

DATE: April 10, 2019

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-06-19
<u>Applicant:</u>	Adam Crosslin
<u>Location of subject property:</u>	243 Union St S
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is Vacant and is located in the South Union Street Historic District. (Exhibit A)
- Applicant is seeking to construct a new structure and add a driveway.

DISCUSSION:

The applicant is proposing to build a new single family dwelling at 243 Union St S. Materials for the new structure would include the following:

Roofing- 30 year architectural roof shingles

Siding – Primary: LP Smart Siding (Engineered Wood Lap siding) and Accent: cedar shakes (Perfect Grade)

Foundation and front porch pillar bases: “School House Red” brick

Windows- Wooden 6 over 6

Doors – (2) fiberglass craftsman style front and side doors with glass and dentil

Driveway- Poured concrete

Gutters-Aluminum

Front Steps-Brick

The front façade features a forward-facing upper gable, with a pitch of 12/12 with three brackets as well as a set of dentils above the upper floor three over three windows. There would also be flanking dormers with 4/12 shed roofs. The front porch roof extends over the porte-cochere, and is supported by eight columns by twos over four brick bases. The columns would be made of Minteq, a durable substitute material. The house also features a brick foundation. The house essentially functions as two bays wide, not including the porte-cochere. As can be seen on the architectural renderings, the primary siding is LP smart siding and cedar shake is proposed as an accent siding on the front gable as well as on the entirety of the front and side elevations of the flanking dormers. The rear elevation is solely sided with LP Smart Siding. The rear elevation features two garage doors and a rear-facing gable. The windows on the side elevations, which will be wood, are a blend of multiple sizes of either six over six or a single six sash.

The driveway would be concrete, with an approximate width of 12 feet.

The applicant will provide information regarding color palette and provide material samples at the hearing.

ATTACHMENTS

Exhibit A: Inventory

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Site Plan

Exhibit D: Elevations

Exhibit E: Renderings

Exhibit F: Comparable Houses in the District

Exhibit G: Other Hardiplank Examples

Exhibit H: Adjacent Structures

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 4: Local Standards and General Policies

3. Hardiplank and similar synthetic materials that replicate historic materials such as brick, wood, and clay: *Modern synthetic products are created to give the appearance of historic materials. The materials are historically inaccurate and should not be used on Contributing or Pivotal structures or as part of additions to those buildings. Accessory buildings for Pivotal and Contributing structures should utilize the same siding and roof material as the primary structure. If the primary structure is not Contributing or Pivotal, new accessory structures, such as detached garages or outbuildings, may utilize these materials. In any case, prefabricated storage buildings that are not visible from the street, may utilize synthetic materials (excluding vinyl, metal, or plastic) if they are equal to or under 144 square feet.*

Chapter 5—Section 1: New Principal Structure Construction

The Historic Preservation Commission recognizes that there are only a few undeveloped lots within the districts; however, their treatment is critical to the future of the districts. The successful integration of new structures or building additions to the neighborhood depends on how well the building will preserve existing site features such as trees, slopes, natural drainage patterns, rock outcrops, etc. Further, the Historic Preservation Commission will consider how well the proposed construction will maintain the unifying features that exist, such as tree canopies, clean boundaries, and architectural and landscape details. Other considerations include how compatible the proposed structure will be in material, scale, site setting, spatial relationships, color and details with immediate neighbors.

Site planning is a major consideration when designing a new structure. Careful consideration should be given to the design and placement of driveways, landscaping, lighting, signage and walkways and the retention of mature trees or other historic features of landscape.

Building materials, features, fenestration, and texture are also important to consider when designing for compatibility. A wide range of features and materials presently used in the neighborhood provide a broad range of options from which to choose. Through the use of porches, chimneys, bays and other details, new buildings can be designed to have texture compatible with the Historic context.

Design Guidelines and Recommendations

- 1. New construction shall coordinate in material, scale, size, site position, spatial relationship and details with immediate neighbors within one hundred feet (100') of the proposed construction.*
- 2. Where feasible, roof forms should be consistent and compatible to others in the district. Large flat expanses of walls or roofs should be avoided.*
- 3. New construction should avoid A-frame, dome, shed, and flat roofs.*

4. *Locate and size window and door openings so they are compatible in placement, orientation, spacing, proportion, size and scale with the surrounding historic buildings.*
5. *The Historic Preservation Commission encourages compatible contemporary design in order to reflect accurately the differences between historic buildings and newer structures.*
6. *Introduce features such as porches, chimneys, bays and architectural details as appropriate so that the texture of new residential structures is compatible with surrounding historic structure. Detailing on new structures should be consistent with its overall scheme and design.*
7. *Contemporary substitute materials such as hardiplank may be approved on a case by case basis for new structures. In order to qualify for use in new construction, these materials must have a demonstrated record of overall quality and durability. The physical properties of substitute materials must be similar to those of the historic materials they mimic. When considering substitute materials, the closer an element is to the viewer, the more closely the material and craftsmanship should match the original. The appropriateness of substitute materials shall be reviewed on an individual basis.*
8. *Vinyl siding for new construction is not appropriate.*

Green Tip: The use of locally available building materials reduced energy.

