

DATE: July 12, 2023

SUBJECT:

| | |
|--|--|
| <u>Certificate of Appropriateness Request:</u> | H-14-23 |
| <u>Applicant:</u> | Forest Hill United Methodist Church |
| <u>Location of Subject Property:</u> | 265 Union St. N |
| <u>PINs:</u> | 5621-60-3553 |
| <u>Staff Report Prepared by:</u> | Autumn C. James, Planning & Development Manager |

BACKGROUND

- The subject property at 265 Union Street N is designated as a “Pivotal” structure in the North Union Street Historic District (ca. 1889, remodeled and enlarged 1923) (Exhibit A).
- “Impressive brick Gothic style church erected for the first congregation established for textile mill workers in Concord. Church consists of steeply pitched, gable-front nave; a three-stage tower with a steeple that is built into but projects from the nave; and a three-and-a-half-story education wing, erected in 1923, which is set perpendicular to the nave along the rear of the church's west side. The church is laid up in 1:5 common bond and has handsome corbeled cornices along the front and sides of the nave and on the tower. The steep pitch of the nave's roof, the lancet-arched window openings, and the buttresses flanking the nave and tower combine to give the design its Gothic flavor. The church has fine stained glass and much of its' original interior detail.” (Exhibit A).

DISCUSSION

On June 21, 2023, Rev. Mandy Jones applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to remove two (2) Bradford Pear trees in the landscape island in the parking lot of Forest Hill United Methodist Church (Exhibit B).

Tree #1 (Bradford Pear / *Pyrus calleryana*) was assessed by City Arborist, Bill Leake, on June 21, 2023, and was assigned a Risk Rating of 4. As noted, “This mature pear tree has weak branch unions as is typical of the species and a small area of decay at the first branch union.” The assessment also noted that if removed, a similar sized replacement tree species would be appropriate in the same general location, or an alternate location. DBH 21” Height 20’ Spread 35’(Exhibit D).

Tree #2 (Bradford Pear / *Pyrus calleryana*) was assessed by City Arborist, Bill Leake, on June 21, 2023, and was assigned a Risk Rating of 4. As noted, “This mature pear tree has weak branch unions as is typical of the species. The tree is showing signs of decline due to small soil volume and high surface temperatures typical of parking lot islands.” The assessment also noted that if removed, a similar sized replacement tree species would be appropriate in an alternate location. DBH 16” Height 15’ Spread 20’(Exhibit D).

Both of the trees requested for removal are ordinance required trees (Concord Development Ordinance Article 11.6 Parking Lot Yards) and will need to be replaced. There is concern from the applicant that replacing the two trees in the same parking lot landscape island area would allow the roots to continue ruining the parking lot asphalt. The City Arborist, Bill Leake, has noted that these trees can be located at an alternate location on the property.

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

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 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 shall 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**

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date entered

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front facade, but has simplified detail typical of postwar modernism. Because the church echoes the form of other churches in the district but does not have pseudo-historical detail, it is not considered an intrusion. Adjoining the church on the north side is a two-story, brick education wing of less successful design.

- 59. Vacant Lot
S.W. corner of North Union Street and Buffalo Avenue, N.W.
VL

Vacant lot formerly the site of W.R. Odell residence, a fine Queen Anne style residence erected about 1888 and destroyed in the 1960s. W.R. Odell (1855-1938), the son of preeminent industrialist John Milton Odell (whose house still stands across the street) played an important role in his father's textile enterprises, served in the North Carolina Senate, and was chairman of the Cabarrus County School Board for 25 years. For both historic and architectural reasons the demolition of Odell's house is the most serious loss the district has suffered. A one-story, brick, gable-roofed outbuilding still stands on the lot.

- 60. Forest Hill Methodist Church Education Building
41 Buffalo Avenue, N.W.
ca. 1965
I

One-and-two-story brick International style school building. This unobtrusive site on the side of a hill and the fact that the building is surrounded on three sides by lawn make this building less intrusive than it might otherwise be.

