

HISTORIC PRESERVATION COMMISSION MEETING

AGENDA

Wednesday, June 8th, 2016 at 7:00 p.m.
Municipal Building, 35 Cabarrus Avenue, West

CALL TO ORDER

ORDER OF BUSINESS

APPROVAL OF MINUTES

New Business:

H-12-16

Forest Hill UMC, c/o Robert Burrage, has submitted a Certificate of Appropriateness application in order to replace the asphalt shingle roof, on the Forest Hill United Methodist building located at 50 Elm Avenue, Northwest, with simulated-shingle metal roofing. PIN 5621-60-4254

H-13-16

Alex Porter has submitted a Certificate of Appropriateness application in order to remove several trees, including a row of Leland Cypress, from the property located at 131 Union Street, North and implement a new landscaping plan. PIN 5620-79-6237

H-14-16

Garret Cronin has submitted a Certificate of Appropriateness application in order to demolish the single-family residential structure located at 243 Union Street, South. 5630-05-8779

STAFF UPDATES/DISCUSSIONS

ADJOURNMENT

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

DATE: June 8, 2016

SUBJECT:

Certificate of Appropriateness Request : H-12-16

Applicant: Robert Burrage

Location of Subject Property: 50 Elm Ave. NW

Staff Report prepared by: Starla A. Rogers, Sr. Planner

BACKGROUND (Exhibit A):

- Property located in the North Union Street Historic District
- Date of Construction: Early to mid-1990's
- Classification: Accessory structure not listed (Primary Structure is "Fill") (Exhibit A)
- Applicant has requested (Exhibit B) to remove the single roofing to be replaced with metal roofing designed to mimic shingle/slate roofing.

DISCUSSION:

The subject property is the site of an approximately 10,500sf accessory building on the Forest Hill United Methodist Church campus. It is currently used as a fellowship hall and was constructed on Elm Avenue in approximately 1993 behind the original Saint James Catholic Church building. Because of the relatively new age of the building, it is not listed in the Historic Inventory. The old Catholic Church building was constructed in approximately 1955 and is listed as a "Fill" structure in the Historic Survey Inventory but is noted to exhibit traditional form, while maintaining contemporary design, in relation to the historic nature of the architecture. Part of the traditional design on the church is the slate roof.

When the subject building was constructed in the 1990's, the mansard roof was covered with asphalt shingles. Over the years the roof has begun to leak and has required various repairs. The applicant has spoken with a contractor who has suggested a metal roof product, designed to mimic slate roofing similar to that on the old Catholic Church. The applicant has submitted photographs (Exhibit D) of similar metal roofing panels on the subject mansard roof. However, a brochure (Exhibit C) has also been submitted indicating the actual panels to be used that closely resemble slate (Stonecrest Slate Steel Shingles). Samples of the proposed panels will also be provided for the Commission's consideration at the meeting. The color of metal will be gray and will be in a shade that most closely resembles the slate on the old Catholic Church roof.

Attachments include:

- Application
- Location map
- Photograph from the 2006 survey
- Photos submitted by applicants
- Material Brochure

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Historic Handbook Chapter 4 – Local Standards

- "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. Accessory buildings for Pivotal and Contributing structures should utilize the same siding and roof material as the primary structure. If the primary structure is not Contributing or Pivotal, new accessory structures, such as detached garages or outbuildings, may utilize these materials. In any case, prefabricated storage buildings that are not visible from the street, may utilize synthetic materials (excluding vinyl, metal, or plastic) if they are equal to or under 144 square feet."

Chapter 5 – Section 7 – Roofing

- “Typical roofing materials used are tin, copper, slate, tiles, wood, and composition shingles.”
- “The use of synthetic products that mimic historic materials are inappropriate in most circumstances including the replacement of historic materials and on Pivotal and Contributing structures. These materials may be used on a case by case basis.”

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

39

Picturesque, two-story, frame Queen Anne style residence with charming porch. House has L-shaped form characteristic of Queen Anne style designs, with two-story gable-front wing projecting forward of hip-roofed main block. The house has a strong vertical emphasis created by the narrow, two-bay facade, the tall 1/1 sash windows, and the high, nearly pyramidal hip roof. The porch shelters the south (left) bay and one bay of the south side - a delightful circular pavillion with a witch's cap roof and a finial adjoins the corner of the porch.

Joe M. Sills was a contractor and the proprietor of a lumber company.

56. Aaron Greene Lentz House
235 North Union Street
1899 (OI)
C

Two-story, frame, Queen Anne style house with hip-roofed main block and projecting facade bay with conical roof. Handsome wrap-around porch has turned posts, decorative brackets, and balustrade with vertical and horizontal balusters adorned with cut-out panels. Cornice trimmed with pendant drop brackets. House has 2/2 sash windows except for front of projecting bay, which has square single pane windows.

Aaron Greene Lentz was a butcher who owned commercial property in downtown Concord.

57. Vacant Lot
between 235 North Union Street and Elm Avenue, N.W.
VL

Unpaved parking area for Saint James Catholic Church

58. Saint James Catholic Church
251 North Union Street
ca. 1955
F

Brick church of contemporary design. Church is traditional in form, with steeply-pitched, gable-roofed nave and entrance centered in gable.

United States Department of the Interior
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Historic District, Concord

#7

40

front facade, but has simplified detail typical of postwar modernism. Because the church echoes the form of other churches in the district but does not have pseudo-historical detail, it is not considered an intrusion. Adjoining the church on the north side is a two-story, brick education wing of less successful design.

59. Vacant Lot

S.W. corner of North Union Street and Buffalo Avenue, N.W.
VL

Vacant lot formerly the site of W.R. Odell residence, a fine Queen Anne style residence erected about 1888 and destroyed in the 1960s. W.R. Odell (1855-1938), the son of preeminent industrialist John Milton Odell (whose house still stands across the street) played an important role in his father's textile enterprises, served in the North Carolina Senate, and was chairman of the Cabarrus County School Board for 25 years. For both historic and architectural reasons the demolition of Odell's house is the most serious loss the district has suffered. A one-story, brick, gable-roofed outbuilding still stands on the lot.

60. Forest Hill Methodist Church Education Building

41 Buffalo Avenue, N.W.
ca. 1965
I

One-and-two-story brick International style school building. This unobtrusive site on the side of a hill and the fact that the building is surrounded on three sides by lawn make this building less intrusive than it might otherwise be.

61. Forest Hill Methodist Church

41 Buffalo Avenue, N.W.
1889, remodeled and enlarged 1923
P

Impressive brick Gothic style church erected for the first congregation established for textile mill workers in Concord. Church consists of steeply pitched, gable-front nave; a three-stage tower with a steeple that is built into but projects from the nave; and a three-and-a-half-story

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: Forest Hill UMC c/o Robert Burrage
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: 467-7304

OWNER INFORMATION

Name: Forest Hill UMC
Address: 265 Union Street North
City: Concord State: NC Zip Code: 28025 Telephone: _____

SUBJECT PROPERTY

Street Address: 50 Elm Ave NW P.I.N. # 5621-60-4254
Area (acres or square feet): _____ Current Zoning: _____ 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: Replace ~~the~~ roof of fellowship hall
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
See attached (stonecrest slate steel shingles)

Required Attachments/Submittals

1. Typed metes and bounds description of subject property. A property deed is sufficient, provided the deed describes only the subject property.
2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent property owners, including any directly across a street.
3. 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.
4. A photograph of the front of the house.
5. Photographs of site, project, or existing structures from a "before" perspective
6. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
7. Samples of windows, doors, brick, siding, etc. must be submitted with application.
8. Detailed list of materials that will be used to complete the project.