Chapter 5—Section 5: Fenestrations

There are a variety of existing patterns and forms of windows and doors within all the Historic Districts. 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. Although doors are often obscured by porches, they are an important characteristic of the architecture of the period of the house. The typical doors in the Historic Districts are solid-paneled or with one or more light panels. New doors should be compatible with the period and style of the structure. Doors to avoid include flat-surfaced doors and those with conventional light panels.

...

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...

Design Recommendations

1. *Choose windows that are appropriate for the style of building, maintain vertical emphasis, and avoid large single paned units.*
2. *Use doors that are appropriate for the style of building while avoiding flat-surfaced doors, those with small decorative glass panels, and pre-finished window/side lite art glass units.*

Chapter 5—Section 7: Roofing

Design Guidelines and Recommendations

1. *New construction should avoid A-frame, dome, shed and flat-alone roof shapes.*
2. *New construction should avoid the roof being more than one-half the building's height.*

3. *Use materials in new construction that are consistent with the style of the building; materials should be unobtrusive in texture as well as color.*

Chapter 5—Section 10: Driveways, Walkways and Parking

The first residential driveways constructed in the districts were fairly narrow, because cars were smaller than they are now. Some of these driveways consist of two parallel “runners” with a grass strip in between. These driveways should be retained, and the style can serve as a model for new driveways. 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.

...

Design Guidelines and Recommendations

1. *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.*
2. *Trees should be planted or retained in order to maintain the tree canopy and to minimize the focus of the parking areas.*
3. *Excessive expanses of paving should be avoided.*
4. *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. In general, asphalt should only be used for areas not visible from the street; its use will be considered on a case by case basis by the Historic Preservation Commission.*

Green tip: Water-pervious materials such as gravel, crushed stone, or pervious paving blocks minimize runoff, increase infiltration, and are strongly encouraged for new or deteriorated driveways and offstreet parking areas.

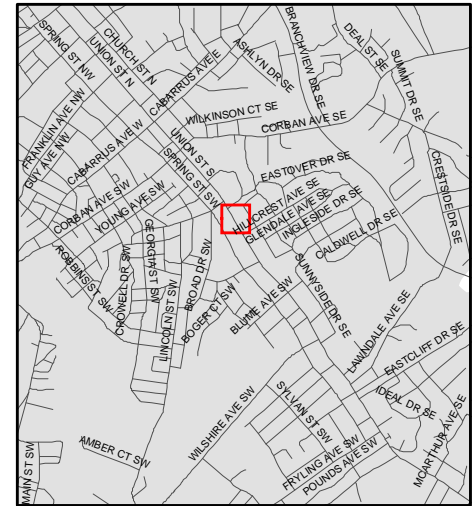
RECOMMENDATION:

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.

H-06-19

243 Union St S

PIN: 5630-05-8779



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.

**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
Description - South Union Street	#7	1

The following account will describe Italianate houses of the late nineteenth century; the Queen Anne and Colonial Revival styles at the turn of the century; the bungalow and English Cottage styles on South Union Street; the late Colonial Revival; and St. James Lutheran Church.

Italianate Houses of the Late Nineteenth Century

The earliest extant houses in the district are four substantial, two-story Italianate residences - the John Osborne Wallace House (#47), the Moses Brown House (#43), the Brown-Efird House (#64), and the William H. Blume House (#40). The oldest of these houses, the Wallace residence, may have been built by Wallace before he sold the property in 1866, but it is equally likely that it was built by one of two subsequent owners during the early post-bellum years. The Wallace house, of brick construction, follows the two-story, single-pile, gable-roofed form typical of piedmont farmhouses throughout the nineteenth century, but has a chimney placement uncommon in Cabarrus County, with two interior stacks flanking the center hall. The house has lost its original porch but retains its bracketed cornice, gable end bargeboards, and handsome slanted bay window. The Moses Brown House, a two-story frame residence, was heavily overbuilt with Queen Anne style additions at the turn of the century (these additions are discussed later in the essay), but its original form remains intact. The Brown residence follows a more stylish form than the Wallace House; its south bay projects forward to allow a double depth of rooms on one side of the central hallway and to produce an asymmetrical appearance. The house's decorative program is predominantly Queen Anne in character, but it retains its bracketed cornice and its original entrance, composed of a molded architrave, sidelights over panels, and a transom.

The two other Italianate houses in the district, the Brown-Efird and William H. Blume residences, both of brick construction, were erected after 1882 and are more elaborate examples of the style. The Brown-Efird House underwent 1915 remodeling that stripped it of its porch and fine projecting architrave, but most of the paired, segmental-arched windows and the fine roofline trim, which includes a paneled frieze punctuated by closely spaced pendant drop brackets, survived the remodeling. The house retains its stylish clipped gable roof configuration. The William H. Blume House also has a stylish roof configuration - a handsome mansard pierced by gable-roofed dormers. The Blume House is the best-preserved nineteenth century house in the district and one of only three houses combining elements of the Italianate and Second Empire styles still standing in Concord. The porch has thin turned posts that may be turn-of-the-century replacements, but the rest of the exterior decorative program survives without alteration. It includes segmental-arched windows with raised hood molds, and paneled friezes with pendant drop brackets along the rooflines of both the porch and the house.

**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
Description - South Union Street	#7	2

The Queen Anne and Colonial Revival at the Turn of the Century

Along with the 1920s, the 1890-1910 period witnessed the greatest amount of building in the district, and some of South Union's finest houses date from these two decades. It was during this period that the southern two-thirds of the district below Chestnut began to develop.

