HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Wednesday, April 10, 2024 at 6:00 PM

City Hall Council Chambers, 35 Cabarrus Avenue West

1. CALL TO ORDER - *Chair*
2. ORDER OF BUSINESS - *Chair (Ask Staff if there are any adjustments to agenda)*
3. INTRODUCTIONS - *Chair and Commissioners (give your name for the record)*
4. APPROVAL OF MINUTES - *Motion, second, and vote needed.*
5. SWEARING IN OF WITNESSES - *Chair*
6. OLD BUSINESS
7. NEW BUSINESS

H-05-24 (Quasi-Judicial Hearing)
Norman Michael Eudy has submitted a Certificate of Appropriateness application for the installation of a covered front porch at 82 Grove Ave NW. PIN 5620-77-5997.

a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
b. Staff Presentation
c. Applicant's Testimony
d. Other Testimony
e. Close Public Hearing by Motion - *Motion, second, and vote needed.*
f. Approve Findings of Fact by Motion - *Motion, second, and vote needed.*
g. Approve Conclusions of Law by Motion - *Motion, second, and vote needed.*
h. Approve/Deny Conditions and Permit by Motion - *Motion, second, and vote needed.*

H-06-24 (Quasi-Judicial Hearing)
Cameron Watson and John Craver have submitted a Certificate of Appropriateness application for renovations to the side and rear elevations including enlarging existing window openings, installing new doors and windows, new steps, and new lighting, replacing and relocating the AC unit and removal of trees. PIN 5620-77-8897.

a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
b. Staff Presentation
c. Applicant's Testimony
d. Other Testimony
e. Close Public Hearing by Motion - *Motion, second, and vote needed.*
f. Approve Findings of Fact by Motion - *Motion, second, and vote needed.*
g. Approve Conclusions of Law by Motion - *Motion, second, and vote needed.*
h. Approve/Deny Conditions and Permit by Motion - *Motion, second, and vote needed.*

H-07-24 (Quasi-Judicial Hearing)
Jim Potter has submitted a Certificate of Appropriateness application for the removal of three trees near the rear lot line at 68 Cabarrus Ave W. PIN 5620-87-0595.

a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
b. Staff Presentation

c. Applicant's Testimony
d. Other Testimony
e. Close Public Hearing by Motion - *Motion, second, and vote needed.*
f. Approve Findings of Fact by Motion - *Motion, second, and vote needed.*
g. Approve Conclusions of Law by Motion - *Motion, second, and vote needed.*
h. Approve/Deny Conditions and Permit by Motion - *Motion, second, and vote needed.*

STAFF UPDATES/DISCUSSIONS

a. Historic Handbook Discussion
b. Commission Guidance - *Motion, second, and vote needed*

8. ADJOURNMENT

In accordance with ADA Regulations, please note that anyone who needs accommodation to participate in the meeting should notify Planning & Neighborhood Development Department at 704/920-5152 at least twenty-four (24) hours prior to the meeting.

DATE: April 10, 2024

SUBJECT:

Certificate of Appropriateness Request:	H-05-24
Applicants:	Norman Michael Eudy
Location of Subject Property:	82 Grove Ave NW
PIN:	5620-77-5997
Staff Report Prepared by:	Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject property at 82 Grove Ave NW is designated an "Intrusive" structure in the North Union Street Historic District (ca. 1970) (Exhibit A).
- "Small, one-story brick ranch style dwelling." (Exhibit A).

DISCUSSION

On February 28, 2024, Norman Michael Eudy applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to remove the existing front stoop, steps and railings, install a covered front porch, and replace the house roof covering (Exhibit B).

The proposed front porch will be 16'4" wide x 10' deep, attached to the front elevation of the existing house structure. The porch will be covered with a gable roof tied to the existing roof, with the same pitch and overhang. The roof will be shingled with tan architectural shingles to match the existing roof color. The gable end of the porch roof will be sided with tan vinyl siding and tan trim to match the material and color of the gable ends of the house. Three 6"x6" white columns will be installed to support the porch roof - one on either corner of the porch and a third, to the left of the step. Top and bottom wood rails and balusters with 2" spacing in between will be installed around the perimeter of the porch, all to be painted white. The porch floor will be a concrete pad installed on top of a brick base, the brick color to match the house. The porch will be less than 15" above ground level and will have one brick step installed, leading from the front walkway up to the porch (Exhibit D).

The replacement roof covering of the house will be of the same tan architectural shingles used to cover the front porch roof, matching the existing roof color (Exhibit D).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory
Exhibit B: Certificate of Appropriateness Application
Exhibit C: Subject Property Map
Exhibit D: Proposed Front Porch Description, Elevation, Site Plan and Photos.

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Porches: Removal of porches, adding a new porch, altering the porch, or enclosing the porch require Commission Hearing and Approval.
Approval Requirement Needs Table: Roofing Material: Repairs or replacement using same materials, color, and texture and existing architectural features such as dormers, windows, cupolas, cornices, brackets, chimneys and crestings are retained do not require approval.

Chapter 4 -Local Standards and General Policies

- Artificial siding would be considered on structures defined by the Commission as Non-Contributing, Intrusive or Fill properties if the following conditions are met:
  - The facility is considered not to have existing wood damage or other forms of structural damage that would be concealed by vinyl siding.
  - That the structure must have been built during a time and consistent in style with a time during which vinyl siding was commonly used in new construction.
  - The application of the vinyl siding nor the vinyl siding itself shall not alter even in the smallest detail historical features that may exist and are considered by the Concord Historic Preservation Commission as important in defining the historic character of the structure.
  - Where artificial siding is considered, the Commission will require a sample of the siding be submitted at the time of the hearing, and that the applicant be present at the Commission hearing.
- 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.
- 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.

Chapter 5 – Section 2: New Addition Construction

Over time buildings change to accommodate changing needs and lifestyles. When making an alteration to a historic building the challenge is to balance the individual property owner's need with the community's intent to maintain architectural integrity. Wherever possible, new additions to buildings shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would not be impaired. New addition design for historic structures shall be compatible with the size, scale, color, material and character of the neighborhood, the building and its environment.

<u>Design Standards: Additions</u>

- Select exterior surface siding and details that are compatible with the existing building in material, texture, color, and character.

Chapter 5 Section 7 – Roofing

<u>Design Standards</u>

- New construction should avoid A-frame, dome, shed and flat-alone roof shapes.
- New construction should avoid the roof being more than one-half the building's height.
- Use materials in new construction that are consistent with the style of the building; materials should be unobtrusive in texture as well as color.
- Roof shapes, texture and material should be compatible with new construction as well as with immediate buildings.
- Original roof material should be maintained and/or replaced with like roofing if possible.
- When replacing asphalt shingles, darker color shingles should be used since they are more historically appropriate.

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.

86. Cameron Mcrae House
19 Franklin Avenue, N.W.
ca. 1922 (SM)
C

Handsome, two-story frame Colonial Revival style residence house has gable-roofed main block and flanking one-story, flat-roofed wings, both originally designed as porches; the west (right) wing, which projects forward of the house, was later enclosed for a sunroom. Both porches have paired, molded columns with latticework and are topped with balustrades. The gable-roofed portico, which has the same paired posts with latticework, shelters an entrance with patterned side-lights. The cornices of the main block are trimmed with an unusual corbel-like ornament.

87. Parking Lot
N. side Grove Avenue, between Spring St. N.W. and White Pl. N.W.
PL

88. House
80 Grove Avenue, N.W.
ca. 1970
I

Small, one-story brick ranch style dwelling.