- 61. Forest Hill Methodist Church
41 Buffalo Avenue, N.W.
1889, remodeled and enlarged 1923
P

Impressive brick Gothic style church erected for the first congregation established for textile mill workers in Concord. Church consists of steeply pitched, gable-front nave; a three-stage tower with a steeple that is built into but projects from the nave; and a three-and-a-half-story

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41

education wing, erected in 1923, which is set perpendicular to the nave along the rear of the church's west side. The church is laid up in 1:5 common bond and has handsome corbeled cornices along the front and sides of the nave and on the tower. The steep pitch of the nave's roof, the lancet-arched window openings, and the buttresses flanking the nave and tower combine to give the design its Gothic flavor. The church has fine stained glass and much of its original interior detail.

62. Associate Reformed Presbyterian Manse
16 March Avenue, N.W.
ca. 1925
F

One-and-a-half-story, frame bungalow with semi-engaged, full-facade porch with slightly tapered wood columns on brick plinths. House victimized by unsympathetic application of vinyl siding which resulted in removal of original trim.

63. Reverend John S. Heilig House
22 Marsh Avenue, N.W.
ca. 1870
C

Frame house following traditional two-story, single-pile piedmont form with Greek Revival details, one of the oldest houses in the district. House has symmetrical, three-bay facade, 6/6 sash windows, center hall plan typical of Greek-influenced vernacular houses of the mid-nineteenth century. House retains exterior end chimneys that are also typical of this house type. Full-facade porch with square-in-section columns is twentieth century replacement of earlier full-facade porch. Notable late nineteenth century addition to house is bay window in center of second story facade, with cut-out awning and windows framed by molded colonnettes. House covered with asbestos siding but this did not result in removal of trim.

House originally stood on North Union Street. It was purchased by F.A. Archibald before 1900, and he moved the house to its present location about 1908 when he erected his impressive Colonial Revival residence at 183 North Union Street (see #49).

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: Forest Hill United Methodist Rev. Mandy Jones
Address: 265 Union Street North
City: Concord State: NC Zip Code: 28025 Telephone: 704-782-1109

OWNER INFORMATION

Name: Same as above
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: Same as above P.I.N. # 5621-60-3553
Area (acres or square feet): 3.07 acres Current Zoning: OI-CU Land Use: MUAC

**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: Remove two Bradford Pear trees that are heaving the curb and pavement in the front parking lot closest to Union Street and Buffalo Avenue.

2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Cut, dig up the stumps and haul away.

