

DATE: September 8, 2021

SUBJECT:

Certificate of Appropriateness Request: H-12-21

Applicant: Steve Schattner

Location of subject property: 125 Spring St. NW

Staff Report prepared by: Katherine Godwin, Sr. Planner

BACKGROUND:

- The subject property, 125 Spring St. NW, is an “Pivotal” structure in the North Union Street Historic District. (Exhibit A).
- Built Circa 1905
- J.L. Hartsell House: Notable two story, frame residence that blends Queen Anne and Colonial Revival architecture. The three-bay façade has typical Queen Anne asymmetrical massing. The projecting three-sided, slanted southern bay is topped with a witches-cap roof that is crowned with a finial. Another Queen Anne feature is the mixture of texture. The first floor façade is covered with weatherboards and the second floor is sheathed with square, slate, cut shingles. Main roof is pyramidal and is topped with a large finial. House has a broad, molded frieze. Unlike the cornice over two southern bays, the northern bay of façade has a cornice with scroll-like brackets. The southern bays are shingled rather than beaded weather board/ Questionable as to the originality of brackets. Porch displays various Colonial Revival elements. It is supported by paired Tuscan columns rising from the covers the full façade and one bay of south elevation. Other classical influences consist of broken pediment adorned with a garland and a urn-shape finial that projects forward on the porch over the entrance. A modillion block cornice above the second floor is another Colonial Revival feature.

J.L Hartsell was a Concord industrialist who was the first Secretary Treasurer of the Young-Hartsell Cotton Mill. Hartsell founded the company along with R.S. Young and P. Fetzer (Exhibit A).

- Applicant is requesting to:
 - Remove three Southern Magnolia trees and plant three Red Maple replacement trees; and,
 - Install handrails to the front porch steps (Exhibit B).

DISCUSSION:

The applicant is requesting to remove three Southern Magnolia trees that are impacting the roofline on the southside of the house (Exhibit B). According to the tree risk assessment forms provided by the City Arborist Bill Leake, trees 1 and 2 have a risk rating of 3 and tree 3 has a risk rating of 4 due to the greater size of the tree (height of 60’ and spread of 25’) (Exhibit D). All three trees have the additional comments of “This tree has no structural issues or concerns. It’s planted location is inappropriate for the size of

southern magnolias. This condition requires intensive limb management to prevent limbs from damaging the home roofline” (Exhibit D). In the attached assessment summary, Mr. Leake also states that only smaller ornamental trees would be appropriate in the current location but several locations were identified in the West and South yard where a large replacement tree could be planted (Exhibit H). The insurance carrier letter submitted by the applicant also takes note of the trees touching the roof of the home and requires the applicant to trim the trees so they’re no longer touching the roof or risk non-renewal of their insurance policy (Exhibit E).

The trees would be replaced with three Red Maple trees in the backyard along the fence line (Exhibit B). According to the Shade Tree list provided to the applicant from Article 11 of the Concord Development Ordinance, both Red Maple (*Acer rubrum*) and Southern Magnolia (*Magnolia grandiflora*) are shade trees (Exhibit F). The applicant agrees to ground down the stumps to ground level (Exhibit B).

The handrails would be placed on either side of the stairs, would measure approximately 8’ from the top of the stairs to the bottom, be 34-38” tall, and would be wood, painted white and designed to match the railing on the front porch (Exhibit G). The insurance carrier letter also indicates that the railing is missing, increasing the chance for injury and damage to the property and requests the applicant to install a railing for the staircase and send the carrier documentation showing that the railing has been installed (Exhibit E).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory Information

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map

Exhibit D: Tree Risk Assessment Form and Images

Exhibit E: Insurance Carrier Letter

Exhibit F: List of Shade Trees

Exhibit G: Email Correspondence

Exhibit H: Assessment Summary from Bill Leake

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Approval Requirement Needs Table