89. House
86 Grove Avenue, N.W.
ca. 1945
F

One-and-a-story, frame house with broad side gable roof and gable-front, two-bay porch with Tuscan columns. House is harmonious with contributing neighbors in terms of setback and landscaping.

90. Harris House
90 Grove Avenue, N.W.
ca. 1900
C

Two-story, frame Queen Anne style house with pair of ornamented facade gables. larger gable tops two-story projection on west (left) side of facade and has cut-away corners trimmed with bowed brackets; smaller

EXHIBIT A

Concord
NORTH CAROLINA
High Performance Living

Application for
Certificate of Appropriateness

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

APPLICANT INFORMATION

Name: NORMAN MICHAEL EUDY
Address: 82 GROVE AVE NW
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-791-5513
Email Address: MEUDY @ ~~VNET~~ CTC. NET

OWNER INFORMATION

Name: SAME
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: 82 GROVE AVE NW P.I.N. # 5620 775997 0000
Area (acres or square feet): 9009 SF Current Zoning: RM-2 Land Use: _____

Staff Use Only:

Application Received by: _____ Date: _____, 20 _____
Fee: $20.00 Received by: _____ Date: _____, 20 _____
After-the-Fact Fee: $100.00 Received by: _____ Date: _____, 20 _____

The application fee is nonrefundable.

EXHIBIT B

Concord
NORTH CAROLINA
High Performance Living

Application for
Certificate of Appropriateness

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: ADD COVERED FRONT PORCH TO HOME
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.): ADD A 16' WIDE X 10' DEEP FRONT PORCH TO EXISTING STRUCTURE. PORCH TO BE COVERED WITH A GABLE RUNNING PERPENDICULAR TO ROOF LINE. RAILS AND PICKETS TO SURROUND THE PORCH.

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. **Digital copies are preferred.**
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 ensure 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.

2/26/24
Date

Signature of Owner/Agent

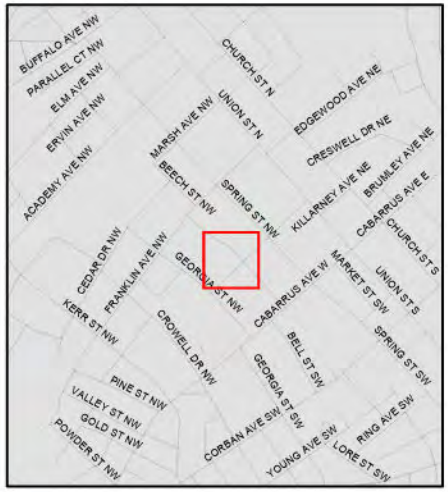
Planning & Neighborhood Development
35 Cabarrus Ave W • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 920-6962 • www.concordnc.gov

EXHIBIT C

H-05-24

82 Grove Ave NW

PIN: 5620-77-5997



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.

Front Porch plan for 82 Grove Avenue white railing

I plan to build a covered front porch on my house as shown on the attached lot plan and the attached elevation sketch.

The porch dimensions will be 16' 4" wide by 10' deep and 12 inches above grade like the existing front stoop. The porch will be covered by a gabled roof tied into the existing roof with the same pitch and over hang as the existing roof. The entire roof will be re-shingled with architectural shingles matching the color of the existing shingles. The floor of the porch will be a concrete pad with columns supporting the roof. Although not shown on the sketch, there will be a wood railing built around the porch with 1-1/2 pickets at 2 inch spacing, similar to the other railings in the neighborhood.

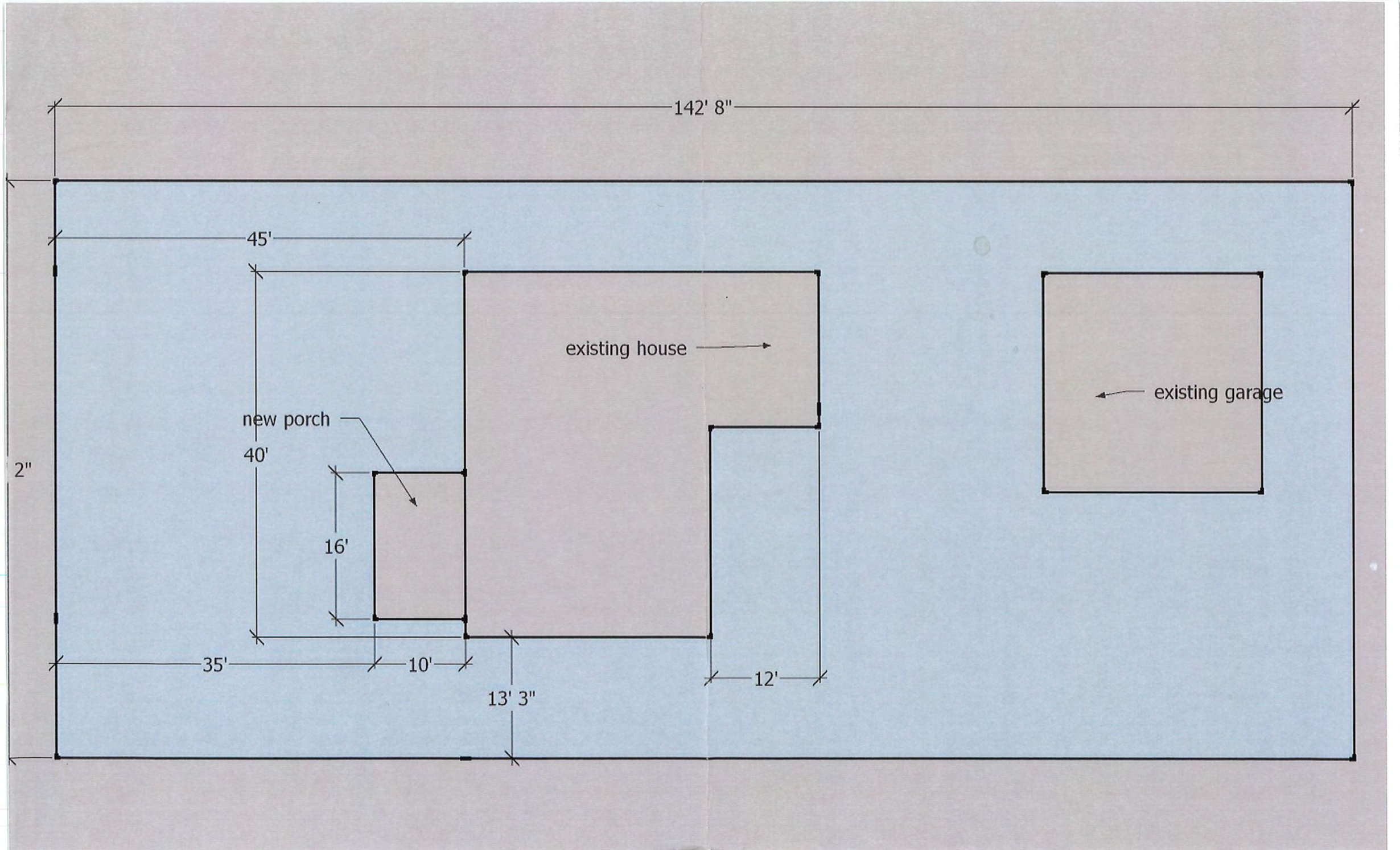
The gable ends of the existing house are covered with vinyl siding and the gable end of the porch addition will be covered with the same material. The porch floor will be supported on brick of the same color as the rest of the house.

The porch will not encroach on the required 25 foot setback.

This ranch style house was built in 1963, and has no historic significance. The new porch will improve the curb view of the home, and, more importantly, provide a shaded place for my wife and I to sit outside. The deck on the rear of our home is extremely hot and uncomfortable in the summertime, with no shade until near dark.

