

DATE: April 13th, 2022
SUBJECT:
Certificate of Appropriateness Request: H-05-22
Applicant: Allen L. Brooks, AB Architecture
Location of subject property: 40 Franklin Ave. NW
Staff Report prepared by: Kristen Boyd-Sullivan, Sr. Planner

BACKGROUND:

- The subject property, 40 Franklin Ave. NW, is designated as a “Pivotal” structure in the North Union Street Historic District. (Exhibit A).
- “Highly significant, two-story, frame house in the "Domestic Gothic" style popularized by the American architect Andrew Jackson Downing during the mid-19th century, the only surviving example of the style in Concord. House enjoys perhaps the most picturesque setting in the district. House has L-shaped, gable-roofed main block and pair of rear, two-story gable-roofed wings. All gables are trimmed with wavy bargeboard, as are the sharply pitched, gable-roofed dormers that pierce the roofline of the main-block and one of the rear wings. In addition to these characteristically Gothic features, the house has Italianate details often seen in Downing-inspired designs, including a three-sided, slanted bay window on the west (left) facade bay, a handsome wrap-around porch with chamfered, molded and bracketed porch posts, and an entrance with a two-leaf, four-panel door and a molded architrave. House has asbestos siding. House deeply set in one of the district's largest lots, which is bordered by rubble stone walls and closely planted shrubs. Within the walls, informally arranged features include a greenhouse, reflecting pool, and gazebo. B. Franklin Rogers (1847-1908) was a schoolteacher and later a traveling salesman who invested in local businesses. (Exhibit A).

Modifications to the house include:

- Carport and breezeway addition on right side (east) elevation.
- Addition of Bay Window on right side (east) elevation.
- Enclosure of open porch under existing sleeping porch on rear (north & west) elevation.
- Addition on second floor for pass-through with roof modifications and two (2) new arched stained-glass windows on rear (north) elevation.
- New windows (some repurposed/relocated) on the right (east), rear (north), and left (west) elevations.
- New doors on the left (west), and right (east) elevations.
- Removal of servant exterior toilet room, removal of one (1) window, and addition of new window on the north (rear) elevation.
- Removal of non-original siding on right (east) and rear (north) sides where renovations are proposed to be replaced with wood lap siding.

Modifications to the site include:

- Extension of the existing driveway leading to and under proposed carport with pea gravel.

DISCUSSION:

Modifications to the house:

The applicant is proposing to add a breezeway and a 20' x 20' carport, a bay window, a second story pass-through with roof modifications and new windows, enclosure of a partially open porch on the first story, as well as fenestration changes on three (3) elevations of the house (Exhibits B, D, F, & I).

East (right side) Elevation:

The applicant is proposing to add a new breezeway and 20' x 20' carport, as well as a new three-sided bay window on the right (east) side of the house (the proposed bay windows are salvaged windows from the house), similar to the existing bay on the front façade. Roof over the proposed bay will be dark asphalt shingles to match the existing on the house. A pair of new wood double-hung windows, a single wood casement window and new door (wood, to be salvaged from a time period appropriate style) are proposed under and alongside of the proposed car port (Exhibit I). The breezeway and carport will be constructed of all wood, chamfered, molded and bracketed posts painted white to match those on the porch. The base of the posts and breezeway knee walls will be constructed of brick to match the existing brick on the house (unpainted). The new roof over the car port and breezeway is proposed as dark asphalt shingles to match the existing on the house (Exhibits I & J). Along with modifications on the east elevation, non-original (vinyl) siding will be removed and replaced with appropriate wood lap siding, painted to match the existing siding (Exhibits D, I, & J).

North (Rear) Elevation: The applicant proposes to modify the rear elevation by removing the servant exterior toilet room to the right of the existing chimney, and adding a single wood, double hung window in its' place. The window on the left side of the chimney is proposed for removal to accommodate interior renovations. The open porch under the existing second-floor sleeping porch is proposed to be enclosed for interior floor space. Salvaged, multi-pane casement windows are proposed on the north side of the newly enclosed porch, and Board and Batten wood siding, painted white to match the existing home is proposed for the exterior finish. (Exhibits F, G, I, & J).

The second story of the rear façade will also include an addition between the two gable roofs to accommodate access to a pass-through for the second-floor rooms. Two (2) arched stained-glass windows are proposed on the north facing façade, recalling the front door double arched panes. New roofs, similar in shape and pitch of the first-floor porch roofs with matching asphalt shingles are proposed. (Exhibits F, G, I & J).

West (Left) Elevation:

The applicant proposes to enclose an existing, open porch on the ground floor in order to create space for the interior kitchen expansion. The west facing partially open porch under the second floor sleeping porch will again be finished with Board and Batten wood siding, painted white. A new door (repurposed from period appropriate style), and two single square (approximately 30" x 30") windows are proposed on the west facing porch enclosures. A set of salvaged, multi-pane casement windows are proposed to replace an existing double-hung window on the first floor north facing façade just forward of the newly enclosed porch (Exhibits F, G, I & J).

Driveway Modification/Addition:

The applicant is proposing to extend the existing driveway further to the back of the house along the right side to provide access to the proposed carport. The existing unpaved driveway areas, as well as the proposed extension, are proposed to be surfaced with pea gravel (Exhibits E & F).

