

DATE: July 12, 2023

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-13-23
<u>Applicant:</u>	Arlene Harris
<u>Location of Subject Property:</u>	345 Union St S
<u>PINs:</u>	5630-14-4814
<u>Staff Report Prepared by:</u>	Autumn C. James, Planning & Development Manager

BACKGROUND

- The subject property at 345 Union Street S is designated as a “Fill” structure in the South Union Street Historic District (ca. 1940) (Exhibit A).
- “One-story, brick English cottage style residence. Façade displays two typical features of the style: a two-bay entrance porch which slopes in a broad curve to one side; and an exterior chimney with a tapered stack” (Exhibit A).

DISCUSSION

On June 15, 2023, Arlene Harris applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to remove one (1) Willow Oak tree located on the left rear side of the home near garage (front of house perspective)(Exhibit B).

According to the Tree Risk Assessment Form, the subject tree was inspected and assessed by Bill Leake, City Arborist, on June 15, 2023. It is noted that “This tree is in the beginning stages of decline. Smaller branches are dying back as is typical of a tree approaching the end of its lifespan.” The assessment also noted that if removed, a similar sized tree species would be appropriate in the same general location. The applicant has noted a willingness to follow the arborists recommendation to plant a new tree to replace the tree that is proposed to be removed. DBH 31” Height 80’ Spread 60’(Exhibit D).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Subject Property Map
Exhibit D: Tree Risk Assessment Form
Exhibit E: Tree Risk Assessment Photographs (provided by City Arborist)

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Trees

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.

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

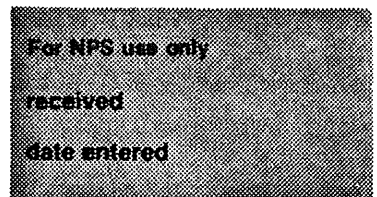
- *Trees which are removed shall be replaced by a species which, upon maturity, is similar in scale to the removed specimen. For example, canopy trees shall be replaced with canopy trees, and understory trees with understory trees.*

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**



Continuation sheet	Item number	Page
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	34

side of house and open porch on south; larger and more elaborate south side porch upheld by Tuscan columns. Hip-roofed dormer centrally placed over second story facade. Eaves of portico, south side porch, dormer, and main roof are trimmed with modillion blocks.

84. Dr. Yow House
339 S. Union St.
1921-1927 (SM)
C

One-and-a-half story, hip-roofed, double-pile cottage with bungalow style details. Principal bungalow style feature is broad, wrap-around porch supported by tapered wood columns on brick bases. A low-slung gable, also upheld by tapered columns on brick bases, projects forward of the porch at the entrance bay. Other bungalow style features include the gable-roofed dormer clad in shingles and the decorative gables on the side elevations. House retains its original tall, corbeled chimney stacks.

85. House
345 S. Union St.
ca. 1940
F

One-story, brick English cottage style residence. Facade displays two typical features of the style: a two-bay entrance porch which slopes in a broad curve to one side; and an exterior chimney with a tapered stack.

86. House
349 S. Union St.
1921-1927 (SM)
C

One-and-a-half story, frame cottage with bungalow and Colonial Revival elements. Broad side gable roof with front gable centered over entrance. Gable-roofed portico upheld by vaguely classical columns entrance flanked by paired 6/6 sash windows with shutters. Handsome porch adjoins house on south (right) side; it has a latticed balustrade running between vaguely classical columns, and eaves trimmed with curving brackets.

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: ARLENE HARRIS
Address: 345 Union St S
City: CONCORD State: NC Zip Code: 28025 Telephone: 704 262 0131

OWNER INFORMATION

Name: DONALD + ARLENE HARRIS
Address: 345 Union St S
City: CONCORD State: NC Zip Code: 28025 Telephone: 704 262 -0131

SUBJECT PROPERTY

Street Address: Same P.I.N. # 563 6144 814 0000
Area (acres or square feet): 0.26 acres Current Zoning: Residential Land Use: Home

**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.):
TREE - dangerous over DRIVEWAY + original garage

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.

6-15-23
Date

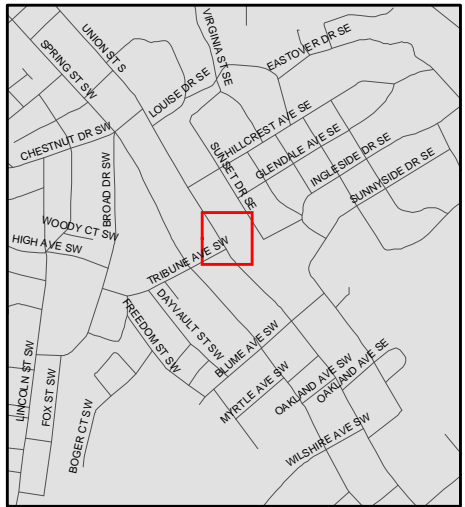
Dulene Harris
Signature of Owner/Agent



H-13-23

345 Union St S

PIN: 5630-14-4814

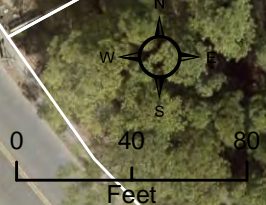


Source: City of Concord
Planning Department

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.

- Addresses
- ▭ Subject Property
- ▭ Parcels



TREE RISK ASSESSMENT FORM

Site/Address: 345 Union St S

Map/Location: Left rear at garage

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

Date: 06/15/23 Inspector: Bill Leake

Date of last inspection:

RISK RATING:

1 **1** **2** **4**
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 Willow Oak

DBH: 31" # of trunks: 1 Height: 80' Spread: 60'

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

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 90% 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 guards

Woundwood: excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases:

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: 75% 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: YES 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: 3deg. 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				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay		L	L	
Cavity		L	L	
Conks/mushrooms/bracket				
Bleeding/sap flow				L
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				M
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 removed, a similar sized tree species would be appropriate in same general location

If removed, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 06/15/23

COMMENTS

This tree is in the beginning stages of decline. Smaller branches are dying back as is typical of a tree approaching the end of its lifespan.

Bill Leake



PRIVATE DRIVEWAY
NO TRESPASSING