

DATE: April 11, 2018

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-03-18
<u>Applicant:</u>	George Mongold
<u>Location of subject property:</u>	71 Union St N
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is site of a “Contributing” structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of home construction: 1930
- Two-story, brick, late Colonial Revival residence with five-bay façade and handsome second story Palladian window. Semi-circular portico with Tuscan columns ornamented frieze topped with wrought-iron balustrade. Molded wood panels under first floor windows. Sunroom wing on south (left) side of house.
- Applicant is seeking to install a cupola on the garage.

DISCUSSION:

The applicant proposes to install a cupola with a 3’ x 3’ louvered white wooden base with a black metal top on their garage.

ATTACHMENTS

- Exhibit A: National Register of Historic Places Inventory—Nomination Form
- Exhibit B: Application for Certificate of Appropriateness
- Exhibit C: Site Plan
- Exhibit D: Photographs of existing principal structure and garage
- Exhibit E: Photograph of proposed cupola

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 4:

4. Alterations: *Alterations having no historical basis shall be avoided whenever possible. Any type of alteration of exterior features of a building, site, or environment within the Historic Districts which is not specifically listed within these regulations shall be referred to the Historic Preservation Commission for action on the issuance of a Certificate of Appropriateness.*

16. *New additions or alterations shall be construed in such a manner as to preserve the essential form and integrity of the structure, should the addition or alteration be removed.*

Chapter 5 –Section 3: New Accessory Structure Construction

3. *Retain and preserve historic garages and outbuilding materials, such as siding, masonry, roofing materials, and wooden trim. If replacement is necessary, use new materials that match the historic materials in composition, dimension, shape, color, pattern, and texture.*

12. Accessory buildings for Pivotal and Contributing structures should complement the siding and roof material of the primary structure.

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	#7	31

33. (Second) James William Cannon House
65 North Union Street
1899-1900
P

Highly significant, two-story frame residence combining Queen Anne and Colonial Revival residence erected for James William Cannon (1852-1921), the founder of the Cannon Manufacturing Company. Picturesque facade consists of a projecting, two-story slanted bay and a domed turret flanking the central entrance bay; two dormers with parapet roofs further enrich the facade. Broad, wrap-around porch with Ionic columns, balustrade, and projecting, segmental-arched pediment over entrance. Porte-cochere on south side of house. An early twentieth century garage stands at the rear of the property.

34. Heilig B. Wilkinson House
71 N. Union Street
1930 (CD)
C

Two-story, brick, late Colonial Revival residence with five-bay facade and handsome second story Palladian window. Semi-circular portico with Tuscan columns ornamented frieze topped with wrought-iron balustrade. Molded wood panels under first floor windows. Sunroom wing on south (left) side of house.

35. Fisher-Brown-Coltrane House
83 North Union Street
Erected 1882-1884 (OI), substantially enlarged (SM)
C

Two-story frame house originally designed as a typical two-story single Italianate/Queen Anne style residence but greatly enlarged with a distinctive, circular addition to the front of the house between 1904 and 1906. The original section of the house has 4/4 sash windows, shingles in the gable ends, and bracketed eaves. The circular portion of the house has a high hip, nearly conical roof that is pierced by three small ventilator dormers and two tall interior chimneys that retain their corbeled stacks. The Tuscan columns supporting the porch are 1940s replacements of the Queen Anne style porch built at the time the house was enlarged.

