

**DATE:** September 12, 2018

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	H-27-18
<u>Applicant:</u>	Stephen Furr
<u>Location of subject property:</u>	208 Union St S
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

**BACKGROUND:**

- The subject property is site of a “Contributing” structure and is located in the South Union Street Historic District. (Exhibit A)
- Date of construction: by 1906
- Two-story frame residence combining elements of Queen Anne and Colonial Revival styles. Façade composed of projecting, two-story gable on south (left) side.
- Applicant is proposing to remove three trees. One is eligible for staff approval, but two require a Commission hearing.

**DISCUSSION:**

The two trees requiring Commission approval are a 60’ red maple with a hazard rating of “4.” The city arborist notes that the tree’s overall condition is good. The close proximity of the trunk flare to the brick wall has caused damage to the wall and irregular growth of the root. The applicant notes that the tree’s location is causing damage to and preventing the repair/replacement of the retaining wall running parallel to Union St. and Chestnut. The same note applies to the removal of the water oak, 90’ tall, which also has a hazard rating of “4.” Both trees are subject to utility pruning.

The applicant is proposing the planting of two replacement trees: 1 red maple cultivar, and one southern magnolia. The replacement trees would be planted on the corner of Chestnut and Spring St. and along the northwest property line.

**ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory—Nomination Form  
Exhibit B: Application for Certificate of Appropriateness  
Exhibit C: Tree Hazard Evaluations  
Exhibit D: Photographs

**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 by the acquisition of a Tree Hazard Evaluation Report issued by the City Arborist or a report submitted by a certified arborist. Healthy trees are trees that have a hazard rating of 4 or lower. Removal of healthy trees over the size of 6 inches in diameter (measured 4 feet above*

ground) or pruning of healthy tree limbs over 6 inches in diameter requires Historic Preservation Commission review and approval...

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

...

Design Guidelines and Recommendations

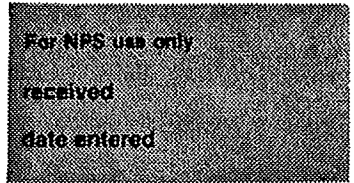
1. Property owners should provide proper care and maintenance for the existing landscape and landscape patterns.
2. Trees which are removed shall be replaced by a species which, upon maturity, is similar in scale to the removed specimen. For example, canopy trees shall be replaced with canopy trees, 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 characteristics 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.

**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



Continuation sheet	Item number	Page
<u>Inventory List - South Union Street</u> <u>Historic District, Concord</u>	#7	19

36. DeBarry Fisher House  
208 S. Union St.  
by 1906 (SM)  
C

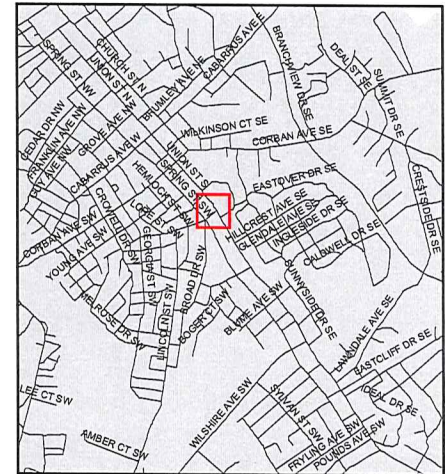
Two-story frame residence combining elements of Queen Anne and Colonial Revival styles. Facade composed of projecting, two-story gable on south (left) side and two-story slanted bay crowned with a conical roof on the other. The gable-roofed bay formerly sheltered a balcony on the second story, which has been unsympathetically enclosed. Porch carries across full facade and around both side elevations of the house to projecting, two-story bays. The porch has a paneled gable over the entrance, paired Doric columns on brick bases, and a balustrade. The house's Colonial Revival interior details remain almost completely intact.

37. Vacant Lot  
between 200 and 208 S. Union St.  
VL

Vacant Lot; concrete steps and Sanborn maps indicate that a house comparable in scale to the surrounding residences stood here; the house was demolished about 1970.