Certification

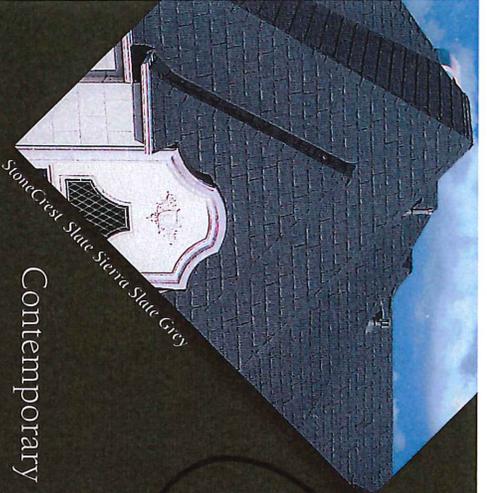
(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand 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.

12 May 16

Date

Robert E. Bunnage

Signature of Owner/Agent

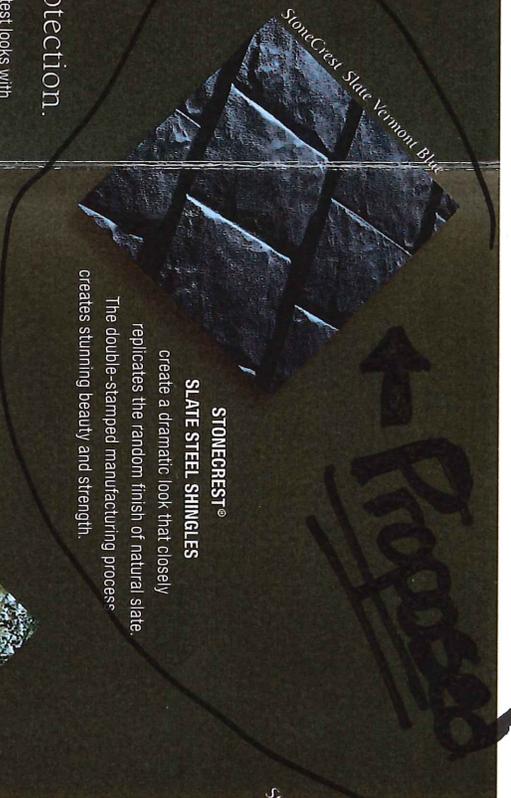


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Built for performance.

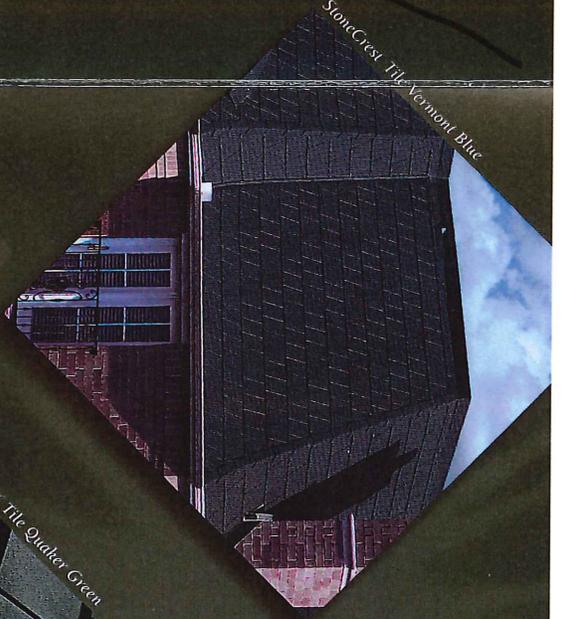
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Resists fading and chalking.
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From TAMKO® for your peace of mind.
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For enhanced performance.
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create a dramatic look that closely replicates the random finish of natural slate. The double-stamped manufacturing process creates stunning beauty and strength.



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AW = AstonWood
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NOTE: REPRODUCTION OF THESE COLORS IS AS ACCURATE AS OUR PRINTING WILL PERMIT. TAMKO® RECOMMENDS VIEWING AN ACTUAL ROOF INSTALLATION OR SEVERAL FULL-SIZE SHINGLES PRIOR TO FINAL COLOR SELECTION FOR THE FULL IMPACT OF COLOR BLENDING AND PATTERNS.

Exhibit C

T/M METAL & TILE UNDERLAYMENT
is well suited for application under metal roofs where prevention of water penetration is required. The underlayment also meets ASTM D 1970 for nail sealability of self-adhered roofing underlayments and withstands high temperature conditions up to 250°F.

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All MetalWorks Shingles shown in this brochure are ENERGY STAR® qualified and also listed by the Cool Roof Rating Council (CRRC), delivering the solar reflectance performance that characterizes cool roof products.



ENERGY STAR is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy. It helps homeowners and businesses save money and protect the environment through energy efficient products and practices.

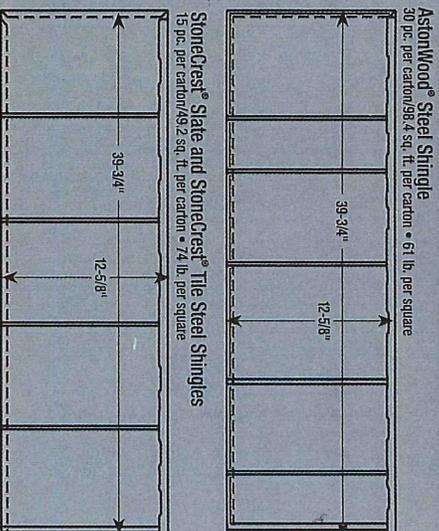
When installed properly, this product may help reduce cooling costs. Actual savings will vary based on geographical and individual building characteristics. Consult your product manufacturer, roofing contractor or call 1-888-544-4ES (1-888-544-4371) for more information.

ENERGY STAR is only available in the United States.

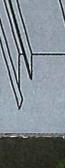
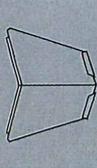
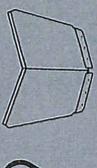
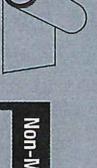
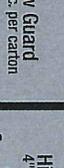


The Cool Roof Rating Council (CRRC) is an independent nonprofit organization that lists a third-party rating system for the relative properties of roof surfacing materials.

MetalWorks® Steel Shingles



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 Hip Cap Tapered StoneCrest or AstonWood 50 pc. per carton/1' length	 12" Ridge Cap 25 pc. per carton/1' length	 Trim Coil 22-1/4" x .50"	 Hip & Ridge Seal 4" x .50"
 J-Channel 10 pc. per carton/10' length	 Snow Guard 100 pc. per carton	 Colored Screws 0.5-lb. bag of 50 pc.	 Touch-up Paint 2-oz. bottle
 Clip 400 pc. per carton/100-sq.-ft. per square	Non-Metal Accessories		

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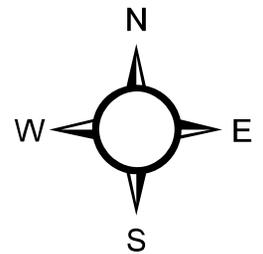


H-12-16

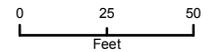
Forest Hill UMC
c/o Robert Burrage

Replace the asphalt
Shingle roof
With simulated-
shingle
Metal roofing

PIN 5621-60-4254



Coordinate System - NC 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
Business & Neighborhood Services
Geographic Information Systems

DATE: June 8, 2016

SUBJECT:

Certificate of Appropriateness Request : H-13-16

Applicant: Alex Porter

Location of Subject Property: 131 Union Street, North (PIN 5620-79-6237)

Staff Report prepared by: Starla A. Rogers, Sr. Planner

BACKGROUND (Exhibit A):

- Property located in the North Union Street Historic District (Exhibit A)
- Date of Construction: 1940
- Classification: "Fill"
- "Two-story, frame, late Colonial Revival style residence with full façade, two-story porch."
- Applicant has requested approval to remove 14 trees to be replaced with smaller shrubs and bushes.