The oldest house still standing in the southern part of the district is the Paul B. Means House. Said to have been erected about 1890, the Means House combines Italianate and Queen Anne elements with some Colonial Revival features that were probably added during the early 1900s. The house has a typical late Victorian form, with one facade bay pushed forward to produce an asymmetrical effect. The tall, 4/4 and 2/2 sash windows give the house an Italianate feel, while the broad, five-sided bay with a cone-like roof on the north side of the house, and the three-sided bay with an elliptical stained glass window on the south side, add a Queen Anne flavor to the design. The wrap-around front porch and unusually long side porch are upheld by Tuscan columns and may have been added to the house during the early years of the twentieth century.

The Means House was built at a distance from the built-up area of Concord, but as the new century began an increasing number of houses were built at scattered locations along the street. Most of these houses were of a more modest design than the Means House. One of the earlier of these houses was the two-story frame house at 330 South Union (#19), which has a similar form to the Means House but a simpler program of turned and sawn ornament. The houses at 298 and 320 South Union (#34 and #81) have projecting facade bays but larger hip-roofed, double-pile main blocks and restrained Colonial Revival trim. There are two clusters of one-story frame cottages in the southern part of the district which predate most of the later development of the 1910s and 1920s (#24-26 and #12-15). These cottages display typical asymmetrical forms of the period and have retained varying amounts of their original turned and sawn trim.

The finest houses of the 1890-1910 period were erected in the northern third of the district closest to Concord. The James Dayvault House (#34) is unquestionably the finest example of the Queen Anne style in the district and one of the finest specimens of the style in Concord. The Dayvault House has a richly ornamented wrap-around porch and a picturesque, asymmetrical composition that includes a clipped gable bay set at a 45 degree angle to the facade and a tiny central balcony engaged under a broad arch. A second exceptional example of Queen Anne design is the overbuilding of the older and previously discussed Moses Brown House (#43). The remodeling involved the construction of a delightful wrap-around porch with a wealth of sawn and turned woodwork and a paneled gable over the entrance; the addition of large slanted bays along the side of the house; and the installation of colorful stained glass in several of the windows.

**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
Description - South Union Street	#7	3

This period also witnessed the construction of several fine houses combining asymmetrical Queen Anne forms with more restrained Colonial Revival detailing. The James E. Cline and DeBerry Fisher houses (#41 and #36) both typify this trend with their projecting bays and classically-inspired porches. Certainly the most significant member of this group, however, is the D. L. Bost House (#46), designed by the Charlotte architectural firm of Hook and Sawyer. The house has a highly unusual, semi-circular second floor facade topped with a witch's cap roof. Hip-roofed dormers with flared eaves and a three-light stained glass window trimmed with a bow-like ornament provide additional flourishes to the second story. The first floor has a broad porch upheld by Tuscan columns on brick bases.

Less sophisticated than the Bost House but equally distinctive is the Caldwell-Ritchie House (#91). As originally built this house was a fairly typical two-story frame house with an asymmetrical form and Queen Anne style sawn ornament. The remodeling undertaken between 1908 and 1914 transformed the house into the most imposing residence on South Union. The principal addition to the house was the enormous wrap-around porch, which has more square footage than some houses of the period. The porch has a retaining wall clad in shingles and is upheld by paired Tuscan columns rising from the wall. The porch includes a large balcony and porte-cochere along the south side of the house. Unlike the other fine houses of this period, the Caldwell-Ritchie House stood a considerable distance beyond the built-up area of Concord at the time of its original construction and its remodeling.

The district has three pre-1915 examples of the Colonial Revival that are worthy of mention. The C. A. Dry House (#18), is a rare Concord example of a one-story Colonial Revival design. The asymmetrical front of the house is topped with distinctive high hip roofs which retain their original slate. The house at 422 South Union (#6) is a typical and well-preserved example of the symmetrical, double-pile houses of the period; it has a porch upheld by square, molded columns and handsome leaded glass windows. The Charles M. Ivey House (#66), designed by Charlotte architect Louis H. Asbury, shares its basic form and features with the house at 422 South Union but has distinctive entrance details and leaded glass patterns in the windows that reflect the presence of an architect.

The Bungalow and English Cottage Styles on South Union, 1910-1940

South Union Street experienced its most rapid growth during the 1920s, and as a result the district possesses an extensive collection of bungalows and other houses with stylistic features inspired by the bungalow style. Twenty-two houses - a quarter of those in the district - are either bungalows or display elements of the style. Virtually every manifestation of the idiom may be found along South Union Street.

**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

Description - South Union Street

#7

4

Among the most interesting manifestations of the style in the district are two-story houses "built along bungalow lines" or embellished with trim characteristic of the bungalow. The Ralph E. Cline House (#55), designed by Charlotte architect Louis H. Asbury in 1914 and one of the first houses in the district to be given a bungalow decorative treatment, has a boxy, two-story form typical of Colonial Revival houses, but displays such bungalow-inspired features as a shingled second floor, chimneys, porch posts, and a foundation of mortared stone, broad eaves, and a low-slung, full-facade porch. The A. Campbell Cline House (#32), built ten years later for Ralph Cline's younger brother, has a similar boxy form with large sawn brackets adding an informal bungalow note to the design. Colonial Revival and bungalow elements are directly juxtaposed in the distinctive porch and porte-cochere designs of the Campbell Cline House; Tuscan columns supporting the two canopies rise to square blocks and large sawn brackets under broad eaves. The finest two-story house "built along bungalow lines" in the district, and perhaps the finest example in all of Cabarrus County, is the T. D. Manus House (#50), erected between 1921 and 1927. This brick house has a restrained, sophisticated design featuring half-timbered gables and a brick porte-cochere with handsome radiating brickwork. The district also retains more modest two-story houses with bungalow style features, including the well-preserved residence at 448 South Union (#2) and the J. W. B. Long House (#10).

