

DATE: June 14, 2023

SUBJECT:
Certificate of Appropriateness Request: H-06-23
Applicant: Chad VanKeuren
Location of Subject Property: 120 Union St N
PINs: 5620-79-1486
Staff Report Prepared by: Jeff Ellis, Planner

BACKGROUND

- The subject property at 120 Union Street N is designated as a “Contributing” structure in the North Union Street Historic District (ca. 1916) (Exhibit A).
- “One-and-a-half-story, frame, Colonial Revival house with gambrel roof. House has broad, one-bay, pedimented portico with Tuscan columns and board, pedimented dormer with four windows. Windows have 9/1 sash; round-headed windows light attic on both sides of house. I. I. Davis was Assistant Secretary-Treasurer to the Hartsell Mills Company” (Exhibit A).
- Applicant requesting modification: removal of one (1) Burford Holly tree on the right side of property. (Exhibit B).

DISCUSSION

On March 7, 2023, Chad VanKueren applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to remove one (1) Burford Holly tree located on the right side of the home (front of house perspective). (Exhibit E).

According to the Tree Risk Assessment Form (Exhibit D), the subject tree was inspected and evaluated by Bill Leake, City Arborist, on November 22, 2022. Bill notes the subject tree has no structural defects, and that it is in close proximity to the applicant’s home.

Due to the Risk Rating score of three (3), the removal of healthy trees/limbs requires Historic Preservation Commission review and approval.

ATTACHMENTS

- Exhibit A: National Register of Historic Places Inventory
- Exhibit B: Certificate of Appropriateness Application
- Exhibit C: Subject Property Map
- Exhibit D: Tree Risk Assessment Form
- Exhibit E: City Arborist Tree Photograph

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table

- *Removal of healthy trees or pruning of limbs over six (6) inches in diameter in any location on the property requires Commission hearing and approval.*
- *Tree topping – removal of one-third of green surface of canopy, or leaving stubs larger than three (3) inches in diameter requires Commission hearing and approval.*

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 Form issued by the City Arborist or a report submitted by a certified arborist. Healthy trees are trees that have a hazard rating of four (4) or lower. Removal of healthy trees over the size of six (6) inches in diameter (measured four (4) feet above ground) or pruning of healthy tree limbs over six (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 Standards: Landscaping and Trees*
 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 Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet	Item number	Page
<u>Invesntory List - North Union Street Historic District, Concord</u>	<u>#7</u>	<u>27</u>

Italianate houses in Concord, which display trim typical of the style but retain a horizontal quality reflecting the traditional house forms of the North Carolina piedmont, the main block of the house has a tall, narrow form not unlike the Italianate townhouses then being built in cities of the northeast. One-story wings on both sides of the house, however, make possible a spacious first floor plan. House retains much of its Italianate exterior trim, including a paneled frieze with a sawnwork border and intricately sawn brackets. The porch, supported by thick brick piers, was the major element of a remodeling of the house undertaken in the 1920s.

James William Cannon, about whom there is additional discussion in the essay on the district's significance, lived in this house until 1899, when he erected the house at 65 North Union Street, and sold this property to Amanda Boger, the wife of farmer and businessman Martin Boger (1844-1921). After Boger's death the house passed to his daughter, Pearl Boger Lafferty, the wife of pharmacist Parks Lafferty, who had the house remodeled during the 1920s.

- 25. I.I. Davis House
118 North Union Street
ca. 1916 (SM)
C

One-and-a-half-story, frame, Colonial Revival house with gambrel roof. House has broad, one-bay, pedimented portico with Tuscan columns and board, pedimented dormer with four windows. Windows have 9/1 sash; round-headed windows light attic on both sides of house. I.I. Davis was Assistant Secretary-Treasurer to the Hartsell Mills Company

- 26. William J. Hill House
116 North Union Street
1906
C

Two-story, frame house with Queen Anne and Colonial Revival elements, recently rescued from a long period of neglect. Main block has side gable roof; north (left) facade bay projects forward and has gable-front roof. Front and side gables have fish scale shingles and dentil trim. Wrap-around porch with Tuscan columns, pediment over entrance bay, and balustrade. William J. Hill was the founder and president of W.J. Hill Company.

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: Chad VanKeuren
Address: 120 Union St N
City: Concord State: NC Zip Code: 28025 Telephone: 646-406-1486
Email: cvank8@gmail.com

OWNER INFORMATION

Name: Chad VanKeuren
Address: 120 Union St N
City: Concord State: NC Zip Code: 28025 Telephone: 646-406-1486
Email: cvank8@gmail.com

SUBJECT PROPERTY

Street Address: 120 Union St N P.I.N. # 5620-79-9239
Area (acres or square feet): 0.20 Current Zoning: RM-1 Land Use: Single Family Residential

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: I'd like to remove the Burford Holly to the right of my house (when viewing it from the front). While I'm a huge proponent of plants and am an avid gardener, unfortunately this Holly is just overgrown for the current space -- it is too close to my house (which leads to squirrels and other pests getting access to my roof, wiring, etc), it extends into my neighbor's yard, and the roots are right under my sidewalk which will inevitably cause damage if not removed. I am more than happy to replace it with a similar species in the same vicinity!

2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
The plan will be the safely remove the Burford Holly with a professional landscaping company.

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., may be submitted with application.
6. Detailed list of materials that will be used to complete the project.

