

**DATE:** April 10, 2019

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	H-07-19
<u>Applicant:</u>	Adam Crosslin
<u>Location of subject property:</u>	115 Edgewood Ave NE
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

**BACKGROUND:**

- The subject property is Vacant and is located in the Edgewood Avenue Historic District. (Exhibit A)
- Applicant is seeking to construct a new principal structure, add a driveway, and an accessory structure.

**DISCUSSION:**

The applicant is proposing to build a new single family dwelling at 115 Edgewood Ave. NE. 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 house essentially functions as two bays wide. 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 front porch roof is supported by six columns divided by 2s over 3 brick bases. The columns would be made of Minteq, a durable substitute material. The house also features a brick foundation. 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 applicant will provide information regarding color palette and provide material samples at the hearing.

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

The accessory structure is approximately 20’x22’ with a gable roof and a single garage door. Materials and trim to match the principal structure. The garage door would be metal, but paneled to look like wood.

## **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 Houses

## **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 3: New Accessory Structure Construction**

*A number of original garages and smaller outbuildings, and even a few carriage houses, survive in the historic district. Many echo the materials, the details, and the roof form of the main house on the site and contribute to the architectural character of the district. Through their siting and relationship to the houses, the streets, and the alleys, the accessory buildings contribute to the historic character of the district as well. Early garages were typically single-bay structures located in the rear yard at the end of the driveway. Early storage buildings and shed were usually small frame structures sited toward the back of the rear yard and were generally not visible from the street.*

#### *Design Guidelines and Recommendations*

6. *Keep the proportion of new garages and accessory structures compatible with the proportion of the main house. Typically these buildings were smaller in scale than the main house.*
7. *New garages and accessory structures must use traditional roof forms, materials, and details compatible with the main building or historic accessory structures in the district.*

### **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 Itos 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:**

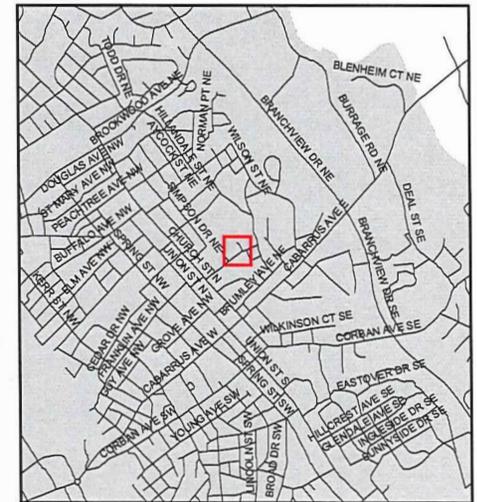
1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.

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-07-19

115 Edgewood Ave NE

PIN: 5621-90-0002



Source: City of Concord  
Planning Department

**Disclaimer**

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# EDGEWOOD HISTORIC DISTRICT

## Certification and Review

### HISTORICAL REVIEW

#### "Of Scottish and German Descent"

Known as the  
"Great Wagon  
Road," the  
Shenandoah  
Valley trail

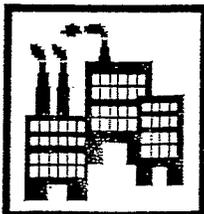


Brought many people from Maryland, Virginia and Pennsylvania to North Carolina in the 1740's and 1750's in search of cheap land prices. One segment of the "Great Wagon Road," composed primarily of Germans and Ulster-Scots, settled into present day Rowan County. It was from these Rowan County settlers that Cabarrus County found their first residents.

#### Industrial and Urban Growth (1865-1910)

Throughout most of the nineteenth century Cabarrus County remained predominantly rural, as did most of the

Edmont. In the late 1800's, however, the textile industry would



transform Cabarrus County from a rural farm county into one of the regions dominant manufacturing centers. As noted historian Peter Kaplan suggested; "The revival and spectacular growth of the Cabarrus textile industry was the most significant development of the half century following the Civil War and can be considered the pivotal event in the county's history." As evidence of the immediate impact textiles had on Cabarrus County, Concord grew from a small village of 880 in 1870 to a city of 7,910 in 1900, the eighth largest in North Carolina. Continued profits enabled Concord to furnish capital that began unprecedented textile growth beginning in 1877.