38. L. D. Coltrane House  
200 S. Union St.  
erected before 1906 (SM) remodeled 1914 (AWB)  
C

Two-story frame house whose original character was predominantly Queen Anne but which received a remodeling incorporating Colonial Revival and bungalow style elements in 1914. The remodeling was designed by Charlotte architect Louis H. Asbury, who prepared plans for four other buildings in the district (see inv. #s 42, 55, 66 and 96). Projecting two-story gable with distinctive latticed and paneled ornament in the peak is the dominant feature of the facade. Wrap-around porch with balustrade is upheld by turned posts of unconventional design; along north elevation porch is enclosed with tall, latticed windows typical of the bungalow style. The long uninterrupted sweep of the house's roof from its tall peak to the rear of the house gives the south elevation a highly unusual profile. Interior is predominantly Colonial Revival in character.



H-27-18

Stephen L Furr

208 Union St S

PIN: 5630-06-3131



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, its 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.



**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: Stephen L Furr  
Address: 208 Union St S  
City: Concord State: NC Zip Code: 28025 Telephone: 603-769-7743

**OWNER INFORMATION**

Name: Stephen L Furr & Amber D Yuill  
Address: 208 Union St S  
City: Concord State: NC Zip Code: 28025 Telephone: 603-769-7743

**SUBJECT PROPERTY**

Street Address: 208 Union St S P.I.N. # 56300631310000  
Area (acres or square feet): .44 Current Zoning: RV Land Use: SFR

**Staff Use  
Only:**

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

*The application fee is nonrefundable.*

**Exhibit B**

### 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 and partial replacement of three (3) mature trees which are causing damage to, and preventing the repair/replacement of the original retaining wall running parallel to Union S & Chestnut
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
Remove three (3) mature trees (1 x Willow Oak, HAZ-5, 1 x Water Oak, HAZ-4, and 1 x Maple HAZ-4)  
located on the property parallel to Chestnut. Stumps are to ground below visual grade.  
Two replacement trees, 1 x Autumn Blaze Maple and 1 x Southern Magnolia, will be planted on the property to replace the 2 x HAZ-4 trees in accordance with the Historic District guidance. Replacement location will be on the corner of Chestnut and Spring St, and along the NW property line. Species where chosen for aesthetic appeal (Maple) and also to act as a barrier (Magnolia - evergreen) to the Chestnut & Spring St intersection stop-lights