DISCUSSION:

The applicant has requested (Exhibit B) to remove a row of evergreen trees from along the northwest property line (driveway side). There are a total of 14 trees as part of this request; 12 Leyland Cypress and 2 Deodar Cedars. According to the applicant the trees have outgrown their location, are too close to the home, and some are already declining in health. Included in the Commission's packets are Tree Hazard Evaluations and photographs of each tree (Exhibit D). Of the 14 trees, 3 have a Hazard Rating level that would permit staff level review and approval. However, the applicant does not want to plant similar species replacements for any of the 14 trees proposed for removal. The applicant has instead proposed to replace the 14 trees with various species of bushes and shrubs (ex. Hydrangeas, Aucubas, Azaleas, Rhododendrons). Before and after site designs (Exhibit C) have been submitted, as well as a written description of the proposed replanting design (Exhibit B).

Hazard Ratings:

Tree #	Hazard Rating	Tree #	Hazard Rating
1	4	8	4
2	4	9	4
3	4	10	4
4	4	11	8
5	4	12	8
6	4	13	6
7	4	14	5

Attachments include:

- Application
- Location map
- Site Plan
- Photograph from the 2006 survey
- Photos submitted by applicants

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Historic Handbook section, Approval Requirement Needs: "Removal of healthy trees or pruning of limbs over six inches in diameter in any location on the property."

Chapter 5 – Section 8: Landscaping and Trees:

- "Removal of healthy trees over the size of 6 inches in diameter (measured 4 feet above ground) or pruning of healthy tree limbs over 6 inches in diameter requires Historic Preservation Commission review and approval."
- "All trees that are removed 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."

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
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Inventory List - North Union Street
Historic District, Concord

#7

34

The entrance and a similar opening at the center of the second story facade, have sidelights and fan-shaped transoms framed by thin colonnettes. There is a two-story wing of frame construction on the south side of the house containing sunrooms, and a one-story slanted bay with knuckle joints on the north side of the house.

A, Jones Yorke, a successful salesman for Eisenhower Cigars, was the first president of Citizens' National Bank of Concord and a founder of the Hoover Hosiery Mill, another Concord firm.

41. S.L. "Les" Myers House
131 North Union Street
ca. 1940
F

Two-story, frame, late Colonial Revival style residence with full-facade, two-story porch. Porch is supported by square, molded columns paired at the sides. House has symmetrical, three-bay facade with 8/8 sash windows. Centrally placed entrance has sidelights and broad, fan-shaped transom. Center bay of second story has ornamental iron balcony. There is an exterior end chimney on the south (left) side of the house.

S.L. "Les" Myers (1900-1980) managed the Concord Hotel for many years and served as Concord's Mayor from 1965 to 1969.

42. William C. Boyd House
139 North Union Street
ca. 1870
P

Frame house following traditional two-story, single-pile piedmont form with Greek Revival details, one of the oldest houses in the district. House has symmetrical three-bay facade, 6/6 sash windows, and center hall plan typical of Greek-influence vernacular houses of the mid-nineteenth century. House has exterior chimneys at each gable end are also typical of this house type. The Tuscan porch columns are early 20th. century replacements. Entrance has four-panel door, sidelights and a transom. Much of the original interior trim remains intact, including two-panel doors, post-and-lintel mantels, and a fine stair with a simple, tapered newel and turned balusters. The house was greatly enlarged with two-story additions at the rear during the twentieth century. A two-story apartment unit of mid-twentieth century vintage stands unobtrusively in the lushly landscaped rear yard.

Exhibit A



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: Alex Porter (contractor)
Address: 19B Union St S
City: _____ State: _____ Zip Code: _____ Telephone: _____

OWNER INFORMATION

Name: Alice & Adam Grant
Address: 131 Union St N
City: Concord State: NC Zip Code: 28025 Telephone: _____

SUBJECT PROPERTY

Street Address: 131 Union St N P.I.N. # 5620-79-6237
Area (acres or square feet): .34 Current Zoning: Rm-1 Land Use: SF Res

Staff Use Only:

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

The application fee is nonrefundable.



General Requirements

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

1. Project or Type of Work to be Done: Removal of 14 trees & replanting plan
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
See attached

Required Attachments/Submittals

1. Typed metes and bounds description of subject property. A property deed is sufficient, provided the deed describes only the subject property.
2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent property owners, including any directly across a street.
3. 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.
4. A photograph of the front of the house.
5. Photographs of site, project, or existing structures from a "before" perspective
6. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
7. Samples of windows, doors, brick, siding, etc. must be submitted with application.
8. 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.

5/16/16
Date

Alvin Parker
Signature of Owner/Agent

The general idea is "Inside the Fence" a mixture of several species rather than a monolithic hedge. The primary hedge plants are Hydrangeas, Aucubas, Azaleas, and Rhododendrons.

These will be spaced approximately as the Leyland cypresses are now with low perennials and annuals at their bases. Attention will be given to mature height, mature spread, foliage color, flowers, scent, and cover for birds.

"Outside the Fence", the same plants as inside start at the gate and run just past the utility pole located between the two driveways about 70' from the city sidewalk. From that point the plantings will step down in height to a yet undermined location, probably close to the present location of Leyland Cypress (Tree 13) about 40' from the city sidewalk or to the location of the last Leyland Cypress (Tree 15), about 34' from the city sidewalk.

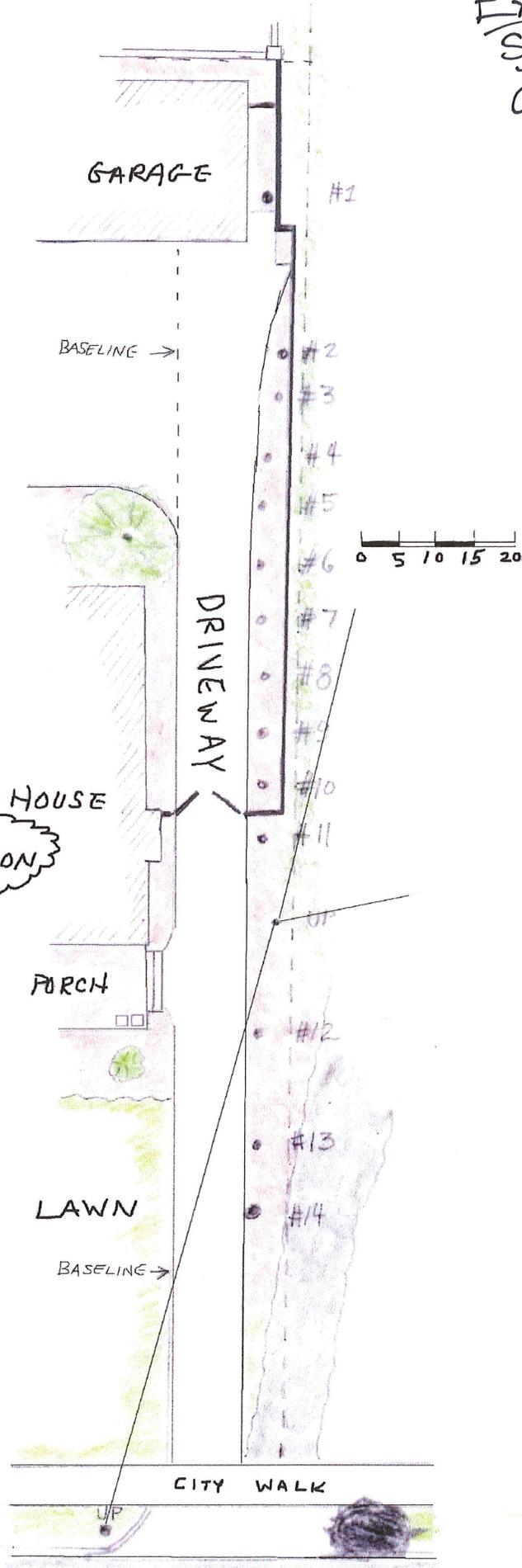
Species and ending point "Outside the fence" are not set in stone at this point.