Exhibit A

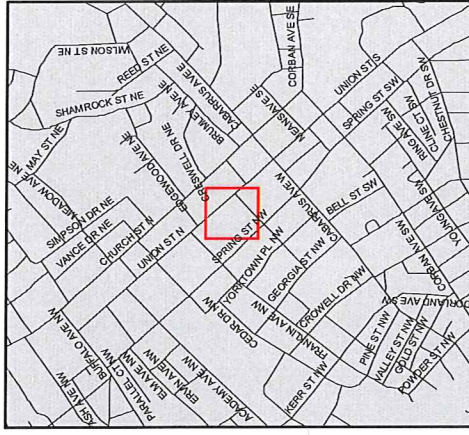
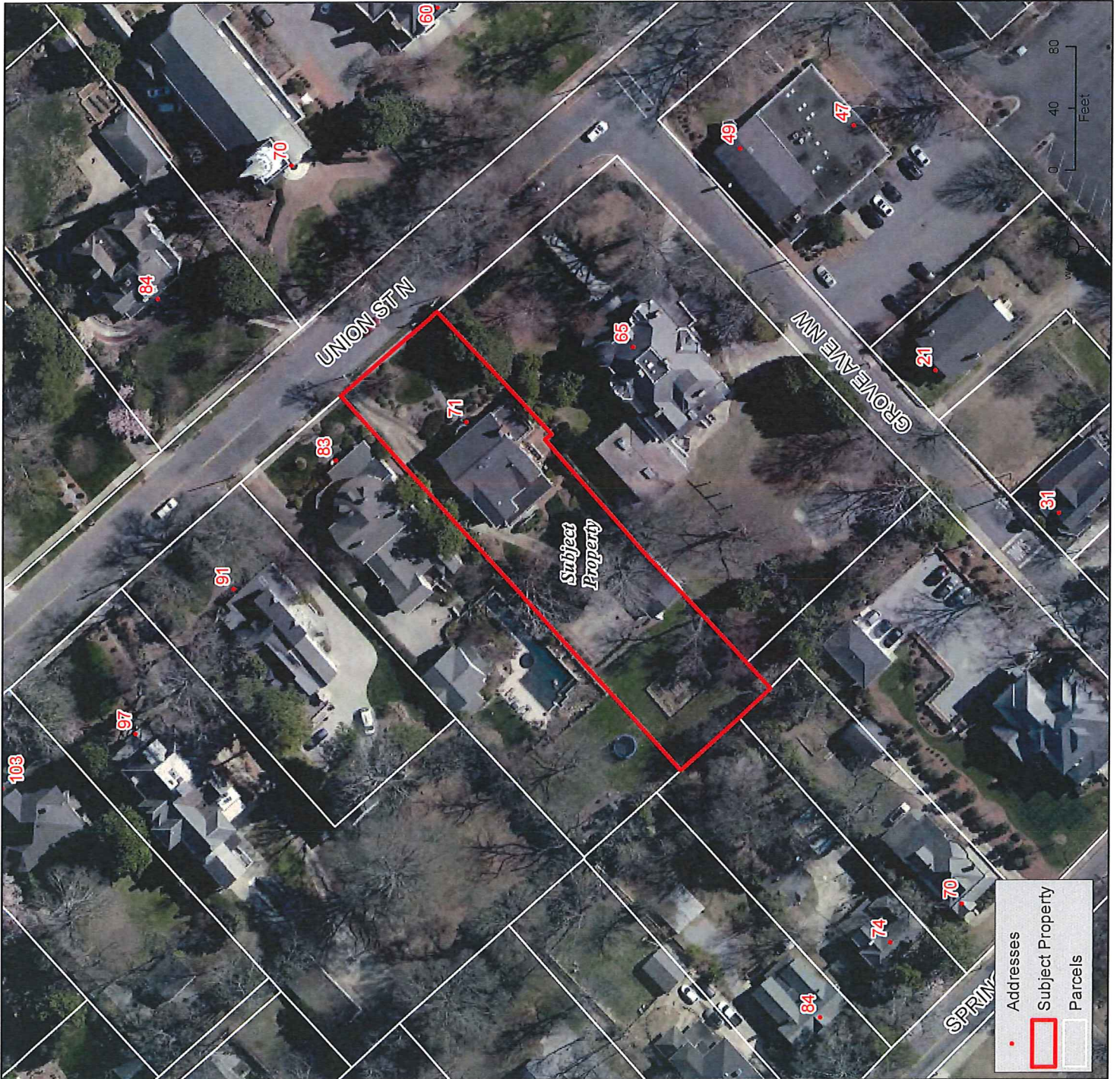
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H-03-18

