

DATE: January 8, 2020

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-01-20
<u>Applicant:</u>	Aavis Jaye Clark Jr.
<u>Location of subject property:</u>	17 Georgia St. SW
<u>Staff Report prepared by:</u>	Kristen Boyd-Sullivan, Sr. Planner

BACKGROUND:

- The subject property, 17 Georgia St. SW, otherwise known as the “Aya House” is located in the North Union Street Historic District, directly behind 127 Cabarrus Ave W. (Exhibit A).
- 127 Cabarrus Ave W., ca. 1880: “Oldest extant house of worship in Concord is of vernacular design with some remnants of the Greek Revival tradition....Church also has Gothic ornamentation in the bell tower with its stone-rimmed buttresses and the corbeled brick work below the tower’s third stage and under the cornice...Stained glass window on second floor above the entrance features a design of the lamp of knowledge. This is a symbolic link between the church and Barber Scotia College.
- NOTE: Historic inventory details do not include any architectural details for the Aya House (17 Georgia St. SW). It is a two-story wood frame house with a double gable on the front façade, and an offset cross gable for the overall roof pattern. A portico extends from the north side of the structure, and the rear features an engaged, partially screened porch.
- ***Applicant is seeking to remove and replace two (2) trees on the subject property*** (Exhibit B).

DISCUSSION:

Applicant is seeking to remove and replace two (2) trees on the subject property. The applicant appeared before the Commission on December 11, 2019 for approval of tree removal and two trees were left off of the application and subsequent advertisement. Therefore, the two trees under the subject request are part of the larger project presented and heard by the Historic Commission in December. As the Commission may recall and as presented in the application, extensive site grading is being conducted on the site to divert water which has caused structural damage to the church and surrounding sites. The extent of grading will cause extensive damage to the root structures of impacted trees. Therefore, the applicants have requested removal and replacement.

The City’s Arborist, Bill Leake, has visited the site and conducted Tree Assessment Forms for both trees (Exhibit C).

“Tree #1” is a 45ft tall pecan with a hazard rating of “4.” This tree currently exhibits no structural defects but grading will negatively impact the root system. This rating requires HPC approval in order for the applicant to remove the tree.

“Tree #2” is a 60ft tall sugar maple with a hazard rating of “4.” This tree currently exhibits no structural defects but grading will negatively impact the root system. This rating requires HPC approval in order for the applicant to remove the tree.

Photographs of the subject trees have been submitted by the applicant, along with an aerial photograph depicting the location of each tree (Exhibit D).

If approved for removal, the applicant has agreed to work with the City Arborist to replace the trees with two (2) new shade trees in appropriate locations to ensure long-term sustainability.

ATTACHMENTS

Exhibit A: Historic Inventory Information

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Hazard Evaluations

Exhibit D: Photographs/Aerial

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 8: Landscaping and Trees

One of the most visible features of the Districts is the landscaping and the associated tree canopy. Activities which negatively impact any aspect of the landscape should be avoided, such as the removal of healthy trees and mature shrubs.

Tree health may be decided upon by the acquisition of a Tree Hazard Evaluation Report issued by the City Arborist or a report submitted by a certified arborist. Healthy trees are trees that have a hazard rating of 4 or lower. Removal of healthy trees over the size of 6 inches in diameter (measured 4 feet above ground) or pruning of healthy tree limbs over 6 inches in diameter requires Historic Preservation Commission review and approval...

All trees that are removed should be replaced with a tree of similar species in an appropriate location unless no suitable location exists on the subject site. Trees removed within street view must also have the stumps removed below ground level.

Design Guidelines

2. Trees which are removed shall be replaced by a species which, upon maturity, is similar in scale to the removed specimen. For example, canopy trees shall be replaced with canopy trees, and understory trees with understory trees.

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 ServiceNational Register of Historic Places
Inventory—Nomination Form

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Continuation sheet

Item number

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Inventory List - North Union Street
Historic District, Concord

#7

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chamfered and molded classical columns support the pediment gable. Porte-cochere is located on west side of house. Lattice work in the porte-cochere. The front and rear porch is identical.

Charles B. Wagoner was the founder of the ~~Citizens National Bank~~ in Concord. He also served as the Mayor of Concord between 1909 and 1912. The house was purchased in the mid-1930s by its current owner, Sam Black.

141. House
118 Cabarrus Avenue West
ca. 1902 (SM)
C

One-story, frame, L-shaped cottage with ornamentation on side and front gables. Cut-out vents displayed in gables. Wrap-around porch features replaced unattractive thin posts and brackets. Three-bay facade exhibits six-over-six sash windows.

