



NORTH CAROLINA  
High Performance Living

Application for  
Certificate of Appropriateness

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

<b>Staff Use Only:</b>	
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

**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**

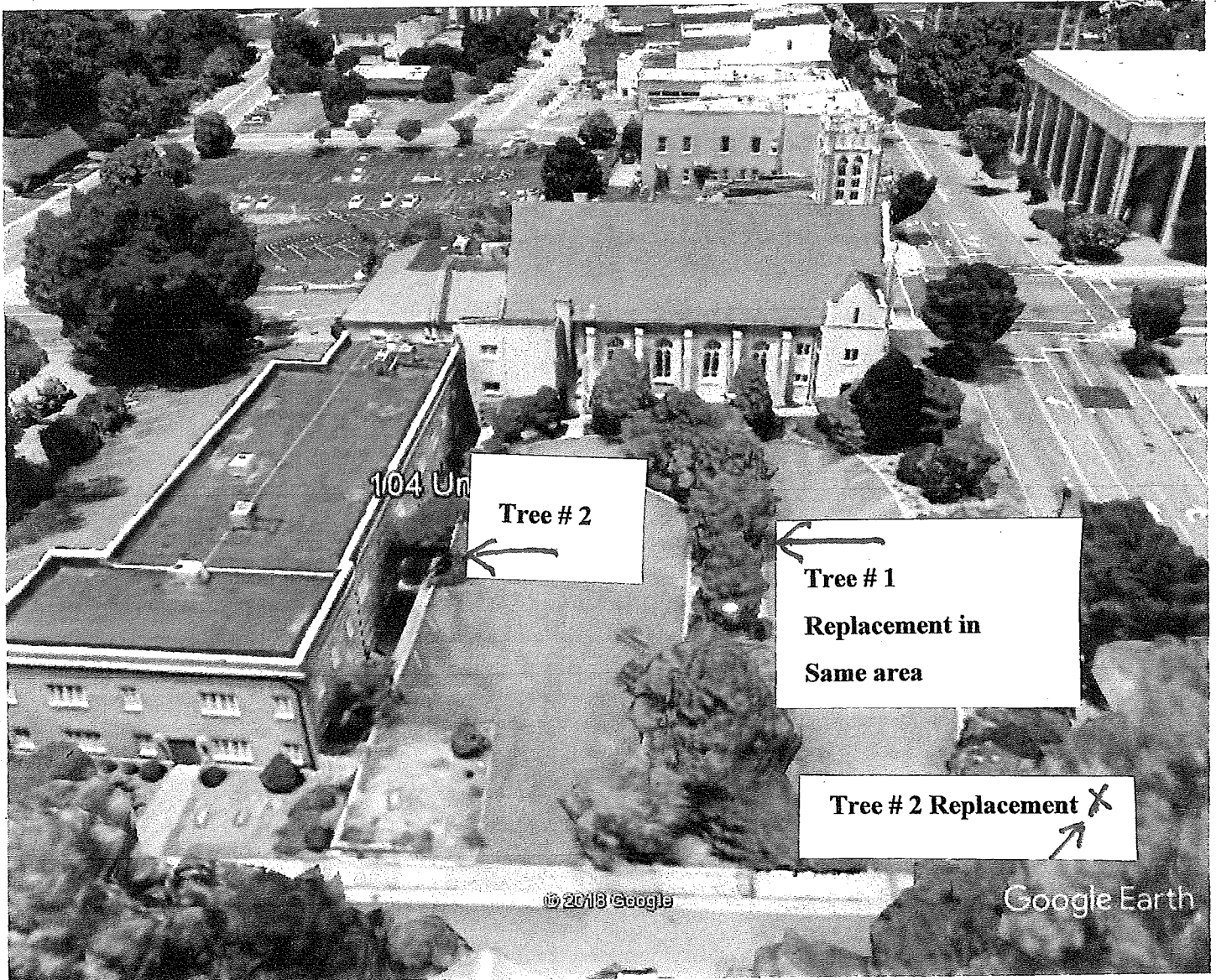
(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand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



