
FIREPLACE
CHIONANTHUS VIRGINICUS
COVERED PATIO
ANTIQUE TROUGH
BRICK WALL (7')
BOXWOOD CLOUD
NOBLE FIR OR
LEAF HYDRANGEA
AT-GRADE FOUNTAIN
PARAPET WALL W/ ARCHED PORTAL
IRON TUNNEL W/ GINGKO ESPALIER AND VINES
CL ROSES ON WALL
BENCH W/ PLANTER
OVERFLOW PARKING (1 SPOT)
HEDGE (7')
HEDGE (8')
POLLARDED WILLOW ALLEE
UTILITY ARE W/ 4' BRICK WALL
OVERFLOW PARKING (2 SPOTS)
FENCED BRICK W
HOSTA
OSMANTHUS
HYDRANGEA
HEDGE (8')
COBBLE DRIVE
TAXUS

TREE RISK ASSESSMENT FORM

Site/Address: 43 Marsh Avenue

Map/Location: Tree nearest driveway in back

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

Date: 3/28/18_____ Inspector: Bill Leake

Date of last inspection: _____

RISK RATING:

1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating

_____ Immediate action needed

_____ Needs further inspection

_____ Dead tree

TREE CHARACTERISTICS

Tree #: 1_____ **Species:** Pecan (Carya illinoensis)

DBH: 30" **# of trunks: 3** **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: 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:** ☐

Woundwood : ☐ excellent ☒average ☐ fair ☐ poor

Vigor class: ☐ excellent ☒average ☐ fair ☐ poor

Growth obstructions: ☐ stakes ☐ wire/ties ☐ signs ☐ cables ☒ curb/pavement ☐ guards

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: 40% 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. ☐ _____

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 feature

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

Occupancy: ☐ occasional use ☒ intermittent use ☐ frequent use ☐ constant use

12

Exhibit E

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: NO distance from trunk **Root area affected:** ___ **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

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	
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay		L	L	
Cavity		L	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				L

HAZARD RATING

Tree part most likely to fail: 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

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

HAZARD ABATEMENT

☐ 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

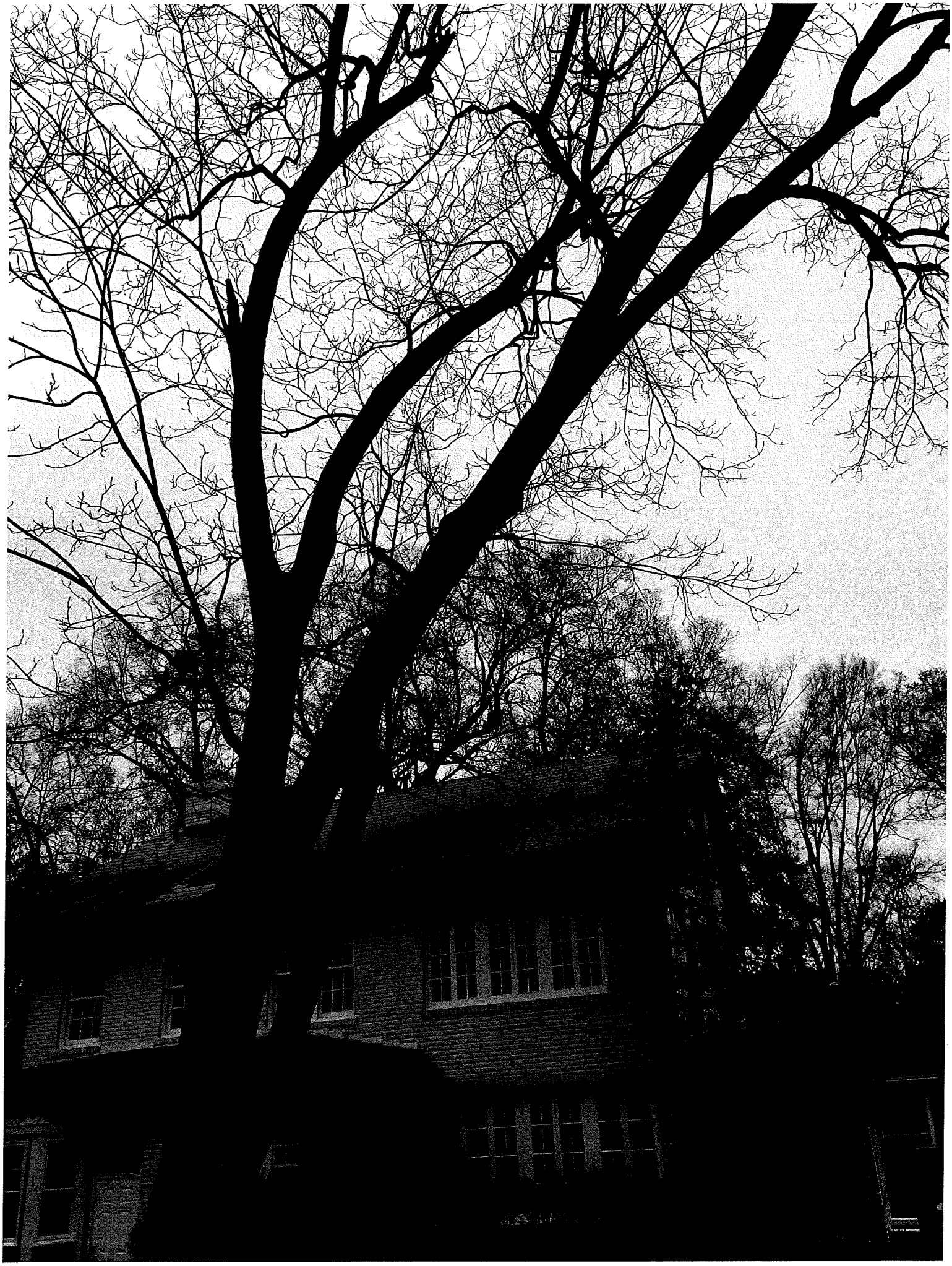
Effect on adjacent trees: ☒ none ☐ evaluate