George Mongold

71 Union St N

PIN: 5620-88-0686



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: GEORGE MONGOLD
Address: 71 UNION STREET, NORTH
City: CONCORD State: NC Zip Code: 28025 Telephone: 704.284.2796

OWNER INFORMATION

Name: GEORGE MONGOLD
Address: 71 UNION STREET, NORTH
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-284-2796

SUBJECT PROPERTY

Street Address: 71 UNION STREET, NORTH CONCORD NC 28025 P.I.N. # _____
Area (acres or square feet): 720 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: INSTALL CUPOLA ON GARAGE IN REAR OF HOUSE
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
WHITE BASE WITH BLACK METAL TOP - 3' x 3'

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.

02/26/2018
 Date

George Mangold
 Signature of Owner/Agent

PHONE 704 - 786 - 5464

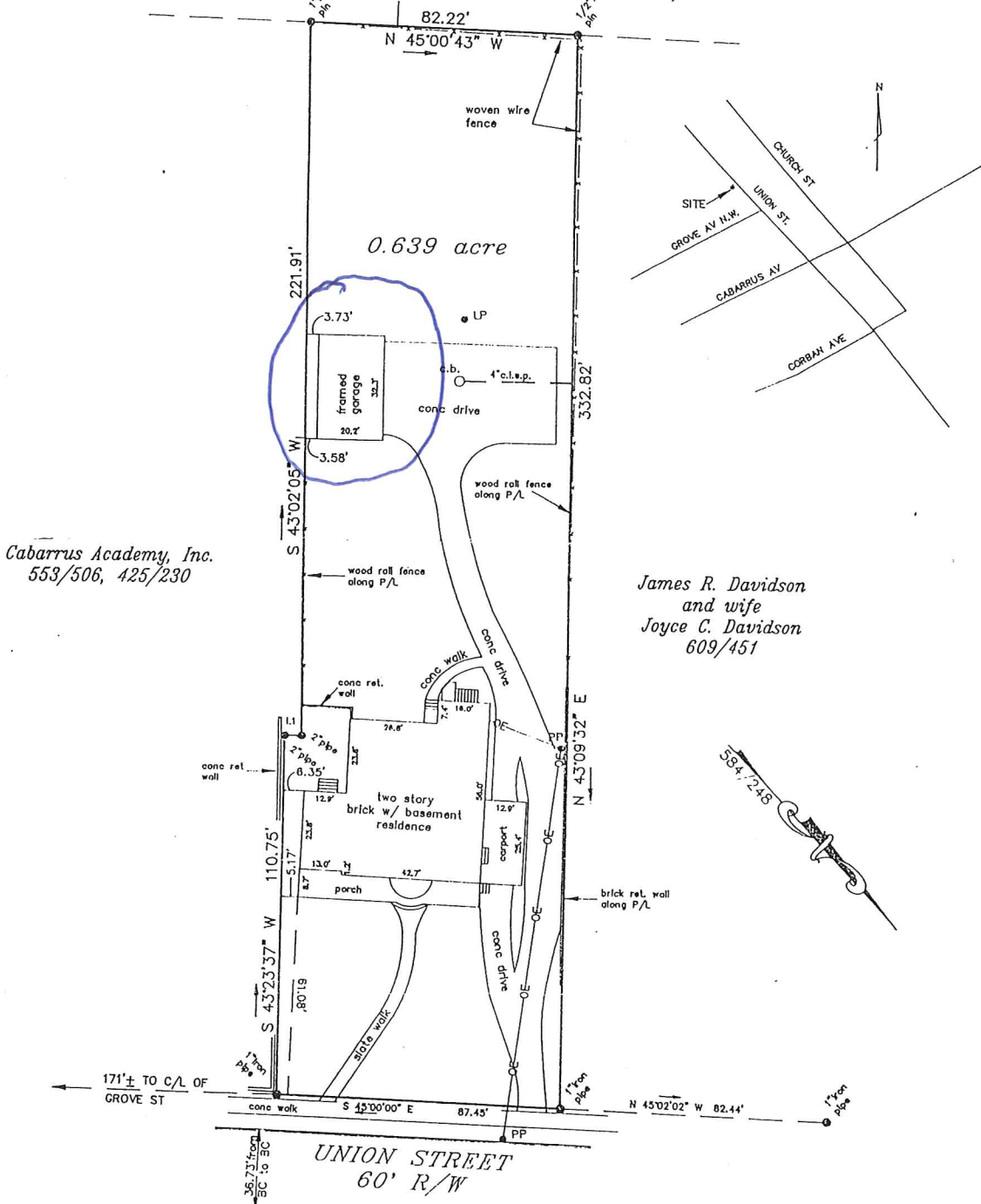
L1, N 46°36'23" W, 5.25'

