

DATE: June 12, 2019

SUBJECT:

| | |
|--|-------------------------------|
| <u>Certificate of Appropriateness Request:</u> | H-15-19 |
| <u>Applicant:</u> | St. James Lutheran Church |
| <u>Location of subject property:</u> | 104 Union St S |
| <u>Staff Report prepared by:</u> | Kristen Sullivan, Sr. Planner |

BACKGROUND:

- The subject property is site of a “Pivotal” structure and is located in the South Union Street Historic District. (Exhibit A)
- Date of church construction: ca. 1927-1928
- Considered Cabarrus County’s finest early twentieth century example of Gothic Revival Church Design. The church is constructed of smooth surfaced, random-coursed granite, with a lighter colored stone employed to trim the windows, doors, and buttresses. The Union Street façade has an imposing vertical emphasis and is composed of a central, parapet gable that projects from the nave’s main roof line, a tall, two-stage bell tower, and a shorter, parapet tower set at a right angle to the nave.
- Applicant is seeking to remove two Ornamental Trees (Holly and Cherry Laurel) to be replaced with three (3) new Ornamental Trees.

DISCUSSION:

The applicant seeks to remove a 15 foot tall Holly with a hazard rating of “3,” and replace it with (two new Ornamental Trees). The applicant also seeks to remove a 20 foot tall Cherry Laurel with a hazard rating of “3” and replace it with an ornamental tree in an appropriate location on the site.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory—Nomination Form
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Site Plan
Exhibit D: Hazard Evaluation and Photographs for Tree 1
Exhibit E: Hazard Evaluation and Photographs for Tree 2

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:

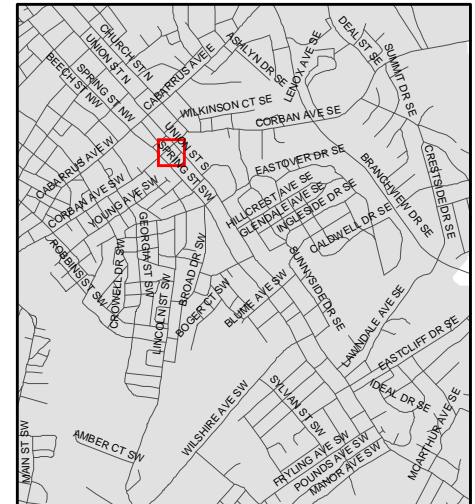
1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - 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-15-19

104 Union St S

**PIN: 5620-97-3177 &
5620-97-5200**



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

Description - South Union Street

#7

6

St. James Lutheran Church

The splendid sanctuary of St. James Luthern Church (100 South Union Street), erected during 1927-1928, is Cabarrus County's finest early twentieth century example of Gothic Revival Church design. The church is constructed of smooth-surfaced, random-coursed granite, with a lighter colored stone employed to trim the windows, doors, and buttresses. The Union Street facade has an imposing vertical emphasis and is composed of a central, parapeted gable that projects from the nave's main roof line, a tall, two-stage bell tower, and a shorter, parapeted tower set at a right angle to the nave. A four-light, lancet-arched window with intersecting tracery is the central feature of the front elevation, and directly beneath it is the well-detailed entrance. The entrance and central window are flanked by broad, four-stage buttresses that terminate in finials which are vaguely Art Deco in character. The nave is illuminated by two-light, lancet-arched tracery windows framed by two-stage buttresses.

The rich interior detailing of St. James Lutheran Church reflects the fine execution of its exterior finish. The nave has a fine vaulted ceiling whose principal wooden ribs terminate in molded plaster corbels. Plaster hood molds top the windows lining the nave, which are also framed by crenelated plaster trim resembling quoins. All of the nave's windows are filled with fine stained glass. Beautifully detailed wooden panels crowned with geometric tracery are set above the organ and the choir on each side of the recessed chancel, whose centerpiece is the intricately carved altar. The tripartite form of this magnificent example of Gothic Revival woodwork is echoed by the three lancet-arched windows directly behind it. In addition to the main worship space, St. James Lutheran Church has a handsome chapel with a well-detailed altar, a flat ceiling with broad molded ribs, and a fine set of stained glass windows.