Notification: ☒ owner ☐ manager ☒ governing agency **Date: 3/28/18**

COMMENTS

This tree is in good overall condition and has been well maintained. There have been multiple pruning events to reduce the size of the upper crown of this tree and correct the bowed, elongated limbs typical of pecan trees. The proposed landscape improvements will have significant impact on the root system of this tree.

Bill Leake



TREE RISK ASSESSMENT FORM

Site/Address: 43 Marsh Avenue

Map/Location: _____

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

Date: 3/28/18_____ Inspector: Bill Leake

Date of last inspection: _____

RISK RATING:

1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating

_____ Immediate action needed

_____ Needs further inspection

_____ Dead tree

TREE CHARACTERISTICS

Tree #: 2_____ **Species:** Pecan (Carya illinoensis)

DBH: 31" **# of trunks: 3** **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: 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;** ☐ **Growth obstructions:**

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: 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: 40% 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. ☐ _____

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

15

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: NO distance from trunk **Root area affected:** ___ **Buttress wounded:** ☐ **When:** _____

Restricted root area: ☐ severe ☒ moderate ☐ low **Potential for root failure:** ☐ severe ☐ moderate ☒ low

LEAN: **2** deg. from vertical ☒ natural ☐ unnatural ☒ self-corrected ☐ Soil heaving:

Decay in plane of lean: ☒ **Roots broken:** ☐ **Soil cracking:** ☐

Compounding factors: **Lean severity:** ☐ severe☐ moderate ☒ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (**S** = severe, **M** = moderate, **L** = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep			L	
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay		M	L	
Cavity		L	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				L

HAZARD RATING

Tree part most likely to fail: 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

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

HAZARD ABATEMENT

☐ 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: 3/28/18**

COMMENTS

This tree is in good overall condition and has been well maintained. On the upright scaffold trunk there is an area of decay with adaptive tissue growth forming around the wound. There is also a wound, on the lower main trunk, from a very large section of scaffold trunk previously removed. This will be an area of considerable decay in the future. The proposed landscape improvements will have significant impact on the root system of this tree. *Bill Leake*

TREE RISK ASSESSMENT FORM

Site/Address: 43 Marsh Avenue

Map/Location: Rear, adjacent to magnolia tree

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

Date: 4/11/18_____ Inspector: Bill Leake

Date of last inspection: _____

RISK RATING:

1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating

_____ Immediate action needed

_____ Needs further inspection

_____ Dead tree

TREE CHARACTERISTICS

Tree #: 3_____ **Species:** Wild Cherry (Prunus serotina)

DBH: 10" **# of trunks: 1** **Height: 50'** **Spread: 10'**

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

Crown class: ☒ dominant ☐ co-dominant ☐ intermediate ☐ suppressed

Live crown ratio: 80 % **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;** ☒ **Growth obstructions**:

Foliage density: ☐normal ☒sparse **Leaf size**: ☐ normal ☒ small ☐ stakes ☐ wire/ties ☐ signs ☐ cables

Annual shoot growth: ☐ excellent ☐ average ☒ poor ☐ none **Twig Dieback:** ☐ ☒ fence/pavers ☒ adjacent trees

Woundwood : ☐ excellent ☐average ☒ fair ☐ poor

Vigor class: ☐ excellent ☐average ☐ fair ☒ poor

Major pests/diseases: Dieback of upper crown.