ATTACHMENTS

Exhibit A: Historic Inventory Information
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Subject Property Map
Exhibit D: Project description
Exhibit E: Existing Conditions Site Plan
Exhibit F: Proposed Site Plan
Exhibit G: Existing Elevations
Exhibit H: Existing 3D Elevations
Exhibit I: Proposed Elevations
Exhibit J: Proposed 3D Elevations
Exhibit K: Existing Floor Plans
Exhibit L: Proposed Floor Plans
Exhibit M: Existing Conditions - Photos
Exhibit N: 2006 Inventory Photographs
Exhibit O: Gray's New Map (1882)
Exhibit P: Sanborn Map (1927)

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 4 – Local Standards and General Policies

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.

- *All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.*
- *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.*
- *Contemporary design for alterations and additions to existing properties shall be encouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- *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 2: New Addition Construction

- *Site new additions as inconspicuously as possible, preferably on rear elevations and where historic character defining features are not damaged, destroyed, or obscured.*
- *Additions on the front elevation will not be allowed.*

- *Inset additions from rear building corners to differentiate them from the existing building and to reduce public visibility.*
- *Design additions so they are compatible with the existing building in height, massing, roof form and pitch.*
- *Reduce the visual impact of an addition on a historic building by limiting its scale and size.*
- *New additions should be compatible in character but use a contemporary design in order to differentiate additions from the historic structure.*
- *Windows in additions should be similar to those in the original buildings in proportions, spacing, and materials.*
- *Select exterior surface siding and details that are compatible with the existing building in material, texture, color, and character.*
- *Protect significant site and landscape features from damage during or as a result of construction by minimizing ground disturbance.*

Chapter 5- Section 4: Siding and Exterior Materials

- *There are a variety of materials available for use on the exterior of both existing structures and for new construction. Wood siding is the predominate exterior material within the Historic Districts, although some structures have masonry.*
- *Because artificial siding is not considered an authentic, historical material, it is prohibited from being used on structures defined by the Commission as Pivotal and Contributing to the Historic Districts, or for large accessory structures.*

Chapter 5- Section 5- Fenestrations:

- *New doors should be compatible with the period and style of the structure.*
- *Alteration in door and window openings, especially on the principle façade, should be avoided whenever possible, except as a restorative measure to return an opening to its original size. New openings should be located in areas where they are not visible from the street or in areas where they are compatible with the original design.*
- *Windows on most of the historical homes are of the double hung variety. Emphasis is on vertical rather than horizontal orientation of windows. The number of lights (panes) in the sash varies with the style and period of the house.*
- *New windows should be consistent or compatible with existing units. The emphasis of the new windows should be vertical rather than horizontal. Wood is the most appropriate material, and vinyl and aluminum clad windows are inappropriate in most instances.*
- *Hybrid windows that include synthetic components or mixed composition of wood and synthetic products. This type of window should not be used for replacement of traditional wooden windows or within structures designated as Pivotal or Contributing.*
- *Choose windows that are appropriate for the style of building, maintain vertical emphasis, and avoid large single paned units.*

Chapter 5- Section 6- Porches:

- *Enclosing original side and rear porches with solid walls should also be avoided. However, their conversion to “sun parlors” may be appropriate in some instances. Windows in these enclosures should be smaller, multipaned, and compatible with existing windows. Larger expanses of glass are not appropriate.*

- *Enclosure of side or rear porches and balconies is discouraged. If enclosure of a side or rear porch is required for a new use, design the enclosure so that the historic character and features of the porch are preserved.*
- *Original steps should be retained and handrails should match the railing on the porch. The replacement of wooden steps with precast concrete should be avoided.*

Chapter 5- Section 7: Roofing

- *Use materials in new construction that are consistent with the style of the building; materials should be unobtrusive in texture as well as color.*
- *New construction should avoid the roof being more than one-half the building's height.*
- *Roof shapes, texture and material should be compatible with new construction as well as with immediate buildings*

Chapter 5 - Section 10: Driveways, Walkways, and Parking:

- *When new driveways are constructed, they should be separated from existing driveways by a grass strip, and should be narrow, since double width driveways are out of scale with the relatively small lots in the districts.*
- *Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.*
- *Parking areas should not be the focal point of the property, and should be located in such a manner as to minimize their visibility from the street.*
- *Use vegetation screen or berms to reduce reflection and visual confusion. Within residential areas, integrate parking areas into landscaping and surface with the appropriate materials such as concrete, brick, crushed stone or gravel.*

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 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	45

One-story, frame Queen Anne style cottage with facade composed of two cross gables. Gable on east (right) side projects forward of main block and has cut-away corners. Both gables embellished with sawn ornaments with spindlework and cut-out ventilator. Wrap-around porch has Tuscan columns which replaced original porch supports at undetermined early 20th. century date.

