

**DATE:** May 8, 2019

**SUBJECT:**

Certificate of Appropriateness Request:

H-09-19

Applicant:

Brian Bumann – LaBella Associates

Location of subject property:

67 Cabarrus Ave. W

Staff Report prepared by:

Scott Sherrill, Sr. Planner

**BACKGROUND:**

- The subject property is Contributing and is located in the North Union Street Historic District. (Exhibit A)
- Finest example of a two-story, single-pile, brick house that features Italianate characteristics. House has tall recessed windows and a pair of gabled ells that are trimmed with thin bowed bargeboards. It's possible that the original gable roof featured similar trim. The three-bay façade's center gable is also of wood and has a rounded vent. The brackets under cornice at either end of gable are a later addition. House underwent extensive remodeling between 1911 and 1920. The gable roof became a hip roof sheathed in slate. A full wrap-around porch with turned balusters was added and the porch extends to both sides of the house. Porch supports are paired Tuscan collonettes on brick piers. Three collonettes flank the entrance bay. Two story section has two exterior end, single-shoulder step chimneys laid in common bond. House laid in 1:9 common bond.
- Under Construction 1872-1877.
- Applicant is seeking to add a handicap ramp, handicap parking, and remove additions at the rear of the building.

**DISCUSSION:**

The applicant, on behalf of the Olsinski Law Firm is proposing to renovate this property to transition from residential to commercial use. It is in the Center City (CC) zoning district, which accommodates both types of uses.

In order to meet the commercial building code, the applicant is proposing to pave a handicap parking space and the area between the parking space and the proposed handicap ramp. The proposed handicap ramp would run from the rear of the house to the existing porch. The handicap ramp would feature a white painted wood guard rail, 4x4 wood posts, painted white, 2x4 treated wood bottom rail edge painted white, a steel handrail, painted white, and white wood lattice.

The proposed addition to the house to be removed consists of a screened porch and frame construction that is L-shaped and at its closest point extends 21' from the rear of the structure to be retained. The portion proposed for removal predates 1902.

The applicant is further proposing to add new sconces for egress lighting at the porch.

**ATTACHMENTS**

Exhibit A: Inventory

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Site Plan

Exhibit D: Elevations and Details

Exhibit E: Overlays on Aerial

## **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:**

### **Chapter 5 – Section 6: Porches**

*Original steps should be retained and handrails should match the railing on the porch...*

*Stairs and fire escapes are often required by North Carolina State Building Code when single family residences are converted to multifamily or nonresidential uses. To the greatest extent possible, stairs and fire escapes should be located where they are not visible from the street.*

#### **Design Guidelines and Recommendations**

*8. Handicap accessible ramps should be temporary structures and able to be removed once no longer needed. Ramps deemed appropriate by a Certificate of Appropriateness should not detract from the aesthetic and architectural character of the principle dwelling unit nor should the removal of a ramp jeopardize any portion of the unit's structural integrity. To the greatest extent feasible, handicap ramps should be located where they are not visible from the street.*

### **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.*

*Gravel may be appropriate in some instances for established commercial driveways and parking areas. The Zoning Ordinance dictates that some parking areas be paved; however, if the Historic Preservation Commission finds that gravel parking is more appropriate to the historic nature of the property, it can recommend to the Planning and Zoning Commission that a waiver of the paving requirement be granted. New nonresidential and some multifamily structures are subject to the Zoning Ordinance paving requirements and in the North Carolina State Building Code.*

*New walkways should consist of appropriate natural material including gravel, concrete, stone, brick or pervious pavers. Walkways should avoid prefabricated and imprinted stepping stones within front yards.*

### **Chapter 5 –Section 11: Lighting and Transformers**

*Residential lighting is historically minimal. Therefore, minor usage of low level landscape lighting added at ground level, with fixtures not visible from the street, that do not shine upon the building façade are appropriate. New exterior lighting units that produce higher levels of lighting or a fixture that is visible from the street are discouraged and require review and approval from the Historic Preservation Commission.*