- *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.*
- *Porches: Removal of porches, adding a new porch, altering the porch or enclosing a porch require Commission Hearing and Approval.*
- *Stair or Steps: Removal, addition or alteration of external stairs or steps require Commission Hearing and Approval.*
- *Miscellaneous: Any type of alteration of exterior features of a building, site, or environment which is not specifically listed require Commission Hearing and Approval.*

Chapter 5- Section 6: Porches

- *Original steps should be retained and handrails should match the railing on the porch. The replacement of wooden steps with precast concrete should be avoided.*
- *Alterations to original porches that have no historic basis are not appropriate. Repair original materials if possible. If replacement is necessary, replace with matching material.*

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 shall 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.*

RECOMMENDATION:

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
 - Completed project will be photographed to update the historic properties survey.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

Page

Inventory List - North Union Street
Historic District, Concord

#7

61

This church is the second house of worship built by this congregation. The church was first organized in 1886. The original church was of Queen Anne design and was completed in 1889. At that time the church could accomodate two-hundred-and-fifty members. The church was enlarged in 1896 in order to double its seating capacity. The present church replaced the earlier building in 1924 and seats one thousand worshipers.

123. Coltrane-Webb School
61 Spring Street, N.W.
c. 1920s
F/I

Two-story, plain brick main building contains paired vertical six-over-six windows with concrete lintels and sills. An inobtrusive auditorium with a simple arcade at the front was built around 1930 and is located at the rear of the main structure. A one-story, "low-slung" brick building with gable roof sheathed in white gravel is situated below street level. Location of the latter building and the landscaping prevent the school from being a noticeable intrusion in the district.

124. House
111 Spring Street, N.W.
ca. 1905
C

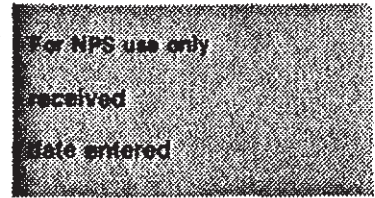
Cottage style, frame house features Queen Anne and Colonial Revival details. The house has a high hip roof with a flat top. Two interior chimneys pierce the roof. Facade features a projecting front shingle gable. Wrap-around porch is supported by paired classical columns. Two sets of these columns have been replaced with wrought iron. There are two projecting bays on the north side of house. House has a rear ell. The southwest wing also has a high hip roof.

125. J.L. Hartsell House
125 Spring Street, N.W.
ca. 1905
P.

Notable two story, frame residence that blends Queen Anne and Colonial Revival architecture. The three-bay facade has typical Queen Anne asymmetrical massing. The projecting three-sided, slanted southern bay is topped with a witches-cap roof that is crowned with a finial. Another Queen Anne feature is the mixture of texture. The first floor facade is covered with weatherboards and the second floor is sheathed with square, slate, cut shingles. Main roof is pyramidal and is topped with a large finial.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	# 7	62

House has a broad, molded frieze. Unlike the cornice over two southern bays, the northern bay of facade has a cornice with scroll-like brackets. The southern bays are shingled rather than beaded weatherboard. Questionable as to the originality of brackets. Porch displays various Colonial Revival elements. It is supported by paired Tuscan columns rising from the covers the full facade and one bay of south elevation. Other classical influences consist of broken pediment adorned with a garland and a urn-shape finial that projects forward on the porch over the entrance. A modillion block cornice above the second floor is another Colonial Revival feature.

J.L. Hartsell was a Concord industrialist who was the first Secretary-Treasurer of the Young-Hartsell Cotton Mill. Hartsell founded the company along with R.S. Young and P. Fetzer.

- 126. Cottage/House
129 Spring Street, N.W.
ca. 1890
C

A L-shaped Victorian cottage in beaded weatherboard has two-over-two sash windows and two original interior chimneys with corbeled detail. North side exhibits a slanted bay with a witches-cap-roof. Ell is placed parallel to the facade and an interior chimney. Three-bay facade features a projecting gable with boxed cornice and returns. The original turned posts that are characteristic of most Queen Anne porches have been replaced with wrought iron supports.