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: 25% Pavement lifted: NO

% dripline w/ fill soil: 5%

% dripline grade lowered: 0%

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

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

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

Prevailing wind direction: ____SW____ Occurrence of snow/ice storms ☐ never ☒ seldom ☐ regularly

TARGET

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

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

Occupancy: ☐ occasional use ☒ intermittent use ☐ frequent use ☐ constant use

TREE DEFECTS

ROOT DEFECTS:

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

Exposed roots: ☐severe ☐ moderate ☒ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: NO distance from trunk **Root area affected:** ___ **Buttress wounded:** ☐ **When:** _____

Restricted root area: ☐ severe ☐ moderate ☒ low **Potential for root failure:** ☐ severe ☐ moderate ☒ low

LEAN: **1** deg. from vertical ☒ natural ☐ unnatural ☐ self-corrected ☐ Soil heaving:

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

Compounding factors: **Lean severity:** ☐ severe☐ moderate ☒ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (**S** = severe, **M** = moderate, **L** = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
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				M
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: 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

Failure Potential	+ Size of Part	+ Target Rating	= Hazard Rating
1	1	2	4

HAZARD ABATEMENT

☐ 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: 4/11/18**

COMMENTS

This tree is in poor overall condition. The upper portions of this tree have died and new branches sprouts have formed. This response growth will be poorly attached may cause issues as the tree continues to grow. I recommend the tree be removed and replaced. The proposed landscape improvements will impact the root system of this tree.

Bill Leake

TREE RISK ASSESSMENT FORM

Site/Address: 43 Marsh Avenue

Map/Location: Rear, adjacent to magnolia tree

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

Date: 4/11/18_____ Inspector: Bill Leake

Date of last inspection: _____

RISK RATING:

1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating

_____ Immediate action needed

_____ Needs further inspection

_____ Dead tree

TREE CHARACTERISTICS

Tree #: 4_____ **Species:** Red Maple (Acer rubrum)

DBH: 11″ **# of trunks: 1** **Height: 45′** **Spread: 20′**

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;** ☐ **Growth obstructions**:

Foliage density: ☒normal ☐sparse **Leaf size**: ☒ normal ☐ small ☐ stakes ☐ wire/ties ☐ signs ☐ cables

Annual shoot growth: ☐ excellent ☒ average ☐ poor ☐ none **Twig Dieback:** ☐ ☒ fence/pavers ☒ adjacent trees

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: 25% Pavement lifted: NO

% dripline w/ fill soil: 5%

% 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

21

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: NO distance from trunk **Root area affected:** ___ **Buttress wounded:** ☐ **When:** _____

Restricted root area: ☐ severe ☐ moderate ☒ low **Potential for root failure:** ☐ severe ☐ moderate ☒ low

LEAN: **1** deg. from vertical ☒ natural ☐ unnatural ☐ self-corrected ☐ Soil heaving:

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

Compounding factors: **Lean severity:** ☐ severe☐ moderate ☒ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (**S** = severe, **M** = moderate, **L** = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
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: 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

