

DATE: September 13, 2023

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-21-23
<u>Applicant:</u>	Chad Celetti
<u>Location of Subject Property:</u>	27 Yorktown Street NW
<u>PINs:</u>	5620-77-8612
<u>Staff Report Prepared by:</u>	Kim Wallis, Senior Planner

BACKGROUND

- The subject property at 27 Yorktown Street is designated as a “Contributing” structure in the North Union Street Historic District (ca. 1921) (Exhibit A).
- “Frame cottage with one interior and chimney features Colonial Revival and bungalow characteristics. House has a high hip roof. The original wrap-around porch now extends the length of full façade. It is supported by short, square, vernacular Doric columns on brick pedestals. The entrance has a single section of sidelights and bungalow style windows. Hip roof has panels underneath as well as exposed rafters. The latter can also be found beneath the porch and the dormer with two vents that pierces the main roof. Façade fenestrations are one-over-one with bungalow glass in upper panes.” (Exhibit A).

DISCUSSION

On August 1, 2023, Chad Celetti applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to remove one (1) Water Oak tree located in the right lawn of the front yard (Exhibit B). The applicant states:

- When he purchased the house in 2012 there was a small makeshift retaining wall around the root ball that caused the tree root ball to raise quite a bit
- Both the City Arborist and a private arborist inspected the tree and both witnessed root rot
- He is afraid to have the tree collapse and would like to remove it due to safety concerns

According to the Tree Risk Assessment Form, the subject tree was inspected and assessed by Bill Leake, City Arborist, on July 27, 2023. The tree has a Hazard Rating of 4 with the City Arborist commenting that “this tree has an area of decay on the North side and considerable bow on several upper branches.” The applicant has noted a willingness to plant a new tree to replace the tree that is proposed to be removed, in the same general location. DBH 42.5” Height 65’ Spread 60’ (Exhibit B, D and E).

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 and staff)

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 ServiceNational 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

77

169. House
27 White Street, N.W.
1921 (SM)
C

Frame cottage with one interior end chimney features Colonial Revival and bungalow characteristics. House has a high hip roof. The original wrap-around porch now extends the length of full facade. It is supported by short, square, vernacular Doric columns on brick pedestals. The entrance has a single section of sidelights with bungalow style windows. Hip roof has panels underneath as well as exposed rafters. The latter can also be found beneath the porch and the dormer with two vents that pierces the main roof. Facade fenestrations are one-over-one with bungalow glass in upper panes.

170. Cottage/House
31 White Street, N.W.
ca. 1910
C

One-story, double-pile, frame Colonial Revival House has pyramidal roof and two, tall interior chimneys. Facade windows have Queen Anne flavor and consist of blank lower pane with patterned pane above. This motif continues in sidelights that flank only one side of principal door. A pyramidal dormer with two vents over center bay pierces the main roof. Porch features Tuscan columns resting on brick bases.

171. House
35 White Street, N.W.
ca. 1910
C

Handsome, three-bay bungalow has decorative gable over north bay and entrance. House is of frame construction. Principal door features surrounds and sidelights. Projecting eaves at the main front gable and the decorative gable are supported with triangular-knee braces. Porch only extends two bays of facade and continues on south side of house to form porte-cochere. Porch supported by typical bungalow columns that have slightly slanted sides. Columns rest on short brick bases. Balustrade on south side of porch features balusters and a simple snowflake design. House has two, thick, interior end chimneys.

EXHIBIT A



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: Chad Celett
Address: 27 Yorktown St NW
City: Concord State: NC Zip Code: 28025 Telephone: 704 900 9007

OWNER INFORMATION

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

SUBJECT PROPERTY

Street Address: 27 Yorktown St NW P.I.N. # _____
Area (acres or square feet): .31 Current Zoning: single family and Use: residential

**Staff Use
Only:**

Application Received by: _____ Date: _____, 20____
Fee: \$20.00 Received by: JRackmarik Date: 8/16, 2023
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.):

1) Removal of front Right large Oak tree.

Replace with smaller Oak tree in same spot.

2) Remove tree in rear yard

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.

8/1/23 Date

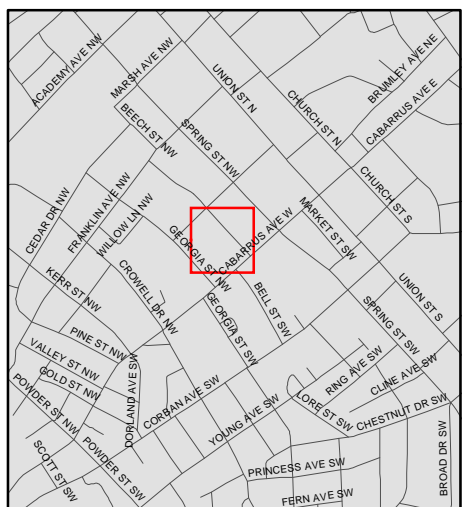
Signature of Owner/Agent



H-21-23

27 Yorktown St NW

PIN: 5620-77-8612



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: 27 Yorktown St NW

Map/Location: Right front

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

Date: 07/27/23 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 Water Oak (Quercus nigra)**

DBH: **42.5"** # of trunks: **1** Height: **65'** Spread: **60'**

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

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 98% 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: Root decay on driveway side.

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: 65% 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: YES Mushroom/conk/bracket present: YES ID: Inonotus dryadeus

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			M	
Codominants/forks			S	
Multiple attachments				
Included bark			M	
Excessive end weight				
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				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 When replaced, a similar sized tree species would be appropriate in same general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 07/27/23

COMMENTS

This tree has an area of decay on the North side and considerable bow on several upper branches.

Bill Leake



EXHIBIT E



27



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