EXHIBIT D

16' 4"
28'
10'


142' 8"
45'
existing house
existing garage
new porch
40'
2"
16'
35'
10'
13' 3"
12'

DATE April 10, 2024

SUBJECT

Certificate of Appropriateness Request:	H-06-24
Applicant:	Cameron Watson and John Craver
Location of subject property:	36 Yorktown St NW
PIN:	5620-77-8897
Staff Report prepared by:	Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject property, 36 Yorktown St NW, is designated as a "Contributing" structure in the North Union Street Historic District, built ca 1921 (Exhibit A).
- "Good example of low-slung, frame bungalow with pediment gable. House is shingled above a baseboard and two-and-a-half-feet of plain weatherboard. Fenestrations are one-over-one. Porch with balustrade extends three bay facade and is supported by typical Craftsman-style short, tapered columns with brick piers that continue to ground level. Eaves at front gable are supported by five decorative brackets." (Exhibit A).

DISCUSSION

On March 10, 2024, Cameron Watson and John Craver, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for renovations to the side and rear elevations including: removing existing windows and doors, removing an existing rear deck and steps, enlarging existing window and door openings, installing new windows and doors, installing steps and lighting, replacing and relocating the AC unit, and removing trees (Exhibit B).

Willow Oak Tree Removal

The applicants are requesting to remove a mature Willow Oak tree in the right-side yard due to the following stated impacts to the home:

- The tree's trunk is 6 feet from the sunroom with very large roots extending toward the foundation with root branches undoubtedly beneath the home,
- The home inspection stated that there is a visible step crack in the foundation, that the side of the foundation nearest the tree has been pushed upwards, and that there has been water intrusion into the crawl space, and
- The tree's root system is a contributing factor for why the home's foundation has cracked in places-allowing water to enter the crawl space, and to the tilt of the sunroom- which is elevated to the side of the large tree and its roots (Exhibit E).

The Willow Oak tree was assessed by the City Arborist, Bill Leake, on January 25, 2024. The tree has a 36" DBH, 1 trunk, is 100' in height and has a spread of 70**'.** The tree received a Risk Rating of 4 on the Tree Risk Assessment Form and the arborist included this comment: "This tree is in good overall shape and has no structural concerns above those normal for this tree species. It does need a crown cleaning and reduction cuts on elongated limbs. Previous soil trenching to address water drainage issues and vehicle damage to the root crown may have impacted the root system of this tree." (Exhibit F).

The applicants intend to replant a canopy tree along their rear fence line.

Crape Myrtle Tree Removal
The applicants are requesting to remove a Crape Myrtle tree located at the left side yard to make room for the new side yard steps in the proposed renovations. The tree was assessed by the City Arborist, Bill Leake, on March 25, 2024. The tree has an 8" DBH, 3 trunks, is 30' in height and has a spread of 20**'.** The Crape Myrtle tree received a Risk Rating of 3 on the Tree Risk Assessment Form and the arborist included this comment: "This tree has no risk or structural defects above what is normal for the species. Any attempt to improve the driveway would impact the root system of the tree." (Exhibit G).

The applicants intend to replant an understory tree along their rear fence line.

Red Maple Tree Removal
The applicants are requesting to remove a Red Maple tree located at the rear fence line due to fears of personal safety, of the safety of others, and of property damage. The tree was assessed by the City Arborist, Bill Leake, on April 4, 2024. The tree has an approximate 30" DBH, 2 trunks, is 80' in height and has a spread of 40'. The tree received a Risk Rating of 3 on the Tree Risk Assessment Form and the arborist included this comment: "This tree has no risk or structural defects above what is normal for the species." (Exhibit H).

The applicants intend to replant a canopy tree along their rear fence line.

Left Side House Renovation
The changes to the left side house are proposed to enhance the applicants' living experience. This elevation faces the backyard of the adjacent property owner at 75 Grove Street NW and is visible from the street. The proposed changes are as follows:

- Remove two (2) windows, one (1) 43.5" w x 75" h and one (1) 45.75" w x 55" h.
- Remove an area of approximately fifty-two (52) sq ft of shingle and weatherboard siding on either side of the existing kitchen (painted) chimney.
- Install two (2) 39.75" w x 66.25" h windows and two (2) 32" w x 84" h glass doors, both with 18" h transom windows above, on either side of the painted kitchen chimney. These windows and doors will be custom fabricated to match the glass and pane characteristics of the home's front sunroom.
- Install new sections of fiber cement siding to fill in openings which will match the existing siding. Repaint the siding to match the existing house colors so that the old and new match seamlessly.
- Construct wide steps leading up to the new sections of windows and doors. The steps will emulate the front steps, be of poured concrete and painted blue. The steps will be flanked on either side by masonry brick end caps which will be painted green and topped with flat concrete pediment. The steps and end caps measure ~17' in width.
- Install one (1) 9" w x 22" t electrified gas lantern, affixed to the painted kitchen chimney.
- Replace the existing A/C unit and relocate it to the right-side house behind the sunroom. It will not be visible from the road (Exhibit D).

Rear House Renovation
The changes to the rear of the house are proposed to enhance the applicants' living experience. The applicants state that the rear house is not original. The rear yard backs up to the Old Courthouse Theatre's parking lot and is entirely fenced, and this area is not visible from the street. The proposed changes are as follows:

- Remove three (3) 43.5" w x75" h windows, a 36" w x 80" h rear door and a side light. Two of the three windows will be repurposed and installed on either side of the home's rear keeping room.
- Remove the existing wood deck and steps.

- Install two (2) pairs of 32" w x 84" h French doors. The doors will be custom fabricated to match the glass and pane characteristics of the home's front sunroom and proposed side profile.
- Install new sections of fiber cement siding to fill in openings which will match the existing siding. Paint the new and existing siding the color of the existing siding so that the old and new match seamlessly.
- Construct wide steps leading up to the new doors. These will emulate the front elevation steps, be constructed of poured concrete and painted blue. The steps will be flanked by masonry brick end caps, painted green and topped with flat concrete pediment. The steps and end caps measure ~19' in width.
- Install four (4) 9" w x 22" t electrified gas lanterns on either side of the two sets of French doors (Exhibit D).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory
Exhibit B: Certificate of Appropriateness Application
Exhibit C: Subject Property Map
Exhibit D: Applicant submitted Elevations and Descriptions
Exhibit E: Applicant submitted Supporting Evidence for Willow Oak tree removal.
Exhibit F: Tree Risk Assessment Form for the Willow Oak tree
Exhibit G: Tree Risk Assessment Form for the Crape Myrtle tree
Exhibit H: Tree Risk Assessment Form for the Red Maple tree

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table:

- **Trees:** Removal of healthy trees over six inches in diameter in any location on the property require Commission Hearing and Approval (Replacement is required).
  Removal of healthy trees in any location on the property which have a trunk diameter of 6 inches or less requires Planning Department Approval (Replacement is required).
- **Windows:** Removal of original windows, window components and changes in the window openings require Commission Hearing and Approval.
- **Doors:** Replacement of original doors, and changes in door openings require Commission Hearing and Approval.
- **Lighting:** All new additions of permanent, general illumination fixtures within public view require Commission Hearing and Approval.
- **Stairs and Steps:** Removal, addition or alteration of external stairs or steps require Commission Hearing and Approval.

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.
- Hardiplank and similar synthetic materials that replicate historic materials such as brick, wood, and clay: Modern synthetic products are created to give the appearance of historic materials. The materials are historically inaccurate and should not be used on Contributing or Pivotal structures or as part of additions to those buildings.

Chapter 5 – Section 8: Landscaping and Trees

- 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.

Design Standards

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.