Existing site design

	FROM SIDEWALK	FROM BASELINE	SPECIES
#1	165-3	12-2	LC
#2	146-6	12-0	LC
#3	139-0	12-6	LC
#4	131-4	11-9	LC
#5	125-3	11-8	LC
#6	117-6	10-8	LC
#7	110-0	10-8	LC
#8	102-5	11-5	LC
#9	95-4	11-5	LC
#10	88-9	10-8	LC
#11	81-0	10-8	LC
#12	56-0	11-10	DC
#13	41-4	10-7	LC
#14	34-0	10-7	LC

-  STRUCTURE
-  UTILITY POLE
-  OVERHEAD CABLE
-  FENCE/GATE
-  PROPERTY LINE
- LC LEYLAND CYPRESS
- DC DEDDAR CEDAR
-  BLACK TOP
-  PLANTER BEDS
-  TERRA COTTA PORCH
-  CONCRETE

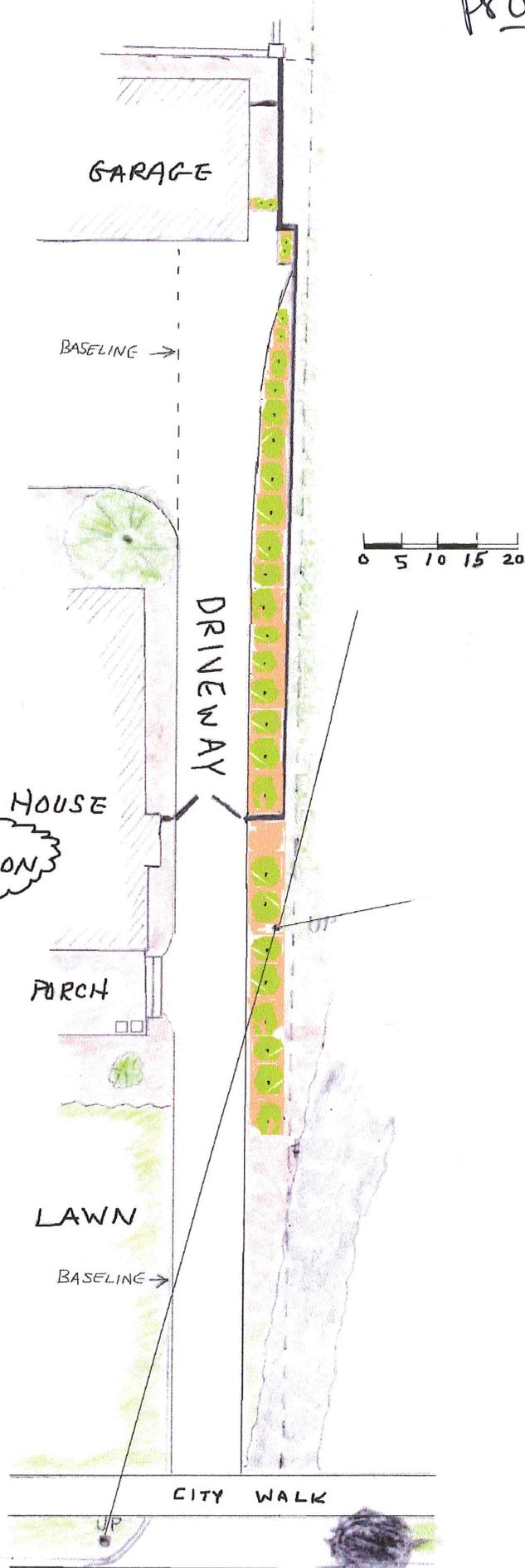
HOUSE
131 N. UNION



AP 5/11/16

Proposed Site design

-  STRUCTURE
-  UTILITY POLE
-  OVERHEAD CABLE
-  FENCE/GATE
-  PROPERTY LINE
-  NEW SHRUBS
-  BLACK TOP
-  PLANTER BEDS
-  TERRA COTTA PORCH
-  CONCRETE



AP 5/11/16



A Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM

Site/Address: **131 Union St N** _____

Map/Location: North side of detached Garage _____

Owner: public _____ private unknown _____ other _____

Date: 04/28/16 _____ Inspector: Bill Leake _____

Date of last inspection: _____

HAZARD RATING:			
1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

TREE CHARACTERISTICS

Tree #: **1** _____ Species: **Leyland Cypress (Cupressus x leylandii)** _____

DBH: **18"** _____ # of trunks: **1** Height: **45'** _____ Spread: **15'** _____

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

Crown class: dominant co-dominant intermediate suppressed

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

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

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

TREE HEALTH

Foliage color: normal chlorotic necrotic Epicormics? NO YES **Growth obstructions:** stakes wire/ties signs cables

Foliage density: normal sparse Leaf size: normal small large

Annual shoot growth: excellent average poor none Twig Dieback? YES curb/pavement building

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? NO line clearing site clearing

% dripline paved: 60% 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: _____

Obstructions: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. garage

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 us

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: NO 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: NO

Decay in plane of lean: NO Roots broken: NO Soil cracking: NO

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

HAZARD RATING

Tree part most likely to fail: **Branches** _____ Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Inspection period: _____ annual _____ biannual _____ other _____

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

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

Target rating: 1 - occasional use; 2 intermittent use;

3 - frequent use; 4 - constant use

_____ 1 _____ 1 _____ 2 _____ 4 _____

HAZARD ABATEMENT

Prune: remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure shape

Cable/Brace: _____ Inspect further root crown decay aerial monitor

Remove tree? _____ Replace? _____ Move target: NO _____ Other _____

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 04/28/16

COMMENTS

This tree has out grown its location and is causing damage to the roof line of the detached garage. This tree has no defects or risks beyond the normal for this species. *Bill Leake*



Tree #1 (cypress)



A Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM

Site/Address: **131 Union St N** _____

Map/Location: _____

Owner: public _____ private unknown _____ other _____

Date: 04/28/16 _____ Inspector: Bill Leake _____

Date of last inspection: _____

HAZARD RATING:			
1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

TREE CHARACTERISTICS

Tree #: **2** _____ Species: **Leyland Cypress (Cupressus x leylandii)** _____

DBH: **18"** _____ # of trunks: **1** Height: **45'** _____ Spread: **15'** _____