#### 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.

July 18th, 2018

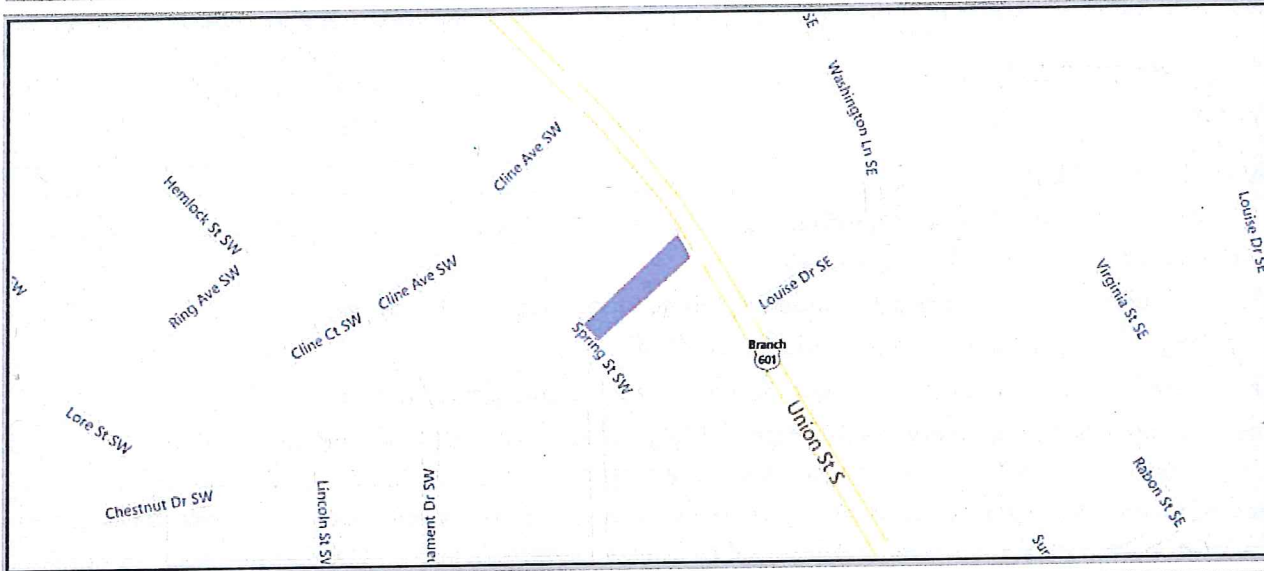
Date



Signature of Owner/Agent

# Cabarrus County Property Report

<b>Parcel Information Number</b>	<b>Property Real ID</b>	<b>Legal Description</b>
56300631310000	12-036 -0125.00	INTER UNION ST S/CHESTNUT
<b>Land Units</b>	<b>Land Units Type</b>	
0.44000000	AC	



<b>First Owner Name</b>	<b>Second Owner Name</b>
FURR STEPHEN L	YUILL AMBER

<b>Mailing Address</b>	<b>Physical Address(es)</b>
208 UNION ST S CONCORD NC 28025	208 UNION ST S CONCORD NC 28025

<b>Land Value</b>	<b>Building Value</b>	<b>Assessed Value</b>	<b>Market Value</b>
56000	265730	327420	327420

<b>Sale Year</b>	<b>Sale Month</b>	<b>Sale Price</b>	<b>Deed Book</b>	<b>Deed Page</b>
2016	10	340000.00000000	12198	0316

<b>Elementary School</b>	<b>Middle School</b>	<b>High School</b>
R Brown McAllister ES	Concord MS	Concord HS

<b>Voter Precinct</b>	<b>Zoning</b>	<b>Municipal District</b>	<b>Township</b>
12-07	RV	CITY OF CONCORD	Township 12, Concord

<b>Soil Report for Parcel</b>			<b>Floodplain Report for Parcel</b>			
<b>Soil Type</b>	<b>Acreage</b>	<b>Percentage</b>	<b>Floodway</b>	<b>100 Year</b>	<b>500 Year</b>	<b>FIRM Panel Number</b>
MkB	0.46	100.00	No	No	No	5630

<b>Permits Issued on Parcel</b>			
<b>Permit Number</b>	<b>Permit Type</b>	<b>Status</b>	<b>Issue Date</b>

Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

Report Created By Cabarrus County IT Department. 7/18/2018 10:14:04 AM  
 Data Sources: Cabarrus County Land Records, Microsoft Bing Maps



# TREE RISK ASSESSMENT FORM

Site/Address: 208 Union St S  
 Map/Location: Chestnut Dr. nearest Union St.  
 Owner: public: \_\_\_\_\_ private:  unknown: \_\_\_\_\_ other: \_\_\_\_\_  
 Date: 06/26/18 Inspector: Bill Leake  
 Date of last inspection: \_\_\_\_\_

RISK RATING:			
2	1	2	5
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating
_____	_____	_____	_____
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

## TREE CHARACTERISTICS

Tree #: 1 Species: Willow Oak (Quercus phellos)  
 DBH: 25" # of trunks: 1 Height: 90' Spread: 40'  
 Form:  generally symmetric  minor asymmetry  major asymmetry  stump sprout  stag-headed  
 Crown class:  dominant  co-dominant  intermediate  suppressed  
 Live crown ratio: 85 % Age class:  young  semi-mature  mature  over-mature/senescent  
 Pruning history:  crown cleaned  excessively thinned  topped  crown raised  pollarded  crown reduced  flush cuts  
 cabled/braced  none  multiple pruning events Approx. dates: \_\_\_\_\_  
 Special Value:  specimen  heritage/historic  wildlife  unusual  street tree  screen  shade  indigenous  protected by gov. agency

