

**DATE:** December 13, 2023

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	H-15-22
<u>Applicant:</u>	Jim Potter/Old Towne Development
<u>Location of Subject Property:</u>	68 Cabarrus Ave W
<u>PIN:</u>	5620-87-0595
<u>Staff Report Prepared by:</u>	Kim Wallis, AICP, Senior Planner

**BACKGROUND**

- The subject property at 68 Cabarrus Ave W is a vacant lot within the North Union Street Historic District. (Exhibit A)
- “Vacant Lot between 64 and 74-78 Cabarrus Avenue West. Vacant lot that was a former site of a home.” (Exhibit A)
- On April 9, 2022, Jim Potter/Old Towne Development applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to construct a two-story single-family home, with a rear patio, and detached garage. Additionally, the application is requesting the removal of two trees (Exhibit B).
- On November 8, 2023, this case was reviewed by the Historic Preservation Commission (HPC) and continued to the December meeting in order to receive a landscape plan from the applicant to show the following: the placement of the two replacement trees and the landscaping planted along the proposed privacy wall, intended to hide it from view it within two years.

**DISCUSSION**

The applicant has submitted a landscaping plan showing existing trees to remove and to remain, and the required replacement trees and screening shrubs as recommended by Bill Leake, City Arborist, which include: a canopy tree (Oak) in the right side front yard, a canopy tree (Maple) and an ornamental tree (Crape Myrtle) in the left side yard near the sidewalk along Yorktown St., ten (10) screening shrubs (Ilex Holly) along the left side of the house and privacy wall, and four (4) foundation shrubs (Camellias) in the front yard landscaping bed (Exhibits C, and D).

The applicant has also updated his proposal based on the comments at the November 8, 2023 HPC meeting to include the following revisions: a change in window material from aluminum clad to wood for all elevations, a three (3) foot wide concrete walkway that will extend from the front steps to the public sidewalk in the front yard, and a change in color of the lap siding in the gable from Chestnut Brown to Timber Bark (Exhibits B, E, and F).

**ATTACHMENTS**

- Exhibit A: National Register of Historic Places Inventory
- Exhibit B: Certificate of Appropriateness Application (updated 11.17.2023)
- Exhibit C: Landscape Plan
- Exhibit D: Photographs of Screening Shrubs

Exhibit E: Site Plan (updated 11.17.2023)

Exhibit F: Revised Colors and Swatches (updated 11.17.2023)

## **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

### **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.*

### **Approval Requirement Needs Table: New Construction or Additions**

- *All new construction and additions require Commission Hearing and Approval.*

### **Chapter 5 – Section 1: New Principal Structure Construction**

- *The successful integration of new structures or building additions to the neighborhood depends on how well the building will preserve existing site features such as trees, slopes, natural drainage patterns, rock outcrops, etc.*
- *The Historic Preservation Commission will consider how well the proposed construction will maintain the unifying features that exist, such as tree canopies, clean boundaries, and architectural and landscape details.*
- *Other considerations include how compatible the proposed structure will be in material, scale, site setting, spatial relationships, color, and details with immediate neighbors.*
- *Careful consideration should be given to the design and placement of driveways, landscaping, lighting, signage, walkways, and the retention of mature trees or other historic features of landscape.*
- *Building materials, features, fenestration, and texture are also important to consider when designing for compatibility.*
- *A wide range of features and materials presently used in the neighborhood provide a broad range of options from which to choose.*
- *Through the use of porches, chimneys, bays, and other details, new buildings can be designed to have texture compatible with the Historic context.*

### Design Standards: New Construction

- *New construction shall coordinate in material, scale, size, site position, spatial relationship, and details with immediate neighbors within one hundred feet (100') of the proposed construction.*
- *Where feasible, roof forms should be consistent and compatible to others in the district. Large flat expanses of walls or roofs should be avoided.*
- *New construction should avoid A-frame, dome, shed, and flat roofs.*
- *Locate and size window and door openings so they are compatible in placement, orientation, spacing, proportion, size and scale with the surrounding historic buildings.*
- *The Historic Preservation Commission encourages compatible contemporary design in order to reflect accurately the differences between historic buildings and newer structures.*
- *Introduce features such as porches, chimneys, bays, and architectural details as appropriate so that the texture of new residential structures is compatible with surrounding historic structures. Detailing on new structures should be consistent with its overall scheme and design.*
- *Contemporary substitute materials such as hardiplank may be approved on a case by case basis for new structures. In order to qualify for use in new construction, these materials must have a demonstrated record of overall quality and durability. The physical properties of substitute materials must be similar to those of the historic materials they mimic. When considering substitute materials, the closer an element is to the viewer, the more closely the material and craftsmanship should match the original. The appropriateness of substitute materials shall be reviewed on an individual basis.*
- *Vinyl siding for new construction is not appropriate.*

### **Approval Requirement Needs Table: Trees**

*Removal of healthy trees or pruning of limbs over six inches in diameter in any location on the property requires Commission Hearing and Approval.*

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

### Design Standards: Landscaping and Trees

- *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.*

**Approval Requirement Needs Table: Patios, Walks, and Driveways**

*All new patios, walk, and driveways require Commission Hearing and Approval.*

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

- *Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.*

*Design Standards: Driveways, Walkways, and Parking*

- *Parking areas should not be the focal point of the property, and should be located in such a manner as to minimize their visibility from the street.*
- *Trees should be planted or retained in order to maintain the tree canopy and minimize the focus of the parking areas.*
- *Excessive expanses of paving should be avoided.*
- *Use vegetation screen or berms to reduce reflection and visual confusion. Within residential areas, integrate parking areas into landscaping and surface with the appropriate materials such as concrete, brick, crushed stone or gravel.*

**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	65

long, sawn brackets with pendant-drops. The paired, segmental-arched windows of the first and second floors are trimmed with molded surrounds and bracketed hoods. Below second story cornice rests a stylish frieze that features crenelated moldings, pendant-drop brackets, and panels with garland inserts. The mansard roof, with segmental-arched dormers is topped with a paneled frieze and cornice that features the same garland inserts and pendant-drop brackets that are located above the first story.