Failure Potential + Size of Part + Target Rating = Hazard Rating
1 1 2 4

HAZARD ABATEMENT

☐ 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

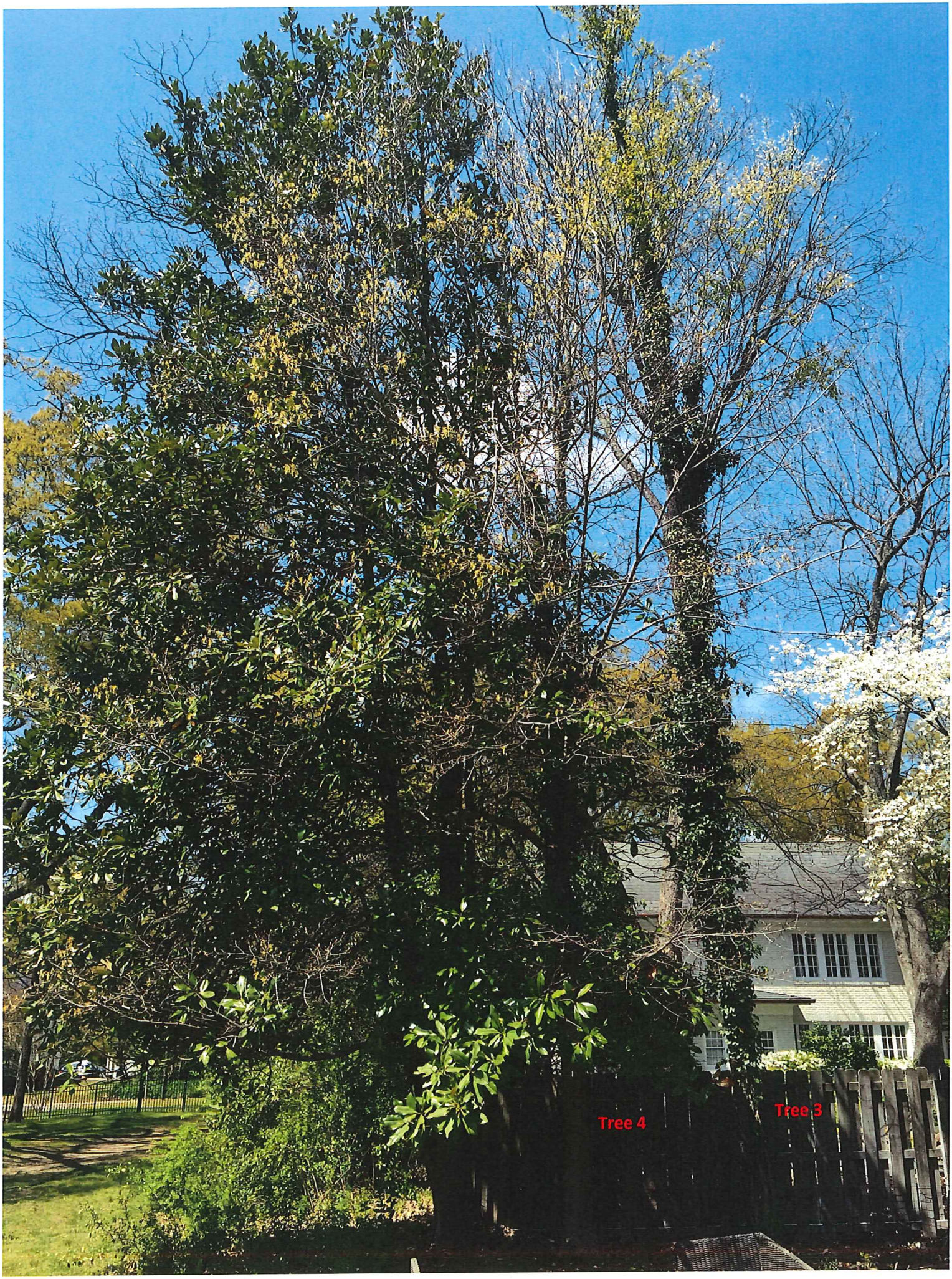
Effect on adjacent trees: ☐ none ☒ evaluate

Notification: ☒ owner ☐ manager ☒ governing agency **Date: 4/11/18**

COMMENTS

This tree is in good overall condition. It's close proximity to a magnolia tree has caused asymmetrical growth in both trees. The proposed landscape improvements will impact the root system of this tree.

Bill Leake


Tree 4
Tree 3

TREE RISK ASSESSMENT FORM

Site/Address: 43 Marsh Avenue

Map/Location: Right side lot at front fence

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

Date: 4/11/18_____ Inspector: Bill Leake

Date of last inspection: _____

RISK RATING:

1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating

_____ Immediate action needed

_____ Needs further inspection

_____ Dead tree

TREE CHARACTERISTICS

Tree #: 5_____ **Species:** Elm (Ulmus americana)

DBH: 15″ **# of trunks: 1** **Height: 55′** **Spread: 35′**

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;** ☐ **Growth obstructions:**

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: 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: 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

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: NO distance from trunk **Root area affected:** ___ **Buttress wounded:** ☐ **When:** _____

Restricted root area: ☐ severe ☐ moderate ☒ low **Potential for root failure:** ☐ severe ☐ moderate ☒ low

LEAN: **2** deg. from vertical ☒ natural ☐ unnatural ☒ self-corrected ☐ Soil heaving:

Decay in plane of lean: ☒ **Roots broken:** ☐ **Soil cracking:** ☐

Compounding factors: **Lean severity:** ☐ severe☐ moderate ☒ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (**S** = severe, **M** = moderate, **L** = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep			L	L
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				

HAZARD RATING

Tree part most likely to fail: 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

Failure Potential + Size of Part + Target Rating = Hazard Rating
1 1 2 4

HAZARD ABATEMENT

☐ 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: 4/11/18**

COMMENTS

This tree is in fair overall condition. There is a wound with a small amount of decay on the trunk. The wound does show adaptive growth. The proposed landscape improvements impact the root system of this tree. Due to wind loads at the tree location and the trunk injury, I feel removal should be considered even without factoring the landscape improvements.

