

DATE: July 11, 2018

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-16-18
<u>Applicant:</u>	Monty Coggins
<u>Location of subject property:</u>	166A Union St N
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is site of an “Intrusive” structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of construction: ca. 1950
- One-story, brick structure with louvered windows, wrought-iron porch supports. Although materials and design of building and incongruous with the district, the setback of the building is reasonably compatible with those of its contributing neighbors and the building is largely hidden by a large magnolia tree (Exhibit A).
- Applicant is seeking to remove a 40’ tall pecan tree with a Hazard Rating of “4”.

DISCUSSION:

Applicant is seeking to remove a 40’ tall pecan tree with a Hazard Rating of “4”. Trees with a hazard rating less than “5” require Historic Preservation Commission review and approval. City Arborist Bill Leake has recommended that removal be considered, noting “This tree was subject to root damage and inappropriate pruning during recent building renovations. It has small area of decay at the base of the trunk, on the fence side, and two small areas of decay in the upper crown.” Typically, tree removal is conditioned with replacement with a similar species, but Mr. Leake has reported that, “there are no appropriate locations to replant a large growing tree species on this property.”

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory—Nomination Form
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Tree Hazard Evaluation
Exhibit D: Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 8: Landscaping and Trees

One of the most visible features of the Districts is the landscaping and 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. City staff may approved [sic] a Certificate of Appropriateness for the removal of healthy trees under 6 inches in diameter. Staff may also approve removal or pruning of

unhealthy trees/limbs of any size and in any location if the tree is deemed hazardous by the Tree Hazard Evaluation Report. City Staff may refer any tree pruning or removal request to the Historic Preservation Commission.

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 and Recommendations

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.

3. Placement of all vegetation should not interfere with utilities and vehicular traffic (sight-triangles).

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

For NPS use only
received
date entered

Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	# 7	24

the materials and details of the building are somewhat incongruous with the district, the harmonious landscaping and setback (parking is at the rear of the building) keep it from being an intrusion.

16. House
180 North Union Street
ca. 1940
F

Two-story, frame, late Colonial Revival residence with side gable roof and full facade, two-story portico with simple molded columns. House has symmetrical, five-bay facade with 6/6 sash windows; most distinctive feature of house is entrance, which is composed of fluted Ionic pilasters rising to a broken pediment, sidelights, and a small, fan-shaped transom.

17. House
172 North Union Street
ca. 1925
C

One-and-a-half-story bungalow with a veneer of oversize, enamelled brick laid in Flemish bond with glazed headers. Two-bay, gable-front porch and gable-roofed porte-cochere on north (left) side of house upheld by thin, square posts grouped in twos and threes. Above the first floor house is sheathed in patterned asbestos shingles. Broad, shed-roofed dormer pierces side gable roof on front of house. To the rear of the house is a two-story garage and apartment of frame construction clad with asbestos shingles that is contemporary with the house.

18. Ritchie Nursing Home
166 North Union Street
ca. 1950
I

One-story, brick structure with louvered windows, wrought-iron porch supports. Although materials and design of building are incongruous with the district, the setback of the building is reasonably compatible with those of its contributing neighbors and the building is largely hidden by a large magnolia tree.

Exhibit A

4



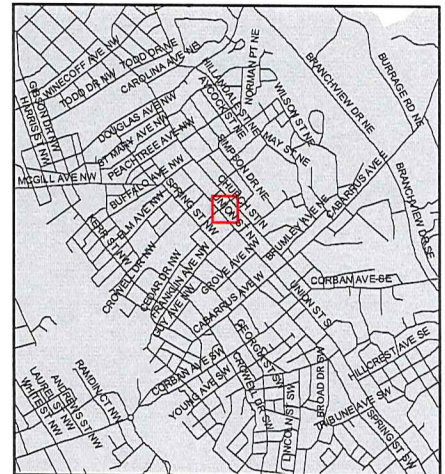
- Subject Property
- Addresses
- Parcels

H-16-18

Monty Coggins

166A Union St N

PIN: 5620-79-5721



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, its 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.

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: Monty Coggins
Address: 146A Union St N
City: Concord State: NC Zip Code: 28025 Telephone: 704 701 9775

OWNER INFORMATION

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

SUBJECT PROPERTY

Street Address: 146A Union St N P.I.N. # _____
Area (acres or square feet): _____ Current Zoning: _____ Land Use: _____

Staff Use Only:
Application Received by: _____ Date: _____, 20 _____
Fee: \$20.00 Received by: _____ Date: _____, 20 _____
The application fee is nonrefundable.

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: taking down dead tree in side yard / Marsh St.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):

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.

June 27, 2018
 Date

Carolyn H Coggin
 Signature of Owner/Agent

TREE RISK ASSESSMENT FORM

Site/Address: 166-A Union St N
 Map/Location: Left side along Marsh Avenue
 Owner: public: _____ private: unknown: _____ other: _____
 Date: 0/1/18 Inspector: Bill Leake
 Date of last inspection: _____

RISK RATING:			
1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Hazard Rating
_____ Immediate action needed			
_____ Needs further inspection			
_____ Dead tree			

TREE CHARACTERISTICS

Tree #: 1 Species: Pecan (Carya illinoensis)
 DBH: 18" # of trunks: 1 Height: 40' Spread: 25'
 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 stub 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: 50% 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 10° 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: YES distance from trunk: 4' Root area affected: 30% Buttress wounded: When: _____
 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

CROWN DEFECTS: Indicate presence of individual defects 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	M			
Decay	L		L	
Cavity			L	
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Stub cuts				M
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: 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

Failure Potential + Size of Part + Target Rating = Hazard Rating
1 1 2 4

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: 4/24/18

COMMENTS

This tree was subject to root damage and inappropriate pruning during recent building renovations. It has small area of decay at the base of the trunk, on the fence side, and two small areas of decay in the upper crown. I recommend removal be considered. However, there are no appropriate locations to replant a large growing tree species on this property.

Bill Leake

8

Exhibit D