

DATE: February 9, 2022

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-01-22
<u>Applicant:</u>	W. Jason Cagle
<u>Location of Subject Property:</u>	122 Union Street N
<u>PIN #:</u>	5620-79-9327
<u>Staff Report Prepared by:</u>	Brad Lagano, Senior Planner

BACKGROUND:

- The subject property at 122 Union Street N is designated as a “Pivotal” structure in the North Union Street Historic District. (Exhibit A).
- “Unusual, two-story brick Italianate residence with later Colonial Revival features, originally built as the home of James William Cannon (1852-1921), the founder of Cannon Manufacturing Company.” (Exhibit A).
- Applicant’s requested modifications: Remove one (1) black walnut tree and replace with one (1) similar shade tree in the same general vicinity. (Exhibit B).

DISCUSSION:

The applicant is requesting to remove a 40’ tall Black Walnut Tree with a 20’ spread and 22” DBH, and a Risk Rating of 4. According to the Tree Risk Assessment Form (Exhibit C), the subject tree was inspected and evaluated by Bill Leake, City Arborist, on January 4, 2022. When standing on Union Street N facing the house, the tree is located along the left property line near the back corner of lot just outside the swimming pool wall. Bill notes the tree has no risk levels above normal for any large shade tree. The applicant notes this tree presents an ongoing challenge due to the volume of large walnut fruit consistently falling into the swimming pool underneath (Exhibit E). Due to the Risk Rating score of 4, the removal of healthy trees/limbs requires Historic Preservation Commission review and approval.

If removal is approved, the applicant would like to replant one (1) similar shade tree such as one (1) Red Maple or one (1) Elm in the general vicinity of the tree removed. The stump will be removed below ground level.

ATTACHMENTS

Exhibit A: Historic Inventory Information
Exhibit B: Certificate of Appropriateness Application
Exhibit C: Tree Risk Assessment Form
Exhibit D: Tree Photograph Submitted by City Arborist
Exhibit E: Aerial Map

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 Form 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 Standards: Landscaping and Trees*

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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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Continuation sheet	Item number	Page
<u>Inventory List - North Union Street Historic District, Concord</u>	#7	26

22. William G. Means House
138 North Union Street
ca. 1890
P

Picturesque, asymmetrical, two-story Queen Anne style residence, one of the finest examples of the style in the district. Facade has projecting, slated, gable-roofed north (left) bay, and south bay, set at a forty-five degree angle to the rest of the house, crowned with a domed turret sheltering a tiny second story balcony. Bold geometric paneling adorns the facade gable, the broad frieze between the balcony and the turret, and the cut-out porch frieze. The high hip roof of the main block, the turret, and the facade gable retain early coverings of straight-cut and hexagonal shingles. The house has one of the finest late nineteenth century interiors in Concord.

William G. Means (1850-1918) was a Concord attorney who served as the town's mayor from 1880 to 1882 and from 1884 to 1892. He resigned in the latter year to accept election to the State Senate, where he served for one term.

23. Dr. D.G. Caldwell House
130 North Union Street
1908 (OI)
P

Two-story, frame, Colonial Revival residence, one of the finest examples of the style in the district. Two-story portico with fluted Ionic columns is dominant facade feature; behind the portico is a full facade first floor porch with Ionic columns and a central balcony. Hip roof is pierced by large central dormer with gable roof. Single-pane windows with fine stained glass transoms flank entrance; on second floor windows have latticed upper panes. Interior retains some of Concord's most ornate Colonial Revival woodwork.

Dr. D.G. Caldwell (1862-1921) was a Concord physician.

24. (First) James William Cannon House
122 North Union Street
ca. 1880
P

Unusal, two-story, brick Italianate residence with later Colonial Revival features, originally built as the home of James William Cannon (1852-1921), the founder of Cannon Manufacturing Company. Unlike the majority of

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Italianate houses in Concord, which display trim typical of the style but retain a horizontal quality reflecting the traditional house forms of the North Carolina piedmont, the main block of the house has a tall, narrow form not unlike the Italianate townhouses then being built in cities of the northeast. One-story wings on both sides of the house, however, make possible a spacious first floor plan. House retains much of its Italianate exterior trim, including a paneled frieze with a sawnwork border and intricately sawn brackets. The porch, supported by thick brick piers, was the major element of a remodeling of the house undertaken in the 1920s.

James William Cannon, about whom there is additional discussion in the essay on the district's significance, lived in this house until 1899, when he erected the house at 65 North Union Street, and sold this property to Amanda Boger, the wife of farmer and businessman Martin Boger (1844-1921). After Boger's death the house passed to his daughter, Pearl Boger Lafferty, the wife of pharmacist Parks Lafferty, who had the house remodeled during the 1920s.

25. I.I. Davis House
118 North Union Street
ca. 1916 (SM)
C

One-and-a-half-story, frame, Colonial Revival house with gambrel roof. House has broad, one-bay, pedimented portico with Tuscan columns and board, pedimented dormer with four windows. Windows have 9/1 sash; round-headed windows light attic on both sides of house. I.I. Davis was Assistant Secretary-Treasurer to the Hartsell Mills Company

26. William J. Hill House
116 North Union Street
1906
C

Two-story, frame house with Queen Anne and Colonial Revival elements, recently rescued from a long period of neglect. Main block has side gable roof; north (left) facade bay projects forward and has gable-front roof. Front and side gables have fish scale shingles and dentil trim. Wrap-around porch with Tuscan columns, pediment over entrance bay, and balustrade. William J. Hill was the founder and president of W.J. Hill Company.