- 127. Cottage/House
135 Spring Street, N.W.
ca. 1900
C

Well-preserved, frame, L-shaped cottage. Door has molded architrave and transom. Delicate porchpost and spindle balustrade make up the porch that extends the length of the facade. projecting facade gable exhibits a box cornice with returns and circular vent. A vented gable dormer is placed rather awkwardly in the main gable roof. Two interior chimneys with corbeled caps make up the rest of the house's significant features.



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: Steve Schattner
Address: 125 Spring St NW
City: Concord State: NC Zip Code: 28025 Telephone: 704-965-6450

OWNER INFORMATION

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

SUBJECT PROPERTY

Street Address: 125 Spring St NW P.I.N. # _____
Area (acres or square feet): .36 Current Zoning: _____ 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: Removal of Trees
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Remove three Southern Magnolia trees that are impacting the roofline on the southside of the house to be replaced with Red Maple which will be in the backyard along the fence line. The stumps will be ground down to ground level.

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.

7/28/21
Date

Steve M. Schutt
Signature of Owner/Agent

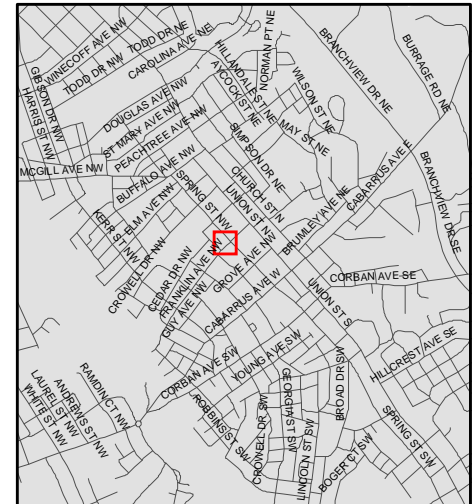
Exhibit B

H-12-21

125 Spring St NW

PIN: 5620-78-2746

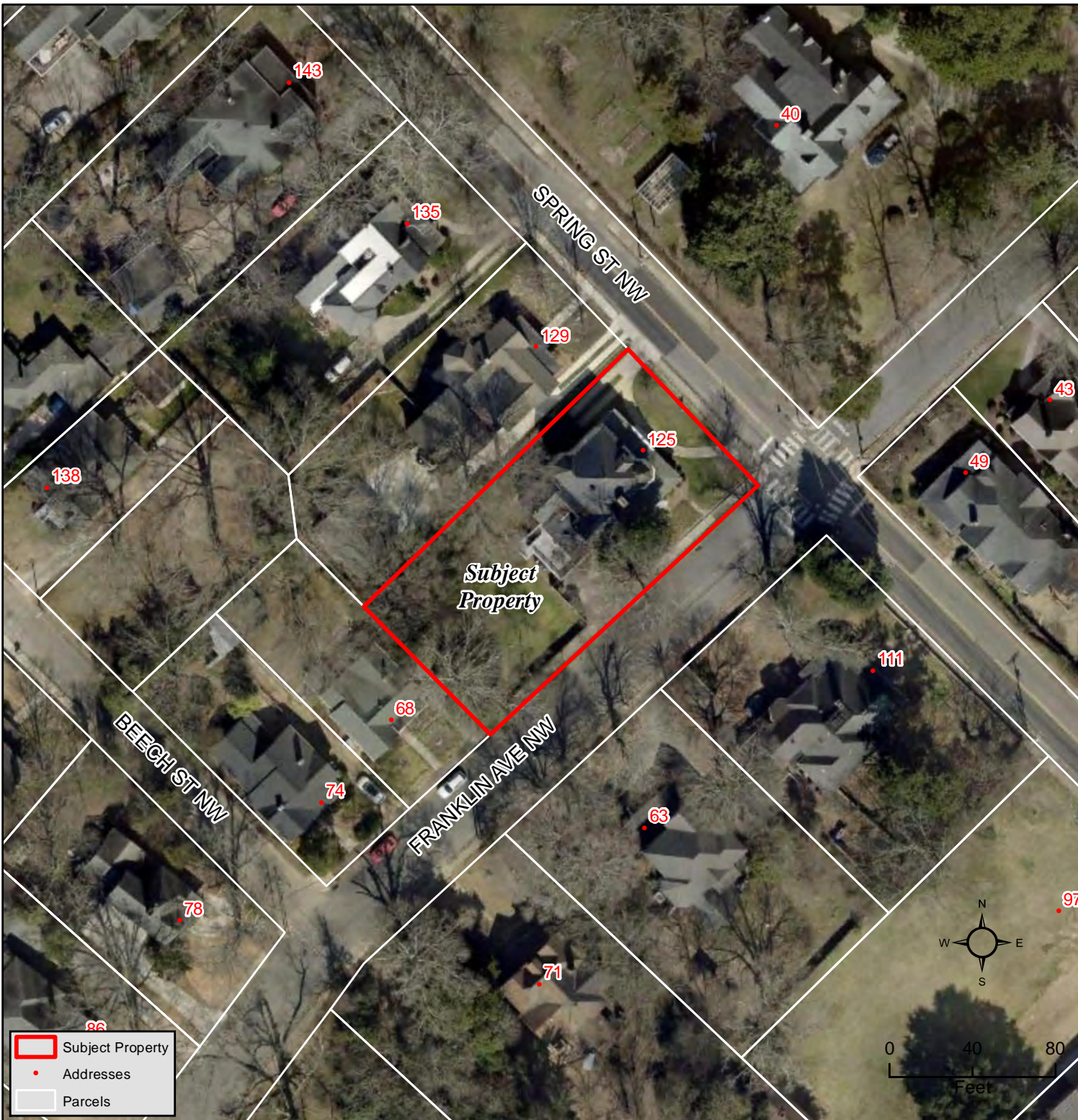
Exhibit C



Source: City of Concord
Planning Department

Disclaimer

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



- Subject Property
- Addresses
- Parcels

TREE RISK ASSESSMENT FORM

Site/Address: 125 Spring St NW

Map/Location: South side of home near foundation

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

Date: 07/27/21____ Inspector: Bill Leake

Date of last inspection:

RISK RATING:

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

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

TREE CHARACTERISTICS

Tree #: **1** Species: **Southern Magnolia (Magnolia grandiflora)**

DBH: **8"** # of trunks: **2** Height: **50'** Spread: **15'**

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

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 Landscape and irrigation installation

% dripline paved: 50 % 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 D

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				
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				

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

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 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: 07/27/21

COMMENTS