Of equal importance in Cabarrus County, and more specifically, Concord's growth, was the emergence of the North Carolina Railroad. After the Civil War, merchants found they could attract more farmers to Concord by offering more money for their fibers than could cotton buyers in settlements without a railroad. Because of this tactic, Concord became a major cotton market for an area that stretched from Mecklenburg County to

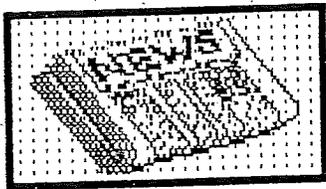
eastern Stanly County, a role Concord was able to sustain until well after 1900  
\* Note - Information for the "Historical Review" section was gathered from Peter Kaplan's book, The Historic Architecture of Cabarrus County, North Carolina.

### THE EDGEWOOD NEIGHBORHOOD

#### From "Loan" to "Edgewood"

Residents of Edgewood Avenue, which is located just north of the central business district of the city of Concord, have been interested in preservation of their neighborhood and its designation as one of Concord's Historic Districts. The relatively small area includes approximately 18 properties and extends along Edgewood Avenue from Church Street eastwardly to Edgewood Circle. Gray's 1882 map of Concord shows Edgewood Avenue as an unnamed street. Prior to 1940, however, Edgewood Avenue only extended 900 feet from North Church Street and a Kindergarten was located at the end of the street until late 1937 or

early 1938. Present day Edgewood Circle was only a bike path created by



*A "Concord Tribune" contest held in the 1930's changed the name of Loan Street to present day Edgewood Avenue.*

neighborhood children. Several hundred feet of cut granite curbing still line this street. The street was first named Loan Street because the first commercial loan to build a residence in Concord was made for the Samuel Brachen House on Edgewood Avenue. In the 1930's, "The Concord Tribune" sponsored a contest to rename Loan street. Miss Laura Gillon won the contest suggesting "Edgewood," since the street adjoined a large wooded area filled with hundreds of dogwoods. Part of the wooded area still exists between what is now Orchard Place and Edgewood Circle.

### Edgewood's Properties

For approximately two blocks the streetscape of Edgewood Avenue is preserved, except for two multi-family condominium units filling a gap where two single-family homes once stood. In The Historic Architecture of Cabarrus County, North Carolina, Peter Kaplan states that; "eleven late nineteenth and early twentieth century houses may still be seen on Edgewood Avenue." Two of the very oldest of these parcels, which also appear on Gray's 1882 map, are still occupied. The Samuel Brachen house, located in the Edgewood neighborhood, is the only example of a one-story, Second Empire, Italianate residence in the county. Other two-story examples of this particular architecture in Concord include the old Cabarrus County Courthouse, the John Milton Odell House and the Mathew O. Beaty House.

Of the 18 properties in the proposed District 12 are considered contributing and 2 pivotal to the significance of the neighborhood. The predominant architectural style in the Edgewood neighborhood is the one and one-half story bungalow dating to the early 1920's. Currently, 6 bungalow style homes appear on Edgewood Avenue. The remaining contributing structures include Colonial Revival homes, an American Homestead and a well-preserved Cape Cod style home. Other properties include; 2 homes dating to the 1950's, a vacant lot and a group of condominiums. The "Property Inventory" section addresses each of the Edgewood properties in greater detail.

### Boundary Justification

The proposed boundary (as shown in the Appendix) for the Edgewood Historic District reflects an area that was much different socially and economically from the neighborhoods of the existing North and South Union Street Historic Districts. North Union Street was the home of Concord's leading industrialists and businessmen in the late nineteenth and early twentieth centuries. In the early twentieth century Edgewood (then Loan Street) was the home of more middle class residents; such as a farmer who moved to Loan Street; a child shop owner and an auto mechanic. A vice-president of Gibson Manufacturing Company, residing on Loan Street, was the nearest, professionally, that any neighborhood resident came to those residents of North Union Street.

These social and economic differences, however, do not undermine the historical importance of the Edgewood neighborhood. The homes, which are primarily one and one-and-a-half story bungalows, represent a group of people who played an important yet understated, role in a textile dominant history. Recognition of their role and of their homes can be expressed and preserved through the establishment of The Edgewood Historic District.