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

Crown class: dominant co-dominant intermediate suppressed

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

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

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

TREE HEALTH

Foliage color: normal chlorotic necrotic Epicormics? NO YES **Growth obstructions:** stakes wire/ties signs cables

Foliage density: normal sparse Leaf size: normal small large

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

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? NO line clearing site clearing

% dripline paved: 70% 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: _____

Obstructions: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. fence

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 us

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: NO 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: NO

Decay in plane of lean: NO Roots broken: NO Soil cracking: NO

Compounding factors: Foliage heavy in direction of lean _____ 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				M
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				M
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: **Branches** _____ Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Inspection period: _____ annual _____ biannual _____ other _____

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

Target rating: 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

HAZARD ABATEMENT

Prune: remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure shape

Cable/Brace: _____ Inspect further root crown decay aerial monitor

Remove tree? _____ Replace? _____ Move target: NO _____ Other _____

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 04/28/16

COMMENTS

This tree has out grown its location. This tree has no defects or risks beyond the normal for this species. *Bill Leake*



Tree #2 (Cypress)



A Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM

Site/Address: **131 Union St N** _____

Map/Location: _____

Owner: public _____ private unknown _____ other _____

Date: 04/28/16 _____ Inspector: Bill Leake _____

Date of last inspection: _____

HAZARD RATING:			
1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

TREE CHARACTERISTICS

Tree #: **3** _____ Species: **Leyland Cypress (Cupressus x leylandii)** _____

DBH: **18"** _____ # of trunks: **1** Height: **45'** _____ Spread: **15'** _____

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

Crown class: dominant co-dominant intermediate suppressed

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

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

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

TREE HEALTH

Foliage color: normal chlorotic necrotic **Epicormics?** NO **Growth obstructions:**
 normal sparse **Leaf size:** normal small stakes wire/ties signs cables
Foliage density: _____ **Annual shoot growth:** excellent average poor none **Twig Dieback?** YES curb/pavement guards
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? NO line clearing site clearing
% dripline paved: 70% **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: _____
Obstructions: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. fence
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 us

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: NO 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: NO

Decay in plane of lean: NO Roots broken: NO Soil cracking: NO

Compounding factors: Foliage is heavy in direction of lean _____ 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				M
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				M
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: **Branches** _____ Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Inspection period: _____ annual _____ biannual _____ other _____

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

Target rating: 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 _____

HAZARD ABATEMENT

Prune: remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure shape

Cable/Brace: _____ Inspect further root crown decay aerial monitor

Remove tree? _____ Replace? _____ Move target: NO _____ Other _____

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 04/28/16

COMMENTS

This tree has out grown its location and foliage is heavy in direction of lean. This tree has no defects or risks beyond the normal for this species. *Bill Leake*



Tree #3 (cypress)



A Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM

Site/Address: **131 Union St N** _____

Map/Location: _____

Owner: public _____ private unknown _____ other _____

Date: 04/28/16 _____ Inspector: Bill Leake _____

Date of last inspection: _____

HAZARD RATING:			
1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

TREE CHARACTERISTICS

Tree #: **4** _____ Species: **Leyland Cypress (Cupressus x leylandii)** _____

DBH: **18"** _____ # of trunks: **1** Height: **45'** _____ Spread: **15'** _____

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

Crown class: dominant co-dominant intermediate suppressed

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

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

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

TREE HEALTH

Foliage color: normal chlorotic necrotic Epicormics? NO YES **Growth obstructions:** stakes wire/ties signs cables

Foliage density: normal sparse Leaf size: normal small large

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

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? NO line clearing site clearing

% dripline paved: 70% 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: _____

Obstructions: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. fence

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 us

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: NO 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: NO

Decay in plane of lean: NO Roots broken: NO Soil cracking: NO

Compounding factors: Foliage is heavy in direction of lean _____ 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				M
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				M
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: **Branches** _____ Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Inspection period: _____ annual _____ biannual _____ other _____

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

Target rating: 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

HAZARD ABATEMENT

Prune: remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure shape

Cable/Brace: _____ Inspect further root crown decay aerial monitor

Remove tree? _____ Replace? _____ Move target: NO _____ Other _____

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 04/28/16

COMMENTS

This tree has out grown its location and foliage is heavy in direction of lean. This tree has no defects or risks beyond the normal for this species. *Bill Leake*



Tree #4 (Cypress)



A Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM

Site/Address: **131 Union St N** _____

Map/Location: _____

Owner: public _____ private unknown _____ other _____

Date: 04/28/16 Inspector: Bill Leake _____

Date of last inspection: _____

HAZARD RATING:			
1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

TREE CHARACTERISTICS

Tree #: **5** Species: **Leyland Cypress (Cupressus x leylandii)** _____

DBH: **16"** # of trunks: **2** Height: **45'** Spread: **15'** _____

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

Crown class: dominant co-dominant intermediate suppressed

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

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

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

TREE HEALTH

Foliage color: normal chlorotic necrotic Epicormics? NO YES
 Foliage density: normal sparse Leaf size: normal small
 Annual shoot growth: excellent average poor none Twig Dieback? YES curb/pavement guards
 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? NO line clearing site clearing
 % dripline paved: 70% 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: _____
 Obstructions: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. fence
 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 us

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: NO 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: NO

Decay in plane of lean: NO Roots broken: NO Soil cracking: NO

Compounding factors: Foliage is heavy in direction of lean _____ 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		M		
Multiple attachments				
Included bark		M		
Excessive end weight				M
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				M
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: **Branches** _____ Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Inspection period: _____ annual _____ biannual _____ other _____

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

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

_____ 1 _____ 1 _____ 2 _____ 4

Target rating: 1 - occasional use; 2 intermittent use;

3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure shape

Cable/Brace: _____ Inspect further root crown decay aerial monitor

Remove tree? _____ Replace? _____ Move target: NO _____ Other _____

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 04/28/16

COMMENTS

This tree has out grown its location and foliage is heavy in direction of lean. This tree has no defects or risks beyond the normal for this species. *Bill Leake*



EVERY EXIT IS AN ENTRANCE SOMEWHERE ELSE

Tree #5 (Cypress)



A Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM

Site/Address: **131 Union St N** _____

Map/Location: _____

Owner: public _____ private unknown _____ other _____

Date: 04/28/16 _____ Inspector: Bill Leake _____

Date of last inspection: _____

HAZARD RATING:			
1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

TREE CHARACTERISTICS

Tree #: **6** _____ Species: **Leyland Cypress (Cupressus x leylandii)** _____

DBH: **16"** _____ # of trunks: **3** _____ Height: **45'** _____ Spread: **15'** _____

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

Crown class: dominant co-dominant intermediate suppressed

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

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

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

TREE HEALTH

Foliage color: normal chlorotic necrotic **Epicormics?** NO **Growth obstructions:** stakes wire/ties signs cables

Foliage density: normal sparse **Leaf size:** normal small curb/pavement guards

Annual shoot growth: excellent average poor none **Twig Dieback?** YES NO

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? NO YES line clearing site clearing

% dripline paved: _____ 70% **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: _____

Obstructions: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. fence

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 us

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: NO 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: NO

Decay in plane of lean: NO Roots broken: NO Soil cracking: NO

Compounding factors: Foliage is heavy in direction of lean _____ 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		M		
Multiple attachments				
Included bark		M		
Excessive end weight				M
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay	L			
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				M
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: **Branches** _____ Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Inspection period: _____ annual _____ biannual _____ other _____

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

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

_____ 1 _____ 1 _____ 2 _____ 4 _____

Target rating: 1 - occasional use; 2 intermittent use;