- 75. B. Franklin Rogers House
40 Franklin Avenue, N.W.
ca. 1880
P

High significant, two-story, frame house in the "domestic Gothic" style popularized by the American architect Andrew Jackson Downing during the mid-19th. century, the only surviving example of the style in Concord. House enjoys perhaps the most picturesque setting in the district. House has L-shaped, gable-roofed main block and pair of rear, two-story gable-roofed wings. All gables are trimmed with wavy bargeboard, as are the sharply pitched, gable-roofed dormers that pierce the roofline of the main block and one of the rear wings. In addition to these characteristically Gothic features, the house has Italianate details often seen in Downing-inspired designs, including a three-sided, slanted bay window on the west (left) facade bay, a handsome wrap-around porch with chamfered, molded and bracketed porch posts, and an entrance with a two-leaf, four-panel door and a molded architrave. House has asbestos siding. House deeply set in one of the district's largest lots, which is bordered by rubble stone walls and closely planted shrubs. Within the walls, informally arranged features include a greenhouse, reflecting pool, and gazebo.

B. Franklin Rogers (1847-1908) was a schoolteacher and later a traveling salesman who invested in local businesses.

- 76. House
68 Franklin Avenue, N.W.
c. 1905
C

One-story, frame cottage with side gable roof and projecting west (left) facade bay. Two-bay porch with turned posts and balustrade; 2/2 sash windows. Vinyl siding. One of a pair of speculative cottages said to have been built by businessman J.L. Hartsell, whose Spring Street residence adjoins this property (see #126).

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: ALLEN L. BROOKS, AIA ; AB ARCHITECTURE
Address: 2021 ENCLID AVE.
City: CHARLOTTE State: NC Zip Code: 28203 Telephone: 704.502.4554

OWNER INFORMATION

Name: TOBY L. & KELLEY E. CARTWELL PHIFER
Address: 40 FRANKLIN AVE. NW, CONCORD, NC

Toby L. & Kelley E. Cartwell Phifer

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: RENOVATION & ADDITIONS
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.

20 DEC 2021

 Date

Mark B...

 Signature of Owner/Agent

Planning & Neighborhood Development
 35 Cabarrus Ave W • P. O. Box 308 • Concord, NC 28025
 Phone (704) 920-5152 • Fax (704) 920-6962 •

Kelly Caputo



NORTH CAROLINA

High Performance Living

City: _____ State: _____

Application

for Certificate of

Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: 40 FRANKLIN AVENUE NW, CONCORD P.I.N. # 56207930730000

Area (acres or square feet): 1.65 Current Zoning: RC Land Use: RESIDENTIAL

**Staff Use
Only:**

Application Received by: _____ Date: _____, 20 _____

Fee: \$20.00 Received by: _____ Date: _____, 20 _____

The application fee is nonrefundable.

Planning & Neighborhood Development
35 Cabarrus Ave W • P. O. Box 308 • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 920-6962 •

EXHIBIT B

Attachment 1

Historic B.F. Rogers House
40 Franklin Avenue NW

20 December 2021

2. Detailed specifications

House exterior changes include:

- 1) Plate glass removal @ right side for dining room bay to match front original
- 2) Carport & breezeway addition @ right side, opposite Franklin Avenue
- 3) Removal of servant exterior toilet room at rear
- 4) Enclosure of open porch under sleeping porch @ left rear
- 5) Infill addition @ rear between flanking gable roofs to accommodate access to now pass-through rooms upstairs with exterior stained glass double-arched windows to recall front door double arched panes seen at upper stair landing
- 6) Some window removals and installations @ right and rear
- 7) Salvaged original windows will be installed in the breakfast bay
- 8) Salvaged Multi-pane casement windows reused on rear of house
- 9) Salvaged kitchen windows reinstalled
- 10) Currently the house is sided in vinyl lap siding. Under that is a layer of rolled asphalt siding that simulates a brick pattern. The actual original siding material is probably under that at parts of original house but not at altered and added portions @ right side and rear.
- 11) As a matter of budget cost, owner would like to commit removal of non-original siding @ right & rear sides affected by renovation when construction begins. The nature of the progressive development of house can be examined to recover original siding to match or recall original design suspected to be wood lap siding.
- 12) There may be paneling decorative treatment such as the front left parlor bay, the sleeping porch, upper attic gables vents, etc. And there may have been additional decorative woodwork at porch head beam @ porches. All will be assessed at time of exposure and responded appropriately.
- 13) On drawings a vertical hatching represents a potential board and batten design that would cover areas of recent enclosure of open porch and was a compatible treat of the late 1800's for gothic revival.
- 14) Historically it is important to respect the "Progression Development of House" and exhibit that distinction. See attachments: a) "Greys New Map" 1882 shows a house already constructed, roughly the and placement of basic body of existing, b) "Sanborn Map" 1927 showing roughly current configuration less the upper sleeping porch and enclosed back porch.
- 15) The interior appointments of the rear kitchen wing suggest that it could have been structure moved or adjacent to house. According to public records and oral history there was a major remodeling period including installation of radiators, parquet flooring, interior embellishments, closing of fireplaces, left side glassed sunroom, left bedrooms bay extension, right side second floor addition over dining and kitchen.
- 16) Project will be a State Historic Preservation Office tax credit project.