**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 E ARBYLE DR  
City: CHARLOTTE State: NC Zip Code: 28213 Telephone: 931 808 1548

**OWNER INFORMATION**

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

**SUBJECT PROPERTY**

Street Address: 95 EDGEWOOD AVE CONCORD NC 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: NEW CONSTRUCTION SINGLE FAMILY
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
LP SMART SIDING (ENGINEERED WOOD LAP SIDING)  
WOOD WINDOWS (BRAND TBD)  
FIBERGLASS CRAFTSMAN STYLE FRONT DOOR W/ GLASS IDENTICAL  
CEDAR SHAKE (PERFECT GRADE SHINGLES)  
30 YR A/R ROOFING SHINGLES, SCHOOLHOUSE RED BRICK MASONRY

**Required Attachments/Submittals**

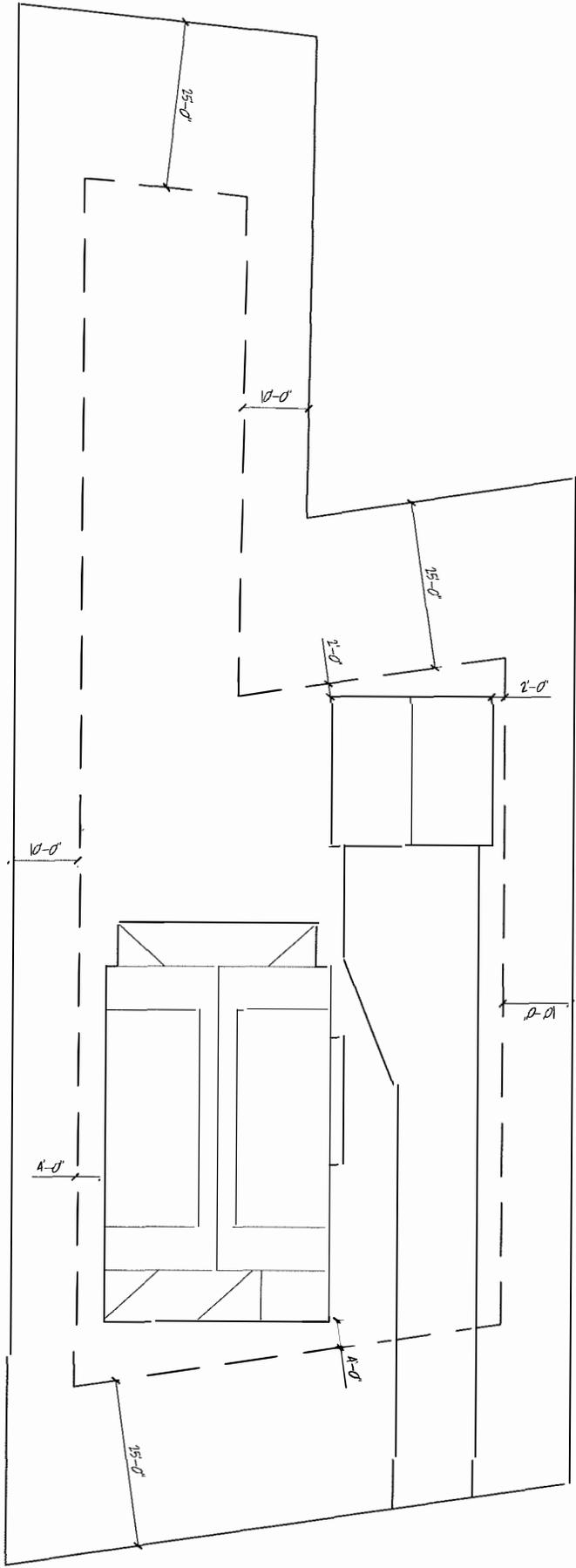
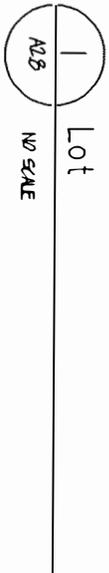
1. Typed metes and bounds description of subject property. A property deed is sufficient, provided the deed describes only the subject property.
2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent property owners, including any directly across a street.
3. Scaled 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]  
 Signature of Owner/Agent



