

**LOCAL HISTORIC DISTRICT:** Dilworth  
**PROPERTY ADDRESS:** 901 East Worthington Avenue  
**SUMMARY OF REQUEST:** Tree removal  
**APPLICANT:** Steen Moss

**Details of Proposed Request**

*Existing Conditions*

The site is a vacant lot at the corner of East Worthington Avenue and Park Road. Parcel dimensions are 80' x 150' with a 10' alley easement to the rear. A Stop Work Order was issued for the removal of large mature trees on the property

*Proposal*

Several large trees were removed without a COA. The applicant does not have a plan for new construction. Enforcement staff has begun the issuance of fines. The HDC shall determine if other remedies are appropriate.

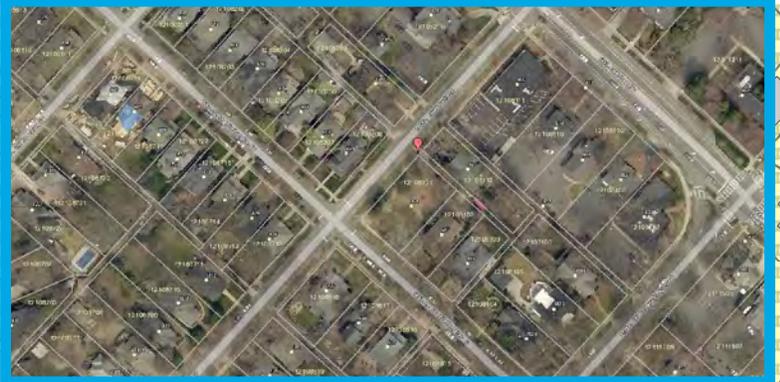
**Policy & Design Guidelines - Tree Removal, page 59**

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 the appropriate corrective action for the removal of the trees.

*Charlotte Historic District Commission Case 2017-189*  
**HISTORIC DISTRICT: DILWORTH**  
**NEW CONSTRUCTION**



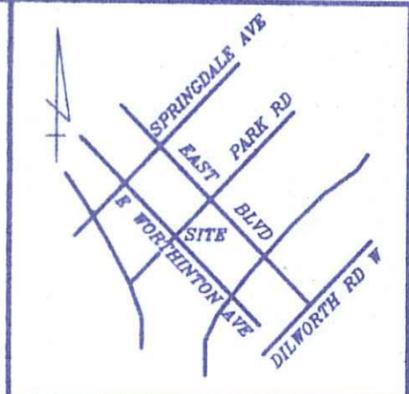
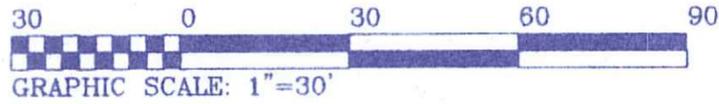
0 70 140 280 420 Feet