Exhibit A

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: Tommy Propst (So- Saint James Lutheran)
Address: PO Box 346
City: Concord State: NC Zip Code: 28026 Telephone: 704-305-4142

OWNER INFORMATION

Name: Saint James Lutheran Church
Address: PO Box 684
City: Concord State: NC Zip Code: 28026 Telephone: 704-786-0166

SUBJECT PROPERTY

Street Address: 104 Union Street S P.I.N. # 56209731770000
Area (acres or square feet): 2+ Current Zoning: CC Land Use: Church

| | |
|--|----------------------|
| Staff Use Only: | |
| Application Received by: _____ | Date: _____, 20 ____ |
| Fee: \$20.00 Received by: _____ | Date: _____, 20 ____ |
| <i>The application fee is nonrefundable.</i> | |

* Detailed attachments emailed to Mr. Shearill

Exhibit B

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: Removal and Replacement of two trees from the Columbarium site at Saint James Lutheran Church, not included in the COA approved in 2018
2. Detailed specifications of the project(type of siding, windows, doors, height/style of fence, color, etc.):
Tree # 1 - Removal of American Holly that was damaged during construction of columbarium. Roots were Damaged, and tree will not recover. Replace with Cherokee Princess Dogwood Tree in same area.
Tree # 2 Removal of Cherry Laurel Tree that is growing into the retaining wall next to the building. Damage is recurring and needs replacement. Replace with Cherokee Princess Dogwood tree on vacant Knoll in planting bed at the corner of Union Street South and Foard Avenue S.W.

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

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

Certification

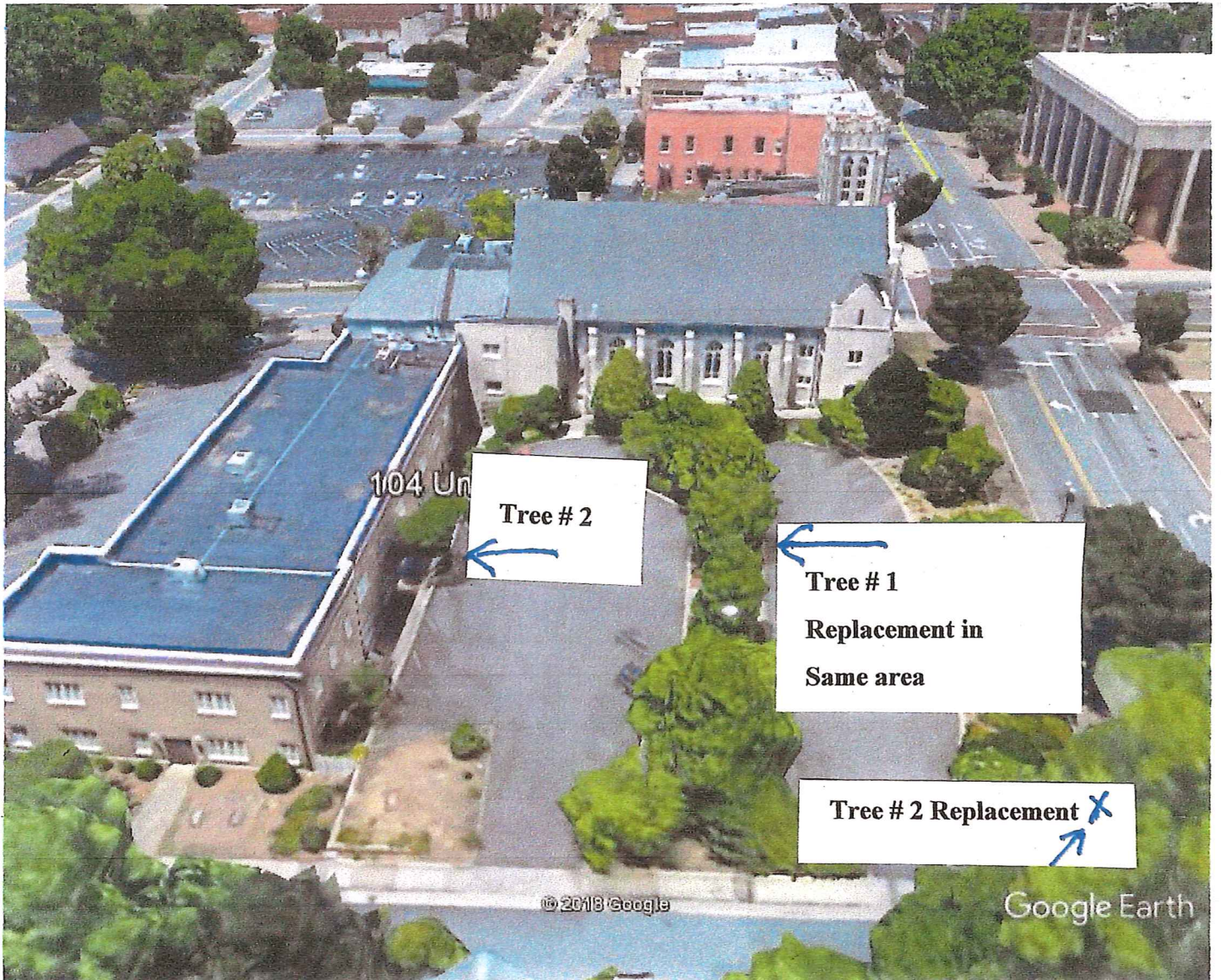
(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand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