3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure shape

Cable/Brace: _____ Inspect further root crown decay aerial monitor

Remove tree? _____ Replace? _____ Move target: NO _____ Other _____

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 04/28/16

COMMENTS

This tree has out grown its location and foliage is heavy in direction of lean. This tree has no defects or risks beyond the normal for this species. *Bill Leake*



EVERY EXIT IS AN ENTRANCE SOMEWHERE ELSE

Tree #6 (Cypress)



A Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM

Site/Address: **131 Union St N** _____

Map/Location: _____

Owner: public _____ private unknown _____ other _____

Date: 04/28/16 _____ Inspector: Bill Leake _____

Date of last inspection: _____

HAZARD RATING:			
1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

TREE CHARACTERISTICS

Tree #: **7** _____ Species: **Leyland Cypress (Cupressus x leylandii)** _____

DBH: **10"** _____ # of trunks: **3** _____ 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: **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?** NO **Growth obstructions:** stakes wire/ties signs cables

Foliage density: normal sparse **Leaf size:** normal small curb/pavement guards

Annual shoot growth: excellent average poor none **Twig Dieback?** YES TWIG DIEBACK? YES NO

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? NO line clearing site clearing

% dripline paved: 70% **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: _____

Obstructions: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. fence

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 us

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: NO 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: NO

Decay in plane of lean: NO Roots broken: NO Soil cracking: NO

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

HAZARD RATING

Tree part most likely to fail: **Branches** _____ Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Inspection period: _____ annual _____ biannual _____ other _____

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

Target rating: 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 _____

HAZARD ABATEMENT

Prune: remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure shape

Cable/Brace: _____ Inspect further root crown decay aerial monitor

Remove tree? _____ Replace? _____ Move target: NO _____ Other _____

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 04/28/16

COMMENTS

This tree has out grown its location and limbs are contacting edge of roof line. This tree has no defects or risks beyond the normal for this species. *Bill Leake*



Tree #7 (Cypress)



A Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM

Site/Address: **131 Union St N** _____

Map/Location: _____

Owner: public _____ private unknown _____ other _____

Date: 04/28/16 _____ Inspector: Bill Leake _____

Date of last inspection: _____

HAZARD RATING:			
1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

TREE CHARACTERISTICS

Tree #: **8** _____ Species: **Leyland Cypress (Cupressus x leylandii)** _____

DBH: **10"** _____ # 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: **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? NO YES **Growth obstructions:** stakes wire/ties signs cables

Foliage density: normal sparse Leaf size: normal small large

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

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? NO line clearing site clearing

% dripline paved: 70% _____ 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: _____

Obstructions: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. fence

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 us

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: NO 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: NO

Decay in plane of lean: NO Roots broken: NO Soil cracking: NO

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

HAZARD RATING

Tree part most likely to fail: **Branches** _____ Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Inspection period: _____ annual _____ biannual _____ other _____

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

Target rating: 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

HAZARD ABATEMENT

Prune: remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure shape

Cable/Brace: _____ Inspect further root crown decay aerial monitor

Remove tree? _____ Replace? _____ Move target: NO _____ Other _____

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 04/28/16

COMMENTS

This tree has out grown its location and limbs are contacting edge of roof line. This tree has no defects or risks beyond the normal for this species. *Bill Leake*



Tree #8 (Cypress)



A Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM

Site/Address: **131 Union St N** _____

Map/Location: _____

Owner: public _____ private unknown _____ other _____

Date: 04/28/16 _____ Inspector: Bill Leake _____

Date of last inspection: _____

HAZARD RATING:			
1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

TREE CHARACTERISTICS

Tree #: **9** _____ Species: **Leyland Cypress (Cupressus x leylandii)** _____

DBH: **16"** _____ # of trunks: **2** _____ Height: **45'** _____ Spread: **15'** _____

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

Crown class: dominant co-dominant intermediate suppressed

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

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

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

TREE HEALTH

Foliage color: normal chlorotic necrotic **Epicormics?** NO **Growth obstructions:**
 normal sparse **Leaf size:** normal small stakes wire/ties signs cables
Foliage density: _____ **Annual shoot growth:** excellent average poor none **Twig Dieback?** YES curb/pavement guards
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? NO line clearing site clearing
% dripline paved: 70% **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: _____
Obstructions: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. fence
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 us

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: NO 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: NO

Decay in plane of lean: NO Roots broken: NO Soil cracking: NO

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

HAZARD RATING

Tree part most likely to fail: **Branches** _____ Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Inspection period: _____ annual _____ biannual _____ other _____

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

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

_____ 1 _____ 1 _____ 2 _____ 4

Target rating: 1 - occasional use; 2 intermittent use;

3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure shape

Cable/Brace: _____ Inspect further root crown decay aerial monitor

Remove tree? _____ Replace? _____ Move target: NO _____ Other _____

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 04/28/16

COMMENTS

This tree has out grown its location and limbs are contacting edge of roof line. This tree has no defects or risks beyond the normal for this species. *Bill Leake*



Tree #9 (Cypress)



A Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM

Site/Address: **131 Union St N** _____

Map/Location: Closest to gate _____

Owner: public _____ private unknown _____ other _____

Date: 04/28/16 _____ Inspector: Bill Leake _____

Date of last inspection: _____

HAZARD RATING:			
1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

TREE CHARACTERISTICS

Tree #: **10** _____ Species: **Leyland Cypress (Cupressus x leylandii)** _____

DBH: **1'** _____ # of trunks: **1** _____ Height _____ Spread: _____

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? **NO** _____ Growth obstructions: _____
 Foliage density: normal sparse Leaf size: normal small _____
 Annual shoot growth: excellent average poor none Twig Dieback? **YES** _____
 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? **NO** _____
 % dripline paved: 70% _____ 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: _____
 Obstructions: 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 us

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: NO 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: NO

Decay in plane of lean: NO Roots broken: NO Soil cracking: NO

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

HAZARD RATING

Tree part most likely to fail: **Branches** _____ Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Inspection period: _____ annual _____ biannual _____ other _____

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

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

_____ 1 _____ 1 _____ 2 _____ 4

Target rating: 1 - occasional use; 2 intermittent use;

3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure shape

Cable/Brace: _____ Inspect further root crown decay aerial monitor

Remove tree? _____ Replace? _____ Move target: NO _____ Other _____

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 04/28/16

COMMENTS

This tree has out grown its location. This tree has no defects or risks beyond the normal for this species. *Bill Leake*



Tree #10 (Cypress)



A Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM

Site/Address: **131 Union St N** _____

Map/Location: Just outside gate _____

Owner: public _____ private unknown _____ other _____

Date: 04/28/16 _____ Inspector: Bill Leake _____

Date of last inspection: _____

HAZARD RATING:			
3	2	3	8
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

TREE CHARACTERISTICS

Tree #: **11** _____ Species: **Deodar Cedar (Cedrus deodara)** _____

DBH: **3'** _____ # of trunks: **1** 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: **90 %** 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? **NO** Growth obstructions: stakes wire/ties signs cables

Foliage density: normal sparse Leaf size: normal small

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

Woundwood: excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases: **Decay in the 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** line clearing site clearing

% dripline paved: 70% 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: _____

Obstructions: 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 us

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: YES 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: NO

Decay in plane of lean: YES Roots broken: NO Soil cracking: NO

Compounding factors: Considerable decay in trunk _____ 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	M		
Cavity	L			
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark		M		
Nesting hole/bee hive				
Deadwood/stubs			I	I
Borers/termites/ants				
Cankers/galls/burls				
Previous failure			M	

HAZARD RATING

Tree part most likely to fail: **Trunk** _____ Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Inspection period: _____ annual _____ biannual _____ other _____

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

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

3 2 3 8

Target rating: 1 - occasional use; 2 intermittent use;

3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure shape

Cable/Brace: _____ Inspect further root crown decay aerial monitor

Remove tree: YES Replace: YES Replace in same location: NO Move target: NO

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 04/28/16

COMMENTS

This tree has out grown its location. The co-dominate trunks do increase the probability of trunk failure impacting the adjacent property.