c.b. DENOTES CATCH BASIN
OE DENOTES OVERHEAD ELECTRICAL

G.A. Batte, Jr.
155/52

Harlan C. Craver
and
Rebecca P. Craver
164/188

LAND SURVY
SAMUEL L. KING



Cabarrus Academy, Inc.
553/506, 425/230

James R. Davidson
and wife
Joyce C. Davidson
609/451

Exhibit C

PHYSICAL SURVEY OF 0.639 ACRE TRACT, LOCATED @ 71 UNION ST. IN THE CITY OF CONCORD, NO. 12 TWP., CABARRUS COUNTY, NORTH CAROLINA

SCALE: 1"=40'

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Exhibit D



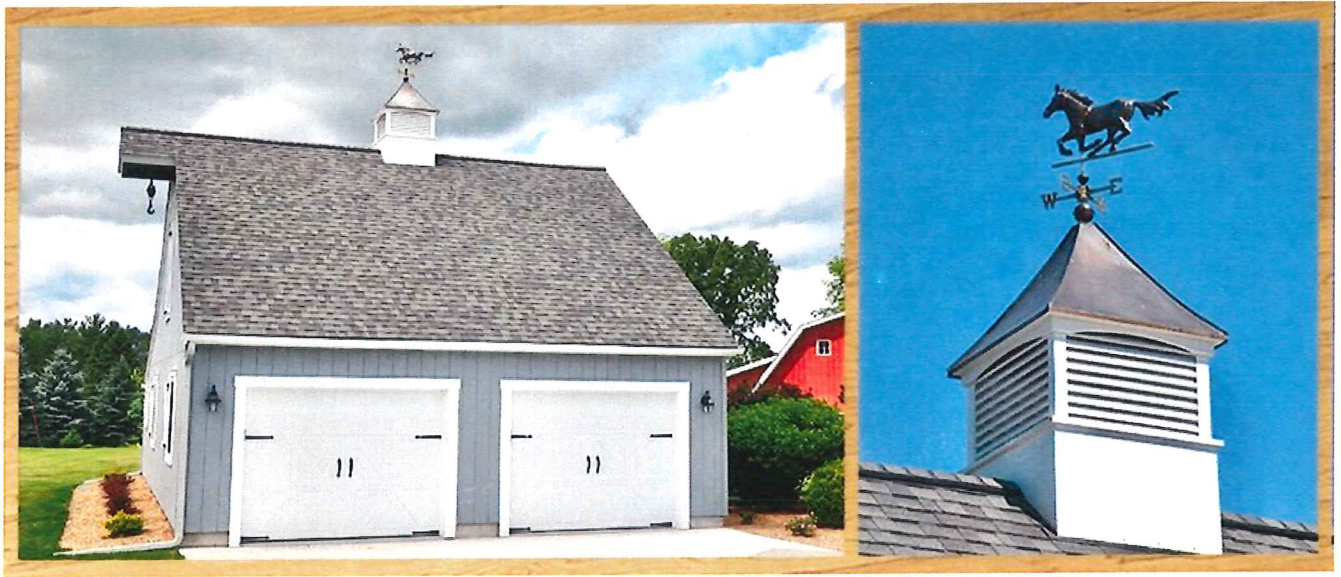


Exhibit E

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