Matthew O. Beatty (1828-1898) was a builder and contractor. He was originally from Westmoreland County, Pennsylvania and came to Concord in 1870. The house was built within the early years of his 1874 marriage to Sarah Emaline Benson Swink Beatty. Sarah Beatty owned the land and the home remained in her family until the 1970s. T. Laine Harling, a contractor, and his wife Alice Arey have undertaken the restoration of the home.

- 134. House  
64 Cabarrus Avenue, West  
1892 (SM)  
C

A one-story, frame, shingled bungalow with porch. Gable front supported by shingled pillars rising from a retaining wall. Slanted facade with ell and another bay on eastern elevation.

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Between 64 and 74-78 Cabarrus Avenue West.  
VL

Vacant lot that was a former site of a home.

- 136. Commerical Building  
74-78 Cabarrus Avenue  
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One-story, brick, commerical building with a large front. Parking lot and three stories that include H & R Block, a beauty salon, and a vinyl siding shop.

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90 Cabarrus Avenue, West  
1916 (SM)  
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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: JIM POTTER  
Address: 8312 CADWELL RD  
City: HARRISBURG State: NC Zip Code: 28075 Telephone: 704 746 8473

**OWNER INFORMATION**

Name: OLD TOWNE DEVELOPMENT CORP  
Address: 8312 CADWELL RD HAR  
City: HARRISBURG State: NC Zip Code: 28075 Telephone: 704 746 8473

**SUBJECT PROPERTY**

Street Address: 68 CABARRUS AVE W. P.I.N. # 56208705950000  
Area (acres or square feet): .155 Current Zoning: RM-2 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: REMOVE 2 TREES AND CONSTRUCT A SINGLE FAMILY HOME 2063 SF HA WITH REAR DECK AND 22x22' DETACHED GARAGE
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
SIDING: JAMES HARDIE CEMENT BASED OR EQUIVALENT BRAND  
WINDOWS: WOOD, PAINTED WHITE, WITH SGL GRILLS  
FRONT ENTRY - FIBER GLASS CRAFTSMAN STYLE WITH HALF LIGHT AND PAINTED FINISH  
SHINGLES - TANKO 30YR ARCHITECT - VIRGINIA SLATE  
BRICK - TRIANGLE BRICK - CAMDEN

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.
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 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.

4/9/23

Date

revised 11/17/23

[Signature]

Signature of Owner/Agent



51.67 FT

REAR S.B.

6 FT

24 FT

16.5 FT

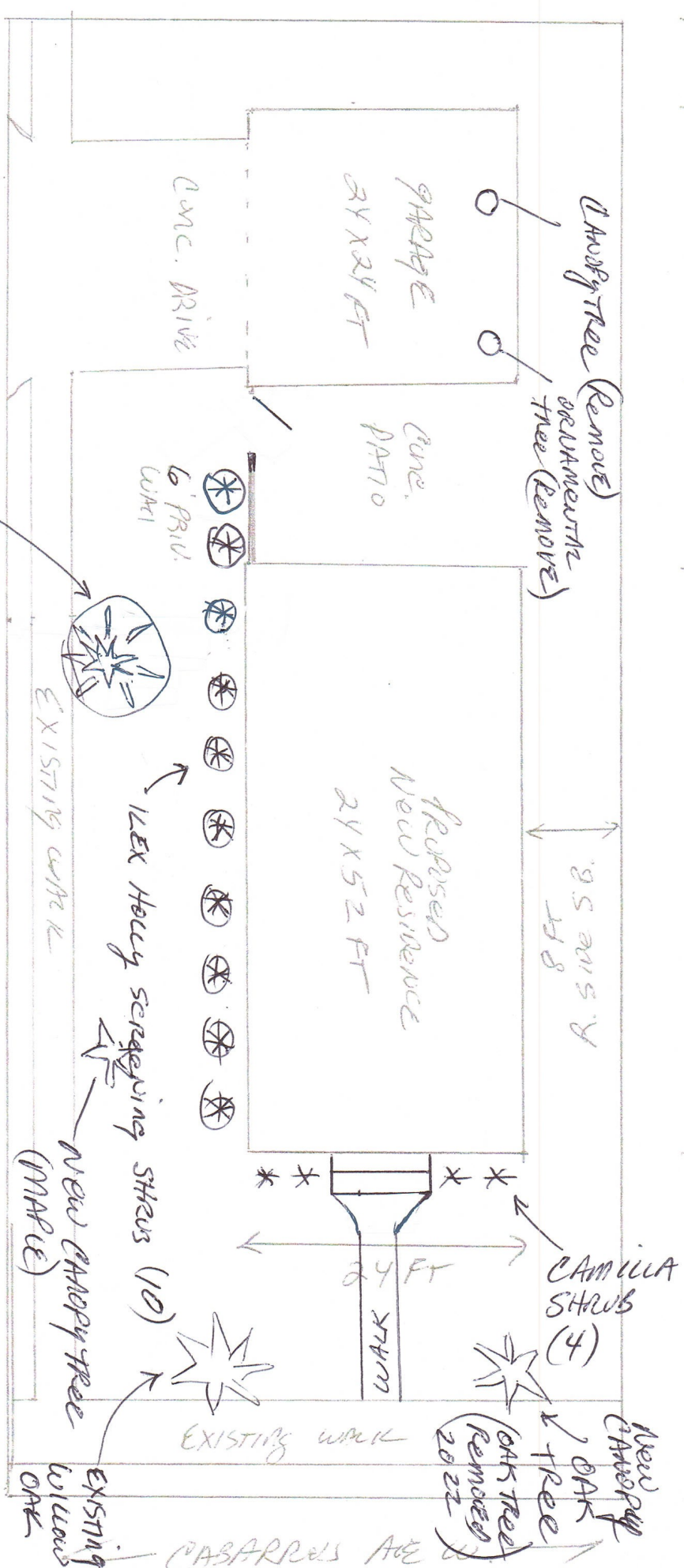
52 FT

30 FT

FRONT S.B.

