

DATE

August 14, 2024

SUBJECT

Certificate of Appropriateness Request:

H-08-24

Applicant:

Joel and Michelle Bibby

Location of subject property:

192 Union St N

PIN:

5620-79-3917

Staff Report prepared by:

Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject property, 192 Union St N is designated as a “Contributing” structure in the North Union Street Historic District, built ca 1905 (Exhibit A).
- “Two-story, frame residence with hip roof and unconventional façade composition. Second story facade composed of two projecting blocks flanking recessed center bay; three small square-paned windows north bay, paired windows center bay, single window south bay. Windows of south and center bays have latticed sash above single lower panes. Tiny hip-roofed dormers over projecting blocks. Wrap-around porch with projecting gable over central entrance bay” (Exhibit A).

DISCUSSION

On April 8, 2024, Joel Bibby, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for renovations to the rear elevation including: enclosure of an existing screened in porch, removing and adding a door, raising the existing porch roof and adding a railing, rebuilding and expanding the awning, removing window openings and windows, and replacing it with a French door, moving and resizing side rear windows and window openings, and replacing one window (Exhibit B).

Rear House Renovation

- The rear flat roof line between the two peaks will be raised by 10”. The slope will start at the same point -below the upper-level exterior rear door- and will slope more gently to meet the bottoms of the existing roof peaks. An 18’ wide x 4’ high black aluminum railing will be added to the end of the porch roof.
- The existing 10’ x 10’ white vinyl covered wood awning with asphalt shingles will be replaced with a white wood awning (no vinyl), with asphalt shingles matching the existing roof, to accommodate the new roof line. The depth and location will remain the same but will be extended by approximately 16’ on the right side to meet with the right-side corner of the house towards Barrow Ave. The size of the new awning will be 26.5’ w x 9.3’ d.
- The existing 80” w x 94” h screened-in porch will be enclosed, becoming part of the interior house. The wall of the porch will be framed and sided with white vinyl siding to match the existing siding.
- The screen door, currently located on the right side of the porch will be replaced with a white 36” w x 80” h paneled door made of composite materials. The entrance to the home will be flipped to the left side of the existing porch.
- On the right-hand side of this elevation, an existing 39” w x 50” h window will be removed and a new 60” w by 82” h door opening will be created for the installation of a French door made of composite materials.
- Two new window openings will be created and two new windows installed to match the materials of the existing windows in the house:
 - One (1) 3’ w x 5’2” t white, double hung window made of composite materials will be installed to the right of the double French doors, spaced identically from the corner and top with the windows on the side-rear elevation.

- One (1) 3' w x 3'10" t white, double hung window made with composite materials will be installed to the left of the new paneled door.
- The existing 39" w x 50" h window on the left-hand side will be replaced with a same sized double hung window made of composite materials to match the existing windows.

Side of Rear House facing Barrow Avenue

- On the left-hand side of this elevation, three (3) existing windows will be removed, and two new window openings created in their place. The two (2) new windows, each measuring 3' w x 5'2" h, will be double hung, with two panes, and made of composite materials to match the existing windows. New siding will fill in the gaps left and will match the existing white vinyl siding.
- On the right-hand side of this elevation, two (2) existing 28" w by 42" h windows will be replaced, with same sized, double hung, 2 pane windows, made of composite materials (Exhibit D).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Applicant submitted Photographs, Elevations and Descriptions

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table:

- **Awnings and Canopies:** Adding awnings and canopies require Commission Hearing and Approval.
- **Roof Shape:** Repairs or changes which alter roof shape require Commission Hearing and Approval.
- **Porches:** Altering the porch or enclosing a porch require Commission Hearing and Approval.
- **Windows:** Removal of original windows, window components, changes in the window openings, and replacement/changes in window design require Commission Hearing and Approval.
- **Doors:** Replacement of original doors, and changes in door openings require Commission Hearing and Approval.

Chapter 6.4: Roofs

- Changes to roof pitch, configuration, and materials from that of the original shall be avoided.

Design Standards:

- Original roof material shall be maintained and/or replaced with like material (if possible).