****Applications may be submitted electronically.****

Certification

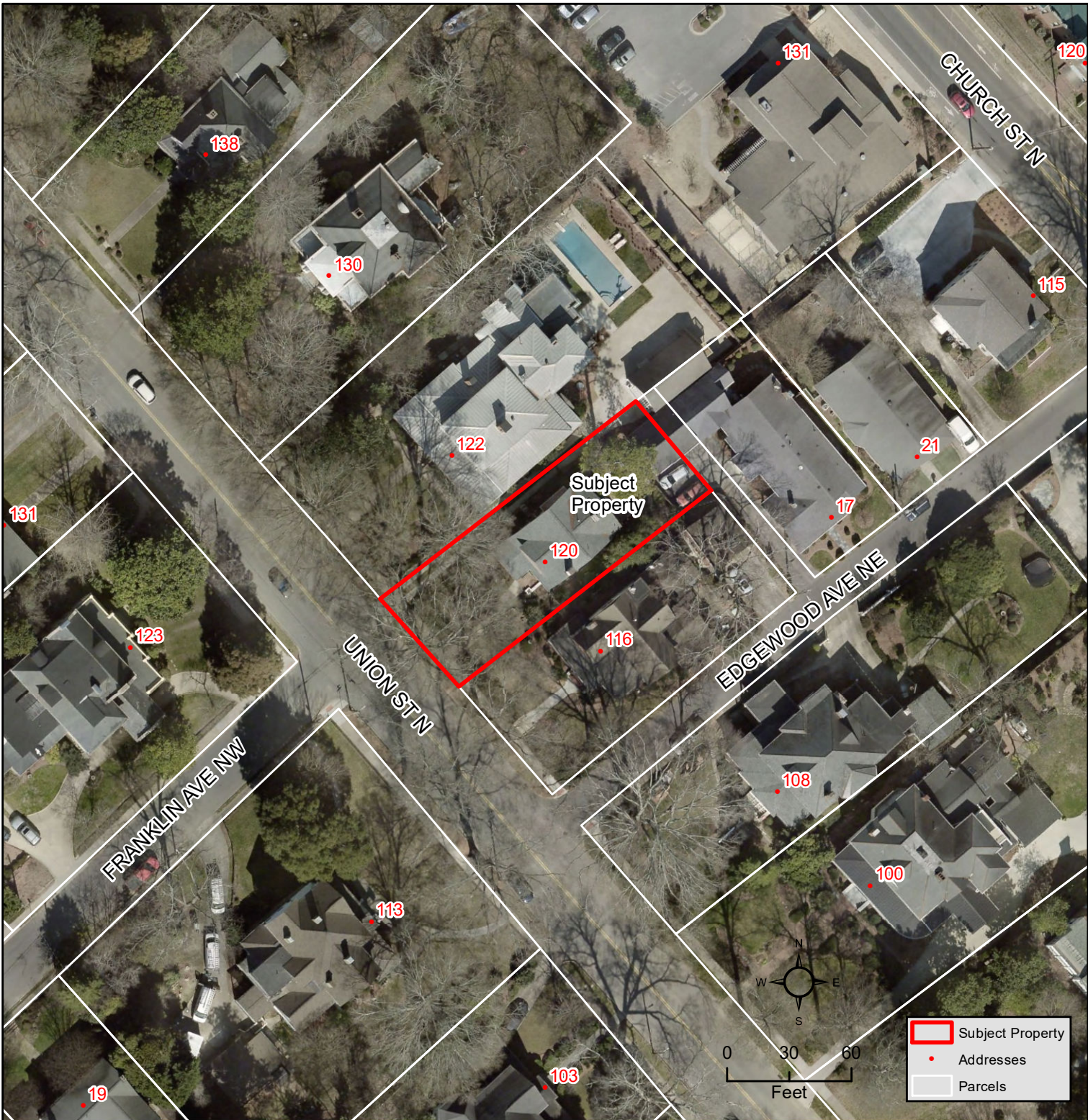
(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand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

3-7-23

Date



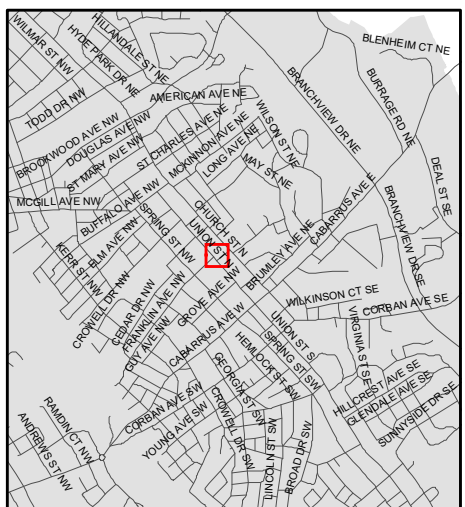
Signature of Owner/Agent



H-06-23

120 Union St N

PIN: 5620-79-9239



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

Site/Address: 120 Union St N

Map/Location: Left Rear Corner of House

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

Date: 11/22/22____ Inspector: Bill Leake

Date of last inspection:

RISK RATING:

1 **0** **2** **3**
Failure + Size + Target = Risk
Potential of part Rating Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

TREE CHARACTERISTICS

Tree #: **1** Species: **Burford Holly (Ilex cortuna)**

DBH: 14.5" # of trunks: **3** 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: 98 % 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

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

Woundwood : excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases: None

Growth obstructions:

stakes wire/ties signs cables

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: 3% Pavement lifted: YES

% 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

EXHIBIT D

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: 0 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

Concern Areas: Indicate presence of individual structural issues 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				
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				

RISK 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: 0-0"-3" 1-3"-6" 2-6"-18" 3-18"-30" 4->30"

Target rating: 0 - no target 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

Maintenance Recommendations

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 general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 11/22/22

COMMENTS

This tree has no structural defects. It is in close proximity to the home.

Bill Leake