128.58 FT

EXHIBIT C

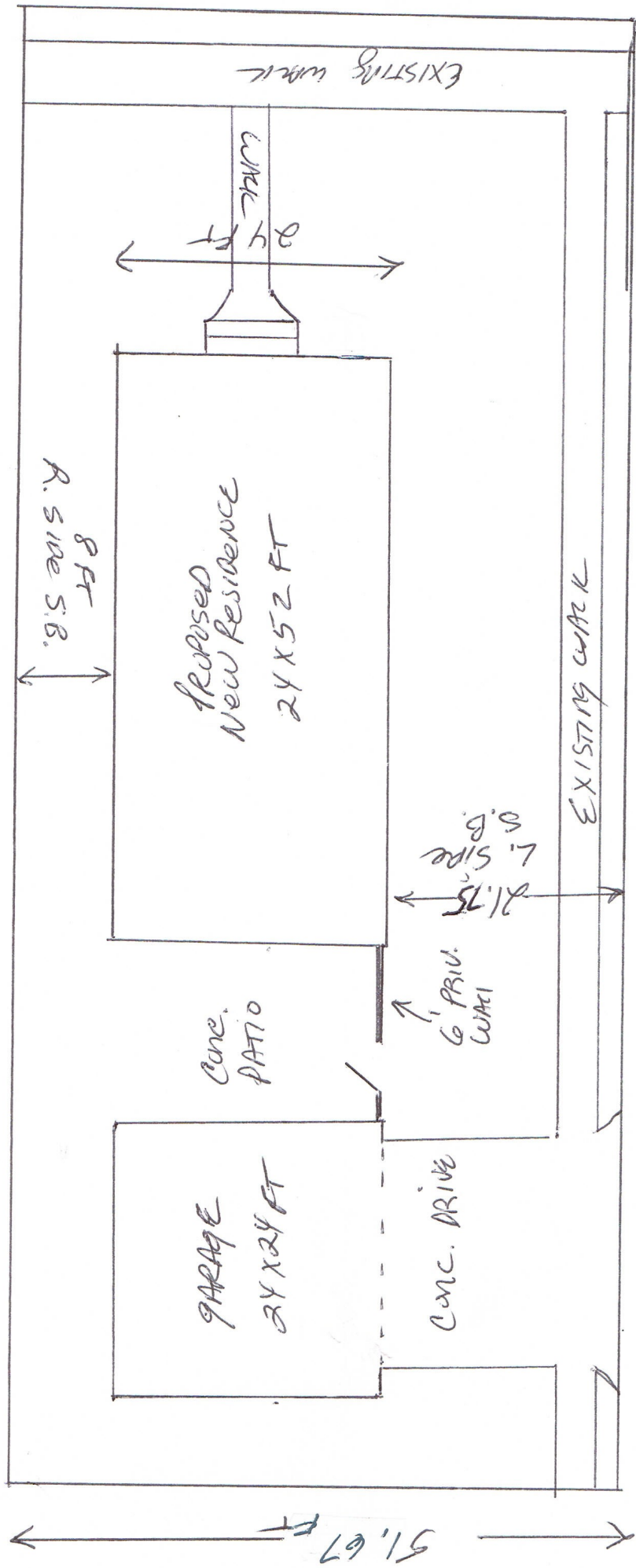
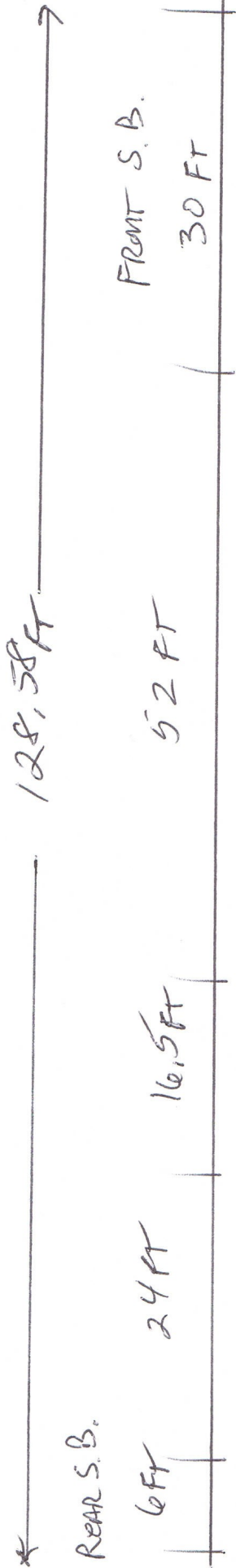


GRAPE MYRTLE  
LIVE OAK TREE  
YORKTOWN ST. →

CABARRUS AVE W.