Bill Leake



Tree # 11 Deodar Cedar



A Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM

Site/Address: **131 Union St N** _____

Map/Location: Outside fence _____

Owner: public _____ private unknown _____ other _____

Date: 04/28/16 _____ Inspector: Bill Leake _____

Date of last inspection: _____

HAZARD RATING:			
3	2	3	8
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

TREE CHARACTERISTICS

Tree #: **12** _____ Species: **Deodar Cedar (Cedrus deodara)** _____

DBH: **3'** _____ # of trunks: **1** 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: **90 %** 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? **NO** Growth obstructions: stakes wire/ties signs cables

Foliage density: normal sparse Leaf size: normal small

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

Woundwood: excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases: **Decay in the 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** line clearing site clearing

% dripline paved: 70% 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: _____

Obstructions: 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 us

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: YES 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: NO

Decay in plane of lean: YES Roots broken: NO Soil cracking: NO

Compounding factors: Considerable decay in trunk _____ 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	M		
Cavity	L			
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark		M		
Nesting hole/bee hive				
Deadwood/stubs			I	I
Borers/termites/ants				
Cankers/galls/burls				
Previous failure			M	

HAZARD RATING

Tree part most likely to fail: **Trunk** _____ Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Inspection period: _____ annual _____ biannual _____ other _____

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

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

3 2 3 8

Target rating: 1 - occasional use; 2 intermittent use;

3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure shape

Cable/Brace: _____ Inspect further root crown decay aerial monitor

Remove tree: YES Replace: YES Replace in same location: NO Move target: NO

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 04/28/16

COMMENTS

This tree has considerable decay in the lower trunk, leans towards the adjacent property, and is entangled in utility lines. I recommend removal. *Bill Leake*



Tree# 12 (Deodar)



Tree #12 (Deodar)



Tree# 12 (Deodar)



A Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM

Site/Address: **131 Union St N** _____

Map/Location: West of Cedar in driveway _____

Owner: public _____ private unknown _____ other _____

Date: 04/28/16 _____ Inspector: Bill Leake _____

Date of last inspection: _____

HAZARD RATING:			
2	1	3	6
Failure + Size + Target	of part	Rating	Rating
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

TREE CHARACTERISTICS

Tree #: **13** _____ Species: **Leyland Cypress (Cupressus x leylandii)** _____

DBH: **2'** _____ # of trunks: **2** Height: **35'** _____ Spread: **15'** _____

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

Crown class: dominant co-dominant intermediate suppressed

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

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

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

TREE HEALTH

Foliage color: normal chlorotic necrotic Epicormics? NO YES

Foliage density: normal sparse Leaf size: normal small

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

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? NO line clearing site clearing

% dripline paved: 70% 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: _____

Obstructions: 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 us

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: NO 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: NO

Decay in plane of lean: NO Roots broken: NO Soil cracking: NO

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

HAZARD RATING

Tree part most likely to fail: **Branches** _____ Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Inspection period: _____ annual _____ biannual _____ other _____

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

Target rating: 1 - occasional use; 2 intermittent use;

3 - frequent use; 4 - constant use

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

2 1 3 6

HAZARD ABATEMENT

Prune: remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure shape

Cable/Brace: _____ Inspect further root crown decay aerial monitor

Remove tree: YES Replace: YES Replace in same location: NO Move target: NO

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 04/28/16

COMMENTS

This tree has out grown its location. This tree is foliage heavy to the side that the trunk is leaning. It is entangled in utility lines and more exposed to wind than trees number 2 and 3. I recommend removal. *Bill Leake*



Tree #13 (Cypress)



Tree # 13 (Cypress)



A Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM

Site/Address: **131 Union St N** _____

Map/Location: Firs tree on right entering driveway _____

Owner: public _____ private unknown _____ other _____

Date: 04/28/16 _____ Inspector: Bill Leake _____

Date of last inspection: _____

HAZARD 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 #: **14** _____ Species: **Leyland Cypress (Cupressus x leylandii)** _____

DBH: **3'** _____ # of trunks: **2** Height: **45'** _____ 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? NO YES **Growth obstructions:** stakes wire/ties signs cables

Foliage density: normal sparse Leaf size: normal small

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

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? NO line clearing site clearing

% dripline paved: 70% 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: _____

Obstructions: 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 us

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: NO 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: NO

Decay in plane of lean: NO Roots broken: NO Soil cracking: NO

Compounding factors: Codominate trunks with included bark _____ 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		M		
Multiple attachments				
Included bark		M		
Excessive end weight				I
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				I
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: **Branches** _____ Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Inspection period: _____ annual _____ biannual _____ other _____

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

Target rating: 1 - occasional use; 2 intermittent use;

3 - frequent use; 4 - constant use

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

_____ 1 _____ 1 _____ 3 _____ 5

HAZARD ABATEMENT

Prune: remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure shape

Cable/Brace: _____ Inspect further root crown decay aerial monitor

Remove tree: YES Replace: YES Replace in same location: NO Move target: NO

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 04/28/16

COMMENTS

This tree has out grown its location. This tree is foliage heavy to the side that the co-dominate trunks are leaning. It is entangled in utility lines and more exposed to wind than trees number 2 and 3. *Bill Leake*



Tree# 14 (Cypress)



1

2

3

4

5

6

7

8

9

10

EVERY EXIT IS AN ENTRANCE SOMEWHERE ELSE







11

12

13

14

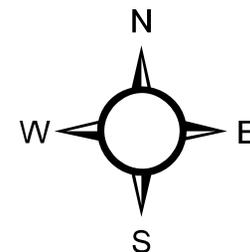




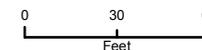
H-13-16
Alex Porter

131 Union St. N
5620-79-6237

Tree Removal



Coordinate System - NC 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
Business & Neighborhood Services
Geographic Information Systems

DATE: June 8, 2016

SUBJECT:

Certificate of Appropriateness Request : H-14-16

Applicant: Garret Cronin

Location of Subject Property: 243 Union Street, South (PIN 5630-05-8779)

Staff Report prepared by: Starla A. Rogers, Sr. Planner

BACKGROUND (Exhibit A):

- Property located in the North Union Street Historic District (Exhibit A)
- Date of Construction: 1910
- Classification: "Contributing"
- "Frame, one-story, double-pile cottage with hip roof."
- Applicant has requested demolition.

DISCUSSION:

243 Union Street, South (formally 245 Union Street, South) is the site of a one story cottage style home with a hip roof. The subject property is currently vacant and on the market. The applicant has placed an offer on the home, pending approval from the Historic Preservation Commission to demolish the structure. It is the applicant intends to demolish the structure (Exhibit B) due to disrepair and structural issues, to be eventually replaced with a new single-family structure.