Chapter 5 – Section 5: Fenestrations

- Whenever possible, the original windows and doors and their features (sashes, glass, lentils, sills, architraves, shutters, door frames, pediments, hoods, steps, and hardware) should be preserved. In the event that only a portion of the existing windows need repair/replacement, replace only the damaged or deteriorated section with appropriate material. If total replacement of a window or a door is necessary, one should be used that matches the original in dimension, configuration, material, and detail. Replacements should not alter the original door or window opening.
- Alteration in door and window openings, especially on the principal facade, should be avoided whenever possible, except as a restorative measure to return an opening to its original size. New openings should be located in areas where they are not visible from the street or in areas where they are compatible with the original design.
- New windows should be consistent or compatible with existing units. The emphasis of the new windows should be vertical rather than horizontal. Wood is the most appropriate material, and vinyl and aluminum clad windows are inappropriate in most instances. Modern window production includes hybrid windows that include synthetic components or mixed composition of wood and synthetic products. This type of window should not be used for replacement of traditional wooden windows or within structures designated as Pivotal or Contributing.

Design Standards

- Choose windows that are appropriate for the style of building, maintain vertical emphasis, and avoid large single paned units.
- Use doors that are appropriate for the style of building while avoiding flat-surfaced doors, those with small decorative glass panels, and pre-finished window/side lite art glass units.

Chapter 5 – Section 11: Lighting

- Residential lighting is historically minimal. Therefore, minor usage of low-level landscape lighting added at ground level, with fixtures not visible from the street, that do not shine upon the building

façade are appropriate. New exterior lighting units that produce higher levels of lighting or a fixture that is visible from the street are discouraged and require review and approval from the Historic Preservation Commission.
- Removal of historic light fixtures is inappropriate.

Design Standards
- Maintain subtle effects with selective spots of light rather than indiscriminate area lighting.
- Do not concentrate light on facades and avoid casting light on surrounding properties.
- Use lights to define spaces and accent vegetation.
- Hide non-decorative light fixtures.
- Do not use fixtures which are incompatible with existing details, styles, etc.

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 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.

172. House
39 White Avenue
1921 (SM)
C

Three bay frame, bungalow with broad side gable roof features a very broad front decorative gable with exposed rafters. The decorative gable has three four-over-four sash windows that are flanked with ventilators on either side. Three triangular- knee braces support eaves of gable. Full facade porch has untapered bungalow columns. Facade fenestrations include paired four-over-ones on either side of entrance.

173. House
36 White Street, N.W.
1921 (SM)
C

Good example of low-slung, frame bungalow with pediment gable. House is shingled above a baseboard and two-and-a-half-feet of plain weatherboard. Fenestrations are one-over-one. Porch with balustrade extends three-bay facade and is supported by typical Craftsman-style short, tapered columns with brick piers that continue to ground level. Eaves at front gable are supported by five decorative brackets.

174. House
32 White Street, N.W.
c. 1910-1915
C

Notable frame bungalow with gabled porch and broad gable roof. Porch is nearly full facade, but its gable roof does not cover northern elevation. It is surrounded by a plain balustrade and rests on full brick foundation. Brick pillars, topped with stone trim, support vernacular columns. These columns brace the weatherboarded gable roof that projects over sides. The side eaves are supported by curved sawn-rafter brackets. The main roof also projects at front and is braced by a typical (for Concord) three-part-brackets that reflect Japanese bungalow traits. Facade has three bay division with two one-over ones with diagonal lattice work.

175. House
26 White Street, N.W.
1921 (SM)
C

This high hip roof, frame cottage features two interior end chimneys,

EXHIBIT A

Concord
NORTH CAROLINA
High Performance Living

Application for
Certificate of Appropriateness

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

APPLICANT INFORMATION

Name: Cameron Watson & John Craver

Address: 36 Yorktown St. NW

City: Concord State: NC Zip Code: 28025 Telephone: 9196301327

Email Address: cravejh0@gmail.com cwatso53@gmail.com

OWNER INFORMATION

Name: Cameron Watson & John Craver

Address: 36 Yorktown St. NW

City: Concord State: NC Zip Code: 28025 Telephone: 9196301327

SUBJECT PROPERTY

Street Address: 36 Yorktown St. NW P.I.N. # _____

Area (acres or square feet): _____ Current Zoning: _____ Land Use: _____

Staff Use Only:

Application Received by: _____ Date: _____, 20 _____

Fee: $20.00 Received by: _____ Date: _____, 20 _____

After-the-Fact Fee: $100.00 Received by: _____ Date: _____, 20 _____

The application fee is nonrefundable.

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

EXHIBIT B

Concord
NORTH CAROLINA
High Performance Living

Application for
Certificate of Appropriateness

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: Renovation

2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
See attached.

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. **Digital copies are preferred.**
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 ensure 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.

3/10/2024
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

Concord
NORTH CAROLINA
High Performance Living

Application for
Certificate of Appropriateness

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

APPLICANT INFORMATION

Name: John Craver / Cameron Watson
Address: 36 Yorktown St NW
City: Concord State: NC Zip Code: 28025 Telephone: 919-630-1327
Email Address: cravejh@gmail.com / cwatso53@gmail.com

OWNER INFORMATION

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

SUBJECT PROPERTY

Street Address: 36 Yorktown St NW P.I.N. # _____
Area (acres or square feet): _____ Current Zoning: _____ Land Use: _____

Staff Use Only:

Application Received by: _____ Date: _____, 20 _____
Fee: $20.00 Received by: _____ Date: _____, 20 _____
After-the-Fact Fee: $100.00 Received by: _____ Date: _____, 20 _____

The application fee is nonrefundable.

Concord
NORTH CAROLINA
High Performance Living

Application for
Certificate of Appropriateness

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: Tree removal of 3 trees. One Crape Myrtle in left side yard. One Red Maple at rear fence line. One Oak at right side yard as described below.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Tree removal for a tree that straddles the property line between 36 Yorktown and 32 Yorktown. Signatures below from owners of both properties. Root system is pushing our sunroom up and damaging the homes foundation per multiple contractors. Cameron & John taking full financial responsibility for project. Happy to plant a similar tree elsewhere on property

Required Attachments/Submittals

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. **Digital copies are preferred.**
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 ensure 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.