Bill Leake

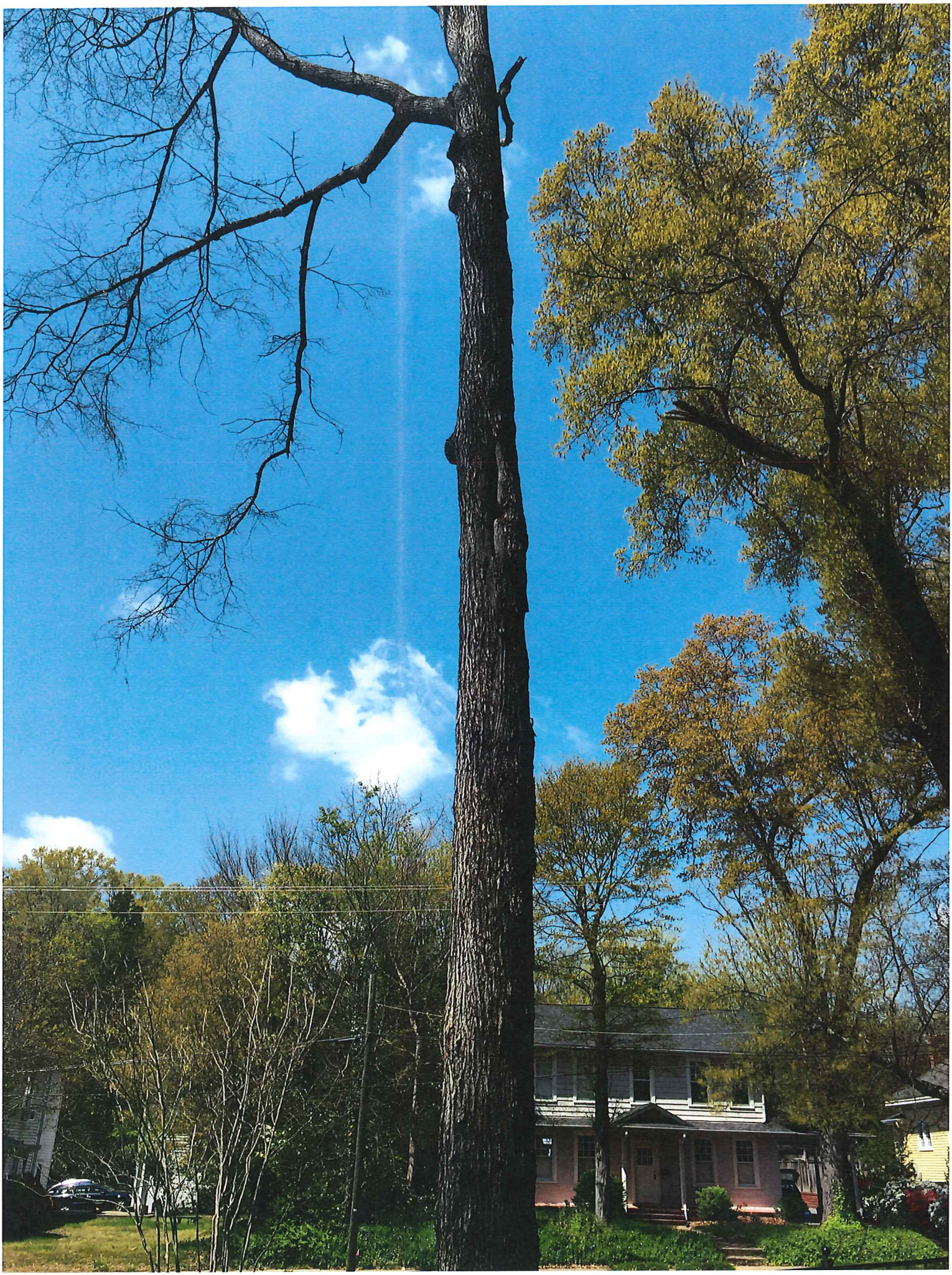


Exhibit F


SE NAH
ANDREWS
3
30

31


33

27

Exhibit G