68 CABARRUS AVE W - ILEX HOLLY SCREENING SHRUB – MATURE SIZE – 36 IN WIDE – 5 FT HIGH

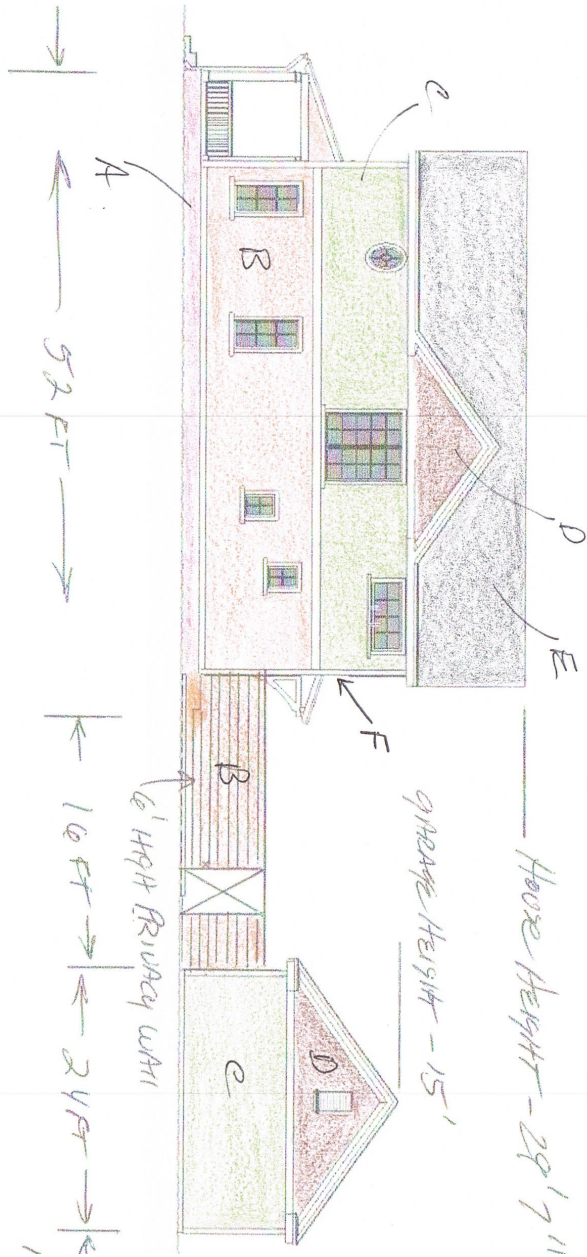




CASHARRENS AVE W.



68 CHASAREUS AVE W.  
 RIGHT ELEVATION  
 EXTERIOR MATERIALS / COLORS



- A - TRIANGLE BRICK - GAMBRED - BRICK
- B - JAMES HARDIE - AUTUMN TAU - LAP SIDING
- C - JAMES HARDIE - HEATHLED MOSS - LAP SIDING
- D - JAMES HARDIE - TIMBER BARK - LAP SIDING
- E - TANKO - WILGINUIT SCATE - SHINGLES
- F - ALL EXTERIOR TRIM, SOFFIT, COLUMNS - JAMES HARDIE - SAIL CLOTH.

68 CABARRUS AVE EXTERIOR PAINT COLORS – JAMES HARDIE PALLETTE

AUTUMN TAN



HEATHERED MOSS



TIMBER BARK



SAIL CLOTH





**DATE:** November 8, 2023

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<u>Staff Report Prepared by:</u>	Autumn James, Planning & Development Manager

**BACKGROUND**

- The subject property at 68 Cabarrus Ave W is a vacant lot within the North Union Street Historic District. (Exhibit A)
- “Vacant Lot between 64 and 74-78 Cabarrus Avenue West. Vacant lot that was a former site of a home.” (Exhibit A)

**DISCUSSION**

On April 9, 2022, Jim Potter/Old Towne Development applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to construct a two-story single-family home, with a rear patio, and detached garage. Additionally, the application is requesting the removal of two trees (Exhibit B).

The proposed residence will have a brick stem wall foundation with 8.5-inch fiber cement lap siding, and architectural shingles and the garage will be on a monolithic slab foundation with 8.5-inch fiber cement lap siding with architectural shingles. The applicant has provided detailed specifications of the project related to the materials to be used. The exterior siding will be James Hardie cement based or equivalent brand; Tampco Virginia Slate Architectural Shingles; Camden Brick by Triangle Brick; windows will be white aluminum clad, wood with SDL (Simulated Divided Lites) grids; the garage will also have James Hardie cement based or equivalent brand siding; the proposed privacy wall will be 8.5-inch fiber cement lap siding over a 2x4 stud framed wall; the proposed concrete patio (12x20) will be poured concrete.

The applicant is additionally requesting to remove two trees from the property; one (1) crape myrtle (*Lagerstroemia indica*) and one (1) pecan (*Cara Illinoensis*). The crape myrtle (DBH 16”, Height 25’, Spread 15’) is located on the north side of the parcel and is noted to have some dead branches in the crown typical of old myrtles that were topped in the past. The risk rating for this tree is calculated as a three (3). The pecan tree (DBH 19”, Height 55’, Spread 30’) is also located on the north side of the parcel and it is noted to have no structural defects or concerns above the normal for a health tree of this tree species. The risk rating for this tree is calculated as a four (4). Both assessments were performed by the City Arborist.

**ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Site Plan

Exhibit E: Elevations

Exhibit F: Materials

Exhibit G: Tree Assessments and Photos

Historic Preservation Commission

Case # H-15-22

## **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

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**APPLICANT INFORMATION**

Name: JIM POTTER  
Address: 8312 CALDWELL RD  
City: HARRISBURG State: NC Zip Code: 28075 Telephone: 704 746 8473

**OWNER INFORMATION**

Name: OLD TOWNE DEVELOPMENT CORP  
Address: 8312 CALDWELL RD HAT  
City: HARRISBURG State: NC Zip Code: 28075 Telephone: 704 746 8473

**SUBJECT PROPERTY**

Street Address: 608 CABARRUS AVE W. P.I.N. # 56208705950000  
Area (acres or square feet): .155 Current Zoning: RM-2 Land Use: RESIDENTIAL

**Staff Use  
Only:**

Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_  
Fee: \$20.00 Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_

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### General Requirements

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  2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
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WINDOWS: ALUMINUM CLAD, WHITE, WOOD WITH 50L GRILLS  
FRONT ENTRY - FIBERGLASS CRAFTSMAN STYLE WITH LIGHT AND  
TRANSOM WINDOW ABOVE - WHITE PAINT FINISH  
SHINGLES - TAMBO 304R ARCHITECT - VIRGINIA SLATE  
BRICK - TRIANGLE BRICK - CAMDEN

#### Required Attachments/Submittals

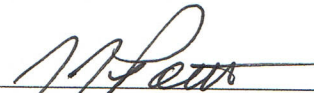
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4/9/23