## TREE HEALTH

Foliage color:  normal  chlorotic  necrotic Epicormics;   
 Foliage density:  normal  sparse Leaf size:  normal  small  stakes  wire/ties  signs  cables  
 Annual shoot growth:  excellent  average  poor  none Twig Dieback:   curb/pavement  guards  
 Woundwood:  excellent  average  fair  poor  
 Vigor class:  excellent  average  fair  poor  
 Major pests/diseases: Dieback of canopy

## 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: 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.  brick wall  
 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 C



## TREE DEFECTS

### ROOT DEFECTS:

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

Exposed roots:  severe  moderate  low Undermined:  severe  moderate  low

Root pruned: distance from trunk Root area affected: \_\_\_\_ Buttress wounded:  When: \_\_\_\_\_

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

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

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

Compounding factors: Lean severity:  severe  moderate  low

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

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

## HAZARD RATING

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

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe Size of part: 1 - <6" 2 - 6-18" 3 - 18-30" 4 - >30"

Target rating: 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

Failure Potential + Size of Part + Target Rating = Hazard Rating  
 2 + 1 + 2 = 5

### 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 location

If replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency Date: 6/26/18

## COMMENTS

This tree has dieback of limbs affecting around 15% of the tree's canopy. This tree is subject to utility pruning. The close proximity of the trunk flare to the Brick wall has caused damage to the wall and irregular growth of the root flare. Proposed wall reconstruction would impact the root system of this tree.

Bill Leake

# TREE RISK ASSESSMENT FORM

Site/Address: 208 Union St S  
 Map/Location: Chestnut Dr. center tree  
 Owner: public: \_\_\_\_\_ private:  unknown: \_\_\_\_\_ other: \_\_\_\_\_  
 Date: 06/26/18 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: Red Maple (Acer rubrum)  
 DBH: 15" # of trunks: 1 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  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: 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.  brick wall  
 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: 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	L			
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				L
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

## HAZARD RATING

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

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe Size of part: 1 - <6" 2 - 6-18" 3 - 18-30" 4 - >30"

Target rating: 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

### Maintenance Recommendations

Failure Potential + Size of Part + Target Rating = Hazard Rating

1 + 1 + 2 = 4

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

If replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency Date: 6/26/18

## COMMENTS

The overall condition of this tree is good. The close proximity of the trunk flare to the Brick wall has caused damage to the wall and irregular growth of the root flare. This tree is subject to utility pruning. Proposed wall reconstruction would impact the root system of this tree.

Bill Leake

# TREE RISK ASSESSMENT FORM

Site/Address: 208 Union St S  
 Map/Location: Chestnut Dr. just East of fence  
 Owner: public: \_\_\_\_\_ private:  unknown: \_\_\_\_\_ other: \_\_\_\_\_  
 Date: 06/26/18 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: Water Oak (Quercus nigra)  
 DBH: 18" # of trunks: 1 Height: 90' Spread: 40'  
 Form:  generally symmetric  minor asymmetry  major asymmetry  stump sprout  stag-headed  
 Crown class:  dominant  co-dominant  intermediate  suppressed  
 Live crown ratio: 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 Growth obstructions:  
 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: 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.  brick wall  
 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

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

## HAZARD RATING

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

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe Size of part: 1 - <6" 2 - 6-18" 3 - 18-30" 4 - >30"

Target rating: 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

### Maintenance Recommendations

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

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:

## COMMENTS

This tree is in good overall condition but is subject to utility pruning. Proposed wall reconstruction would impact the root system of this tree.

