

**DATE:** October 14, 2020

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	H-24-20
<u>Applicant:</u>	Forest Hill United Methodist Church, Scott Dyer
<u>Location of subject property:</u>	251 Union St. N
<u>Staff Report prepared by:</u>	Katherine Godwin, Sr. Planner

**BACKGROUND:**

- The subject property, 251 Union Street, N, is designated as a “Fill” structure in the North Union Street Historic District. (Exhibit A).
- Construction: 1955
- Saint James Catholic Church- “Brick church of contemporary design. Church is traditional in form, with steeply-pitched, gable-roofed nave and entrance centered in gable-front façade, 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.” (Exhibit A).
- Applicant is requesting to:
  - Removal of one (1) willow oak tree. (Exhibit B).

**DISCUSSION:**

In accordance with the submitted application (Exhibit B), the applicant is requesting the removal of a willow oak tree. According to the Tree Hazard Evaluation Form (Exhibit D), the subject tree is 90ft tall with a 60ft wide spread. The Hazard rating is a “4” and details provided by the City Arborist note that the tree is in fair condition and structurally stable but showing signs of decline. There are small areas of decay in the trunk and evidence of root decay fungi (Inonotus dryadeus or Oak Bracket). Due to the Hazard Rating score of “4,” the Historic Preservation Commission must review, consider, and make a determination on whether the tree can be removed.

The applicant has stated (Exhibit B) that the declining Willow Oak tree will be replaced as directed by the City Arborist. Several photographs have been submitted by the applicant (Exhibit F) to demonstrate the health, condition, and location of the tree. If removal is approved, the applicant would like to replant one Maple tree of 1.5” to 2” caliper in the general vicinity of the existing tree once the stump is removed (Exhibit B and E).

**ATTACHMENTS**

Exhibit A: Historic Inventory Information  
Exhibit B: Application for Certificate of Appropriateness  
Exhibit C: Subject Property Map  
Exhibit D: Tree Hazard Evaluation Form  
Exhibit E: Site Plan  
Exhibit F: Images of Tree

## **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.*
- *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

For NPS use only  
received  
date entered

National Register of Historic Places  
Inventory—Nomination Form

Continuation sheet

Item number

Page

Inventory List - North Union Street  
Historic District, Concord

#7

39

Picturesque, two-story, frame Queen Anne style residence with charming porch. House has L-shaped form characteristic of Queen Anne style designs, with two-story gable-front wing projecting forward of hip-roofed main block. The house has a strong vertical emphasis created by the narrow, two-bay facade, the tall 1/1 sash windows, and the high, nearly pyramidal hip roof. The porch shelters the south (left) bay and one bay of the south side - a delightful circular pavillion with a witch's cap roof and a finial adjoins the corner of the porch.

Joe M. Sills was a contractor and the proprietor of a lumber company.

- 56. Aaron Greene Lentz House  
235 North Union Street  
1899 (OI)  
C

Two-story, frame, Queen Anne style house with hip-roofed main block and projecting facade bay with conical roof. Handsome wrap-around porch has turned posts, decorative brackets, and balustrade with vertical and horizontal balusters adorned with cut-out panels. Cornice trimmed with pendant drop brackets. House has 2/2 sash windows except for front of projecting bay, which has square single pane windows.

Aaron Greene Lentz was a butcher who owned commercial property in downtown Concord.

- 57. Vacant Lot  
between 235 North Union Street and Elm Avenue, N.W.  
VL

Unpaved parking area for Saint James Catholic Church

- 58. Saint James Catholic Church  
251 North Union Street  
ca. 1955  
F

Brick church of contemporary design. Church is traditional in form, with steeply-pitched, gable-roofed nave and entrance centered in gable-

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	40

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



**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: SCOTT DYER FOR FOREST HILL UMC  
Address: 701 WINGARD ROAD  
City: CONCORD State: NC Zip Code: 28025 Telephone: 704 721 6651

**OWNER INFORMATION**

Name: FOREST HILL UNITED METHODIST CHURCH  
Address: 265 UNION ST. N.  
City: CONCORD State: NC Zip Code: 28025 Telephone: 704 782 1109

**SUBJECT PROPERTY**

Street Address: 251 UNION ST. N. P.I.N. # 5621604254  
Area (acres or square feet): 2.94AC Current Zoning: CU 0-I Land Use: CHURCH

**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: TREE REMOVAL
  
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
REMOVE A DECLINING WILLOW OAK TREE AND TO  
BE REPLACED WITH ANOTHER TREE AS DIRECTED BY  
MR. LEAKE,

**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.

9/2/2020  
Date

R. Scott Dyer, AGENT  
Signature of Owner/Agent







# TREE RISK ASSESSMENT FORM

Site/Address: 251 Union St N (Forest Hill UMC)

Map/Location: Front right side of former catholic church

Owner: public: \_\_\_\_\_ private:  unknown: \_\_\_\_\_ other: \_\_\_\_\_

Date: 09/1/20\_\_\_\_ Inspector: Bill Leake

Date of last inspection: 8/2020

## 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 Species: Willow Oak (*Quercus phellos*)

DBH: 38" # of trunks: 1 Height: 90' Spread: 60'