Date

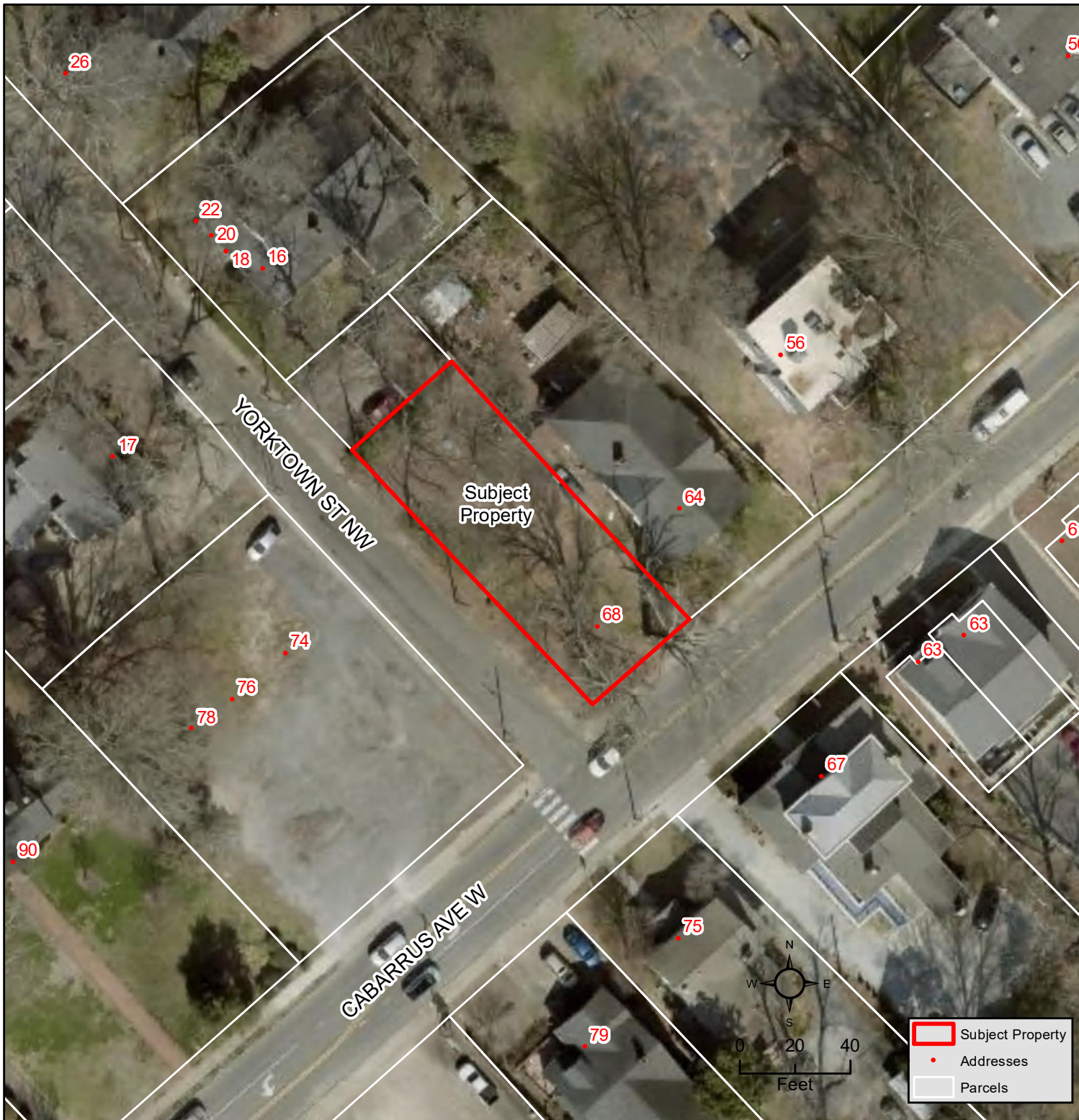


Signature of Owner/Agent

#### Planning & Neighborhood Development

35 Cabarrus Ave W Concord, NC 28025  
Phone (704) 920-5152 Fax (704) 920-6962 www.concordnc.gov

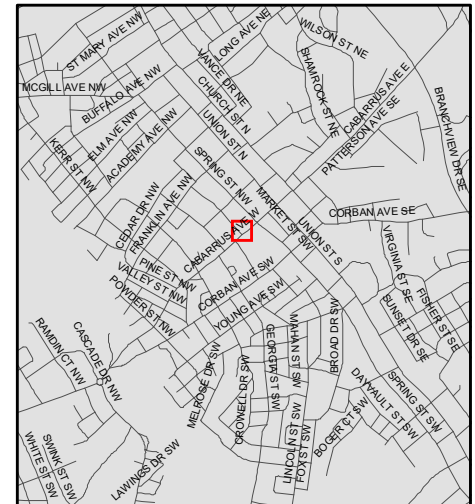




**H-15-22**

**68 Cabarrus Ave W**

**PIN: 5620-87-0595**

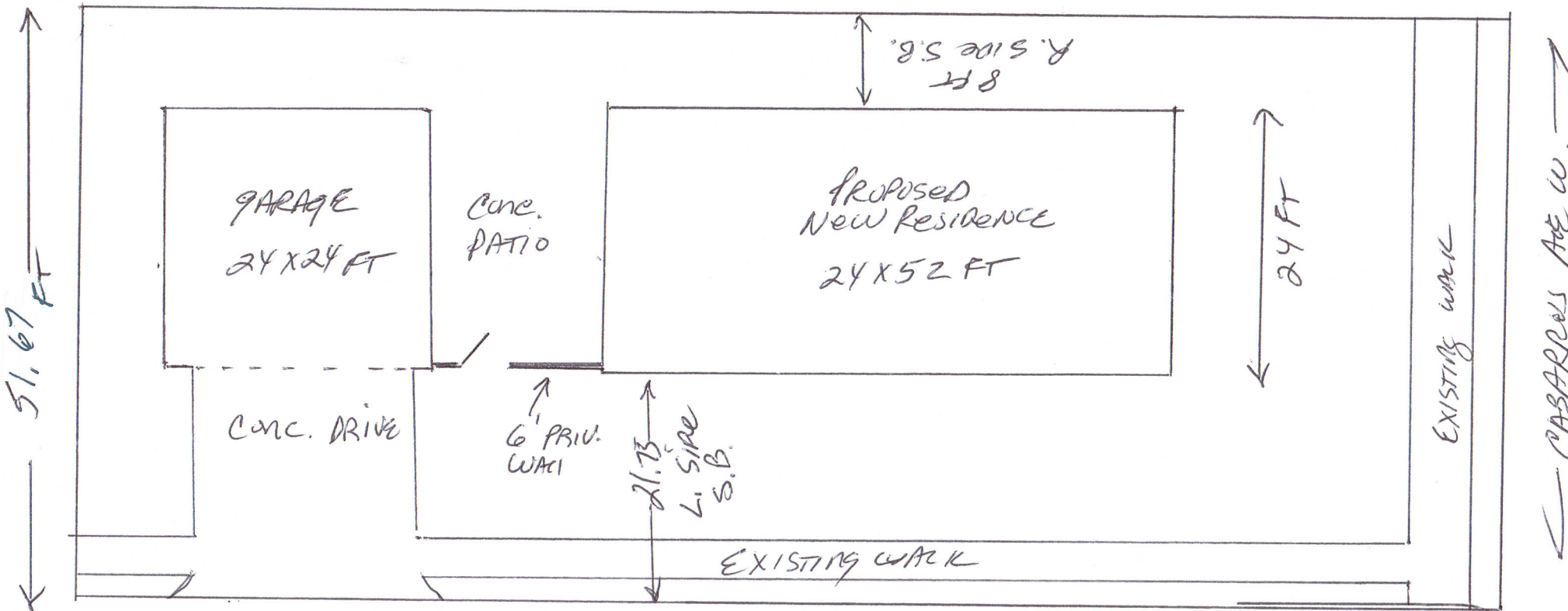