June 5, 2017





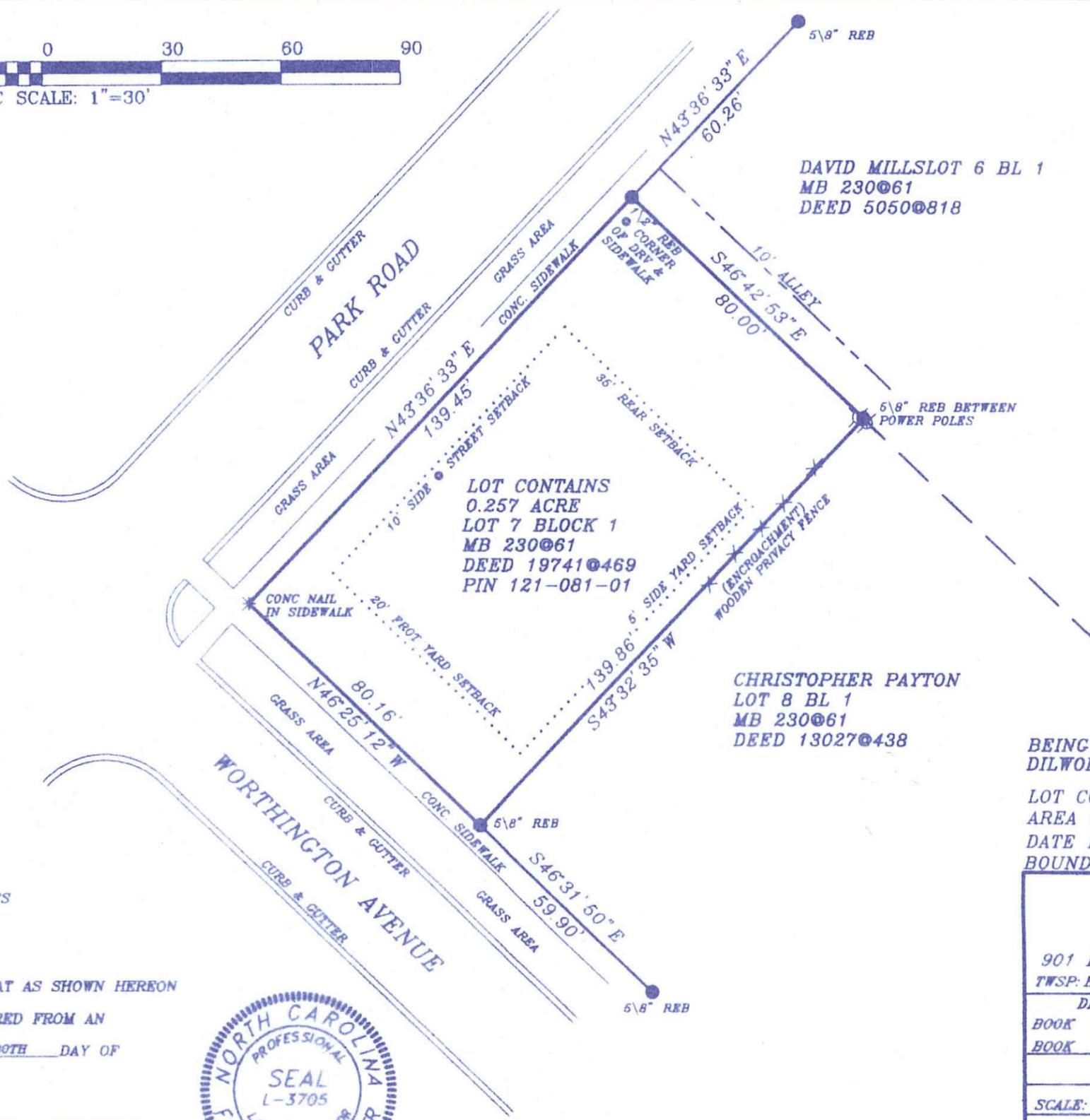
GRID NORTH  
NC GRID NAD 83



VICINITY MAP  
NTS

LEGEND

- = IRON SET (1/2" REBAR)
- = IRON FOUND (TYPE NOTED)
- \* = MAG NAIL OR RR SPIKE (NOTED)
- = AERIAL UTILITIES
- - - = R/W OR EASEMENT
- ⊙ = SEWER MAN HOLE
- ⊕ = WATER METER
- ⊗ = UTILITY POLE
- ⊗ = CALCULATED POINT
- ⊕ = FIRE HYDRANT
- ⊗ = TELEPHONE PEDISTAL
- ⊗ = POWER BOX
- ⊗ = CABLE T.V. PEDISTAL



LOT CONTAINS  
0.257 ACRE  
LOT 7 BLOCK 1  
MB 230@61  
DEED 19741@469  
PIN 121-081-01

CHRISTOPHER PAYTON  
LOT 8 BL 1  
MB 230@61  
DEED 13027@438

DAVID MILLSLOT 6 BL 1  
MB 230@61  
DEED 5050@818

BEING ALL OF LOT 7 BLOCK 1 SECTION 2  
DILWORTH SUBDIVISION

LOT CONTAINS 0.257 ACRES (TOTAL)  
AREA CALCULATED BY COORD METHOD  
DATE PLAT WAS DRAWN: 10-31-2014  
BOUNDARY SURVEY OF PROPERTY FOR:

<b>PATRICK MORGAN</b> and wife <b>CARRIE MORGAN</b>	
901 EAST WORTHINGTON AVE CHARLOTTE NC TWP: HOWARDS CREEK LINCOLN CO. NORTH CAROLINA	
DEED REFERENCE	PLAT REFERENCE
BOOK 19741 PAGE 469	BOOK 230 PAGE 61
BOOK PAGE	IRON FOUND ● SET ○
PIN NO. 121-081-01 101481D.CRD	
SCALE: 1"=50'	DRAWN BY: BAP FILE: 101481D
SURVEY BY: FHH CAB	DRAWING NO. P1-M
<b>HOUSER BROS. &amp; ASSOC. SURVEYING, INC</b>	
410 SOUTH ELM ST. CHERRYVILLE, NC (704-445-3370)	

PROPERTY MAY BE SUBJECT TO RECORDED  
OR UNRECORDED RIGHTS OF WAY OR EASEMENTS  
NOT OBSERVED

GASTON COUNTY, NORTH CAROLINA

I DO HEREBY CERTIFY THAT THE SURVEY PLAT AS SHOWN HEREON  
IS IN ALL RESPECTS CORRECT AND WAS PREPARED FROM AN  
ACTUAL FIELD SURVEY MADE BY ME ON THE 30TH DAY OF  
OCTOBER 2014

