

DATE: February 13, 2019

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-03-19
<u>Applicant:</u>	Joseph St. John
<u>Location of subject property:</u>	204 Union St N
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is site of a “Contributing” structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of home construction: ca. 1930
- Two-story, frame, late Colonial Revival residence with side gable roof and five-bay façade.
- Applicant is seeking to remove a river birch and replace it with two dogwoods.

DISCUSSION:

The applicant seeks to remove a 50’ tall river birch with a hazard rating of “4,” and replace it with two dogwoods.

We have received a letter of support from an adjoining property owner at 208 Union St N.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory—Nomination Form
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Hazard Evaluation
Exhibit D: Photographs
Exhibit E: Insurance Letters

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:

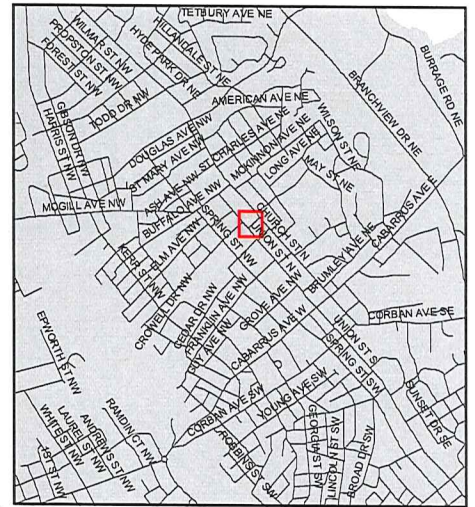
1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - 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.



H-03-19

204 Union St N

PIN: 5621-70-2170



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.

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 - North Union Street Historic District, Concord</u>	# 7	23

12. Crowell House
208 North Union Street
by 1882 (GM)
C

One-story, frame, single-pile residence with extensive rear additions, said to date from the early nineteenth century, but probably erected during the 1850-1880 period. Exterior, single shoulder stepped chimneys at each end of main block; side gable roof pierced by two tiny gable-roofed facade dormers with 6/6 sash windows. Large 2/2 sash windows of main block and nearly full facade porch with square columns are late nineteenth or early twentieth century replacements of original features.

13. House
204 North Union Street
ca. 1930 (SM)
C

Two-story, frame, late Colonial Revival residence with side gable roof and five-bay facade. Gable-roofed, one-story portico with Tuscan columns. Windows have 6/1 sash and shutters. Roof is pierced by three symmetrically placed dormers on facade elevation. One-story, slat-roofed porch on south side of house partially enclosed for additional room.

14. H.M. Barrow House
192 North Union Street
ca. 1905 (10,SM)
C

Two-story, frame residence with hip roof and unconventional facade composition. Second story facade composed of two projecting blocks flanking recessed center bay; three small square-paned windows north bay, paired windows center bay, single window south bay. Windows of south and center bays have latticed sash above single lower panes. Tiny hip-roofed dormers over projecting blocks. Wrap-around porch with projecting gable over central entrance bay.

15. Coach House Apartments
186 North Union Street
ca. 1960
F

Two-story, brick apartment house with projecting north (right) wing and two story porch carrying across full facade of main block. Although

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: JOSEPH W. STJOHN
Address: 204 UNION ST, NORTH
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-786-3321

OWNER INFORMATION

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

SUBJECT PROPERTY

Street Address: 204 UNION ST, NORTH P.I.N. # _____
Area (acres or square feet): _____ Current Zoning: _____ Land Use: _____

**Staff Use
Only:**

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

The application fee is nonrefundable.