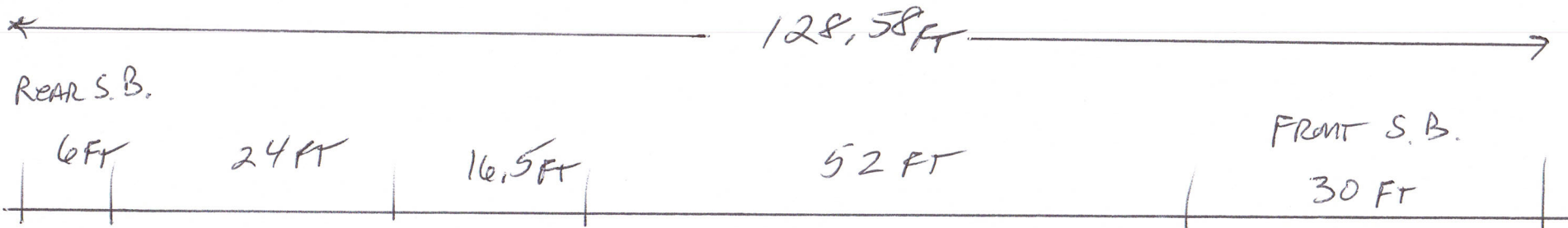


Source: City of Concord  
Planning Department

**Disclaimer**

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← YORKTOWN ST. →

68 CABARRUS AVE W.





FRONT ELEVATION

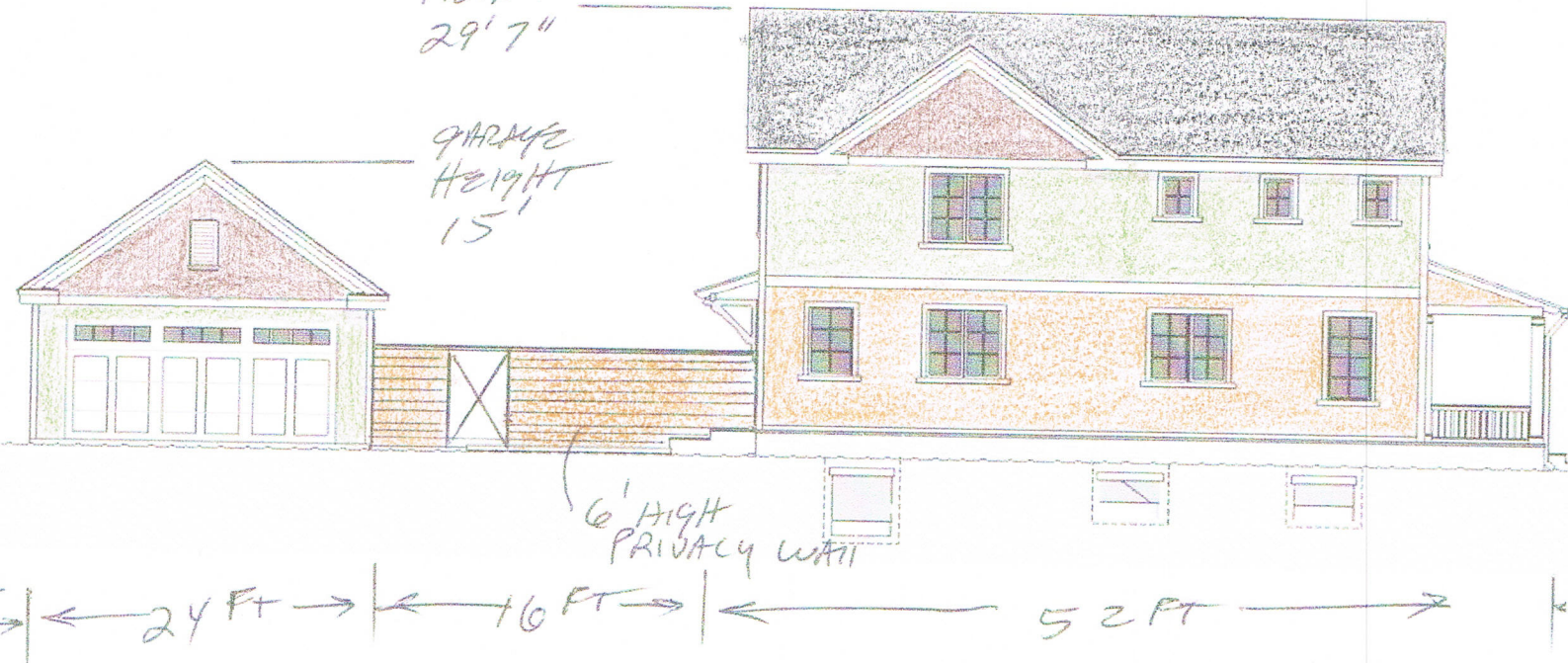


68 CABARRUS AVE W.  
LEFT ELEVATION

HOUSE  
HEIGHT  
29' 7"