**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 ensure 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.

4.21.23

Date

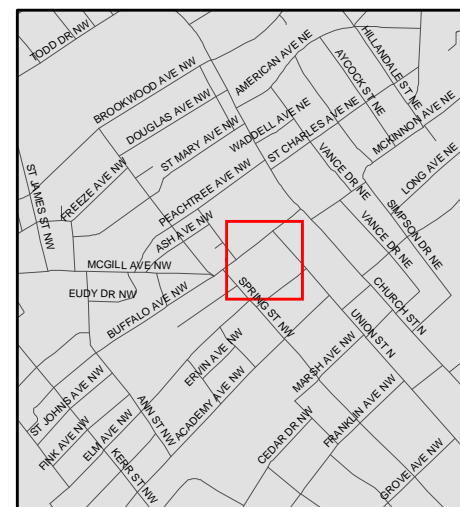
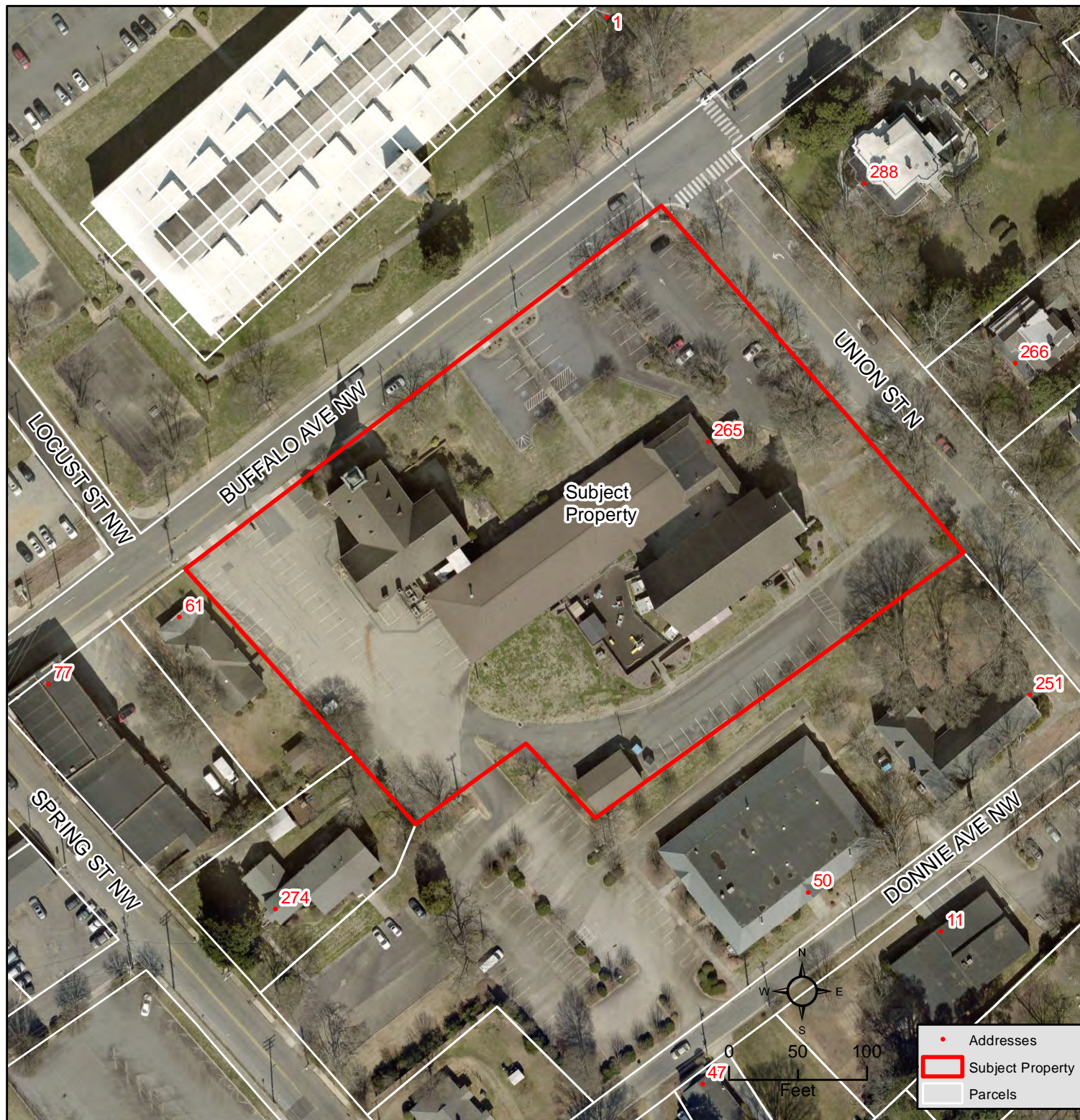
Rev. Mandy Jones
Signature of Owner/Agent



H-14-23

265 Union St N

PIN: 5621-60-3553



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.

Exhibit C

TREE RISK ASSESSMENT FORM

Site/Address: 265 Union ST N

Map/Location: Front parking lot (East) near building entrance

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

Date: 06/21/23 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 Bradford Pear (Pyrus calleryana)**

DBH: **21"** # of trunks: **1** Height: **20"** 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 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: 60% 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: 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

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 | | | S | |
| Codominants/forks | | | S | S |
| Multiple attachments | | | | M |
| Included bark | | | M | |
| Excessive end weight | | | M | |
| Cracks/splits | | | | |
| Hangers | | | | |
| Girdling | | | | |
| Wounds/seam | | | | |
| Decay | | L | | |
| 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 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: 06/21/23

COMMENTS

This mature pear tree has weak branch unions as is typical of the species and a small area of decay at the first branch union.

Bill Leake

TREE RISK ASSESSMENT FORM

Site/Address: 265 Union ST N

Map/Location: Front parking lot (East) near Buffalo Ave.

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

Date: 06/21/23 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 #: **2 Bradford Pear (Pyrus calleryana)**

DBH: **16"** # of trunks: **1** Height: **15"** Spread: **20'**

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

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 80% 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: Slight decline of the upper crown

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

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Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
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Date: 06/21/23

COMMENTS

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Bill Leake