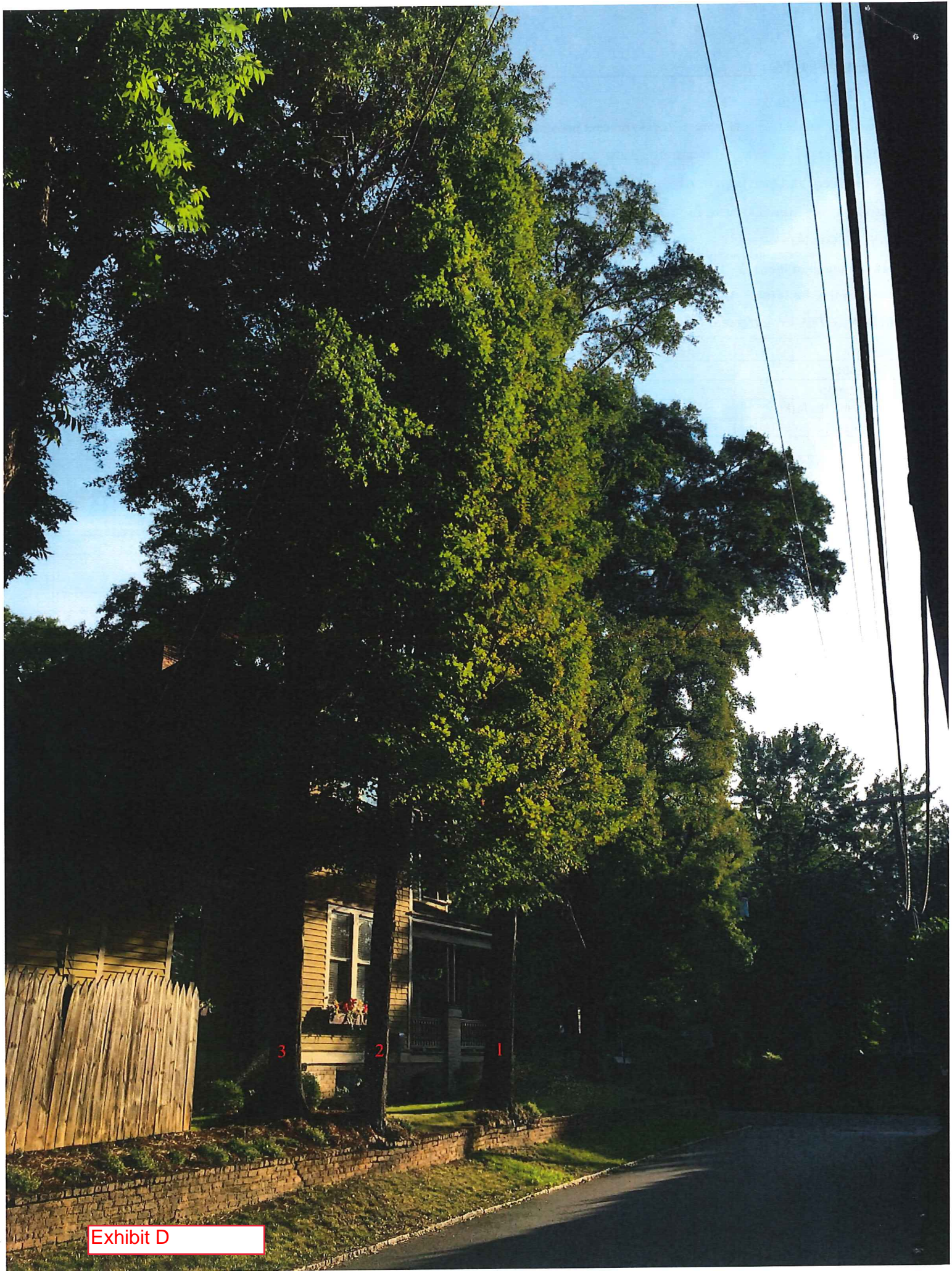