This tree has no structural issues or concerns. It's planted location is inappropriate for the size of southern magnolias. This condition requires intensive limb management to prevent limbs from damaging the home roofline.

Bill Leake

Exhibit D

TREE RISK ASSESSMENT FORM

Site/Address: 125 Spring St NW

Map/Location: South side of home near foundation

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

Date: 07/27/21____ Inspector: Bill Leake

Date of last inspection:

RISK RATING:

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

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

TREE CHARACTERISTICS

Tree #: **2** Species: **Southern Magnolia (Magnolia grandiflora)**

DBH: **8.5"** # of trunks: **1** Height: **55'** Spread: **10'**

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

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 Landscape and irrigation installation

% dripline paved: 40 % 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 D

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				
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				

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 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: 07/27/21

COMMENTS

This tree has no structural issues or concerns. It's planted location is inappropriate for the size of southern magnolias. This condition requires intensive limb management to prevent limbs from damaging the home roofline.

Bill Leake

Exhibit D

TREE RISK ASSESSMENT FORM

Site/Address: 125 Spring St NW

Map/Location: South side of home near foundation

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

Date: 07/27/21____ Inspector: Bill Leake

Date of last inspection:

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 #: **3** Species: **Southern Magnolia (Magnolia grandiflora)**

DBH: **14"** # of trunks: **2** Height: **60'** Spread: **25'**

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

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Major pests/diseases: None

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 Landscape and irrigation installation

% dripline paved: 30 % 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

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Occupancy: occasional use intermittent use frequent use constant use

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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				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
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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

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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: 07/27/21

