

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1230 East Worthington Avenue

SUMMARY OF REQUEST: Tree removal

APPLICANT: Elizabeth Zimmerman

Details of Proposed Request

Existing Context

The existing structure is a single family house constructed in 1947. A mature red maple tree exists near the house in the rear yard.

Proposal

The proposal is the removal of the tree because of tree roots exposed above ground. The applicant would plant a large maturing tree in the corner of the rear yard.

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1. A Certified Arborist should be consulted in all applications regarding the removal of trees, and regarding the planting of trees when necessary. For full HDC review cases, a written recommendation from a Certified Arborist may be required.
2. The removal of dead or diseased trees will not require a Certificate of Appropriateness, provided a written assessment by a Certified Arborist is submitted to HDC Staff in advance, and that the HDC Staff judges that removal is justified. Otherwise, the removal request will be reviewed by the full Historic District Commission.
3. Trees in rear yards that are less than six inches in diameter may be removed with administrative approval.
4. Large healthy trees in rear and side yards that make a major contribution to the neighborhood tree canopy cannot be removed without the approval of the full Historic District Commission.
5. Front yard trees less than six inches in diameter may be removed with administrative approval. The removal of larger trees will require the approval of the full Commission, unless a written assessment by a Certified Arborist is submitted to HDC Staff in advance, and that the HDC Staff judges that removal is justified.
6. Where necessary, applicants are responsible for obtaining a tree protection plan approval from the Charlotte Engineering Department for new construction and additions, as required by the Charlotte Tree Ordinance.

Staff Analysis

The Commission will determine if an exception shall be granted for tree removal.

Charlotte Historic District Commission Case 2017-075
HISTORIC DISTRICT: Dilworth
TREE REMOVAL







2/27/17

Dear Wanda Birmingham,

I am contacting you to request permission to remove a (21") Red Maple located at the left rear foundation of 1230 E. Worthington Ave. This tree was installed in very close proximity to the house and has a codominant branch structure. Codominant stem unions are structurally compromised as they are attached by included bark and have a high risk of splitting/separating at the seam. The exposed surface roots throughout the rear yard present significant tripping hazards. There is also a reasonable concern of the aggressive roots causing damage to the foundation.

The aggressive root pruning necessary to mitigate the hazards would result in severe stress and the likely decline/death of the tree. Another mitigation action would include building the soil level up over the roots with retaining walls; however, this too will be counter-productive for the tree's long-term health. The established root system will suffocate as the soil pore (air) space will collapse. Maple roots require oxygen in the soil for feeder root production, and root suffocation will result in tree decline/death.

The property owner, Elizabeth Zimmerman, has requested that the tree be removed. I've attached a couple photos (below) to document the concerns. She has been advised to replant a shade tree species in the far right rear of her property to replace the lost canopy. Please advise me with any questions, concerns, or how to move forward.

Best Regards,

Santigie ("Tig") Kabia
ISA Certified Arborist & Municipal Specialist (MA-4553AM)
ISA Qualified Tree Risk Assessor
Heartwood Tree Service, LLC.





Existing Conditions



Front



Back

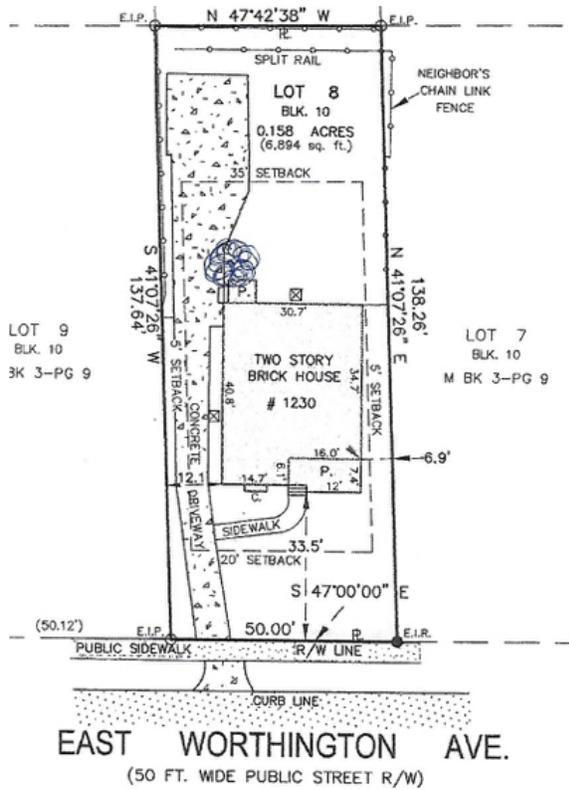


Right

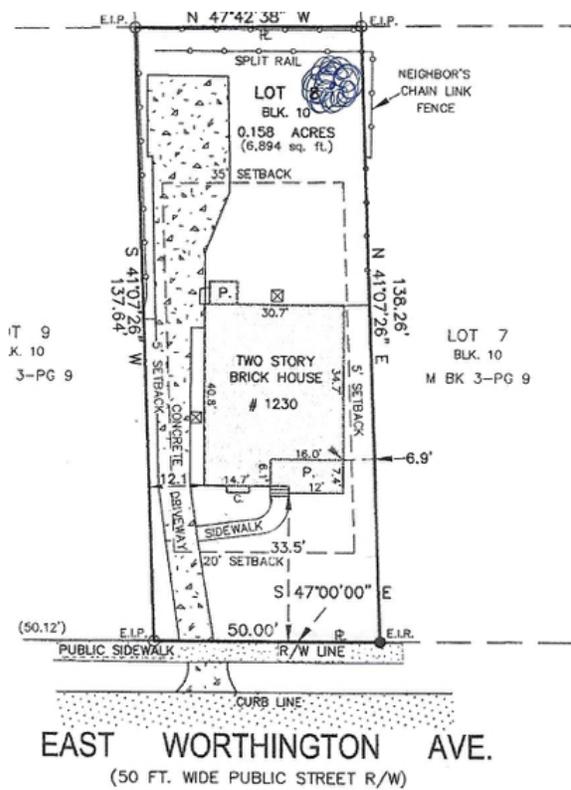


Left

Site Plan - Existing and Proposed



Existing



Proposed

Additional Photos - Roots Encountering Foundation



*Photos taken from rear left of yard looking towards to the house

Additional Photos - Surface roots in the yard



*Photos taken from rear right of yard looking towards to the tree/house