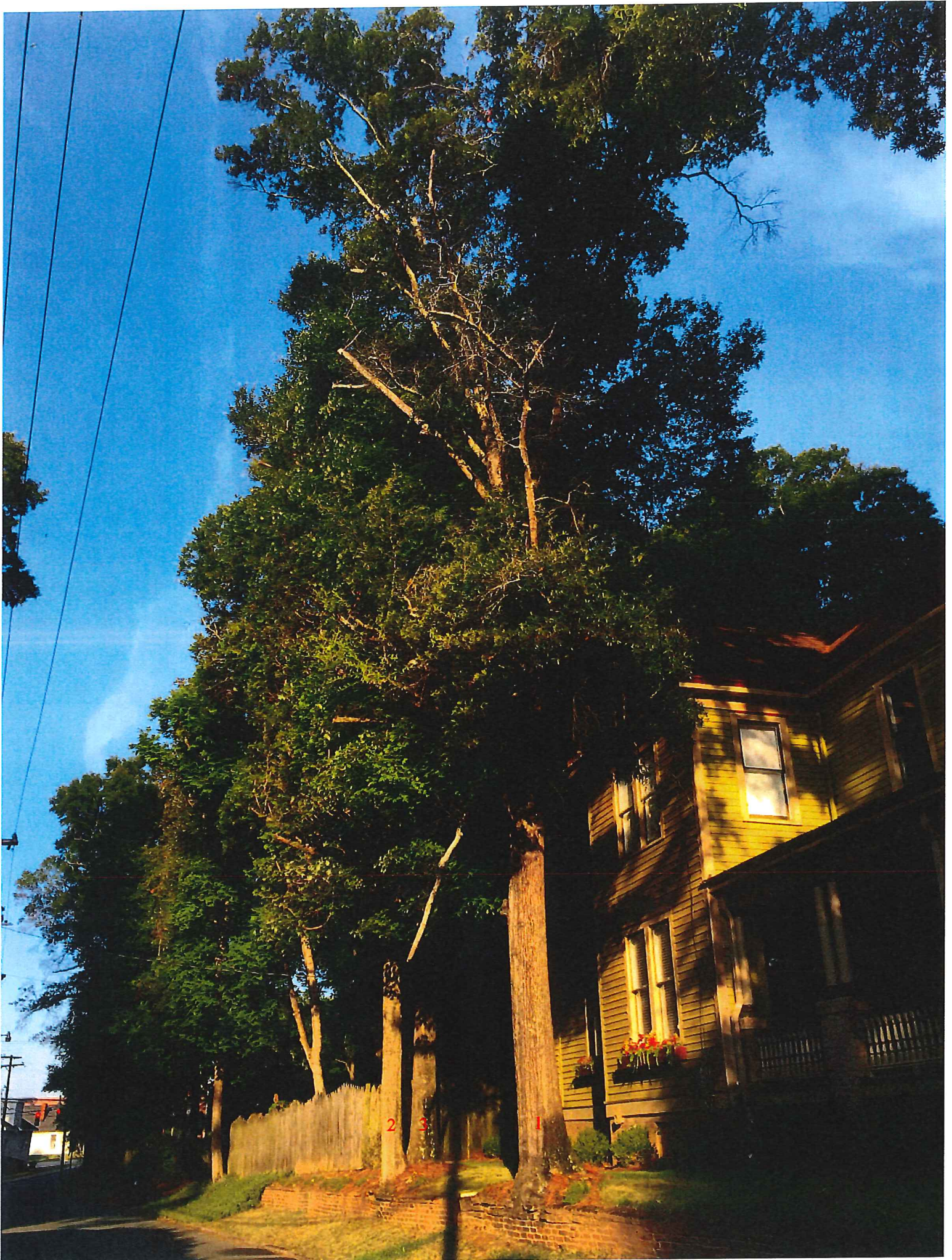


Exhibit D



2

3

1