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: Decay fungi

## SITE CONDITIONS

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

Landscape type:  parkway  raised bed  container  mound  lawn  shrub border  mulch area

Irrigation:  none  adequate  inadequate  excessive  trunk wetted

Recent site disturbance? NO  construction  soil disturbance  grade change  herbicide treatment

% dripline paved: 5% 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: 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				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay		L		
Cavity		L	L	
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs			L	M
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: **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**     If replaced, a similar sized tree species would be appropriate in same location

If replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none     evaluate

Notification:  owner     manager     governing agency      Date: 09/01/20

## COMMENTS

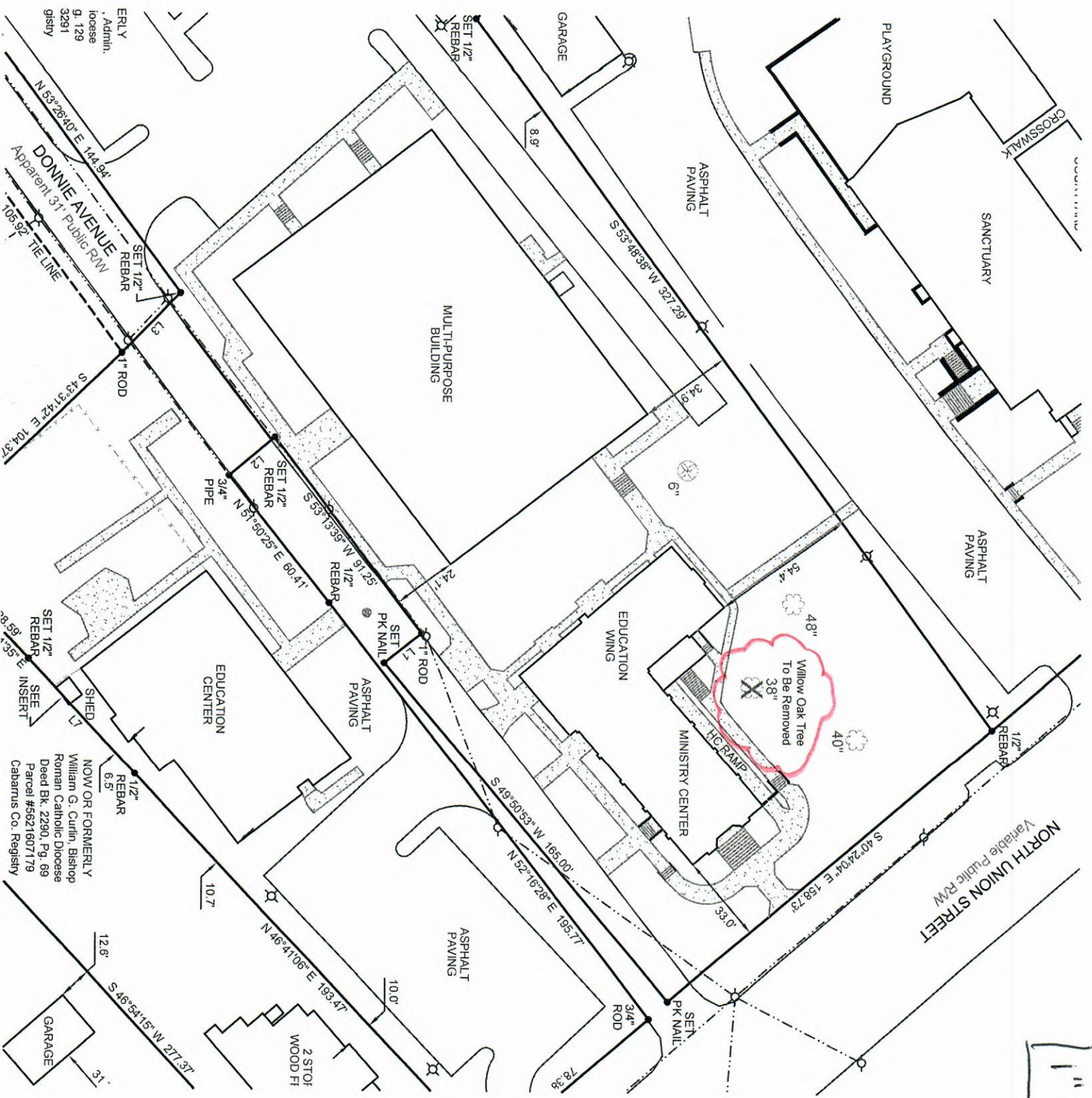
This tree is in fair condition. It is structurally stable but is showing signs of decline. There are small areas of decay in the trunk and evidence of root decay fungi.

*Bill Leake*



**Exhibit D**





ERLY  
 .Admin.  
 loose  
 9, 129  
 3291  
 gistry

**DONNIE AVENUE**  
 Apparent 37' Public R/W

SET 1/2"  
 REBAR  
 INSERT

NOW OR FORMERLY  
 William G. Curlin, Bishop  
 Roman Catholic Diocese  
 Deed Bk. 2290, Pg. 69  
 Parcel #5621607179  
 Cabarrus Co. Registry

1" = 50'

**Exhibit E**





**Exhibit F**





**Exhibit F**





**Exhibit F**





**Exhibit F**





**Exhibit F**





**Exhibit F**