GARAGE  
HEIGHT  
15'

6' HIGH  
PRIVACY WALL



68 CABARRUS AVE W.  
RIGHT ELEVATION



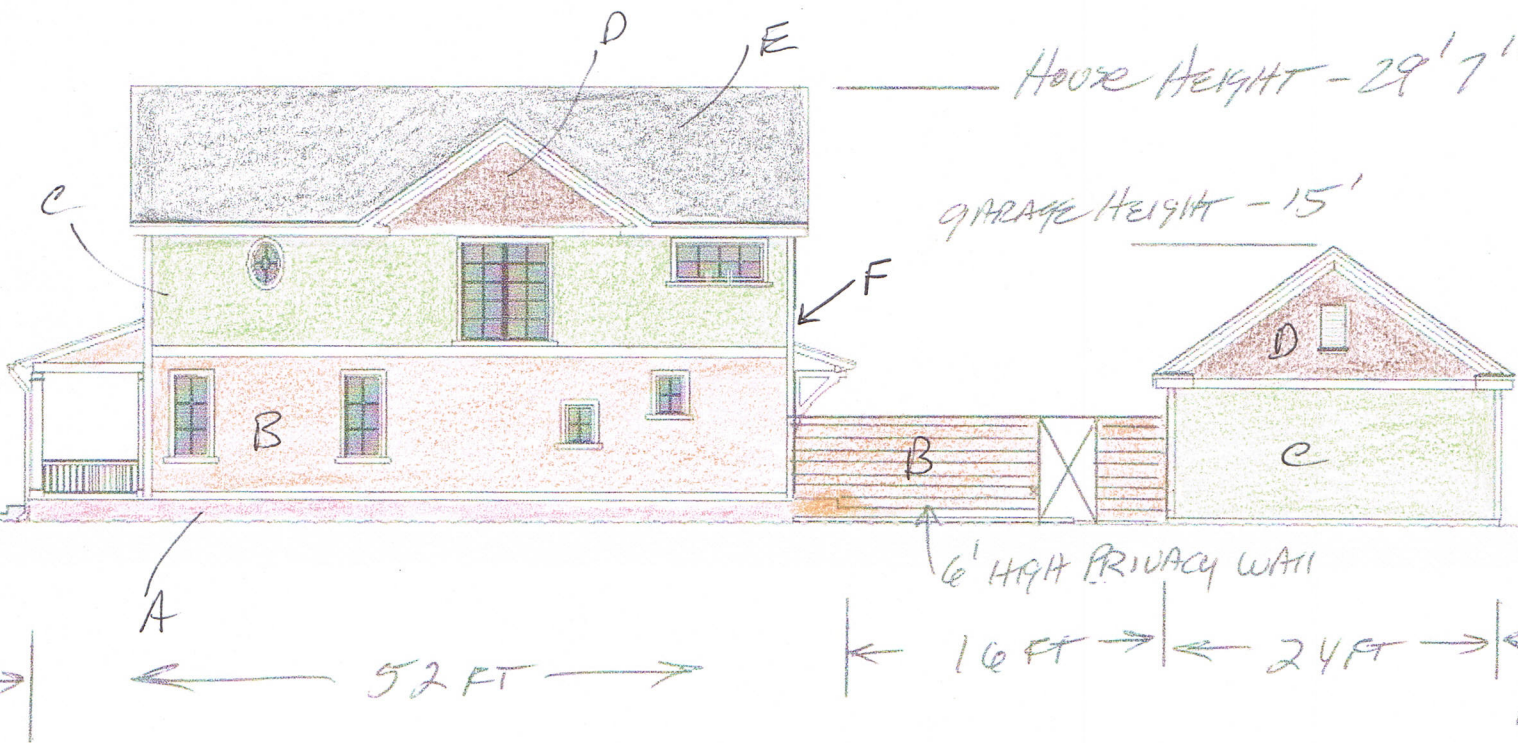




REAR ELEVATION



68 CABARRUS AVE W.  
 RIGHT ELEVATION  
 EXTERIOR MATERIALS / COLORS



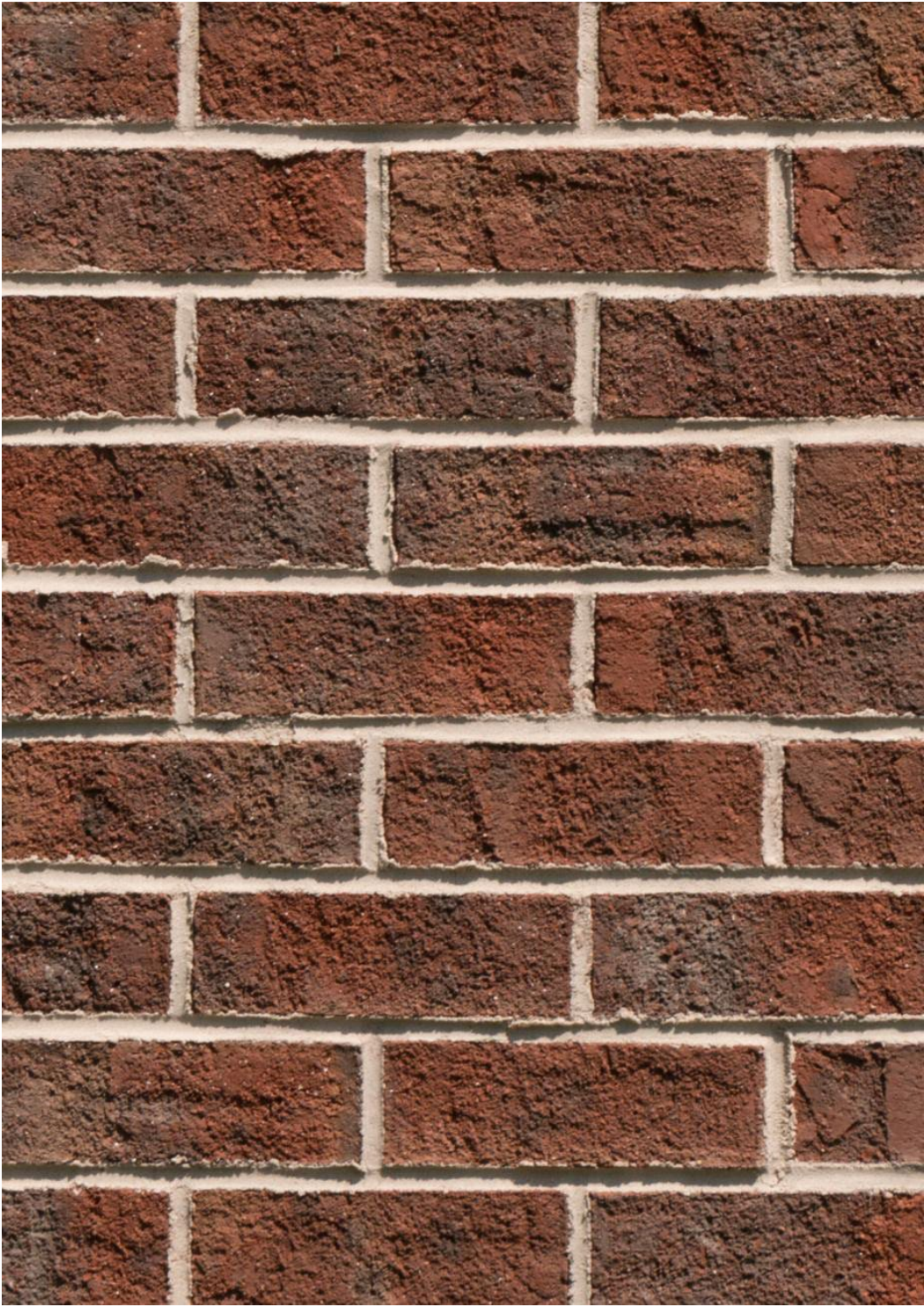
- A - TRIANGLE BRICK - CAMDEN - BRICK
- B - JAMES HARDIE - AUTUMN TAN - LAP SIDING
- C - JAMES HARDIE - HEATHERED MOSS - LAP SIDING
- D - JAMES HARDIE - CHESTNUT BROWN - LAP SIDING
- E - TAMKO - VIRGINIA SLATE - SHINGLES
- F - All EXTERIOR TRIM, SOFFIT, COLUMNS - JAMES HARDIE - SAILCLOTH.







TRIANGLE BRICK CO - CAMDEN





# TREE RISK ASSESSMENT FORM

Site/Address: 68 Cabarrus Ave W

Map/Location: North side of parcel

Owner: public: \_\_\_\_\_ private: X unknown: \_\_\_\_\_ other: \_\_\_\_\_

Date: 03/20/23 Inspector: Bill Leake

Date of last inspection:

## RISK RATING:

**2**      **0**      **1**      **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: **Crape Myrtle (Lagerstroemia indica)**

DBH: **16"** # of trunks: **2** Height: **25'** Spread: **15'**

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

Crown class:  dominant  co-dominant  intermediate  suppressed

Live crown ratio: 60 % Age class:  young  semi-mature  mature  over-mature/senescent

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

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

## TREE HEALTH

Foliage color.  normal  chlorotic  necrotic Epicormics;

Foliage density:  normal  sparse Leaf size:  normal  small

Annual shoot growth:  excellent  average  poor  none Twig Dieback:   curb/pavement  guards

Woundwood :  excellent  average  fair  poor

Vigor class:  excellent  average  fair  poor

Major pests/diseases:

### Growth obstructions:

stakes  wire/ties  signs  cables

## SITE CONDITIONS

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

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

Irrigation:  none  adequate  inadequate  excessive  trunk wetted

Recent site disturbance? NO  construction  soil disturbance  grade change  herbicide treatment

% dripline paved: 25% 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 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: 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				M