The applicant has a background in engineering and construction. After personal inspection of the home, he has found it to be unstable and unsuitable for repair. City Code Enforcement officers also visited the site in recent months, compiling an overview of the home's structural integrity (Exhibit C). According to the letter submitted by Code Enforcement Manager, Robert Watson, the home has a settled foundation, floor system failure, roof damage, and both electrical and plumbing systems that are not up to Code. Photographs (Exhibit E) of the inside and outside of the house have been submitted by Code Enforcement to illuminate the issues described in the evaluation. Photographs show holes in the floor, water damaged walls/ceilings/floors, collapsing ceiling joists, and a damaged foundation. The report further states that it is Code Enforcement's opinion that the home's structural integrity has been so compromised and neglected that demolition is the best course of action.

The applicant has not requested to remove any trees from the property. However, the City's Arborist visited the site to see how demolition would impact surrounding trees. A Tree Hazard Evaluation and photographs (Exhibit F) have been submitted. A 65ft tall Red Maple tree would be caused root damage if demotion, grading, and eventual new construction are permitted. The tree would be at risk for decline and future failure.

Attachments include:

- Application
- Location map
- Site Plan
- Photograph from the 2006 survey (Exhibit D)
- Photos submitted by applicant
- Letter/report from Code Enforcement
- Tree Hazard Evaluation Form and Tree Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 13: DEMOLITION

"Demolition of any pivotal or contributing structure in any Historic District is undesirable. Historic Preservation Commission approval is required for any demolition.

In accordance with The City of Concord Zoning Ordinance - Historic Preservation Overlay Districts, Delay in Demolition, - states that an application for a Certificate of Appropriateness authorizing the demolition of a

building or structure within the District may not be denied. However, the effective date of such a certificate may be delayed for a period of up to 365 days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the Historic Preservation Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period, the Historic Preservation Commission may negotiate with the owner and other parties in an effort to find a means of preserving the building. If the Historic Preservation Commission finds that the building has no particular significance or value toward maintaining the character of the District, it shall waive all or part of such period and authorize earlier demolition or removal.”

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
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	30

67. House
217 S. Union St.
ca. 1950
F

Two-story frame Colonial style residence with side gable roof with three gable-roofed dormers on the facade elevation and a full facade porch with Doric columns.

68. Vacant Lot
between Louise Dr. and 239 S. Union St.
VL

Wooded lot with extremely steep slope and hedge along S. Union St.

69. House
239 S. Union St.
early 20th. c.
C

One-story frame cottage with side gable roof and two front gables. Full facade porch with molded columns resting on retaining wall clad in wood shingles. Marred by installation of picture window in north (left) facade bay.

70. House
245 S. Union St.
ca. 1910
C

Now
245

Frame, one-story, double-pile cottage with hip roof and slightly flared eaves. Ventilator dormer with same roof shape centered over entrance. Replacement porch with wrought-iron posts.

71. House
255 S. Union St.
ca. 1940
F

One-story, frame, Colonial style house with gable-roofed entrance portico and paired 6/1 sash windows flanking entrance. Enclosed sunporch along south side of house.



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: Garret Cronin
Address: 6801 WYANNE CHURCH RD.
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-634-2855

OWNER INFORMATION

Name: 243 UNION ST. LLC
Address: 1912 EAST CHESTER RD. SUITE 400
City: HEATHSPRINT State: NC Zip Code: 27265 Telephone: _____

SUBJECT PROPERTY

Street Address: 243 S. UNION ST. P.I.N. # 5630-05-8779
Area (acres or square feet): .296 Current Zoning: _____ 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: DEMOLITION OF THE HOME
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
TO BURL (SEE ATTACHED PHOTO)

Required Attachments/Submittals

1. Typed metes and bounds description of subject property. A property deed is sufficient, provided the deed describes only the subject property.
2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent property owners, including any directly across a street.
3. Sealed 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.
4. A photograph of the front of the house.
5. Photographs of site, project, or existing structures from a "before" perspective
6. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
7. Samples of windows, doors, brick, siding, etc. must be submitted with application.
8. 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.

23 MAY 2016

Date

GARRET CRAWFORD

Signature of Owner/Agent

May 27, 2016

Starla Rogers
Planning Department

RE: 243 Union St S

On March 31, 2016 Code Enforcement Officer Bill Dickens was able to partially inspect the structure at 243 Union St S. The major items that were noticed during this inspection are floor and ceiling damage. Complete failure in some of the floor systems, due to water damage, rotten wood and neglect.

On May 26, 2016 Code Enforcement Officer Bill Dickens and I, were able to re-inspect the structure. Upon entering the front door of the structure, immediately there is an odor of ammonia from previous occupant's cats. The foundation in the front of the structure has settled causing doors and possibly windows to not work properly. Noticeable evidence of water damage or areas the cat(s) had used or sprayed. Obvious floor system issues with the subflooring and failure of the support system of the floors or foundation. Going into the back portion of the home is where most of the structural issues and failures are occurring. The entire back portion of the home is in such disrepair due to neglect that there isn't much left to repair. There is significant water damage and rotten wood in the rear portion of the home that it's unsafe. Almost all of the floor system needs to be removed and replaced. Several areas of the walls need to be replaced to remove water damage and for mold remediation. The roof and roof system will need to have some type of repairs or replacement of rotten and water damaged wood. We couldn't access the attic to see the extent of damage.

There are also concerns with the repair and patchwork of the electrical and plumbing systems that are a cause for concern. The noticeable plumbing repairs and patchwork are not to code, including notching of structural members. Electrical repairs and rewiring would need to be inspected, repaired or corrected; there are several areas that are not to code.

With all of the problems and structural issues is in our opinion that the best course of action is for this structure to be demolished. The structure is too far gone and has too many structural failures to make any attempt to repair or save what is there.

Sincerely,



Robert A Watson, CZO, HCO
Code Enforcement Manager
NC Building & Mechanical &
Plumbing Level 1 Inspector



Bill Dickens, CZO
Code Enforcement Officer
NC Building & Mechanical &
Plumbing Level 1 Inspector

Police



05 26 2016



05 26 2016



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05 26 2016

TREE RISK ASSESSMENT FORM

Site/Address: **243 Union St S** _____

Map/Location: Right side of lot _____

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

Date: 5/24/16 _____ 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: **Red Maple (Acer rubrum)** _____

DBH: **6'** # of trunks: **1** Height: **65'** Spread: **45'**

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 Retaining walls

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:

% 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: _____

Obstructions: 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: 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: 4 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			M	
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				L

HAZARD RATING

Tree part most likely to fail: **Scaffolds**

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

HAZARD ABATEMENT

Failure Potential + Size of Part + Target Rating = Hazard Rating
 1 + 1 + 3 = 5

Prune: remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure shape

Inspect further root crown decay aerial monitor

Cable/Brace Remove tree Replace with similar species in same location Alternate replacement location available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: **5/24/16**

COMMENTS

The described demolition, grading and new construction will all impact the root system of this tree. The effects of this root damage could be minimal, causing slow decline in vigor. If a large percentage of supporting roots are severed, high winds, ice, or snow could cause the complete uprooting of this tree. Removal should be considered if demolition is allowed.

Bill Leake

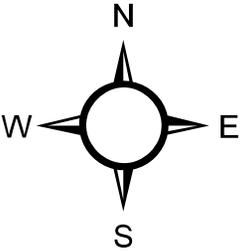




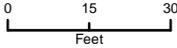
H-14-16

**Garret Cronin
Demolish the
Single-family
Residential
Structure**

**243 Union
Street, South.
5630-05-8779**



Coordinate System - NC State Plane NAD83



Map Disclaimer
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Business & Neighborhood Services
Geographic Information Systems