AB ARCHITECTURE
 1100 LITTLEFIELD, ET AL.
 CHARTERED PROFESSIONAL ARCHITECTS
 40 FRANKLIN AVENUE NW, CONCORD, NC
 PHONE: 703.452.4244



ELIZABETH L. FLOWERREE
 DB 4067 PG 37
 PIN #56207952140000

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FENCE
 0.3' NORTH OF FL

RAYMOND E. LITTLEFIELD, ET AL.
 DB 3852 PG 696
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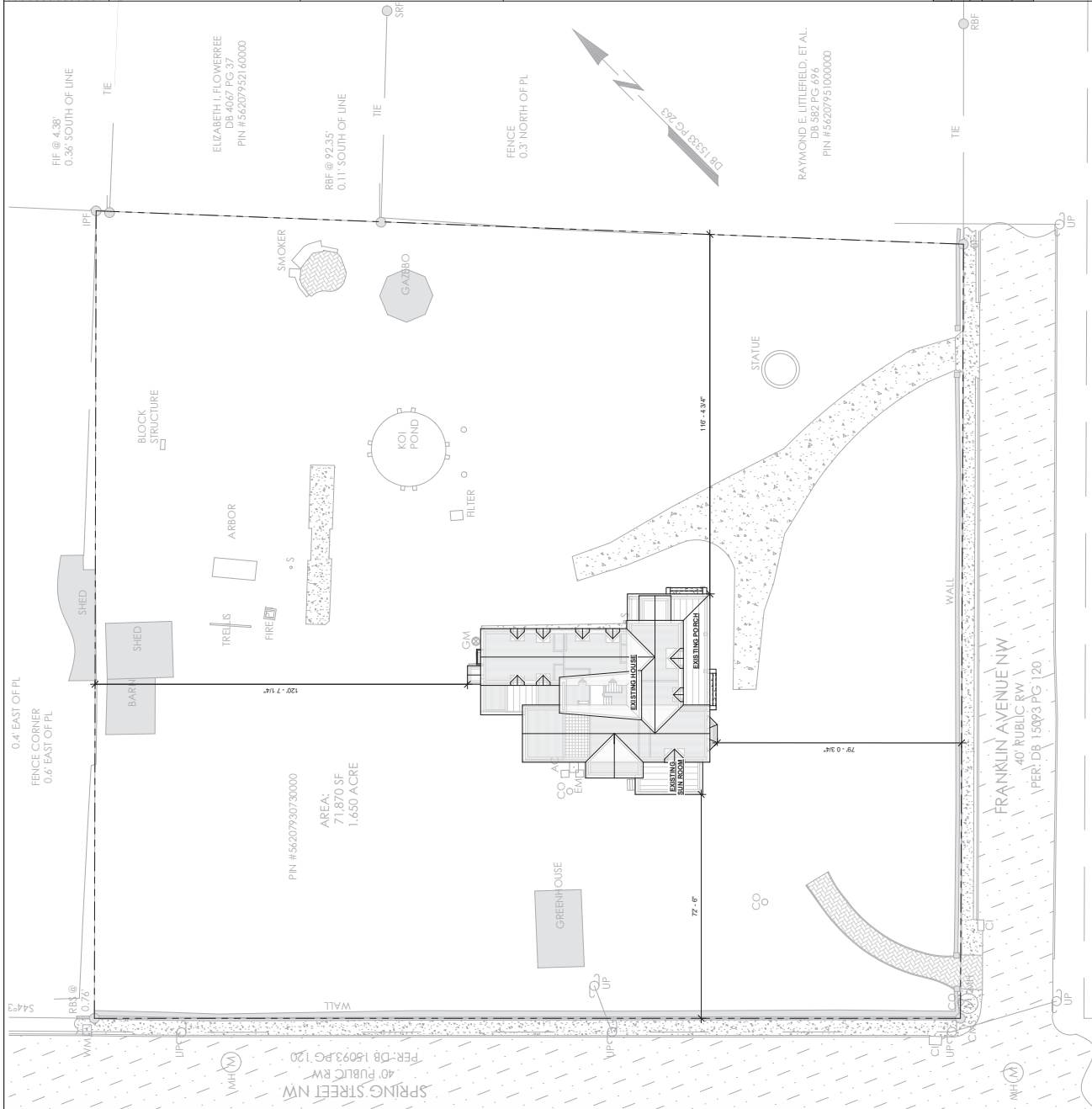
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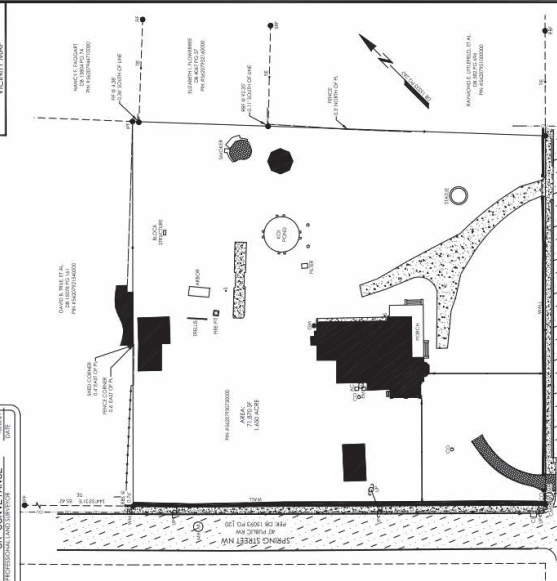
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PRELIMINARY MAP OF CONVEYANCE
 NOT FOR RECORDING, SALES, OR CONVEYANCE
 PROFESSIONAL SEAL AND SIGNATURE REQUIRED