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  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: 03/20/23

## COMMENTS

This tree has some dead branches in the crown. This is typical of old myrtles that were topped in the past.

Bill Leake





# TREE RISK ASSESSMENT FORM

Site/Address: 68 Cabarrus Ave W

Map/Location: North side of parcel

Owner: public: \_\_\_\_\_ private: X unknown: \_\_\_\_\_ other: \_\_\_\_\_

Date: 03/20/23 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 #: **2** Species: **Pecan (Cara Illinoensis)**

DBH: **19"** # of trunks: **1** Height: **55'** Spread: **30'**

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

Crown class:  dominant  co-dominant  intermediate  suppressed

Live crown ratio: 98 % Age class:  young  semi-mature  mature  over-mature/senescent

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

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

## TREE HEALTH

Foliage color.  normal  chlorotic  necrotic Epicormics;

Foliage density:  normal  sparse Leaf size:  normal  small

Annual shoot growth:  excellent  average  poor  none Twig Dieback:

Woundwood :  excellent  average  fair  poor

Vigor class:  excellent  average  fair  poor

Major pests/diseases:

## Growth obstructions:

stakes  wire/ties  signs  cables

curb/pavement  guards

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Irrigation:  none  adequate  inadequate  excessive  trunk wetted

Recent site disturbance? NO  construction  soil disturbance  grade change  herbicide treatment

% dripline paved: 15% 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

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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: 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

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
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Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				L
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: 03/20/23

## COMMENTS

This tree has no structural defects or concerns above the normal for a healthy tree of this tree species.

Bill Leake