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: W. JASON CAGLE
Address: 122 UNION ST N
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-956-3821

OWNER INFORMATION

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

SUBJECT PROPERTY

Street Address: 122 UNION ST N P.I.N. # 56207993270000
Area (acres or square feet): 0.55 Current Zoning: RESIDENTIAL Land Use: RESIDENTIAL

**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: REMOVAL OF TWO BLACK WALNUT TREES AT REAR OF PROPERTY, ONE IS RISK RATED 7 AND ONE IS RATED 4.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.): ARBORGUARDS TO PROFESSIONALLY REMOVE BOTH BLACK WALNUT TREES AT REAR OF PROPERTY. ONE IS DISEASED AND PRESENTS A RISK TO ROOFLINE. THE OTHER PRESENTS A CHALLENGE DUE TO VOLUME OF LARGE WALNUT FRUIT FALLING INTO SWIMMING POOL.

Required Attachments/Submittals

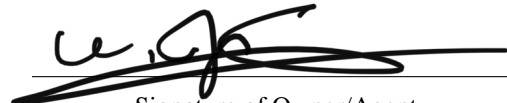
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. **Digital copies are preferred.**
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a “before” perspective.
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.

11/8/22

Date



Signature of Owner/Agent

TREE RISK ASSESSMENT FORM

Site/Address: 122 Union St N

Map/Location: Right rear of North side property line. Tree may lie on 130 Union St N parcel.

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

Date: 01/04/22____ 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 #: **2** Species: **Walnut (Juglans nigra)**

DBH: **22"** # of trunks: **1** Height: **40'** Spread: **20'**

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

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 90 % 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: stakes wire/ties signs cables

Woundwood : excellent average fair poor curb/pavement wall footing

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: 0% 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: 0 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				L
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: 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: 01/04/22

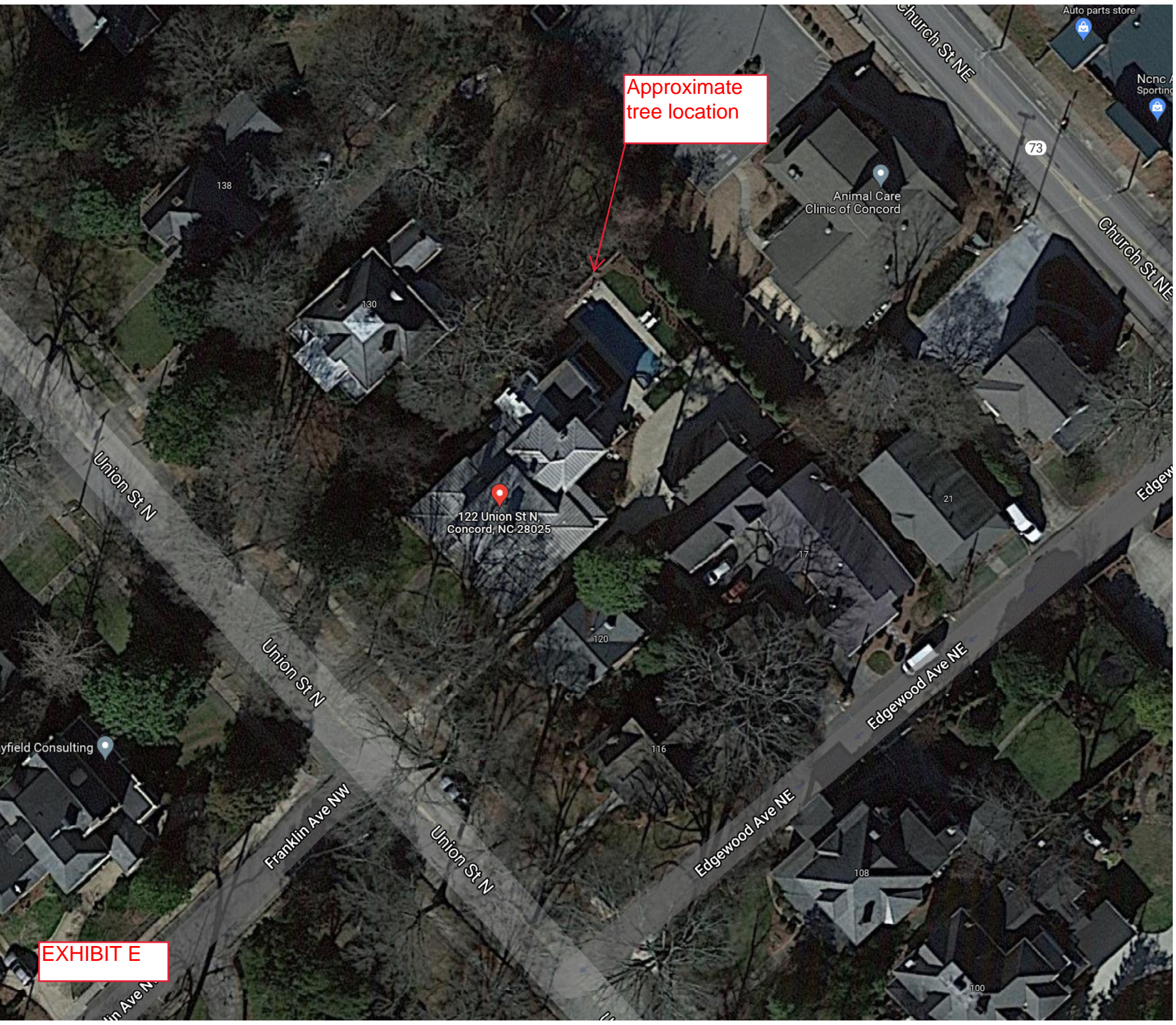
COMMENTS

This tree has no risk levels above normal for any large shade tree.

Bill Leake



EXHIBIT D



Approximate tree location

122 Union St N,
Concord, NC 28025

EXHIBIT E