

<u>DATE</u>	June 14, 2023
<u>SUBJECT</u>	
<u>Certificate of Appropriateness Request:</u>	H-11-23
<u>Applicant:</u>	Dimitrios and Holli Arethas
<u>Location of subject property:</u>	312 Union St S.
<u>PIN:</u>	5630-05-9180
<u>Staff Report prepared by:</u>	Autumn C. James, Planning & Development Manager

BACKGROUND

- The subject property, 312 Union St. S, is designated as a “Contributing” structure in the South Union Street Historic District (Exhibit A).
- “Two-story, brick, Colonial Revival style residence with hip roof. Three-bay division on first and second stories with centrally placed hip-roofed dormer over second story. Full-façade porch is supported by heavy brick piers at the ends with thin Doric columns on brick piers flanking the entrance bay. On the north side of the house is a flat-roofed wing containing a sunroom. The eaves of the main block, sunroom, and porch are trimmed with decorative boards (Exhibit A).

DISCUSSION

On May 17, 2023, Dimitrios and Holli Arethas, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for the removal of a pecan tree located on the right side of the home in the rear side yard. The applicants are requesting this tree removal as it currently overhangs a powerline running from the street. Additionally, the location is causing squirrel issues leading to exterior damage of the house. The applicants are willing to plant replacement(s).

A pecan tree (*Carya illinoensis*) was assessed by City Arborist, Bill Leake, on April 18, 2023, and was assigned a Risk Rating of 3. As noted, “This tree has three over-extended scaffold limbs. It also has a small area of injury at the base of the trunk.” The assessment also noted that if removed, a similar sized replacement tree species would be appropriate at an alternate location. DBH 20” Height 30’ Spread 30’.

ATTACHMENTS

- Exhibit A: National Register of Historic Places Inventory
- Exhibit B: Application for Certificate of Appropriateness
- Exhibit C: Subject Property Map
- Exhibit D: Tree Assessments

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Trees

Removal of healthy trees or pruning of limbs over six inches in diameter in any location on the property 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 Report issued by the City Arborist or a report submitted by a certified arborist.*
- *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.*

Design Standards: Landscaping and Trees

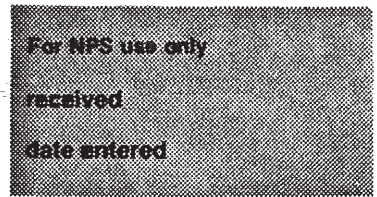
1. *Trees which are removed shall be replaced by a species which, upon maturity, is similar in scale to the removed specimen. For example, canopy trees shall be replaced with canopy trees, and understory trees with understory trees.*

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 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



Continuation sheet	Item number	Page
<u>Inventory List - South Union Street</u> <u>Historic District, Concord</u>	#7	14

20. R. C. Litaker House
324 S. Union St.
1921-1927 (SM)
C

Two-story, frame, late Colonial Revival residence with deep setback. The main block has a side gable roof pierced by three gable-roofed dormers on the front elevation. The entrance occupies the north (right) facade bay and is sheltered by a gable-roofed portico upheld by Doric columns. The other facade openings at 9/1 sash windows. Along the south side of the house is a one-story wing comprising a sunroom and a porte-cochere.

21. House
312 S. Union St.
1921-1927 (SM)
C

Two-story, brick, Colonial Revival style residence with hip roof. Three-bay division on first and second stories with centrally placed hip-roofed dormer over second story. Full-facade porch is supported by heavy brick piers at the ends with thin Doric columns on brick piers flanking the entrance bay. On the north side of the house is a flat-roofed wing containing a sunroom. The eaves of the main block, sunroom, and porch are trimmed with decorative boards.

22. House
306 S. Union St.
ca. 1945
F

Two-story, frame, Colonial style house with side gable roof, symmetrical, three-bay facade, gable-roofed portico upheld by Tuscan columns, and gable-roofed sunroom wing on south elevation.

23. House
298 S. Union St.
ca. 1905
C

Two-story, frame house with simple Queen Anne and Colonial Revival elements. Main block has high hip roof; south (left) bay of facade

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: Dimitrios and Holli Arethas
Address: 312 Union Street South
City: Concord State: NC Zip Code: 28025 Telephone: 704-322-7208

OWNER INFORMATION

Name: Dimitrios and Holli Arethas
Address: 312 Union Street South
City: Concord State: NC Zip Code: 28025 Telephone: 704-322-7208

SUBJECT PROPERTY

Street Address: 312 Union St. South P.I.N. # 56300591800000
Area (acres or square feet): .46 acres Current Zoning: Residential 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: Tree Removal
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Removal of pecan tree located on the right side of home in rear side yard by professional tree service. Tree currently overhangs power line running from street. Additionally, due to its location is causing squirrel issues leading to exterior home damage. Willing to plant replacement(s).

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. Digital copies are preferred.
2. Detailed written description of the project.
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 if applicable.
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.

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.

5/17/2023
Date

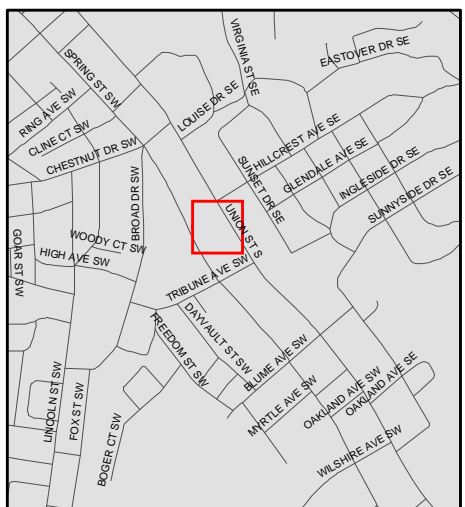
Holli Anthas
Signature of Owner/Agent



H-11-23

312 Union St S

PIN: 5630-05-9180



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: 312 Union St S

Map/Location: North side of house

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

Date: 04/18/23 Inspector: Bill Leake

Date of last inspection: 03/2021

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: Pecan (*Carya illinoensis*)

DBH: 20" # of trunks: 1 Height: 30' Spread: 30'

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

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 908% 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:

Woundwood: excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases:

Growth obstructions:

stakes wire/ties signs cables

curb/pavement guards

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? YES construction soil disturbance grade change herbicide treatment

% dripline paved: 45% 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

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: 5% Buttress wounded: When: unknown _____

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

LEAN: 3 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				M
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam	L			
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			L	

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

If replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 04/18/23

COMMENTS

This tree has three over-extended scaffold limbs. It also has a small area of injury at the base of the trunk.

Bill Leake