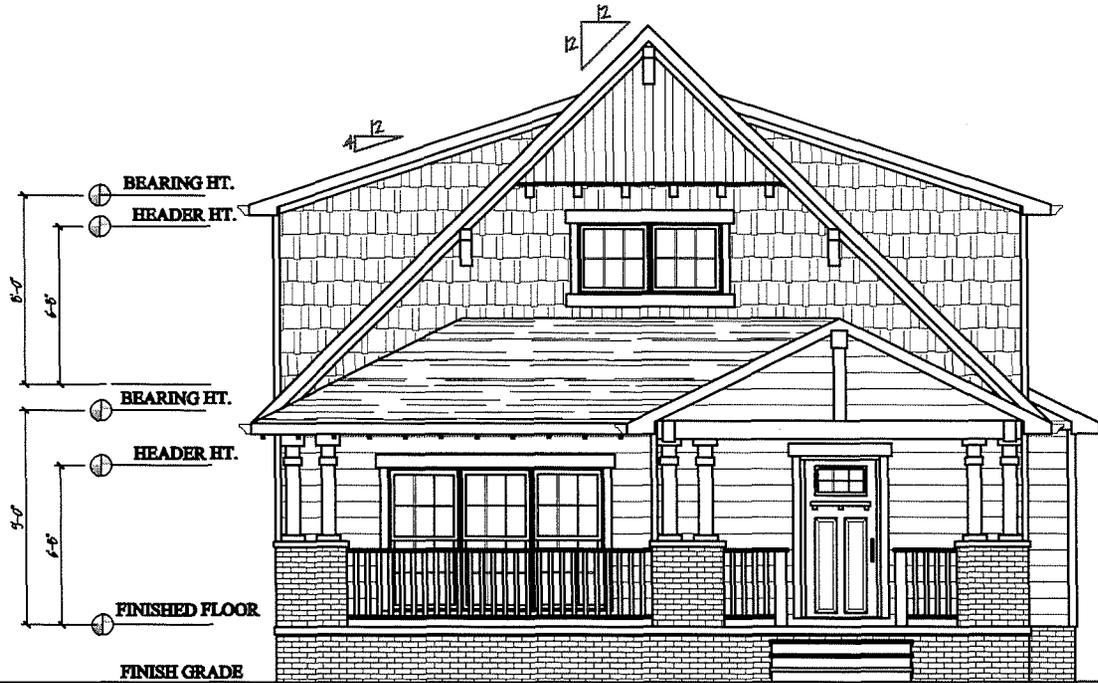
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DATE: 02-26-19  
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SITE MAP  
95 Edgewood Avenue NE

Exhibit D



1 FRONT ELEVATION - RESIDENCE  
A2.0 1/8" = 1'-0"

ELEVATIONS

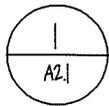
95 Edgewood Avenue NE

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RIGHT ELEVATION - RESIDENCE

1/8" = 1'-0"

ELEVATIONS

95 Edgewood Avenue NE

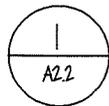
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REAR ELEVATION - RESIDENCE

1/8" = 1'-0"

ELEVATIONS

95 Edgewood Avenue NE

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LEFT ELEVATION - RESIDENCE

1/8" = 1'-0"

ELEVATIONS

95 Edgewood Avenue NE

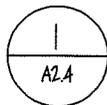
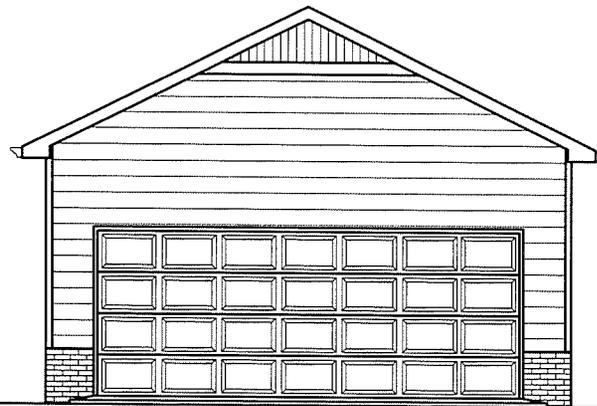
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FRONT ELEVATION - GARAGE

1/8" = 1'-0"

ELEVATIONS

95 Edgewood Avenue NE

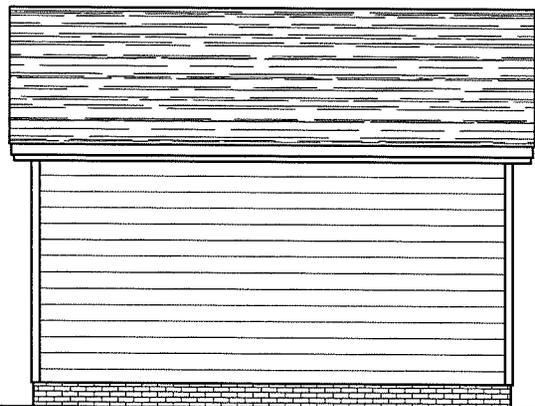
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RIGHT ELEVATION - GARAGE