Three bungalows with especially distinctive designs are the Kate C. Archey House (#11) and the Zeb Thornburgh House (#73), both erected during the 1920s. The Archey House is noteworthy for its broad, low-slung character, accentuated by the oversize gable roofs sheltering the porch and porte-cochere, and for the unusual, vaguely Palladian ventilator windows seen in the gables. Tudor-inspired half-timbering, a well-executed front porch, and clipped gables distinguish the design of the Thornburgh House, which is one of Concord's most sophisticated surviving bungalows.

The district has a large number of more typical bungalows that play an important role in defining the district's character, particularly at its southern end. Representing the most common bungalow forms are the R. C. Crooks House (#9), which has a side gable roof and a large gable-front dormer; the Dr. I. A. Yow House (#84), a double-pile, hip-roofed house with bungalow style trim; the house at 236 South Union (#30), a one-story bungalow with a clipped gable-front roof; and the Dr. S. E. Buchanan House (#8), which has a broad, side gable roof and a gable-front porch.

The district has a handful of houses built in the 1930s whose designs were inspired by the English cottage style, which during the later 1920s and 1930s succeeded the bungalow idiom as the most popular style for smaller one and one-and-a-half-story houses. Perhaps the best example of the style in the district is the residence at 193 South Union (#62). The house's multi-colored brick gives the house a dark, warm hue; the entrance is set under a gable-roofed portico with flared sides and is recessed behind a deeply corbeled arch.

**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
Description - South Union Street	#7	5

The Late Colonial Revival, 1920-1940

The families who built the largest houses on South Union Street during the building boom of the 1920s chose the Colonial Revival style. Three large residences from the period were erected on the street during the decade - the M. Luther Marsh House (#48), the George Patterson Ritchie House (#92), and the Franklin C. Niblock House (#96). Although all three are predominantly Colonial Revival in character, each house has an element typical of another style that gives it a slightly eclectic character. The Marsh House has a hip-roofed main block and both a porch and a porte-cochere typical of the Colonial Revival. Its most distinctive Colonial Revival feature is the broad portal under the porch that frames the entrance. The house has a projecting, gable-front wing with broad eaves trimmed by brackets that gives the design a definite bungalow accent. The George Patterson Ritchie House, designed by Charlotte architect M. R. Marsh, has a symmetrical facade, modillion block cornice, and a fanlit entrance sheltered by a gable-roofed entrance portico with thin Doric columns typical of designs that sought to emulate the Federal period of early American design. The green-tiled roof and the creamy tan brick, however, give this house a Mission Revival flavor. Another distinctive element of the house's design is the set of round-headed windows with awnings that flank the entrance. The Franklin C. Niblock House, designed by Louis H. Asbury, is the finest Colonial Revival house in the district and is the best of the five buildings designed by Asbury in the district. The house has a five-bay, hip-roofed main block symmetrically flanked by a sunroom and porch wings. The house has a handsome three-bay porch with Tuscan columns that shelters an entrance with a broad fanlight. The cornice is trimmed with small, closely spaced brackets that introduce a very subtle hint of the bungalow style into the design.

Louis H. Asbury also designed that most notable building erected in the district during the 1930s - the Colonial Revival Yuva Apartment (#42). This brick building has handsome, classically inspired concrete trim, including an entrance with floral corner blocks, a mock balustrade above the second story facade, the porches upheld by Tuscan columns on both side elevations.

The district has a number of more typical Colonial Revival style houses dating from the 1920s and 1930s. Representative of the earlier years of this period is 312 South Union (#21), a two-story brick house with a hip-roofed, double-pile form and a porch upheld with Tuscan columns and brick piers. The house at 324 South Union (#20), which also dates from the 1920s, has a side gable roof pierced by large dormers and an asymmetrical facade arrangement. The portico and one-story wing with a sunroom and porte-cochere have typical Colonial Revival details. The house at 327 South Union (#82), erected during the 1930s, has the side gable roof more typical of the late Colonial Revival, a gable-roofed portico sheltering a fanlit entrance, and a side porch upheld with Tuscan columns.