#### **Design Guidelines and Recommendations**

- 1. Maintain subtle effects with selective spots of light rather than indiscriminate area lighting.*

2. *Do not concentrate light on facades and avoid casting light on surrounding properties.*
3. *Use lights to define spaces and accent vegetation.*
4. *Hide non-decorative light fixtures.*
5. *Do not use fixtures which are incompatible with existing details, styles, etc.*

### **Chapter 5 – Section 13: Demolition**

*Demolition of any pivotal or contributing structure in any Historic District is undesirable. Historic Preservation Commission approval is required for any demolition.*

*In accordance with the City of Concord Zoning Ordinance- Historic Preservation Overlay Districts, Delay in Demolition, - states that an application for a Certificate of Appropriateness authorizing the demolition of a building or structure within the District may not be denied. However, the effective date of such a certificate may be delayed for a period of up to 365 days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the Historic Preservation Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period, the Historic Preservation Commission may negotiate with the owner and other parties in an effort to find a means of preserving the building. If the Historic Preservation Commission finds that the building has no particular significance or value toward maintaining the character of the District, it shall waive all or part of such period and authorize earlier demolition or removal.*

### **RECOMMENDATION:**

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
  - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
  - Completed project will be photographed to update the historic properties survey.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

Page

Inventory List - North Union Street  
Historic District, Concord

#7

72

150. Doctor Henderson House  
67 Cabarrus Avenue, West  
Under Constrction 1872-1877  
C

Finest example of a two-story, single-pile, brick house that features Italianate characteristics. House has tall recessed windows and a pair of gabled ells that are trimmed with thin bowed bargeboards. It's possible that the original gable roof featured similiar trim. The three-bay facade's fenestrations are one-over-one sash with wooden lintels and sills. Decorative center gable is also of wood and has a rounded vent. The brackets under cornice at either end of gable are a later addition. House underwent extensive remodeling between 1911 and 1920. The gable roof became a hip roof sheathed in slate. A full wrap-around porch with turned balusters was added and the porch extends to both sides of the house. Porch supports are paired Tuscan collonettes on brick piers. Three collonettes flank the entrance bay. Two story section has two exterior end, single-shoulder step chimneys laid in common bond. House laid in 1:9 common bond.

151. Vacant Lot  
Between 67 Cabarrus Avenue and Spring Street  
VL

Large lot intersects Cabarrus Avenue and Spring Street and serves as a buffer in the district.

152. Parking Lot  
Corner of 31 Bell Street S.W. and Cabarrus Avenue  
PL

Paved parking lot that is no longer in service.

153. House  
31 Bell Street, S.W.  
1924  
C

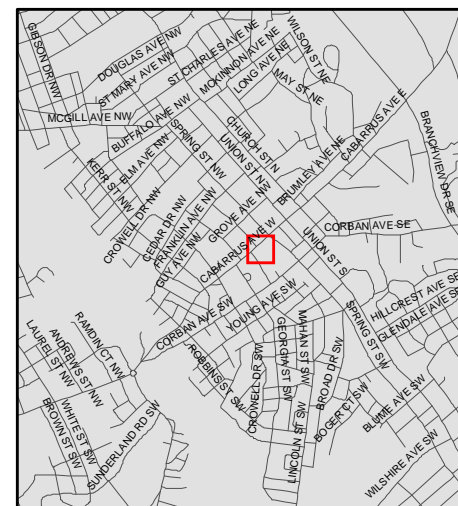
L-shaped frame cottage with symmetrically molded door surrounds. Gable L at facade features a boxed cornice with returns and vent. Fenestrations are two-over-two sash. Alterations have taken place on wrap-around porch and windows.



H-09-19

67 Cabarrus Ave W

PIN: 5620-87-2378



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.