TREE RISK ASSESSMENT FORM

Site/Address: 204 Union Street N
 Map/Location: Left front yard
 Owner: public: _____ private: unknown: _____ other: _____
 Date: 01/22/19 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: River Birch (Betula nigra)
 DBH: 13" # of trunks: 2 Height: 50' Spread: 40'
 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:
 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: 2% 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: 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				
Codominants/forks		S		
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				L
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail in the next six months: Branches

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

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

Maintenance Recommendations

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

If replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 1/22/19

COMMENTS

This tree has no structural defects above normal for this species. There is an area of standing water between the two trunks. This could cause decay in the future and increase the risk of failure of the portion of tree leaning towards the house. The applicant has stated that he would like to replace this tree with two ornamental trees (dogwoods) in the front yard to the left and right of his entrance walkway.

Bill Leake



1500 State Farm Boulevard
Charlottesville, VA 22909-0001

037238 3153-05 37238

E-REQ

07- 6222-

HOMEOWNERS - 3

AT1
STJOHN, JOSEPH W
204 UNION ST N
CONCORD NC

28025-4736



ST
0101-0000

September 21, 2018

Policy number: 33-BV-W085-8
Policy type: Homeowners Special Form Policy
Location: 204 Union St N
Concord NC
28025-4736

Important Notice

On behalf of State Farm, a representative from a survey company visited your home to obtain additional underwriting information. We believe there are positive measures that should be taken to reduce the risk for loss.

The following underwriting requirement(s) must be completed:

To reduce the risk of property damage and/or injury, trim all tree limbs which overhang or are in contact with the home and/or detached structures. In addition, remove any deteriorated or dead trees near premises and structures.

The outlined requirement(s) present(s) an increase in hazard. Your cooperation with the above underwriting requirement(s) is appreciated. Please provide your agent documentation confirming the underwriting requirement(s) outlined above has been met. This policy will be set to non-renew effective August 20, 2019, unless verification is received.

NOTE: The requirement(s) is based on an insurance survey of your premises we recently conducted solely to assist us in determining continued eligibility for insurance. Our underwriting survey was not a health or safety inspection and was not intended to ensure compliance with laws that may apply to your premises. The requirement(s) is made solely to help reduce the potential for future losses insured under your policy. However, it is not a guarantee against future losses. Any costs associated with the requirements outlined in this letter will be at your expense.

If you have any questions regarding the requirement(s) or the timeline for completion, contact State Farm Agent Jim Hodgens at (704) 782-3515.

cc: Jim Hodgens, 622233/FA74

Charlottesville Operations Center
1500 State Farm Boulevard
Charlottesville, VA 22909-0001

September 26, 2018

STJOHN, JOSEPH W
204 UNION ST N
CONCORD NC 28025-4736

RE: Policy Number: 33-BV-W085-8 S 26
Location: 204 Union St N
Concord NC
28025-4736

RENEWAL DATE: August 20, 2019

IMPORTANT NOTICE
Additional Information Needed

Thank you for your business and continued trust in State Farm. We look forward to continuing our relationship with you.

Recently, we arranged for a vendor to survey your home on our behalf. The survey reported dwelling characteristics that vary from what we have in our records. Please contact your agent to confirm the characteristics of your home and complete a current replacement cost estimate. We recognize customers often make changes to their homes and we want to ensure your home's current characteristics are reflected.

It's important to regularly review your State Farm policy to make sure your coverages meet your needs. One important consideration is the comparison of your Coverage A limit to the current estimated replacement cost of your dwelling. If you've remodeled, or made any other changes to your dwelling since you purchased your policy that might increase the replacement cost, it's important to update your coverage to reflect these changes. We recommend you select a coverage amount that is at least equal to 100 percent of your estimated replacement cost, but the choice is yours.

State Farm does not guarantee that any type of estimate will represent the actual cost to rebuild your dwelling after a loss.

STJOHN, JOSEPH W
33-BV-W085-8
September 26, 2018
Page 2 of 2

Charlottesville Operations Center
1500 State Farm Boulevard
Charlottesville, VA 22909-0001

If you have any questions about this survey, or any other insurance related concerns, please contact your agent, Jim Hodgins at (704) 782-3515.

cc: Jim Hodgins, 622233-FA74