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: ADAM CROSSLIN
Address: 4513 EARLYLE DR
City: CHARLOTTE State: NC Zip Code: 28213 Telephone: 931 808 1548

OWNER INFORMATION

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

SUBJECT PROPERTY

Street Address: 243 UNION ST SOUTH P.I.N. # _____
Area (acres or square feet): _____ Current Zoning: _____ Land Use: _____

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: SINGLE FAMILY NEW CONSTRUCTION
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
30 YR A/R ROOF SHINGLE, CEDAR SHAKE (PERFECT GRADE),
LP SMART SIDING (LAP SIDING), SCHOOL HOUSE RED BRICK
MASONRY FOUNDATION / COLUMNS, WOOD WINDOWS
(BRAND TBD)

Required Attachments/Submittals

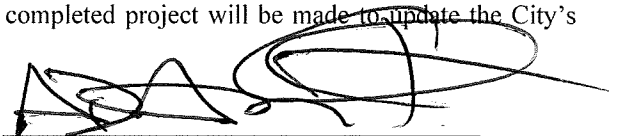
1. Typed metes and bounds description of subject property. A property deed is sufficient, provided the deed describes only the subject property.
2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent property owners, including any directly across a street.
3. Scaled 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.
4. A photograph of the front of the house.
5. Photographs of site, project, or existing structures from a "before" perspective
6. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
7. Samples of windows, doors, brick, siding, etc. must be submitted with application.
8. 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.