COMMENTS

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Bill Leake

Exhibit D



1

2

3







POLICY NOTIFICATION

STEVEN SCHATTNER & CHRISTINE SCHATTNER
Page 1 of 2

STEVEN SCHATTNER & CHRISTINE SCHATTNER
125 SPRING ST NW
CONCORD, NC 28025-4749

Date prepared	July 1, 2021
Policy number	6132HR236497
Insuring Company	NATIONWIDE GENERAL INSURANCE COMPANY
Policy type	Homeowner
Property location	125 SPRING ST NW, CONCORD, NC 280254749
Questions?	Contact your agent, STEVEN M SCHATTNER at 704-847-4222
Visit us online	Go to nationwide.com to view and pay your bill, report claims and more.

You may be at risk - take action to protect your coverage

Our inspection program is designed to help you protect your home against loss and damage. Periodically, we'll review your home to determine if any areas are putting you at risk. After a recent review, we found the following areas may increase your chances for loss or damage in the future.

Policy details

Policy number: 6132HR236497
Property location: 125 SPRING ST NW, CONCORD, NC 280254749

What we found

- We found your staircase doesn't have a railing, which increases the chance for injury and damage to your property.
- We found trees that are touching the roof of your home, which increases the chance for injury and damage to your property.

What you need to do

- Install a railing for your staircase and send us documentation showing this has been completed.
- Trim the trees so they're no longer touching the roof and send us documentation showing this has happened.

Please forward documentation of repairs, remedy, or information requested to your agent or you may mail it directly to us at:

Nationwide Insurance Company
P.O. Box 183260
Columbus, OH 43218-4260

You must provide this information prior to April 15, 2022.

If you don't take action

If we don't receive the information we've requested by April 15, 2022, you may risk non-renewal of your insurance policy.

WPHC_005.5.NC./8217782

Additional information

As part of the inspection, we also took the opportunity to calculate your property's reconstruction cost. Based on our measurements and the external features noted, our estimate to reconstruct this home is \$860,330.00. Your property is currently insured for \$775,833.00. We wanted to make you aware of this difference.

For help when you need it

We appreciate your business and look forward to continuing to serve you. If you have any questions or concerns, please contact your agent, STEVEN M SCHATTNER at 704-847-4222.

cc: 0029309 - 32

For your protection

Information gathered during the review of your home will be used for underwriting purposes. This review is not intended to confirm that your home or business is compliant with state or federal regulations.

The review of your home may not have detected all areas that could be putting your home or business at risk for loss or damages. As the insured, it's your legal responsibility to maintain the safety of your home or business. Nationwide is not responsible for managing or controlling any activities you conduct to maintain safety.

The calculation of reconstruction costs gives an estimate of the amount of money needed to reconstruct a home in the event of a total loss. Actual reconstruction cost may vary, depending on geographic location, the cost of building materials and construction services. Our company, its representatives, and employees aren't liable for any losses not covered by Nationwide.

Shade Trees

<u>Botanical Name</u>	<u>Common Name</u>
Acer rubrum	Red maple
Acer saccharum	Sugar maple
Amelanchier canadensis	Serviceberry
Betula nigra	River birch
Carya illinoensis	Pecan
Carya ovata	Shagbark hickory
Carya glabra	Pignut hickory
Carya cordiformis	Bitternut hickory
Cedrus deodara	Deodar cedar
Celtis occidentalis	Hackberry
Cupressocyparis leylandii	Leyland cypress (discouraged)
Diospyros virginiana	Persimmon
Fagus grandiflora	American beech
Fraxinus americana	White ash
Fraxinus pennsylvanica	Green ash
Ginkgo biloba	Ginkgo
Juniperus virginiana	Eastern red cedar
Liquidambar styraciflua	Sweetgum
Liriodendron tulipifera	Tulip poplar
Magnolia grandiflora	Southern magnolia
Nyssa sylvatica	Black gum
Pinus echinata	Short leaf pine
Pinus nigra	Austrian pine
Pinus thunbergi	Japanese black pine
Pinus taeda	Loblolly pine
Pinus virginiana	Virginia pine
Platanus acerifolia	London planetree
Quercus acutissima	Sawtooth oak
Quercus alba	White oak
Quercus bicolor	Swamp white oak
Quercus coccinea	Scarlet oak
Quercus falcata	Southern red oak
Quercus laurifolia	Laurel oak
Quercus nigra	Water oak
Quercus phellos	Willow oak
Quercus borealis	Northern red oak
Quercus shumardi	Shumard oak
Quercus velutina	Black oak
Quercus virginiana	Live oak
Sophora japonica regent	Japanese pagoda tree
Taxodium distichum	Bald cypress
Ulmus parvifolia	Lacebark elm
Ulmus alata	Winged elm
Zelkova serrata	Japanese zelkova