LEGEND

- CONVEYANCE
- PROPERTY LINE
- FENCE
- EXISTING HOUSE
- EXISTING PORCH
- BULL DOG ROOM
- COIL ROOM
- STATUE
- SMOKER
- GAZBO
- KOI POND
- FILTER
- WALL
- SHED
- BARN
- BLOCK STRUCTURE
- ARBOR
- TRELLIS
- FIRE PIT
- GREENHOUSE

GENERAL NOTES

- ALL DIMENSIONS ARE COORDINATE DISTANCES. ALL DISTANCES ARE GROUND DISTANCES.
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 DDD ENGINEERING & ARCHITECTURE
 1100 LITTLEFIELD, ET AL.
 CHARTERED PROFESSIONAL ARCHITECTS
 40 FRANKLIN AVENUE NW, CONCORD, NC
 PHONE: 703.452.4244

EXHIBIT E

GENERAL NOTES:

1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR. BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BASED ON EXISTING SITE PLAN. FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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100. ALL DIMENSIONS ARE TO FACE OF STUD & BRICK.





WILMINGTON, NC
 28401 US 101C/D/AVENUE
 CHARLOTTE, NC 28203
 704.433.8008 or 704.399.0044
 www.abarchitecture.com



21 FEBRUARY 2022

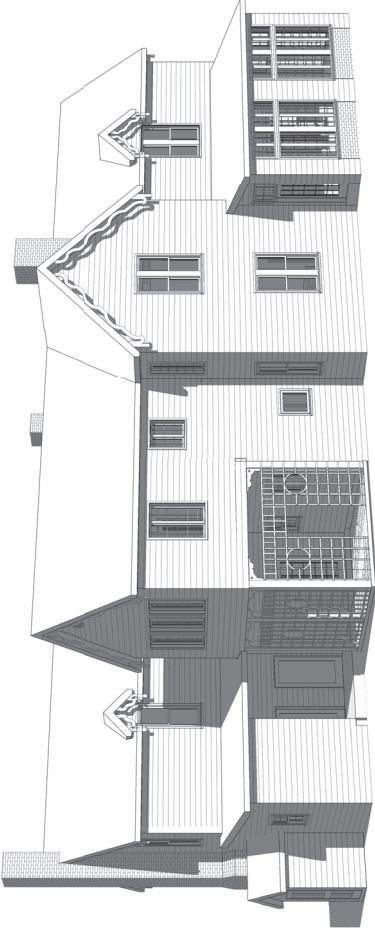
HISTORIC B.F. ROGERS
 CARTRETT - PHIFFER RESIDENCE
 40 FRANKLIN AVENUE NW, CONCORD, NC