Chapter 6.3: Porches

Design Standards

- Identify, retain, and preserve character-defining architectural elements and details of entrances, porches, porte cocheres, and balconies including but not limited to form and configuration, roofs, cornices, piers, lattice, flooring, porch supports, columns, capitals, plinths, ceilings, rails, balusters, steps, brackets, and other decorative trim work.
- Substitute materials shall be compatible with historic materials in appearance, physical properties, and general installation.
- Do not remove, screen, or enclose a porch, entrance, or balcony on a primary, street-facing elevation.
- If a side or rear porch enclosure is necessary, it will be reviewed on a case-by-case basis. Installation shall be recessed behind the railing and columns.

Chapter 6.2: Fenestrations (Windows and Doors)

- Alteration in door and window openings, especially on the principal facade, shall be avoided, except as a restorative measure to return an opening to its original size. New openings shall be

located in areas where they are not visible from the street or in areas where they are compatible with the original design.

- New windows shall be consistent or compatible with existing units. The emphasis of the new windows shall be vertical rather than horizontal. Wood is the most appropriate material, and vinyl and aluminum clad windows are inappropriate in most instances. Modern window production includes hybrid windows that include synthetic components or mixed composition of wood and synthetic products. This type of window shall not be used for replacement of traditional wooden windows or within structures designated as Pivotal or Contributing. Window muntin/grille options found in new windows are traditional “divided lite” windows as found in the district, “simulated divided lite” windows that mimic historic windows and which are appropriate, and “grilles between the glass (GBG)” windows and removable grilles, which are not allowed.
- Typical doors in the historic districts include solid-paneled doors and doors with one or more lite panels. New doors shall be compatible with the period and style of the building. Flat-surfaced doors are not recommended.

Design Standards:

- Choose windows that are appropriate for the style of building, maintain vertical emphasis, and avoid large single paned units.
- Use doors that are appropriate for the style of building.
- Full glass doors are not appropriate for the front and side elevations.
- Contemporary doors (including glass doors) facing the rear yard may be considered on a case-by-case basis.

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	23

12. Crowell House
208 North Union Street
by 1882 (GM)
C

One-story, frame, single-pile residence with extensive rear additions, said to date from the early nineteenth century, but probably erected during the 1850-1880 period. Exterior, single shoulder stepped chimneys at each end of main block; side gable roof pierced by two tiny gable-roofed facade dormers with 6/6 sash windows. Large 2/2 sash windows of main block and nearly full facade porch with square columns are late nineteenth or early twentieth century replacements of original features.

13. House
204 North Union Street
ca. 1930 (SM)
C

Two-story, frame, late Colonial Revival residence with side gable roof and five-bay facade. Gable-roofed, one-story portico with Tuscan columns. Windows have 6/1 sash and shutters. Roof is pierced by three symmetrically placed dormers on facade elevation. One-story, slat-roofed porch on south side of house partially enclosed for additional room.

14. H.M. Barrow House
192 North Union Street
ca. 1905 (10,SM)
C

Two-story, frame residence with hip roof and unconventional facade composition. Second story facade composed of two projecting blocks flanking recessed center bay; three small square-paned windows north bay, paired windows center bay, single window south bay. Windows of south and center bays have latticed sash above single lower panes. Tiny hip-roofed dormers over projecting blocks. Wrap-around porch with projecting gable over central entrance bay.

15. Coach House Apartments
186 North Union Street
ca. 1960
F

Two-story, brick apartment house with projecting north (right) wing and two story porch carrying across full facade of main block. Although



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: Joel and Michelle Bibby

Address: 192 Union St N

City: Concord, NC 28025

State: _____ Zip Code: _____ Telephone: 503-752-3484

OWNER INFORMATION

Name: Joel and Michelle Bibby

Address: 192 Union St N, Concord, NC 28025

City: _____ State: _____ Zip Code: _____ Telephone: 503-752-3484

SUBJECT PROPERTY

Street Address: 192 Union St N, Concord, NC 28025 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 _____
<i>The application fee is nonrefundable.</i>		



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: Kitchen and porch remodel

2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):

