

**DATE:** December 12, 2018

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	H-33-18
<u>Applicant:</u>	Jerry and Karen Weikle
<u>Location of subject property:</u>	151 Spring St. NW
<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 North Union Street Historic District. (Exhibit A)
- Date of construction: ca. 1890
- Queen Anne, frame cottage with an L-shaped plan. House features a low-pitched gable roof with a projecting gable façade.
- Applicant is proposing to remove two trees. Both are eligible for staff approval based on the hazard rating. However, one of the trees requires a Commission hearing prior to removal because the applicant is proposing replacement with two ornamental trees instead of an equivalent species.

**DISCUSSION:**

The tree that requires Historic Preservation Commission approval is a 50’ tall silver maple with a hazard rating of “5”. The City Arborist’s report notes that “The decay at the base of this tree is considerable and will only continue to reduce the strength of the trunk...Replacement locations for a tree of similar size are very limited on this property. I recommend two ornamental species of tree in lieu of one large tree.” The applicant is proposing to plant a dogwood and a crepe myrtle.

The other tree, which will be approved for removal by City Staff, is a 20’ tall hedge maple, also with a hazard rating of “5”. The applicant will be replacing it with another maple.

**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**

For NPS use only

received

date entered

Continuation sheet

Item number

Page

Inventory List - North Union Street  
Historic District, Concord

#7

63

128. Cottage/House  
143 Spring Street, N.W.  
c. 1900  
C

Queen Anne cottage of frame construction has projecting gable. There are two additional gables at rear of house. Wrap-around porch features decorative turned posts, brackets, and a balustrade. It also has a sawn-work frieze with delicate trefoil design. Each gable has round vent and are sheathed in square cut shingles that form an intricate pattern. Front fenestrations are one-over-one with leaded glass. Rear gables also hold one-over-ones and the south bay is slanted and has two one-over-ones on both sides. Unfortunately, the two original chimneys were replaced with contemporary ones.

House was built by A. H. Propst, a local contractor.

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

Queen Anne, frame cottage that was also built by A. H. Propst. The L-shaped plan is similiar to the properties that have already been discussed. House features a low-pitched gable roof with a projecting gable facade. All gables features a diamond-cut vent with surrounds. Porch has been re-modeled but the house retains its two original chimneys. South bay has a five-sided, slanted bay with a witches-cap-roof. A similiar bay was added on the south side in the 1920s to create two extra rooms.

130. Cottage/House  
155 Spring Street, N.W.  
ca. 1908 (SM)  
F

One-story cottage has a hip roof with a clipped gable in the bungalow style. House has a two-bay porch and porte-cochere. South side features paired three-over-one bungalow sash windows. House is not well maintained and has been sheathed with modern siding.



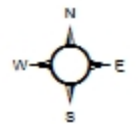


H-33-18

Jerry I and  
Karen S Weikle

151 Spring St NW

PIN 5620-79-0041



Coordinate System - N.C. State Plane NAD83

**Map Disclaimer:**  
These maps and products are designed for general reference only, and data contained herein is subject to change. The City of Concord makes no warranty of merchantability or fitness for any purpose, express or implied, and assumes no legal responsibility for the information contained therein. Data used is from multiple sources - with various scales and accuracies. Additional research, such as field surveys, may be needed to determine actual conditions.

City of Concord, NC  
Planning & Neighborhood Development Dept  
Geographic Information Systems

NOCSIA





**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: Jerry Weikle  
Address: 151 Spring St NW  
City: Concord State: NC Zip Code: 28025 Telephone: 704-782-7738

**OWNER INFORMATION**

Name: Jerry and Karen Weikle  
Address: 151 Spring St NW  
City: Concord State: NC Zip Code: 28025 Telephone: 704-782-7738

**SUBJECT PROPERTY**

Street Address: 151 Spring St NW P.I.N. # 56207900410000  
Area (acres or square feet): .34 Current Zoning: Residential Land Use: \_\_\_\_\_

**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: Cut down two trees that were assessed by City Arborist and determined to be acceptable to remove due to decay.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
Cut down a maple in the front yard and a maple on the side of the property.  
Will replace the tree in the front yard with a maple. Will replace the tree on the side of the property with two smaller trees due to proximity to retaining wall.  
Will replace with a dogwood and a crepe myrtle.

**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.

11-8-18  
Date

*Jerry Weir*  
Signature of Owner/Agent

# TREE RISK ASSESSMENT FORM

Site/Address: 151 Spring St NW  
 Map/Location: Left Rear Corner  
 Owner: public: \_\_\_\_\_ private: X unknown: \_\_\_\_\_ other: \_\_\_\_\_  
 Date: 10/30/18 Inspector: Bill Leake  
 Date of last inspection: \_\_\_\_\_

RISK RATING:			
1	1	3	5
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

## TREE CHARACTERISTICS

Tree #: 1 Species: **Silver Maple (Acer saccharinum)**  
 DBH: 17" # of trunks: 1 Height: 50' Spread: 30'  
 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: Decay in lower trunk

## 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: 5%  
 % dripline grade lowered: 0%  
 Soil problems:  drainage  shallow  compacted  droughty  saline  alkaline  acidic  small volume  disease center  history of fail  
 clay  expansive  slope \_\_\_\_\_ ° aspect: \_\_\_\_\_  
 Conflicts:  lights  signage  line-of-sight  view  overhead lines  underground utilities  traffic  adjacent veg.  \_\_\_\_\_  
 Exposure to wind:  single tree  below canopy  above canopy  recently exposed  windward, canopy edge  area prone to windthrow  
 Prevailing wind direction: SW Occurrence of snow/ice storms  never  seldom  regularly

## TARGET

Use Under Tree:  building  parking  traffic  pedestrian  recreation  landscape  hardscape  small features  utility lines  
 Can target be moved? NO Can use be restricted? NO  
 Occupancy:  occasional use  intermittent use  frequent use  constant use



# TREE DEFECTS

## ROOT DEFECTS:

Suspect root rot: YES 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

**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	M			
Cavity	M			
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 3 5

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: **10/31/18**

## COMMENTS

The decay at the base of this tree is considerable and will only continue to reduce the strength of the trunk. I recommend removal. Replacement locations for a tree of similar size are very limited on this property. I recommend two ornamental species of tree in lieu of one large tree.

*Bill Leake*











# TREE RISK ASSESSMENT FORM

Site/Address: 151 Spring St NW  
 Map/Location: Left Front Corner  
 Owner: public: \_\_\_\_\_ private: X unknown: \_\_\_\_\_ other: \_\_\_\_\_  
 Date: 10/30/18 Inspector: Bill Leake  
 Date of last inspection: \_\_\_\_\_

RISK RATING:			
1	1	3	5
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

## TREE CHARACTERISTICS

Tree #: 2 Species: Hedge Maple (Acer campestre)  
 DBH: 9" # of trunks: 1 Height: 20' Spread: 15'  
 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  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: Decay in lower trunk

## 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: 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  
 Can target be moved? NO Can use be restricted? NO  
 Occupancy:  occasional use  intermittent use  frequent use  constant use

# TREE DEFECTS

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Exposed roots:  severe  moderate  low Undermined:  severe  moderate  low

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Wounds/seam				
Decay	M	M		
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If replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency Date: **10/31/18**

## COMMENTS

The decay at the base of this tree is moderate and may continue to reduce the strength of the trunk. The small size of the tree makes the consequences of failure minimal. The location is acceptable for a replacement of a similar sized tree.

*Bill Leake*