3/6/24
Date

John H. Crane
Signature of Owner/Agent

3/6/2024
Date

Brad Goode Lyne Goode
Owner, 32 Yorktown St NW
Brad and Lyne Goode

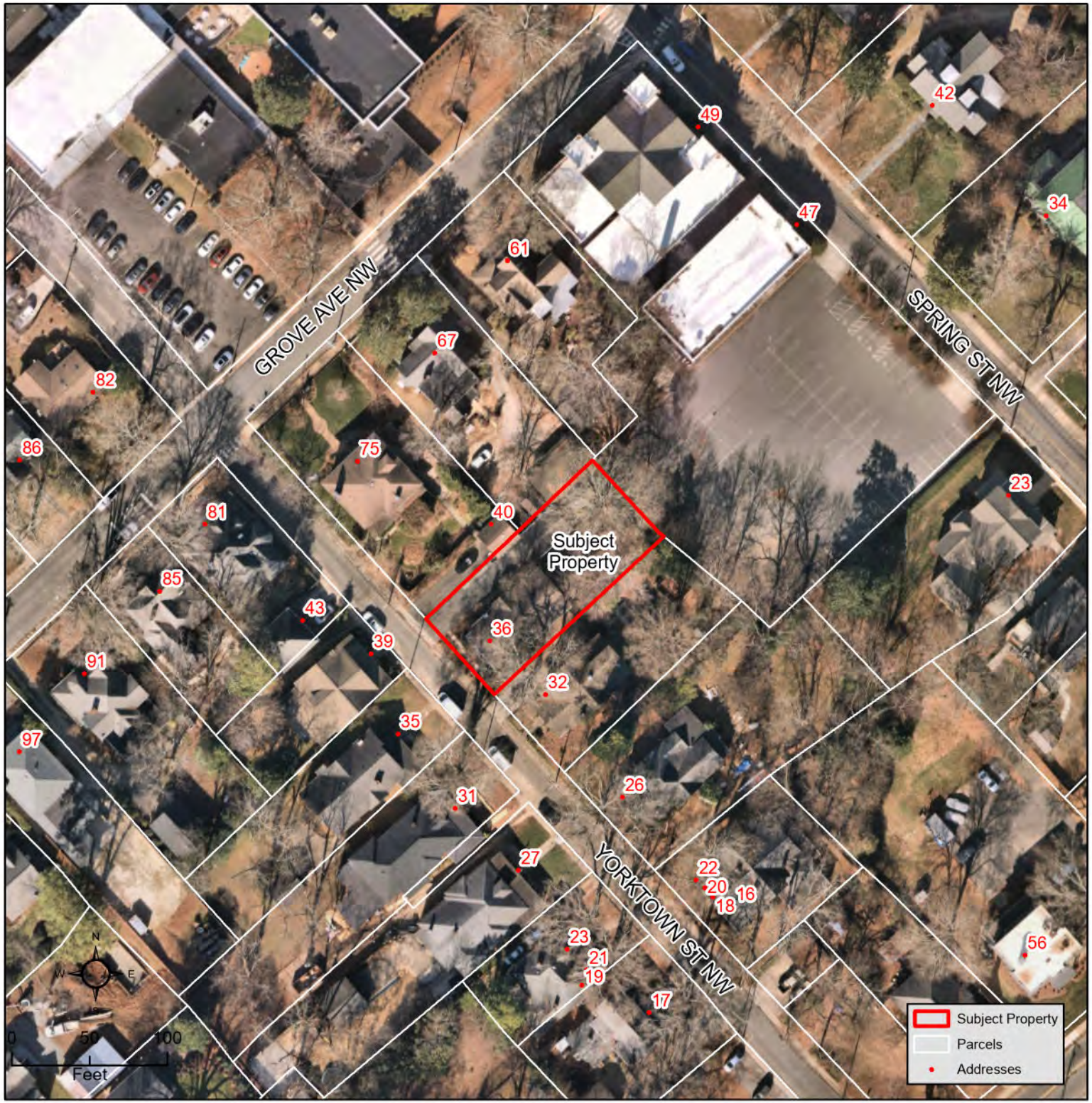
Planning & Neighborhood Development
35 Cabarrus Ave W • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 920-6962 • www.concordnc.gov

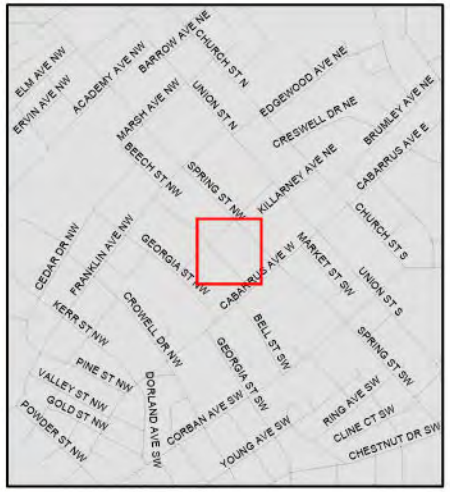
EXHIBIT C

H-06-24

36 Yorktown St NW

PIN: 5620-77-8897





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.

To Whom it May Concern:

Cameron Watson and John Craver are the new owners of 36 Yorktown Street NW, Concord, NC 28025. The historic charm of the Concord Historic District and the promising future of downtown Concord drew us back to Cameron's hometown. It is our object to renovate 36 Yorktown Street NW in a way that fully preserves the historic integrity of the property. We have carefully planned and researched each aspect of the proposed renovation detailed herein to ensure each change is an enhancement to the home's historic charm rather than a departure from it.

Contents:

EXHIBIT D

Property Background:

Subject property description from the National Register of Historic Places:

173. House
36 White Street, N.W.
1921 (SM)
C

Good example of low-slung, frame bungalow with pediment gable. House is shingled above a baseboard and two-and-a-half-feet of plain weatherboard. Fenestrations are one-over-one. Porch with balustrade extends three-bay facade and is supported by typical Craftsman-style short, tapered columns with brick piers that continue to ground level. Eaves at front gable are supported by five decorative brackets.

Home as viewed from Yorktown Street:

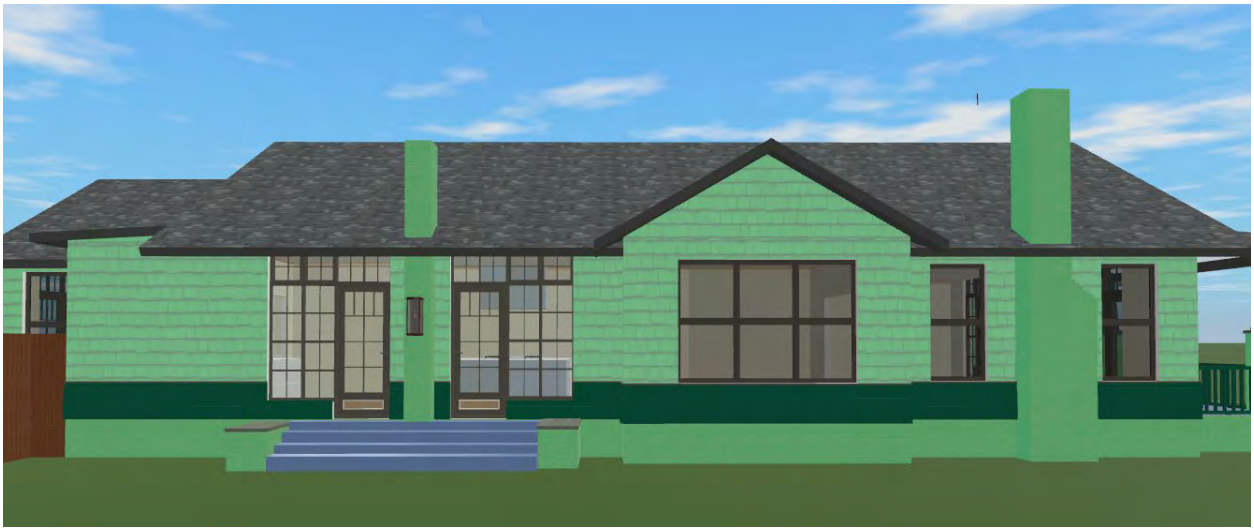
Overview of Changes Requiring Historic Commission Approval

A. Side of Home

We are proposing a change to the side of the home facing Charlotte and Will Staton's home, 75 Grove Avenue NW. This change will enhance our living experience and add to the historic character of the property. We will be using carefully sourced and fabricated materials that adhere closely to the property's historic ethos.