5-20-19

Date



Signature of Owner/Agent



Google Earth



Saint James Lutheran Church submitted and was approved COA for construction of Columbarium in 2018. There are 2 trees that were not on the approved plan.

Tree # 1 was damaged during construction and will need to be replaced. Replacement should be a Dogwood* located in same area of new median .

Tree #2 is growing in the retaining wall next to the Education Wing of Saint James. Replacement should be a Dogwood* located on vacant knoll at corner of Union Street South and Foard Avenue SW on church property

*** Numerous Dogwoods were removed from the construction site, and request was made by church members to add more if possible to our property. Cherokee Princess Dogwood will be a good replacement for the Historic Dogwoods.**

TREE RISK ASSESSMENT FORM

Site/Address: 104 Union St S
Map/Location: South side of construction area
Owner: public: _____ private: X unknown: _____ other: _____
Date: 0/1/19_____ Inspector: Bill Leake
Date of last inspection: _____

| RISK RATING: | | | |
|--------------------------------|----------------|-----------------|-----------------|
| 1 | 1 | 1 | 3 |
| Failure Potential | + Size of part | + Target Rating | = Hazard Rating |
| _____ | _____ | _____ | _____ |
| _____ Immediate action needed | | | |
| _____ Needs further inspection | | | |
| _____ Dead tree | | | |

TREE CHARACTERISTICS

Tree #: 1 Species: Holly (Ilex americana)
DBH: 9" # of trunks: 1 Height: 15' Spread: 12'
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:

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: 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: 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: 2 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 | | | | |
| 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 | | | | |

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

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 location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 05/01/19

COMMENTS

This ornamental tree was damaged and is now removed due to a construction project. The landscape plan shows two ornamental trees and various plants to be planted in this area and will compensate for the removed holly tree.

Bill Leake





TREE RISK ASSESSMENT FORM

Site/Address: 104 Union St S
Map/Location: West side of construction area
Owner: public: _____ private: X unknown: _____ other: _____
Date: 0/1/19_____ Inspector: Bill Leake
Date of last inspection: _____

| RISK RATING: | | | |
|--------------------------------|----------------|-----------------|-----------------|
| 1 | 1 | 1 | 3 |
| Failure Potential | + Size of part | + Target Rating | = Hazard Rating |
| _____ | _____ | _____ | _____ |
| _____ Immediate action needed | | | |
| _____ Needs further inspection | | | |
| _____ Dead tree | | | |

TREE CHARACTERISTICS

Tree #: 2 Species: Cherry Laurel (Prunus laurocerasus)
DBH: 8" # of trunks: 1 Height: 20' Spread: 12'
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 Growth obstructions: stakes wire/ties signs cables
Annual shoot growth: excellent average poor none Twig Dieback: curb/pavement wall
Woundwood: excellent average fair poor
Vigor class: excellent average fair poor

Major pests/diseases:

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest
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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
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Exhibit E

TREE DEFECTS

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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 |
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| Poor taper | | | | |
| Bow, sweep | | | | |
| Codominants/forks | | | | |
| 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 | | | | |

HAZARD RATING

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Maintenance Recommendations

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Inspect further root crown decay aerial monitor

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

When replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 05/01/19

COMMENTS

This ornamental sized tree was planted in an inappropriate location for its potential size. The applicant has proposed a more appropriate alternate location to replace this ornamental tree.

Bill Leake





RESERVED
PARKING



HEALTHCARE FINE FOR
VIOLATION AS \$200