142. First United Presbyterian Church
127 Cabarrus Avenue West
ca. 1880
P

Oldest extant house of worship in Concord is of vernacular design with some remnants of the Greek Revival tradition. Building laid in 1:5 common bond and features a gabled nave, square three-stage bell tower and a stair tower that was built into and projects from nave. The belfry replaced with a flat roof during remodeling at an undetermined date. Church also has Gothic ornamentation in the bell tower with its stone-trimmed buttresses and the corbeled brickwork below the tower's third stage and under the cornice. Corbeled brickwork also trims the cornices of the facade bay's flanking towers.

Above the horseshoe entrance is a large keystone and a stone representation of a tablet. All fenestrations are topped with two-part rounded arches. Voussoirs are alternating vertical stretchers with paired headers. A raised header row tops each window. All windows have stained glass panes, some of which were added during the early twentieth century. Stained glass window on second floor above the entrance features a design of the lamp of knowledge. This is a symbolic link between the church and Barber-Scotia College.

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Church was first known as The Concord Presbyterian Church for Colored People. The name changed to Westminster Presbyterian Church between 1890 and 1896. The ties between the church and Barber-Scotia College developed under the leadership of the Reverend Luke Dorland, who founded the first congregation between 1866-1867. Reverend Dorland also played an instrumental role in the establishment of Scotia Seminary which is now know as Barber-Scotia College. The congregation dissolved in 1969 and a mission was established in 1973. A year later the mission became the First United Presbyterian Church of Concord.

143. Foil House
117 Cabarrus Avenue West
ca. 1870
P

Best example of embellished vernacular frame house in the district. This two-story, single-pile home exemplifies the blending of Greek Revival and Italianate idioms that occurred during the post Civil War. The low hip roof is typical of most Greek Revival homes, however, the tall narrow windows, bracketed cornices and the two-story portico with sawnwork is representative of the Italianate design. The brackets extend across the facade and can also be seen inside the projecting, pediment gable with bargeboard on the second floor of the portico. The sawn bargeboard and cut-out finial enriches the pediment and serves as the focal point of the three-bay facade. Original porch was the center, two-story portion. Porch extended between 1906 and 1911 to shelter the full porch. Original columns were also replaced with paired Tuscan columns. The porch was expanded again between 1921 and 1927 to form a porte-cochere. Heavy molded surrounds frame the principal eight panel door that features typical Greek Revival rectangular sidelights and a four-pane transom. The facade windows are six-over-six-over-six and are symmetrical, as are the French doors that are situated directly above the principal entrance. French doors feature the same style of sidelights and transom that are found on the first floor. Exterior end, capped chimneys are located on both sides of the main building and pierce the roof.

Residence was built for A. Foil, who was possibly a local merchant. Barber Scotia College purchased the house in 1966, and site is now the home of the college's president.

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: ADVIS JAYE CLARK Jr.
Address: 111 HIGH AVE. SW
City: CONCORD State: NC Zip Code: 28025 Telephone: 704. 425. 2786

OWNER INFORMATION

Name: WESTMINISTER PRESBYTERIAN DBA 1.2.7. FAMILY WORSHIP CENTER
Address: 127 CABARRUS AVE. WEST
City: CONCORD State: NC Zip Code: 28025 Telephone: ORC # 704.782.3673
PASTOR # 704.712.8282

SUBJECT PROPERTY

Street Address: 17 GEORGIA ST. SW P.I.N. # 5620.76.7972
127 CABARRUS AVE. WEST
Area (acres or square feet): _____ Current Zoning: D-1 Land Use: CHURCH

**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: 17 GEORGIA ST. SW / AXA HOUSE
GRADE SOIL TO DRAIN AWAY FROM HOUSE.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
REMOVE 2 TREES IN ORDER, TO GRADE SOIL,
AND TO KEEP ANY WATER FROM ENTERING THE
HOUSE, TO DRAIN AWAY FROM THE HOUSE.

Required Attachments/Submittals

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if **16 folded copies** are submitted for distribution.
2. A photograph of the front of the house.
3. Photographs of site, project, or existing structures from a "before" perspective
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
6. Detailed list of materials that will be used to complete the project.

Applications may be submitted electronically.