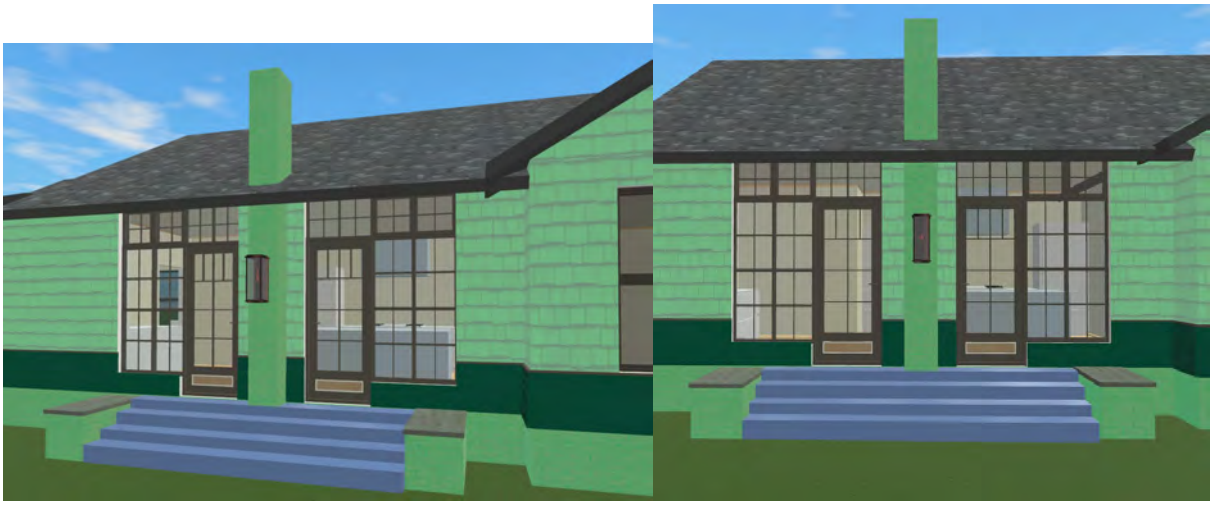
Existing home side profile facing Staton family backyard (75 Grove Street NW):

Proposed side profile:



Close up of existing side profile where changes are proposed:

Close up of proposed side profile:



Summary of changes:

- Replacement of 2 small windows and home siding with 2 large windows and doors flanking the existing chimney (see image above). These windows and doors will be custom fabricated to match the glass and pane characteristics of the home's front sunroom. *See photos at the end of this document that illustrate windows.*
- Construction of steps to emulate front steps. These will be poured concrete steps flanked by masonry brick end caps topped with flat concrete pediment. See photos below. We will match these steps as closely as possible.

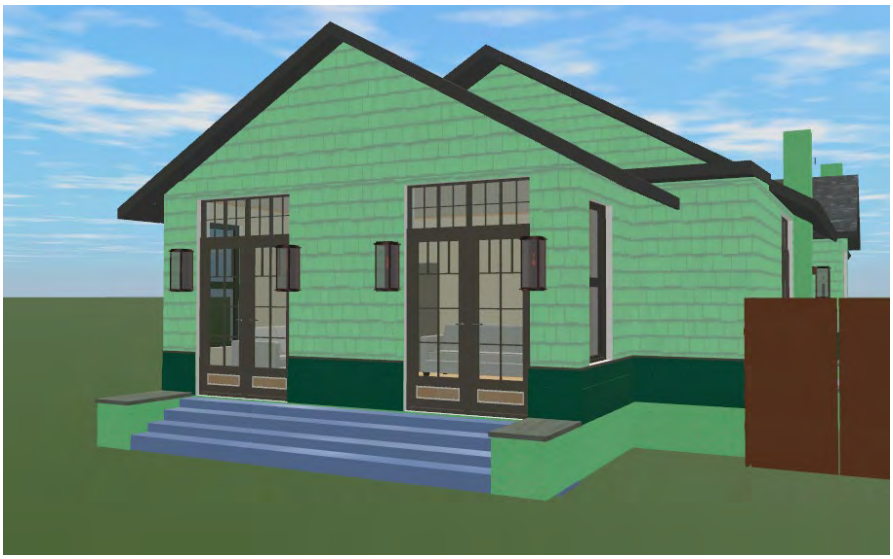
- Removal of existing crepe myrtle in front of proposed steps.
- Moving the existing A/C unit from our driveway side of the home to the opposite side. It will not be visible from the road. The 12-year-old A/C only system will be replaced by a new Trane heat pump.
- Installation of a gas lantern (22x9in.) affixed to the preexisting kitchen chimney.
- https://frenchmarketlanterns.com/nouveau-wall-mount-bundle.html (see image below)

B. Rear of home

We are proposing a change to the rear of the home. Home's rear yard is entirely fenced. The rear yard backs up to the Old Courthouse Theatre's parking lot. This area is not visible from any public street; however, the changes will enhance both our living experience and the historic ethos of the property. Note that the rear of this home is not original. It was added at some point within the last 50 years (best guess), but not done with particular historic reverence. We are proposing changes to make this part of the home consistent with the rest, paying homage to the historic ethos.

Existing rear of home:

Proposed rear of home:



Summary of changes:

- Replacement of 3 windows and rear home door with 2 pairs of French doors. These doors will be custom fabricated to match the glass and pane characteristics of the home's front sunroom and proposed side profile.
- Removal of rotten wood "deck" and steps.
- Construction of steps to emulate front steps (see photos above). These will be poured concrete steps flanked by masonry brick end caps topped with flat concrete pediment.
- Installation of 4 electrified iterations of proposed gas lantern from side profile. These 4 lanterns (22x9in.) will flank the two sets of French doors. Link to lantern: https://frenchmarketlanterns.com/nouveau-wall-mount-bundle.html

- Repurpose 2 of the three removed windows to be installed on either side of home's rear keeping room.

Window work at 36 Yorktown

All newly installed windows will be custom made for us to closely match (glass and pane quality/style) the bungalow style windows we have in the sunroom. Materials will match the photos below as closely as possible. We are committed to making these look period correct and original. They will exhibit characteristics such as panes proportional to those seen in the pictures below as well as antique wavy glass constructs.

COA - 36 Yorktown Street NW - Tree Removal - Supporting Photos

In connection with our application for removal of a large oak tree off the side of our sunroom, we submit the following photographs.

Tree location:
The tree's trunk is 6 feet from our sunroom with very large roots extending toward our foundation with root branches undoubtedly beneath the home.

EXHIBIT E

Impact to home (snippets taken from home inspection):

1. There is a visible step crack in the foundation. The side nearest the large tree has been pushed upwards.

2.2.1 Walls / Cladding

STEP SETTLEMENT CRACKING - REPAIR

Marginal Defect

Observed step settlement cracking. A step settlement crack occurs when cracking follows the mortar line between block, stone or brick in a stairstep pattern because the mortar is weaker than the block/brick. Recommend having a qualified masonry contractor evaluate and repair.

Recommendation
Contact a qualified professional.

2. Water intrusion into crawl space. The large tree's root system is a contributing factor of why the home's foundation has cracked in places, allowing water to enter the crawl space.

17.4.1 Moisture Presence

MOISTURE - STANDING WATER (CRAWL SPACE)

Significant Defect

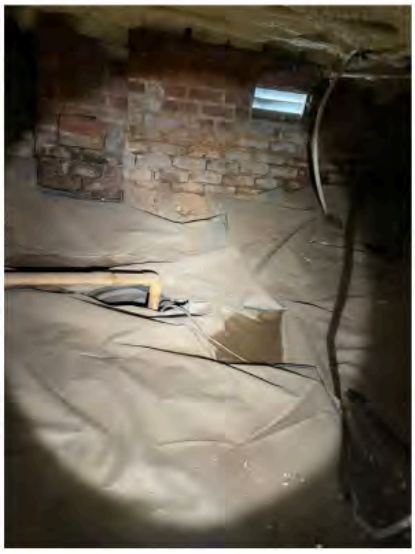
CRAWLSPACE

Standing water and wet soil was present in one or more areas of the crawlspace. Evaluation of the source of the water and/or water infiltration with repairs made as needed to prevent or manage the water intrusion is recommended to be performed by a foundation contractor, grading contractor, waterproofing contractor, or other qualified person as needed.