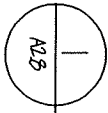
2/27/19

Date

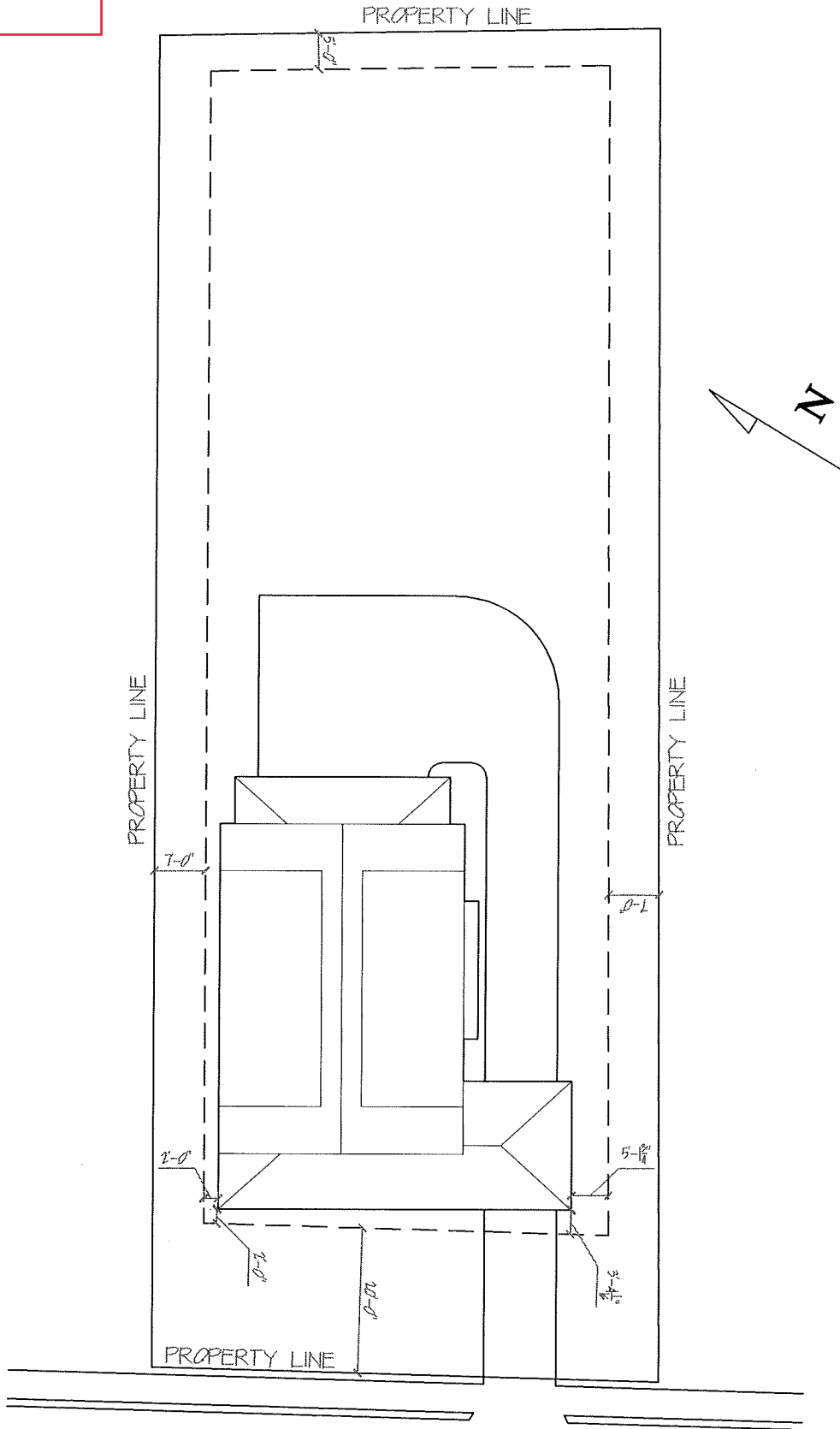


Signature of Owner/Agent

Exhibit C



Lot
NO SCALE



A2.8

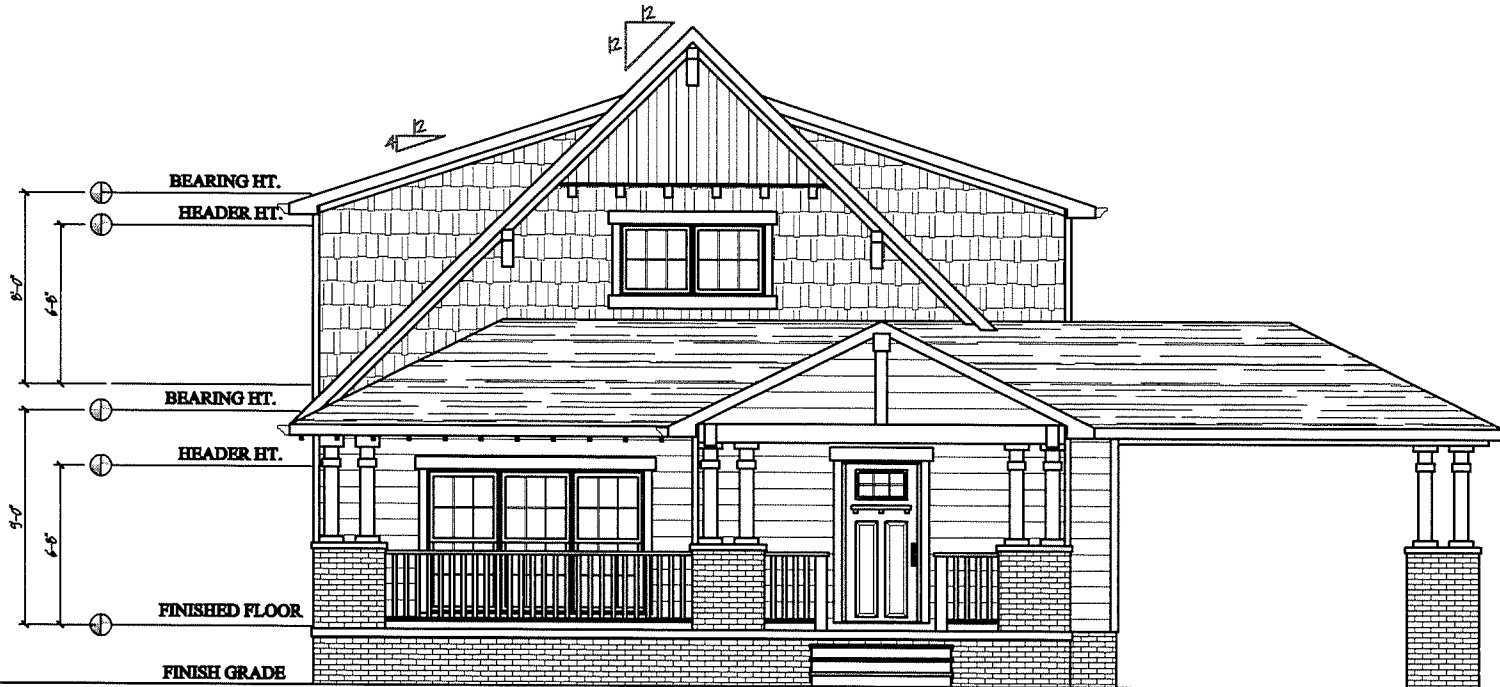
REVISIONS	
1	
2	
3	
4	
5	
6	
7	

DATE: 02-26-19
JOB NO.: 17401

SITE MAP

243 Union Street South

Exhibit D




 FRONT ELEVATION - RESIDENCE
 1/8" = 1'-0"