Certification

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

12/16/19

Date

Avin Jaye Clark Jr

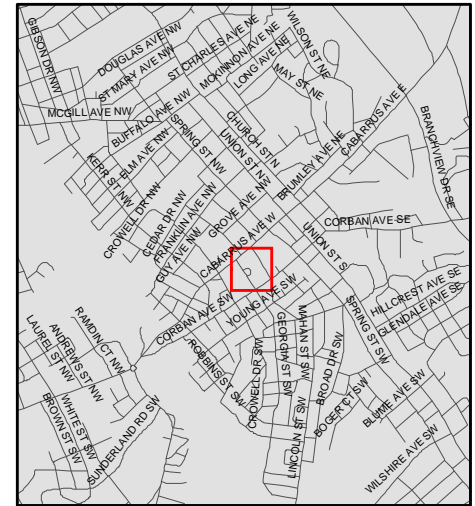
Signature of Owner/Agent

Exhibit B

H-01-20

127 Cabarrus Ave W., 17
Georgia St SW

PIN: 5620-76-7972



Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

TREE RISK ASSESSMENT FORM

Tree #1

Site/Address: 17 Georgia St SW

Map/Location: _____

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

Date: 12/16/19____ Inspector: Bill Leake

Date of last inspection: _____

RISK 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: Pecan (*Carya illinoensis*) _____

DBH: 16" # of trunks: 1 Height: 45' Spread: 30'

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

Crown class: dominant co-dominant intermediate suppressed

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

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

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

TREE HEALTH _____

Foliage color: normal chlorotic necrotic Epicormics;

Growth obstructions:

Foliage density: normal sparse Leaf size: normal small

stakes wire/ties signs cables

Annual shoot growth: excellent average poor none

Twig Dieback: curb/pavement guards

Woundwood : excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases: None

SITE CONDITIONS _____

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

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

Irrigation: none adequate inadequate excessive trunk wetted

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

% dripline paved: 40% 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 45° aspect: _____

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

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

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET _____

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

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

Occupancy: occasional use intermittent use frequent use constant use

TREE DEFECTS

ROOT DEFECTS:

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

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: NO distance from trunk Root area affected: ____ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 5 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

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

HAZARD RATING

Tree part most likely to fail: Branches _____

Failure potential: **1** - low; **2** - medium; **3** - high; **4** - severe Size of part: **1** - <6" **2** - 6-18" **3** - 18-30" **4** - >30"

Target rating: **1** - occasional use **2** - intermittent use **3** - frequent use **4** - constant use

HAZARD ABATEMENT

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

none remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree When replaced, a similar sized tree species would be appropriate in same location

If removed, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 12/16/19

COMMENTS

This tree has no structural defects. It will require utility pruning over its life span. The proposed grading may impact the root system of this tree.

Bill Leake

Exhibit C

TREE RISK ASSESSMENT FORM

Tree #2

Site/Address: 17 Georgia St SW

Map/Location: _____

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

Date: 12/16/19 Inspector: Bill Leake

Date of last inspection: _____

RISK 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: Sugar Maple (*Acer Saccharum*)

DBH: 30" # of trunks: 1 Height: 60' Spread: 35'

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 stubbed limbs
 cabled/braced none multiple pruning events Approx. dates: 2018 _____

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

TREE HEALTH

Foliage color: normal chlorotic necrotic Epicormics;

Foliage density: normal sparse Leaf size: normal small

Annual shoot growth: excellent average poor none Twig Dieback:

Woundwood: excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases: None

Growth obstructions:

stakes wire/ties signs cables

curb/pavement bricks

SITE CONDITIONS

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

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

Irrigation: none adequate inadequate excessive trunk wetted

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

% dripline paved: 0% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

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

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

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

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

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

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

Occupancy: occasional use intermittent use frequent use constant use

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: NO distance from trunk Root area affected: ____ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 2 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

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				
Codominant/forks				
Multiple attachments				
Included bark			M	
Excessive end weight				
Cracks/splits				
Hangers				
Girdling	L			
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				

HAZARD RATING

Tree part most likely to fail: Branches _____

Failure potential: **1** - low; **2** - medium; **3** - high; **4** - severe Size of part: **1** - <6" **2** - 6-18" **3** - 18-30" **4** - >30"

Target rating: **1** - occasional use **2** - intermittent use **3** - frequent use **4** - constant use

HAZARD ABATEMENT

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

none remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree When replaced, a similar sized tree species would be appropriate in same location

If removed, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 12/16/19

COMMENTS

This tree has a no structural defects. The proposed grading may impact the root system of this tree.

Bill Leake

Exhibit C

Tree # 1



Exhibit D

Tree # 2



Exhibit D