There are approximately 8 external modifications that will accompany the project (these are outlined in the accompanying powerpoint). The porch has an existing screen wall, this will be walled in with windows and the door removed. To accomplish this, the roof and floor will be raised between the two peaks of the existing kitchen and guest room (1) to match the rest of the house. The porch awning will also need to be rebuilt to match the new central roof slope (2). As mentioned, the screened porch will be enclosed with windows (3) and a more permanent wall in the lower section of the porch (4). The exit door will be moved to the kitchen wall as a set of French doors (5). We will also shift the existing two window openings on the back corner of the house (6, 7). Lastly, the sink window towards the front of the house will be updated, but will keep the same footprint (8). We are working with Morrison windows to source replacement windows appropriate with the structure of the house, but would like to add grids to the windows and French doors.

Required Attachments/Submittals

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. **Digital copies are preferred.**
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a “before” perspective.
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an “after” perspective if applicable.
5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
6. Detailed list of materials that will be used to complete the project.

Certification

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City’s historic districts inventory database.

4/8/2024

Michelle Bibby

Date

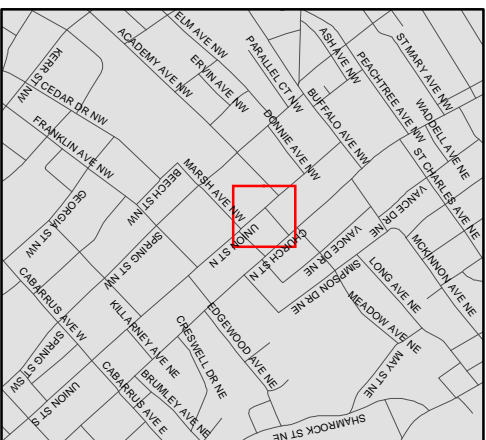
Signature of Owner/Agent



H-08-24

192 Union St N

PIN: 5620-79-3917



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.

192 Union St N. Proposed Modifications – Michelle and Joel Bibby

Existing Rear



Existing Side (along Barrow Ave)



Modified Rear and Side of House



1. The rear flat roof line between the two peaks will be raised by 10". The slope will still start at the same point (below the upper level exterior rear door) and will slope more gently to meet the bottoms of the existing roof peaks. A black aluminum railing (216"w x 48"h) will be added to the end of the porch roof. (48x216)

2. The existing 122” w 112” deep white vinyl covered wood awning with asphalt shingles will be replaced with a white wood awning (no longer wrapped in vinyl) with asphalt shingles matching the existing roof to accommodate the new roof line. It will remain the same depth and start at the same left location but will be extended by approximately 16’ on the right side to meet with the right side corner of the house towards Barrow Ave. The size of the new awning will be 318” wide and 112” deep.
3. The wall of the existing screened porch (80”w x 94”h) will be framed and sided with white vinyl siding to match the existing siding on the house. (The entire screened in porch will be enclosed and become part of the interior.)
4. The screen door that is currently on the right side of the porch will be replaced with a white 80” x 36” composite 15 panel door (see below). The entrance to the home will also be flipped to the left side of the existing porch.



5. A new 60” w by 82” h composite French door will be installed at the back of the kitchen wall.



6. Three existing windows will be removed and two new window openings created, moved slightly left of the existing windows towards the back corner of the house. The two new windows made of white composite with a double hung two pane window to match the rest of the house will each measure 3'0" x 5'2". New siding will fill in the gaps left and will match existing white vinyl siding that is installed throughout the house. *Of note, the rendering is a little misleading as they will open vertically like all the other windows. Rendering being edited now.

Below are examples of the composite windows that already exist throughout the entire house with the exception of these rear windows (to be replaced in this project).



7. Two existing small kitchen sink windows will be replaced with white composite windows, each 28”w by 42”h, with a 2 pane window.



New additions:

8. One additional new composite window matching item #6, measuring 3'0" x 5'2", will be added to the rear wall, to form a 90 degree angle with windows listed in#6
9. A new window will be added on the rear of the house to the left of the French doors, measuring 3' x 3'10".
10. Replace existing window with composite double hung windows to match other windows throughout house; no change in size at 50" x 39"