ELEVATIONS

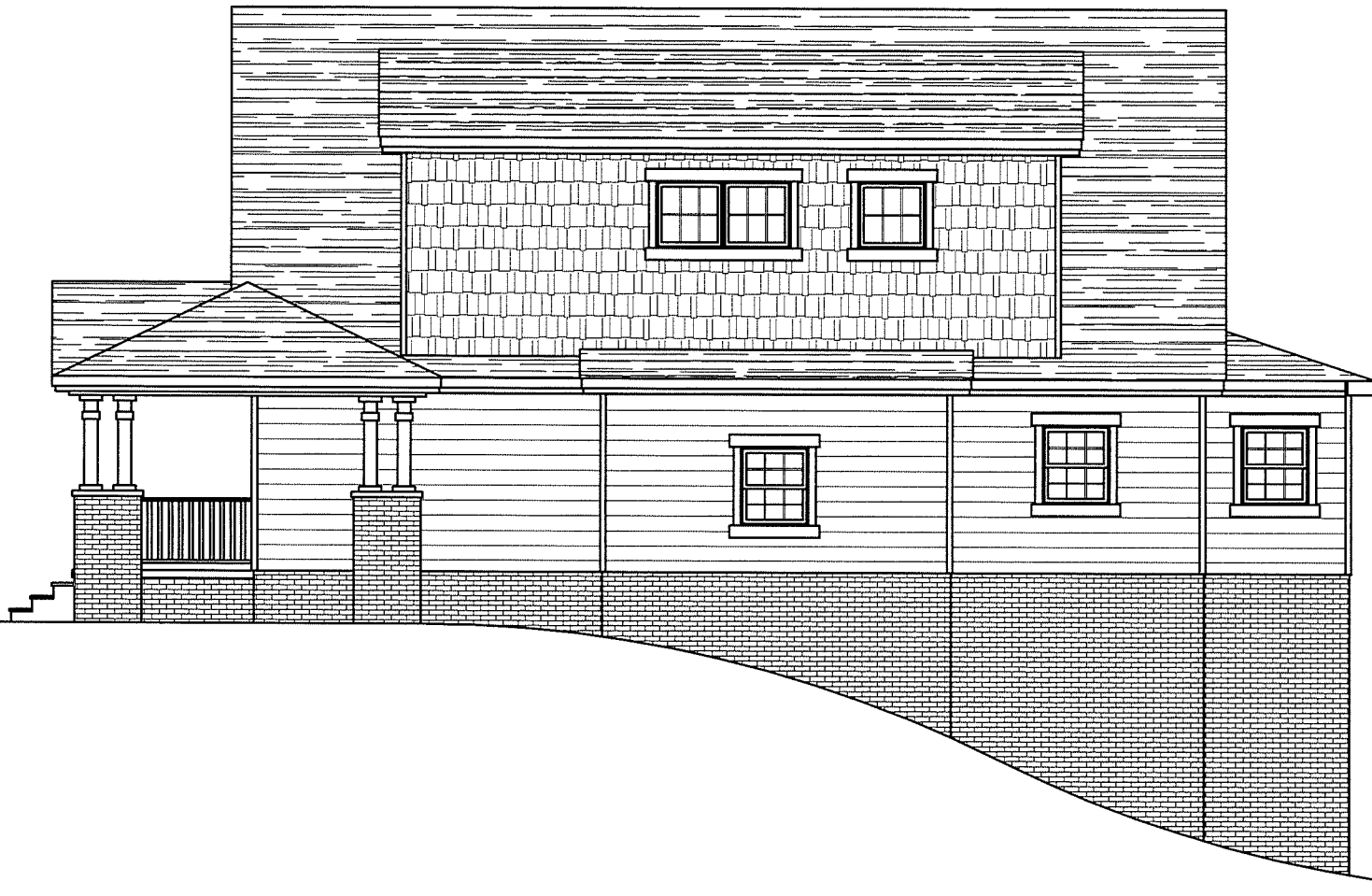
243 Union Street South

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	

DATE: 02-26-19
JOB NO.: 17-001

A2.0



1
A2.1

RIGHT ELEVATION - RESIDENCE

1/8" = 1'-0"