RATIO OF PRECISION IS 1: 10,000'+

SIGNED Forest H. Houser  
FOREST H HOUSER N.C.P.L.S #3705



FIRM PIN#P-0322

CURB & CUTTER

PARK ROAD

CURB & CUTTER

CONC. SIDEWALK

SIDE & STREET SETBACK

Drive

36' REAR SETBACK

Garage

Porch

House

Porch

20' FRONT YARD SETBACK

Walk

CONC. SIDEWALK

CURB & CUTTER

WORTHINGTON AVENUE

CURB & CUTTER

Tree 5' 6" from House

Tree 4' 8" from House

(ENCLOSURE) WOODEN FENCE



**Tom Martin**

**Martin Arboricultural Consulting**

19720 Youngblood Rd West, Charlotte, NC 28278

Cell: 704/582-2589; Email: [trmartin2472@gmail.com](mailto:trmartin2472@gmail.com)

Date: April 3, 2017

To: Ms. Kristina Harpst, Charlotte-Mecklenburg Planning, Historic District  
Mr. Steve Moss, Moss Construction Company, Denver, NC

From: Tom Martin, Martin Arboricultural Consulting  
ISA Board Certified Master Arborist #SO-0426B

Subject: Report on Trees Located at 901 East Worthington Ave, Charlotte, NC

**Background**

Steen Moss commissioned me to inspect and evaluate existing trees on the vacant lot at 901 E. Worthington Ave. I was informed by Mr. Moss that the construction of a single family home is planned for this lot located in this Charlotte Historic District. I was to assess these trees as to their current condition, potential contribution to the site and the neighborhood and their ultimate ability to sustain the damage that would occur from the construction.

**Description, Condition & Recommendations**

Below are my assessments of each tree in question. If an existing tree on the lot is not listed, it is assumed the tree will remain. Position references to specific trees assumes the observer is standing at the front of the lot on East Worthington Ave. and looking to the rear of the lot (to the east).

1. At the right middle of the lot immediately adjacent to the neighbor's fence is a single stem pecan tree of approximately 18" DBH (diameter-at-breast-height). The tree is currently healthy run and has good symmetrical form. Based on currently survey staking and the allowable side setback of five feet, excavation for the basement could occur within two feet of the base of the trunk, with the wall of the house sitting within five feet of the trunk. Excavation for the house foundation would remove approximately 40% of the root system. Additional damage from soil compaction by equipment and foot traffic would damage additional portions of the Critical Root



Zone. Of additional concern is that it is likely the trunk and root flare will be damaged. This will make the tree a potential future should the tree survive the construction.

In addition, much of the canopy on the north side of this 50-foot tall tree would need to be removed by pruning to make way for the structure. This would leave a poorly formed tree with little growing room.

**My recommendation is to remove the tree** because of all the potential damage it will incur and the minimal contribution it would make to future landscape and the neighborhood. Additionally, by removing the tree, it will allow a nice specimen elm immediately behind it more future growing space.



*Figure 1- Pecan in left foreground and cherry/willow oak just beyond azalea; looking from rear of property toward Worthington Ave. Note orange marking on ground where proposed foundation corner is located.*

2. Black cherry tree 18" DBH located at the right property line about 30 feet from the front sidewalk. This tree occupies approximately the same juxtaposition to the right front of the



potential excavation as the pecan tree does. The potential for damage and survival is about the same as the pecan. In Addition, native black cherry is a relatively short-lived species with a host of insect and disease problems making it a poor choice for a residential tree. **For these reasons, it is my recommendation that this tree be removed.** Aside, there is a small (8" DBH) willow oak growing to the trunk of the black cherry and up into the canopy of the cherry and has not developed a main leader. **It should be removed** at the same time as the cherry.

3. Across the right front of the property, running adjacent to the sidewalk on East Worthington Ave, are four eastern redcedars (*Juniperus virginiana*). Their DBH were 4", 3", 3" and 4". While they were healthy, the sizes were less than that required under the Historic District Zoning requirements for preservation.
4. Small willow oak, at the right front corner of the property, of a DBH of 5 inches. While this tree was healthy and sported a central leader, I recommend its removal because it has the ability to grow fast and reach a very large size. It was growing up into the canopy of the 33-inch DBH specimen ginkgo that is scheduled to remain after construction. **The oak would negatively impact the ginkgo and should be removed** before it gets any larger.
5. Mr. Moss asked me to comment on **a mature Chinese holly located just behind the sidewalk on Park Rd at the left middle of the property.** This was likely a plant that started life on this lot as a shrub and over decades grew into either an overgrown shrub or small tree, depending on your definition of a tree. It has sustained some severe and improper pruning from the property owner, not knowing the plant may need to remain. It is now disfigured and contributes little to either tree canopy for the neighborhood or to the beauty of the streetscape. In addition, the plant overtops an adjacent mature street-tree crepemyrtle. **It would benefit the crepemyrtle and the aesthetics of the street to allow the owner to continue the removal and then require a suitable replacement that would better fit the available space.**

Please feel free to contact me to discuss this report or if you have additional questions.

















Worthington Ave

STOP













Rd  
00

SPEED  
LIMIT  
25