1/8" = 1'-0"

ELEVATIONS

95 Edgewood Avenue NE

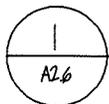
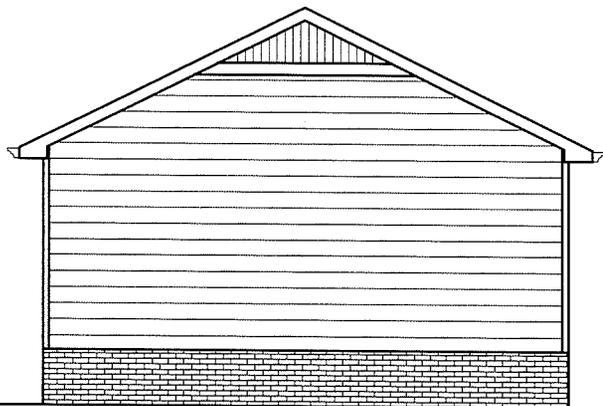
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REAR ELEVATION - GARAGE

1/8" = 1'-0"

ELEVATIONS

95 Edgewood Avenue NE

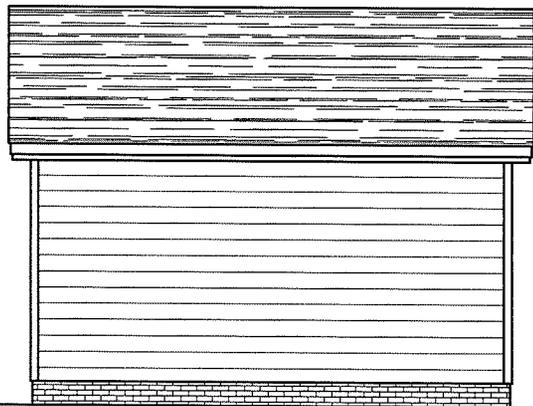
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LEFT ELEVATION - GARAGE

1/8" = 1'-0"

ELEVATIONS

95 Edgewood Avenue NE

REVISIONS

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JOB NO.: 17-001

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Exhibit E



Exhibit F

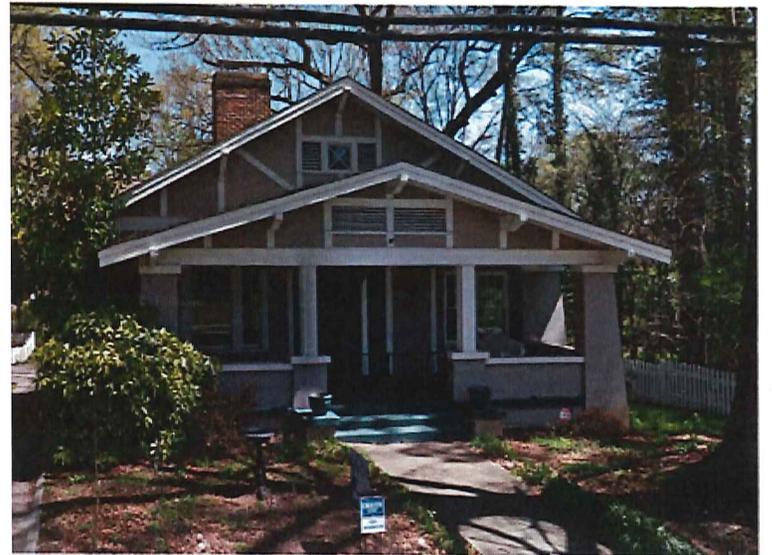








Exhibit G



163 Union St S (2005)



61 Cabarrus Ave W (2016)

92 Spring St NW (2007)



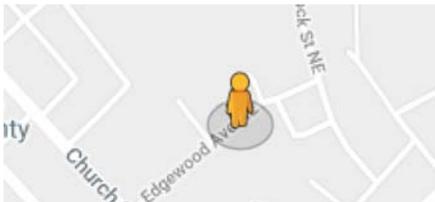
Exhibit H

Google Maps 99



Image capture: Jun 2014 © 2019 Google

Street View



Google Maps 118 Edgewood Ave NE



Image capture: Jun 2014 © 2019 Google

Concord, North Carolina



Street View - Jun 2014