PROJECT # -
 ISSUE DATE -
 ISSUED BY -
 REVISIONS

COVER - EXISTING

A-0.1

OF FOURTEEN



CARTRETT - PHIFFER RENOVATION - EXISTING

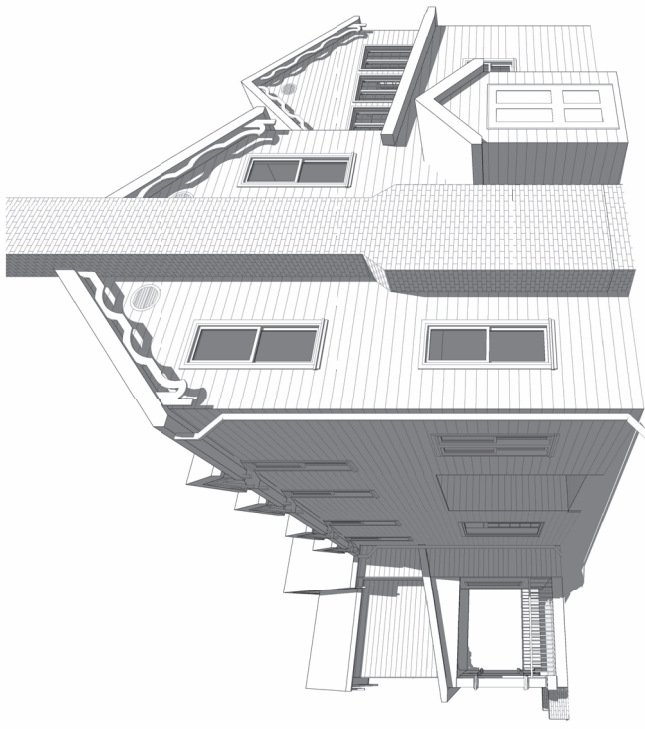
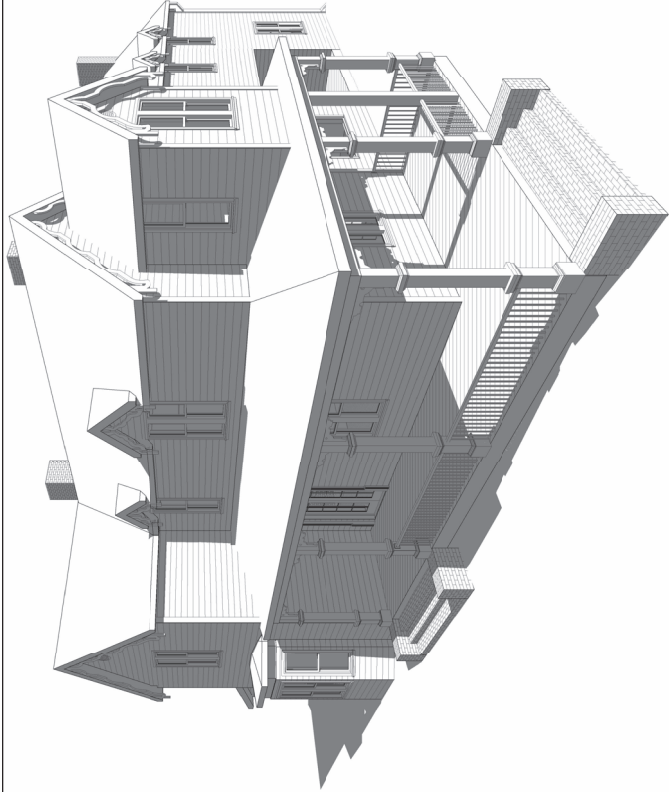
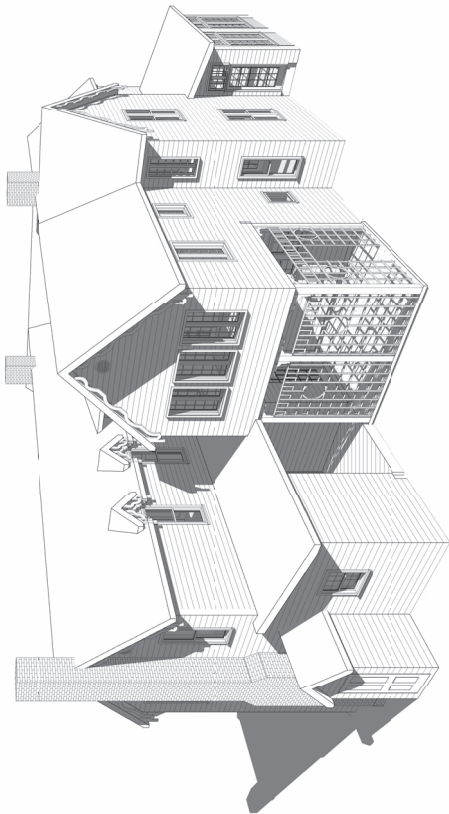
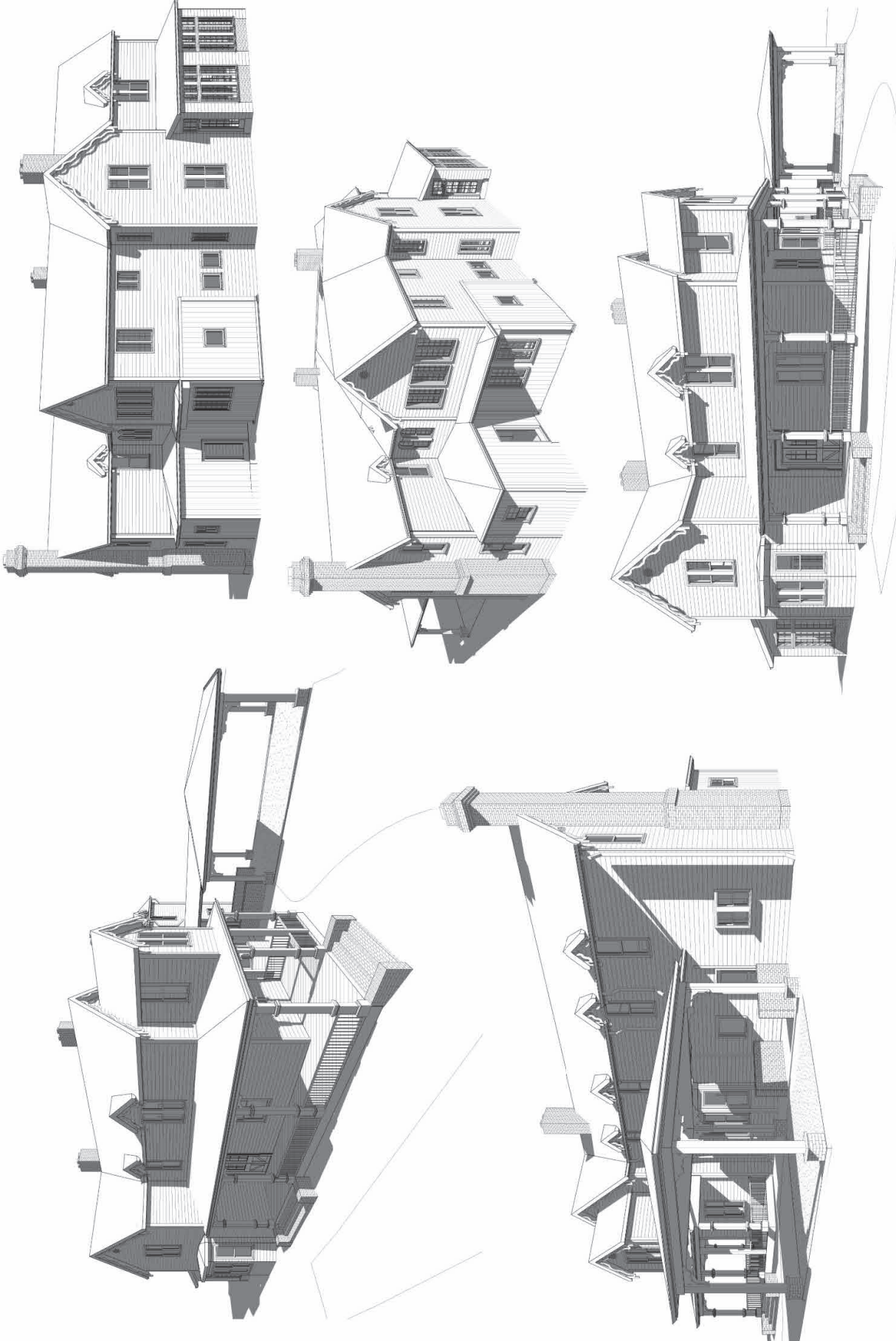