**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

# 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			
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_____ 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

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

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: 95% 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

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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

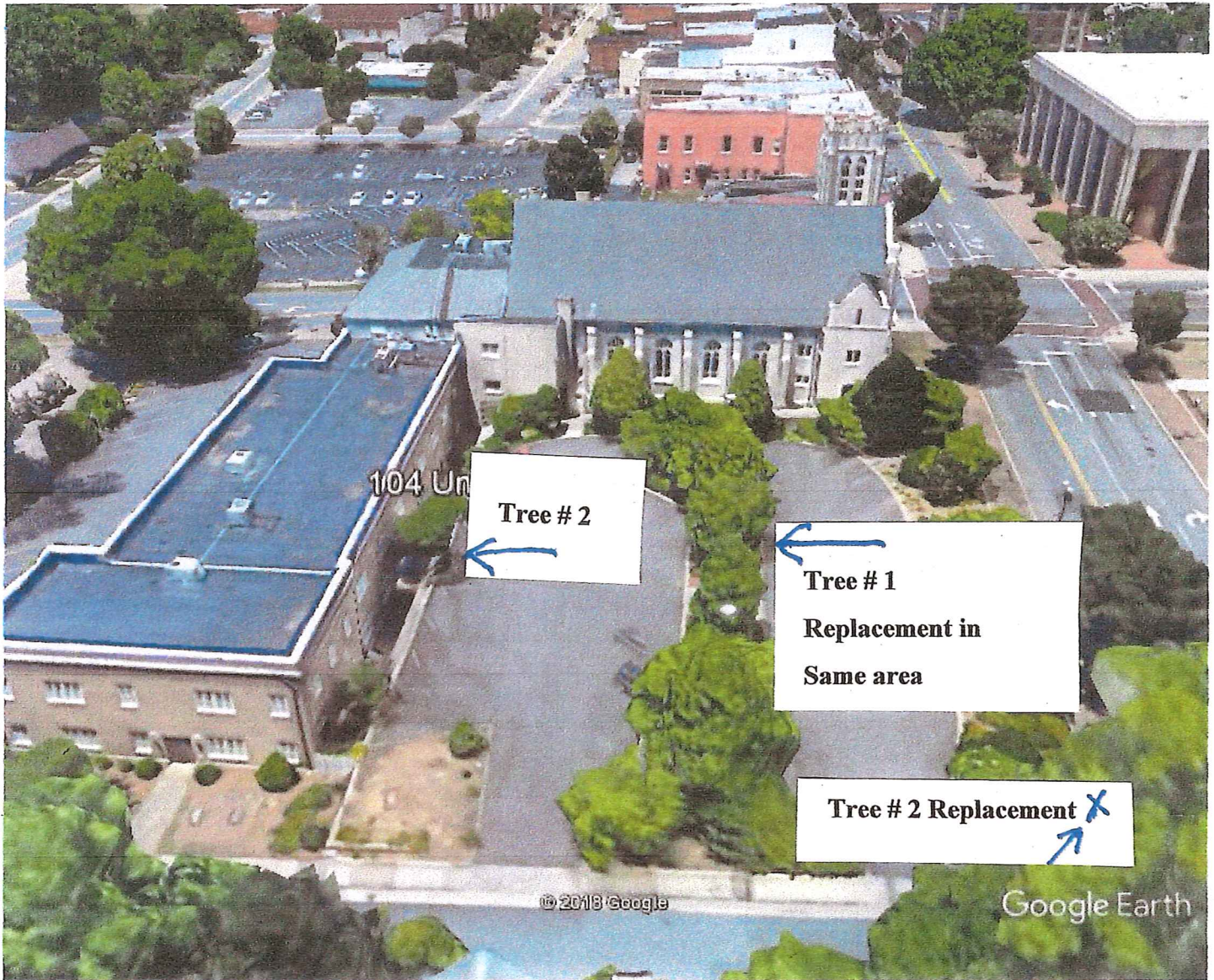




RESERVED  
PARKING



HEALTHCARE FINE FOR  
VIOLATION AS \$200



Google Earth



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