Recommendation

Contact a foundation contractor.





3. Tilt of the sunroom - photo attempts to show the tilt of the sunroom, elevated to the side of the large tree and its roots.

TREE RISK ASSESSMENT FORM

Site/Address: Between 32 and 36 Yorktown St NW

Map/Location: Along property line of both addresses

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

Date: 01/25/24 Inspector: Bill Leake

Date of last inspection: 08/2023

RISK RATING:

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

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

TREE CHARACTERISTICS _____

Tree #: 1 Willow Oak (Quercus phellos)

DBH: 36" # of trunks: 1 Height: 100' Spread: 70'

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

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

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

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

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

TREE HEALTH _____

Foliage color. ☐ normal ☐ chlorotic ☐ necrotic **Epicormics;** ☐ **Growth obstructions**:

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

Annual shoot growth: ☐ excellent ☒ average ☐ poor ☐ none **Twig Dieback:** ☒ ☒ curb/pavement ☒ foundations

Woundwood : ☒ excellent ☐average ☐ fair ☐ poor

Vigor class: ☐ excellent ☒average ☐ fair ☐ poor

Major pests/diseases:

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 ☐ herbicide treatment

% dripline paved: 20% 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 F

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: **3'** distance from trunk **Root area affected: 20%** **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
Poor taper				
Bow, sweep				L
Codominants/forks			L	L
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam	M			
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark	M			
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

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

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 removed, a similar sized tree species would be appropriate in same general location
☒ If removed, alternate tree replacement locations are available

Effect on adjacent trees: ☒ none ☐ evaluate

Notification: ☒ owner ☐ manager ☒ governing agency **Date: 1/25/24**

COMMENTS _____

This tree is in good overall shape and has no structural concerns above those normal for this tree species. It does need a crown cleaning and reduction cuts on elongated limbs. Previous soil trenching to address water drainage issues and vehicle damage to the root crown may have impacted the root system of this tree.

Bill Leake

TREE RISK ASSESSMENT FORM

Site/Address: 36 Yorktown St NW

Map/Location: Left rear corner of home at Chimney.

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

Date: 03/25/24 Inspector: Bill Leake

Date of last inspection:

RISK RATING:

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

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

TREE CHARACTERISTICS _____

Tree #: 1 Crepe Myrtle (Lagerstroemia indica)

DBH: 8" Average # of trunks: 3 Height: 30' Spread: 20'

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

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

Live crown ratio: 95% **Age class**: ☐ young ☐ semi-mature ☒ mature ☐ over-mature/senescent

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

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

TREE HEALTH _____

Foliage color. ☐ normal ☐ chlorotic ☐ necrotic **Epicormics;** ☐ **Growth obstructions**:

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

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

Woundwood : ☐ excellent ☒average ☐ fair ☐ poor

Vigor class: ☐ excellent ☒average ☐ fair ☐ poor

Major pests/diseases: None

SITE CONDITIONS _____

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

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

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted

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

% dripline paved: 80% 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. ☒ building

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: 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

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		L		
Cavity		L		
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				L
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

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

Failure Potential + Size of Part + Target Rating = Hazard Rating
1 0 2 3

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: 3/25/24**

COMMENTS _____

This tree has no risk or structural defects above what is normal for the species. Any attemps to improve the driveway would impact the root system of the tree.

Bill Leake

TREE RISK ASSESSMENT FORM

Site/Address: 36 Yorktown St NW

Map/Location: Rear yard

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

Date: 04/05/24 Inspector: Bill Leake

Date of last inspection: 7/22/16

RISK RATING:

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

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

TREE CHARACTERISTICS _____

Tree #: 1Red Maple (Acer rubrum)

DBH: 30" approximate # of trunks: 2 Height: 80' Spread: 40'

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

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

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

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

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

TREE HEALTH _____

Foliage color. ☒ normal ☐ chlorotic ☐ necrotic **Epicormics;** ☐ **Growth obstructions**:

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

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

Woundwood : ☐ excellent ☒average ☐ fair ☐ poor

Vigor class: ☐ excellent ☒average ☐ fair ☐ poor

Major pests/diseases: None

SITE CONDITIONS _____

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

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

Irrigation: ☐ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wetted

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

% dripline paved: 0% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

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

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

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

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

TARGET_____

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

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

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

EXHIBIT H

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

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		S		
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: Dead 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

Failure Potential + Size of Part + Target Rating = Hazard Rating
1 0 2 3

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 removed, a similar sized tree species would be appropriate in same general location
☐ If removed, alternate tree replacement locations are available

Effect on adjacent trees: ☐ none ☒ evaluate

Notification: ☒ owner ☐ manager ☒ governing agency **Date: 04/05/24**

COMMENTS _____

This tree has no risk or structural defects above what is normal for the species.

Bill Leake

DATE: April 10, 2024

SUBJECT:

Certificate of Appropriateness Request:	H-07-24
Applicants:	Jim Potter, Old Towne Development Corp.
Location of Subject Property:	68 Cabarrus Ave. W
PINs:	5620-87-0595
Staff Report Prepared by:	Autumn C. James, AICP - 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 March 12, 2024, Jim Potter applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 requesting the removal of three (3) trees near the rear lot line. The request for the removal is due to the proximity of the trees to the detached garage to be constructed on the property (Exhibit B).

Bill Leake, City Arborist, filled out a Tree Risk Assessment Form for all three trees on March 13, 2024. At that time, he determined that all of the trees had a Hazard Rating of 3, and commented as follows:
Tree #1 – Pecan (Carya illinoinsis): "This tree has no structural defects or disease concerns." DBH 20.5" Height 55' Spread 40' (Exhibit E).
Tree #2 – Southern Sugar Maple (Acer floridanum): "This tree has no structural defects or disease concerns." DBH 20.5" Height 55' Spread 35' (Exhibit F).
Tree #3 – Elm (Ulmus americana) "This tree has no structural defects or disease concerns." DBH 8" Height 40' Spread 15' (Exhibit G).

The applicant will replant three (3) canopy trees in an appropriate location on the site.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory
Exhibit B: Certificate of Appropriateness Application
Exhibit C: Site Plan showing Location of Trees
Exhibit D: Subject Property Map
Exhibit E: Tree #1 Tree Risk Assessment Form & Photos
Exhibit F: Tree #2 Tree Risk Assessment Form & Photos
Exhibit G: Tree #3 Tree Risk Assessment Form & Photos

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 requires Commission hearing and approval.*

- *Tree topping – removal of one-third of green surface of canopy or leaving stubs larger than three inches in diameter 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 Form issued by the City Arborist or a report submitted by a certified arborist. Healthy trees are trees that have a hazard rating of four or lower. Removal of healthy trees over the size of six inches in diameter (measured four feet above ground) or pruning of healthy tree limbs over six 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 Standards: Landscaping and Trees

1. *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.*

RECOMMENDATION:

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North & South Union Street Historic District 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.

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.

135. Vacant Lot
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
I

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.

137. Thomas Ross House
90 Cabarrus Avenue, West
1916 (SM)
C

EXHIBIT A

Concord
NORTH CAROLINA
High Performance Living

Application for
Certificate of Appropriateness

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

APPLICANT INFORMATION

Name: 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

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.

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

EXHIBIT B

Concord
NORTH CAROLINA
High Performance Living

Application for
Certificate of Appropriateness

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: Remove three trees from near rear lot line

2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Three trees will be within 2 ft of approved detatched garage to be built and will need to be removed

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. **Digital copies are preferred.**
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.