EXHIBIT H



CARTRETT - PHIFER RENOVATION





EAST SIDE FACADE, FRONT PORCH



EAST SIDE FACADE



NORTH FACADE



NORTH-WEST FACADE



PARTIALLY OPEN PORCH
- WEST FACADE, REAR



PARTIALLY OPEN PORCH (UNDER THE
SLEEPING PORCH) - WEST FACADE, REAR



SOUTH-WEST FACADE



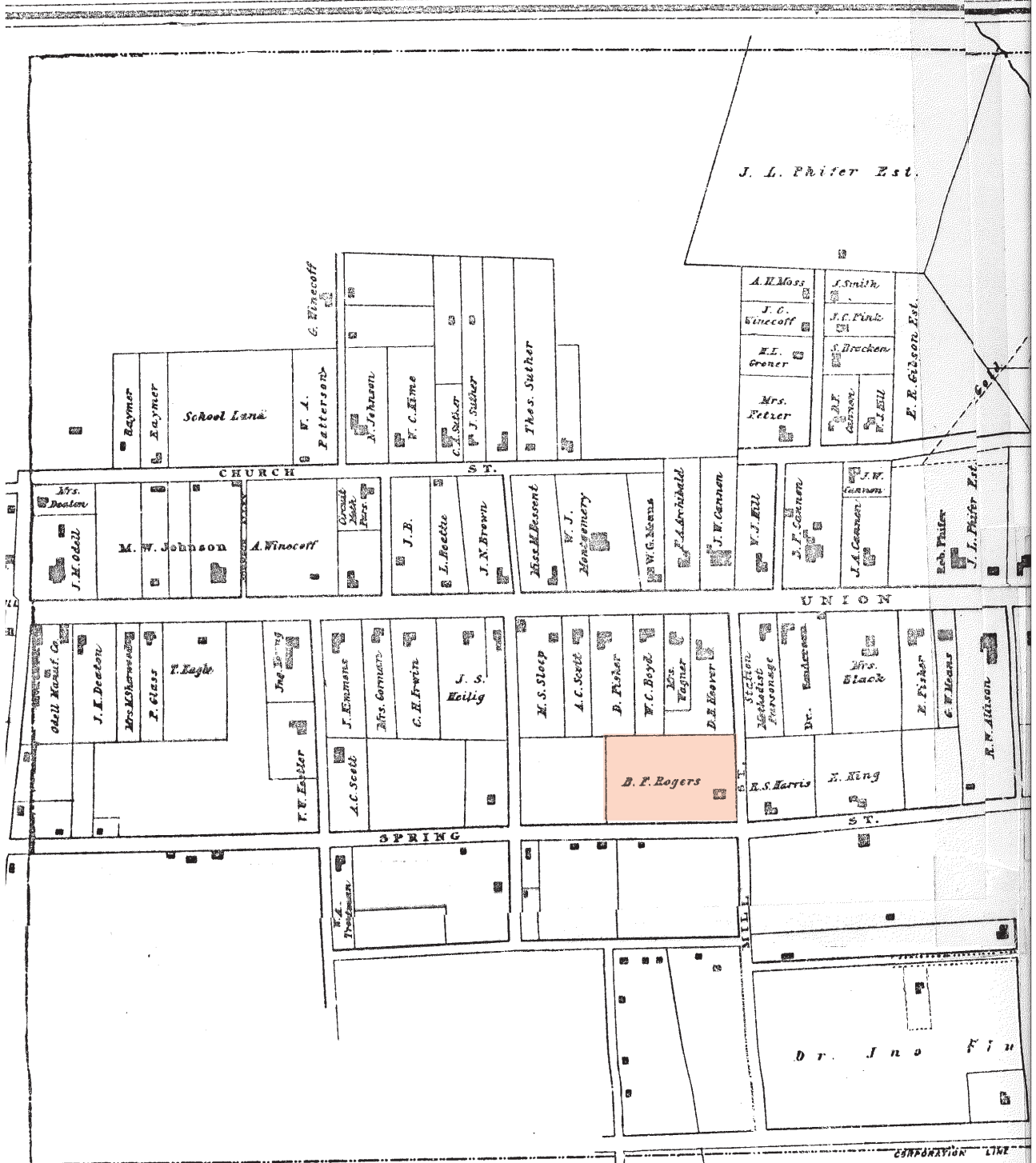
LAYERS OF SIDING -
VINYL, ASPHALT, WOOD

2006 INVENTORY PHOTOS





EXHIBIT N



GRAY'S NEW MAP
 OF
CONCORD
 CABARRUS COUNTY.
 NORTH CAROLINA.
 1882

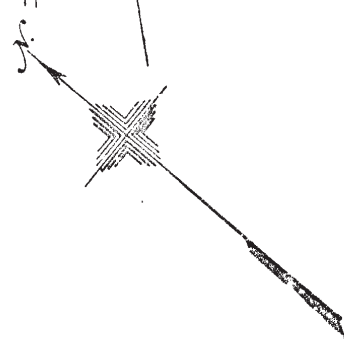
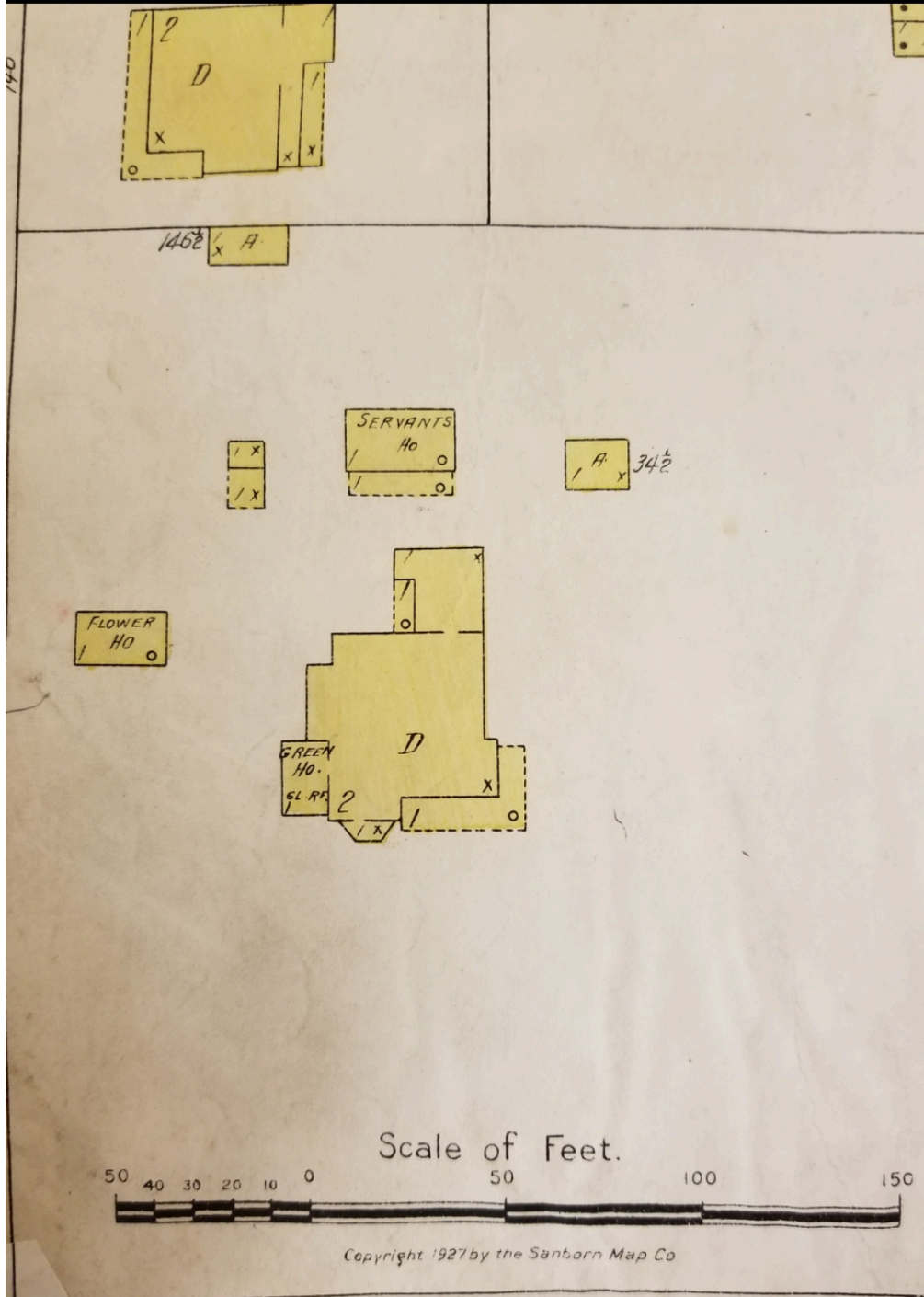


EXHIBIT O



D.H.

34

EXHIBIT P