From: steve@t2lax.com
To: [Katherine Godwin](#)
Subject: RE: 125 Spring St Tree Assessments
Date: Tuesday, August 31, 2021 4:43:24 PM
Attachments: [image001.png](#)

[NOTICE: EXTERNAL EMAIL]

Thanks for the feedback. My plan was to match the front porch so that will be what we do.

See attached photos. One shows that the steps are 48 inches off the ground and by code any steps over 36 inches are required to have a handrail.

We will install two wooden handrails to demonstrate uniformity with the existing porch and rails. Rails will be constructed of wood and painted white to match the existing railings on the front porch. Each railing will measure approximately 8 feet to cover the distance from the top to the bottom of the steps. The railings will be between 34-38 inches to meet current code requirements.

Please advise if anything further is needed.

Thank you,

Steve

Steve Schattner
704-965-6450

From: Katherine Godwin <godwink@ConcordNC.gov>
Sent: Tuesday, August 31, 2021 3:28 PM
To: Steve@t2lax.com
Subject: RE: 125 Spring St Tree Assessments

Hi Steve,

Given Historic Handbook guidance (Chapter 5- Section 6: Porches Original steps should be retained and handrails should match the railing on the porch.) I would propose going with the wood and matching the wood railing on the front porch. I do not believe the Commission would look favorably on the white vinyl. If you could please provide me with the length and height of the handrails. Please let me know how you would like to proceed.

Sincerely,

Katherine

Exhibit G

Katherine Godwin, AICP
Senior Planner
Planning & Neighborhood Development
City of Concord | (704) 920-5155
35 Cabarrus Ave W, Concord, NC 28025



From: Steve@t2lax.com <Steve@t2lax.com>
Sent: Tuesday, August 31, 2021 2:17 PM
To: Katherine Godwin <godwink@ConcordNC.gov>
Subject: RE: 125 Spring St Tree Assessments

[NOTICE: EXTERNAL EMAIL]

Katherine,

We plan to place railings on both sides of the steps. They will either be white vinyl to match the rails on the back deck or we will attempt to match the wood rails and paint them white to match the front railing.

See attached photos which are also being used for the tree removal since the trees are adjacent to these steps.

Let me know if you need anything further.

Thank you,

Steve

Steve Schattner
704-965-6450

From: Katherine Godwin <godwink@ConcordNC.gov>
Sent: Monday, August 30, 2021 10:43 AM
To: Steve Schattner <steve@t2lax.com>
Subject: RE: 125 Spring St Tree Assessments

Hi Steve,

Just a friendly reminder that I am going to need additional information on the handrails you are

Exhibit G

planning on installing including the materials, dimensions, and location of the handrail and any pictures you can provide me with by the end of the day on Wednesday. My staff reports for the Historic Preservation Commission go out this Friday and I need to include this information in the report for your case. Please let me know if you have any questions or concerns.

Katherine Godwin, AICP

Senior Planner
Planning & Neighborhood Development
City of Concord | (704) 920-5155
35 Cabarrus Ave W, Concord, NC 28025



From: Katherine Godwin
Sent: Wednesday, August 25, 2021 10:43 AM
To: Steve Schattner <steve@t2lax.com>
Subject: RE: 125 Spring St Tree Assessments

Hi Steve,

I have added the railing to your COA application for advertisement purposes. I am going to need additional information from you such as materials, dimensions, and location of the handrail to be installed (in the middle/on either side of the stair case). Please get this information to me no later than COB September 1. Thank you.