3/12/2024
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

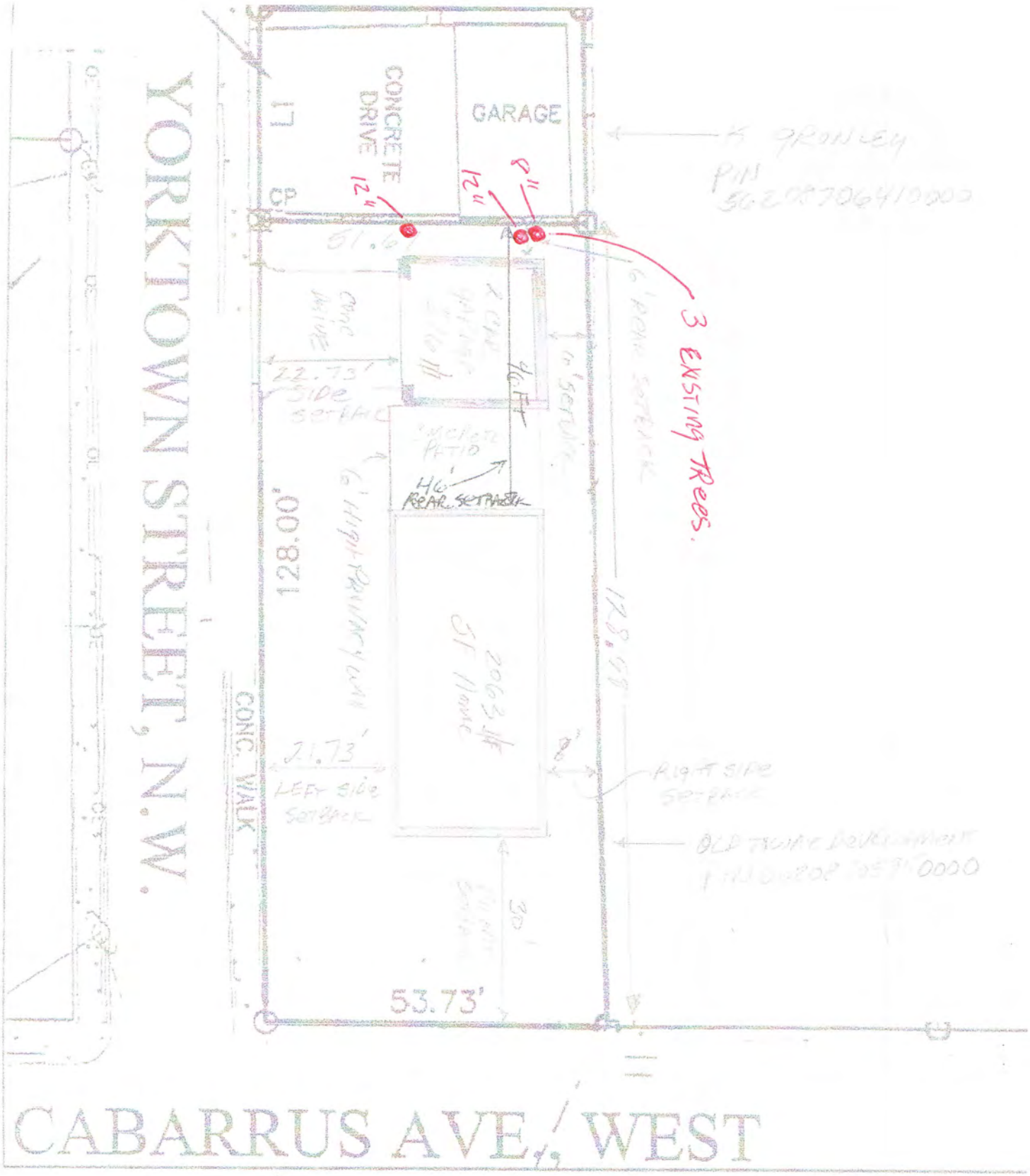

YORKTOWN STREET, N.W.
CONCRETE DRIVE
GARAGE
12"
8"
12"
3 EXISTING TREES.
22.73' SIDE SETBACK
CONC. WALK
128.00'
21.73' LEFT SIDE SETBACK
53.73'
CABARRUS AVE., WEST

EXHIBIT C

EXHIBIT D

H-07-24

68 Cabarrus Ave W

PIN: 5620-87-0595

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.

TREE RISK ASSESSMENT FORM

Site/Address: 68 Cabarrus Ave W

Map/Location: Left rear of lot along Yorktown St

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

Date: 03/13/24 Inspector: Bill Leake

Date of last inspection: 3/2023

RISK RATING:

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

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

TREE CHARACTERISTICS _____

Tree #: 1 Pecan (Carya illinoinsis)

DBH: 20.5" # of trunks: 1 Height: 55' Spread: 40'

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

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

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

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

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

TREE HEALTH _____

Foliage color. ☐ normal ☐ chlorotic ☐ necrotic **Epicormics;** ☐ **Growth obstructions**:

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

Annual shoot growth: ☐ excellent ☒ average ☐ poor ☐ none **Twig Dieback:** ☐ ☒ 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?YES ☐ 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. ☐ _____

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 E

TREE DEFECTS _____

ROOT DEFECTS:

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

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

Root pruned: distance from trunk **Root area affected:** ___ **Buttress wounded:** ☐ **When:** _____

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

LEAN: 5 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				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

Failure Potential + Size of Part + Target Rating = Hazard Rating
1 0 2 3

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: 03/13/24**

COMMENTS _____

This tree has no structural defects or disease concerns.

Bill Leake

TREE RISK ASSESSMENT FORM

Site/Address: 68 Cabarrus Ave W

Map/Location: Center rear of lot along Yorktown St

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

Date: 03/13/24 Inspector: Bill Leake

Date of last inspection: 3/2023

RISK RATING:

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

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

TREE CHARACTERISTICS _____

Tree #: 2 Southern Sugar Maple (Acer floridanum)

DBH: 20.5" # of trunks: 1 Height: 55' Spread: 35'

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

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

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

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

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

TREE HEALTH _____

Foliage color. ☐ normal ☐ chlorotic ☐ necrotic **Epicormics;** ☐ **Growth obstructions**:

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

Annual shoot growth: ☐ excellent ☒ average ☐ poor ☐ none **Twig Dieback:** ☐ ☒ 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? YES ☐ construction ☒ soil disturbance ☐ grade change ☐ herbicide treatment

% dripline paved: 20% 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 F

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

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				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

Failure Potential + Size of Part + Target Rating = Hazard Rating
1 0 2 3

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: 03/13/24**

COMMENTS _____

This tree has no structural defects or disease concerns.

Bill Leake

TREE RISK ASSESSMENT FORM

Site/Address: 68 Cabarrus Ave W

Map/Location: Right rear of lot along Yorktown St

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

Date: 03/13/24 Inspector: Bill Leake

Date of last inspection: 3/2023

RISK RATING:

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

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

TREE CHARACTERISTICS _____

Tree #: 3 Elm (Ulmus americana)

DBH: 8" # of trunks: 1 Height: 40' 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;** ☐ **Growth obstructions**:

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

Annual shoot growth: ☐ excellent ☒ average ☐ poor ☐ none **Twig Dieback:** ☐ ☐ curb/pavement ☒ foundation

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? YES ☐ construction ☒ soil disturbance ☐ grade change ☐ herbicide treatment

% dripline paved: 0% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

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

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

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

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

TARGET_____

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

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

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

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: 10 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

Failure Potential + Size of Part + Target Rating = Hazard Rating
1 0 2 3

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: 03/13/24**

COMMENTS _____

This tree has no structural defects or disease concerns.

Bill Leake