ELEVATIONS

243 Union Street South

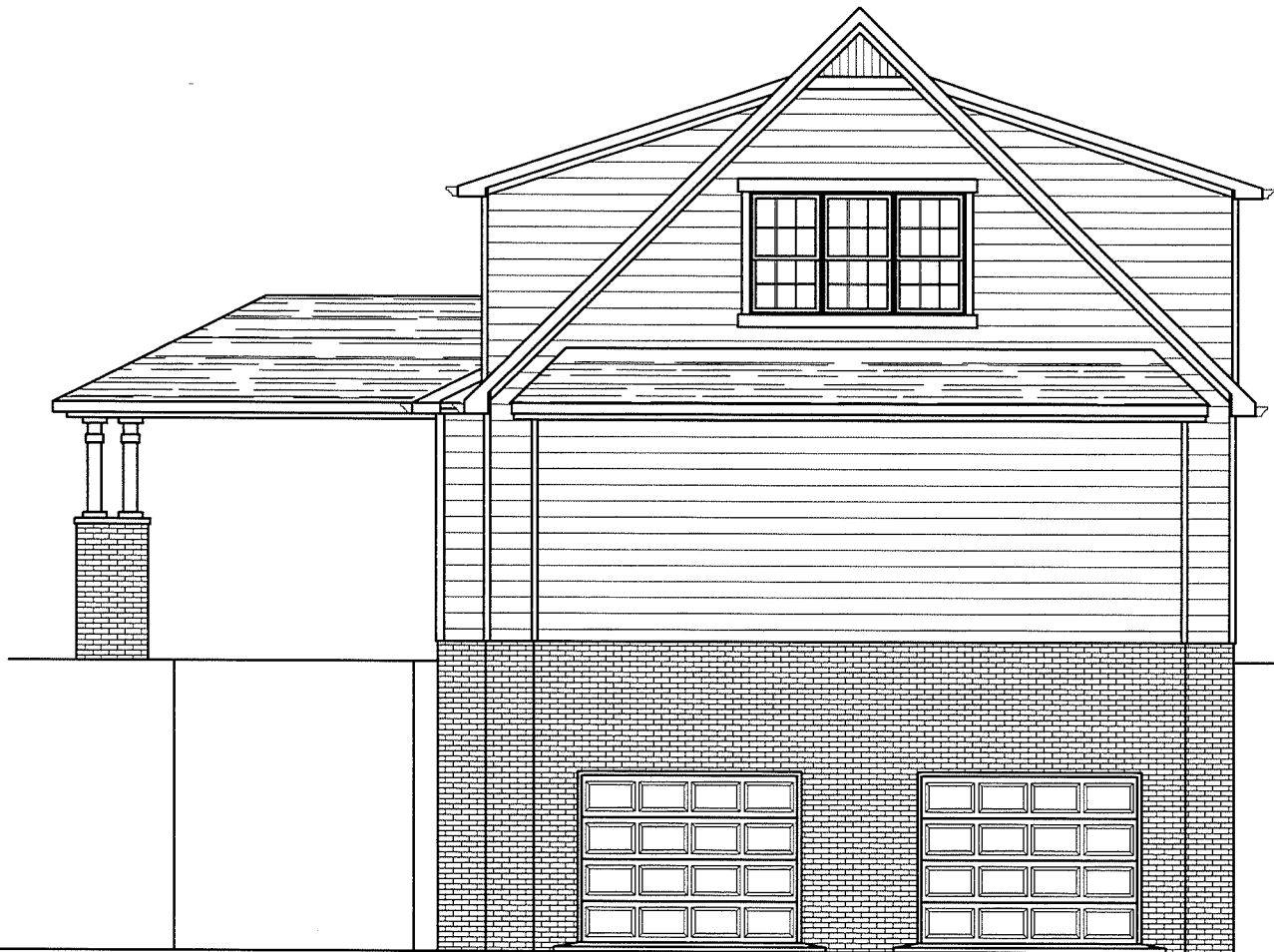
REVISIONS

1.	2.	3.	4.	5.	6.
----	----	----	----	----	----

DATE: 02-26-19

JOB NO.: 17-001

A2.1



1
A2.2

REAR ELEVATION - RESIDENCE

1/8" = 1'-0"

ELEVATIONS

243 Union Street South

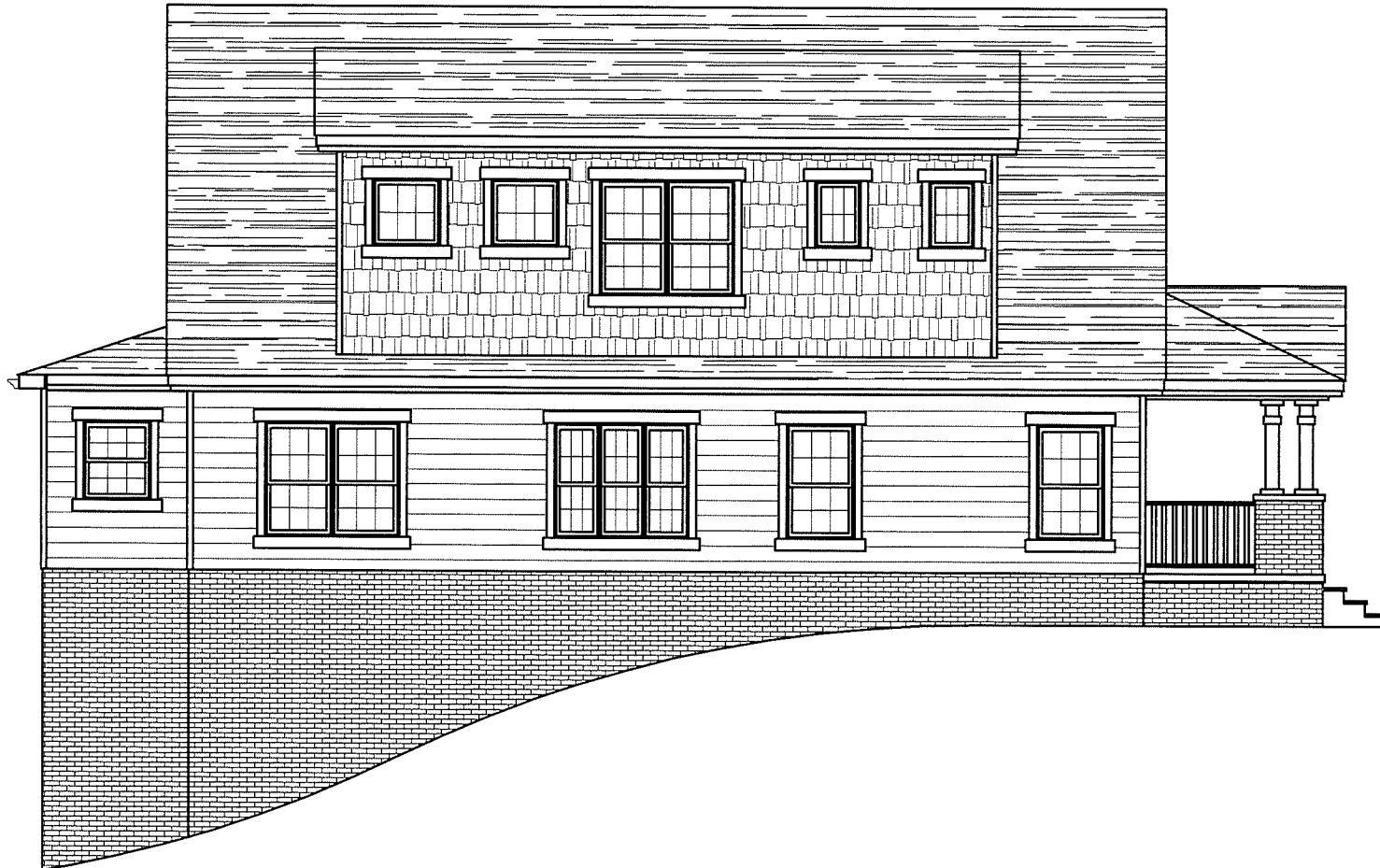
REVISIONS

1.	2.	3.	4.	5.	6.
----	----	----	----	----	----

DATE: 02-26-19

JOB NO.: 17-001

A2.2



1
A2.3

LEFT ELEVATION - RESIDENCE

1/8" = 1'-0"

ELEVATIONS

243 Union Street South

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	

DATE: 02-26-19

JOB NO.: 17-001

A2.3

Exhibit E



Exhibit F









Exhibit G



163 Union St S (2005)



61 Cabarrus Ave W (2016)

92 Spring St NW (2007)



Exhibit H