Katherine Godwin, AICP

Senior Planner
Planning & Neighborhood Development
City of Concord | (704) 920-5155
35 Cabarrus Ave W, Concord, NC 28025



From: Steve Schattner <steve@t2lax.com>
Sent: Tuesday, August 24, 2021 7:32 PM
To: Katherine Godwin <godwink@ConcordNC.gov>
Subject: Re: 125 Spring St Tree Assessments

[NOTICE: EXTERNAL EMAIL]

Exhibit G

Yes the railing is on the front side of my house. Please add.

Thank you,

Steve

Steve Schattner
704-965-6450

On Aug 24, 2021, at 5:01 PM, Katherine Godwin <godwink@concordnc.gov> wrote:

Hi Steve,

Quick question...is the railing that your insurance provider requiring on the outside of your house? If so that will also probably need a COA as well and I can add it to your application. Advertisements go out tomorrow so please let me know ASAP. Thanks!

Katherine Godwin, AICP
Senior Planner
Planning & Neighborhood Development
City of Concord | (704) 920-5155
35 Cabarrus Ave W, Concord, NC 28025

<[image001.png](#)>

From: Katherine Godwin
Sent: Tuesday, July 27, 2021 11:43 AM
To: Bill Leake <leakeb@concordnc.gov>; Steve@t2lax.com
Subject: RE: 125 Spring St Tree Assessments

Hi Mr. Schattner,

Since you have 3 trees with a Hazard rating of 4 or less (essentially healthy trees that are just in the wrong location according to Bill Leake's assessments), I will need you to fill out the attached Application for a Certificate of Appropriateness in order to go before the Historic Preservation Commission for approval to remove. On your application for question #2 if you would put language similar to "to remove three Southern Magnolia trees that are impacting the roofline on the southside of the house to be replaced with {identify shade tree to be planted} located {location}. The stumps will be ground down to ground level."

The next meeting of the Historic Preservation Commission that I can get you on is September 8th at 6:30 P.M. Once this application is sent to my office with the \$20

Exhibit G

application fee I will get it entered into the system and add you to the agenda. The set deadline is July 30th but as long as I get this information by August 13th I can properly advertise and get you on the agenda. Please let me know if you have any questions.

Katherine Godwin, AICP

Senior Planner
Planning & Neighborhood Development
City of Concord | (704) 920-5155
35 Cabarrus Ave W, Concord, NC 28025

<image001.png>

From: Bill Leake <leakeb@concordnc.gov>
Sent: Tuesday, July 27, 2021 11:03 AM
To: Steve@t2lax.com
Cc: Katherine Godwin <godwink@ConcordNC.gov>
Subject: 125 Spring St Tree Assessments

Mr. Schattner,

Attached are my assessments of you magnolia trees. I have copied Katherine Godwin with our Planning Department. She will assist you with getting on the Historic Preservation Commission's agenda to consider your removal request. Please reach out to her for additional guidance in the process. I will send a few photos in a subsequent email.

Regards,

Bill Leake

704-920-5393

<https://www.concordnc.gov/Departments/Buildings-Grounds/Urban-Forestry>

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Historic Preservation Commission,

In my professional opinion the three magnolia trees planted along the South side of 125 Spring St have no structural flaws or disease that indicate levels of risk above the normal for this tree species. They are planted in a location that does not allow them to grow to their normal mature height or width. Intensive limb maintenance is required to keep limbs from damaging the South facing exterior wall and roofline of the home.

If these trees were approved for removal I would not recommend replacing Southern Magnolia trees, or any other large shade tree species, in this same location. Only small ornamental trees would be appropriate to replant in the same location. During my assessment of the trees and site I did identify other areas within the West and South yard areas that could support a magnolia or other large shade tree.

Regards,

Bill Leake