**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: BRIAN BUMANN - LABELLA ASSOCIATES  
Address: 400 S. TRYON ST. SUITE 1300  
City: CHARLOTTE State: NC Zip Code: 28285 Telephone: 704-941-2143

**OWNER INFORMATION**

Name: KIMBERLY OLSINSKI - OLSINSKI LAW FIRM, PLLC (PROPOSED)  
Address: 101 CABARRUS AVE. EAST SUITE 100  
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-918-4747

**SUBJECT PROPERTY**

Street Address: 67 CABARRUS AVE WEST P.I.N. # 5620-87-2368  
Area (acres or square feet): 20,151 Current Zoning: CITY CENTER Land Use: RESIDENTIAL  
CHANGE OF USE TO COMMERCIAL

**Staff Use  
Only:**

Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_\_

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

*The application fee is nonrefundable.*

**Exhibit B**

### General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: ADDING HC RAMP AND HC PARKING SPACE, REMOVING ADDITIONS @ REAR
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
TREATED W.D. HC RAMP

#### 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.

4-10-19

Date

[Signature]

Signature of Owner/Agent

# CABARRUS AVENUE WEST VARIABLE WIDTH R/W

NC GRID  
NAD 83(2011)  
N 607456.185  
E 1528158.616  
1"=100'

N/F  
**ANDREW OOSTENDORP  
& PEGGY SHIREK**  
PIN 56208723410000  
DB 12801 PG 0025

SHARED  
DRIVEWAY  
EASEMENT  
DB 12801 PG 28

R/W

1"=100'

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2 FRONT AND SIDE FROM CABARRUS AVE W.  
A002 NO SCALE



1 VIEW FROM CABARRUS AVE W.  
A002 NO SCALE



3 REAR VIEW  
A002 NO SCALE

1. VIEW OF FRONT FROM CABARRUS AVE. FRONT ELEVATION NOT SIGNIFICANTLY CHANGED. REPAIR OF PORCH FLOORING WHERE DETERIORATED. ADDITION OF NEW LIGHTS AT DOOR FOR EMERGENCY EGRESS. NEW CODE REQUIRED ADA RAMP NOT VISIBLE FROM FRONT.
2. VIEW OF FRONT AND SIDE AS SEEN TRAVELING EAST ON CABARRUS AVE WEST. VISIBILITY OF NEW ADA RAMP MINIMIZED BY EXISTING PORCH.
3. EXISTING VIEW OF REAR OF BUILDING FROM PARKING AREA. SCREENED PORCH AND CLAPBOARD SIDED STRUCTURE APPEAR TO BE BUILT/ ENCLOSED LATER THAN MAIN STRUCTURE AND ARE STRUCTURALLY COMPROMISED. PROPOSE REMOVING THESE AS THEY ARE NOT VISIBLE AND DO NOT CONTRIBUTE TO THE FABRIC OF THE HISTORIC DISTRICT.

Exhibit D

**LaBella**  
Powered by partnership.  
400 S Tryon St, Suite 1300  
Charlotte, NC 28285  
704-376-6423  
labellapc.com

DRAWING TITLE:

**PHOTOS OF  
EXISTING**

REVISION:

**ISSUED FOR**

DRAWN BY:  
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DATE:  
4/1/2019

PROJECT NUMBER:  
2190898

PROJECT NAME:

**OLSINSKI LAW FIRM**

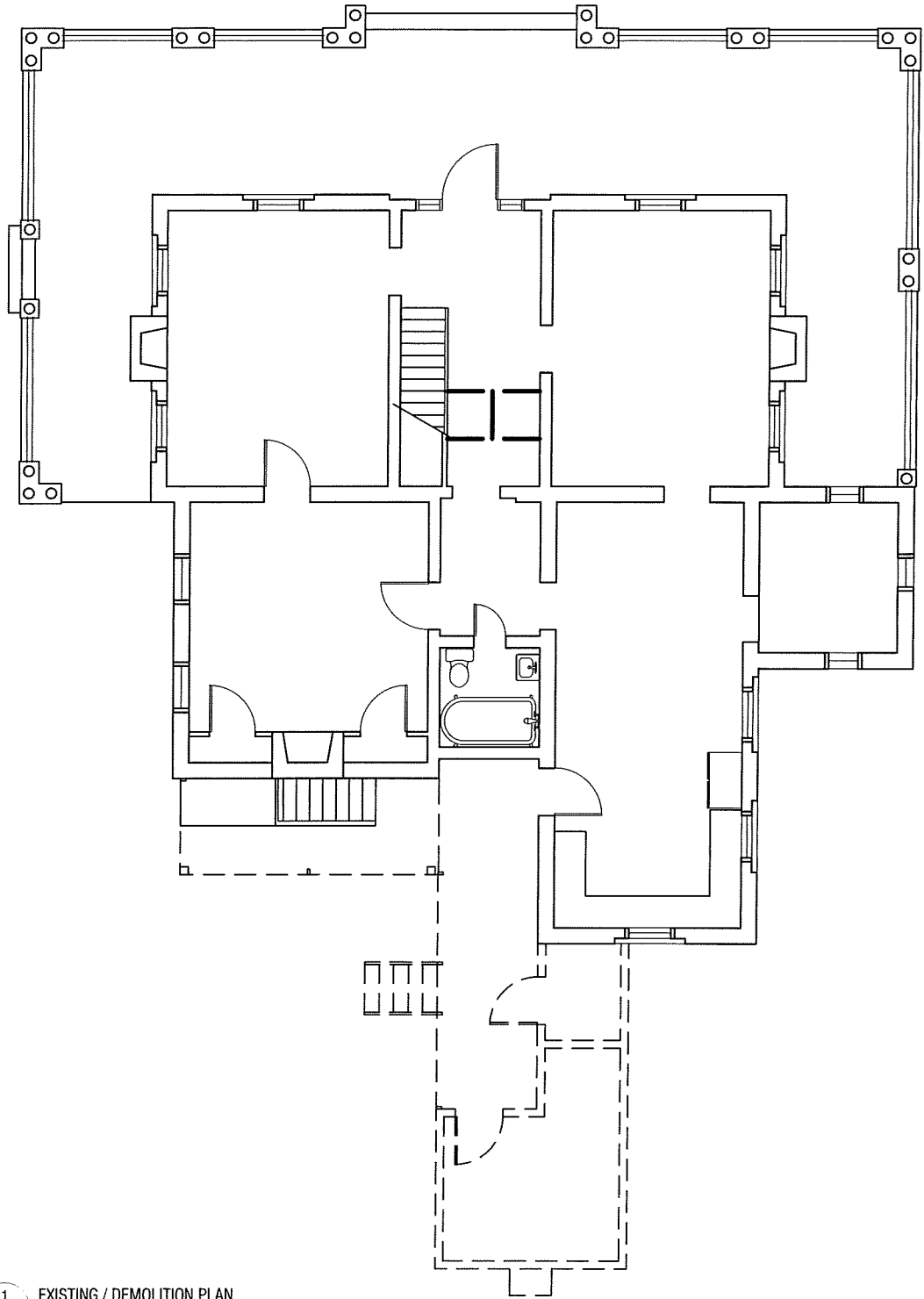
67 Cabarrus Ave  
Concord, NC

REVISED SHEET/DETAIL NO.:

SHEET NUMBER:

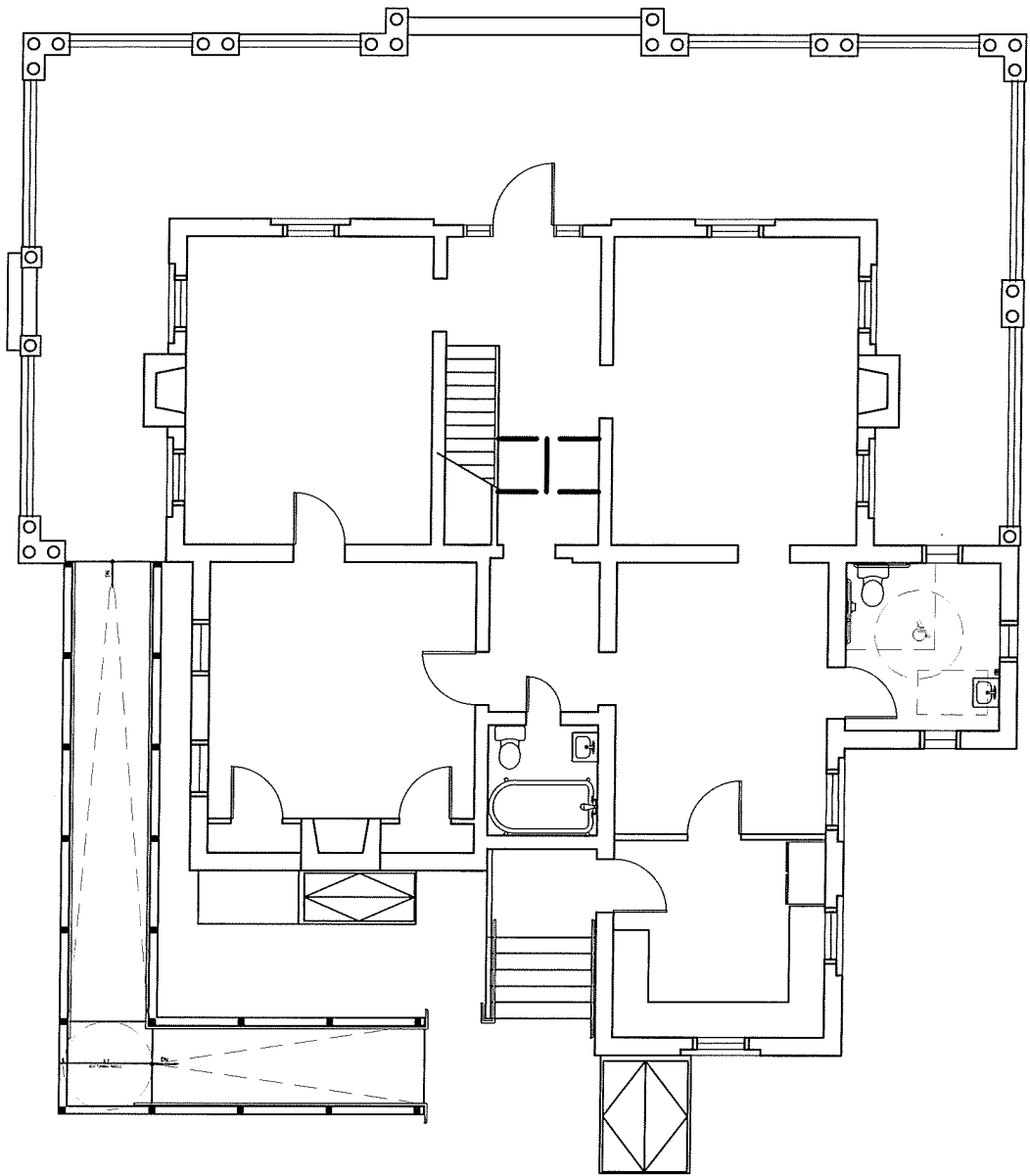
**A002**

CABARRUS AVE



1 EXISTING / DEMOLITION PLAN  
A-101 3/32"=1'-0"

CABARRUS AVE



2 NEW WORK / RENOVATION PLAN  
A-101 3/32"=1'-0"

 <b>LaBella</b> Powered by partnership. 400 S Tryon St, Suite 1300 Charlotte, NC 28285 704-376-6423 labellapc.com	DRAWING TITLE: <b>FLOOR PLANS</b>	REVISION: <b>ISSUED FOR</b>	
	PROJECT NAME: <b>OLSINSKI LAW FIRM</b> 67 Cabarrus Ave Concord, NC	DRAWN BY: ---	DATE: 4/1/2019
		PROJECT NUMBER: 2190898	SHEET NUMBER: <b>A101</b>



2 PROPOSED REAR ELEVATION  
A201 3/32"=1'-0"



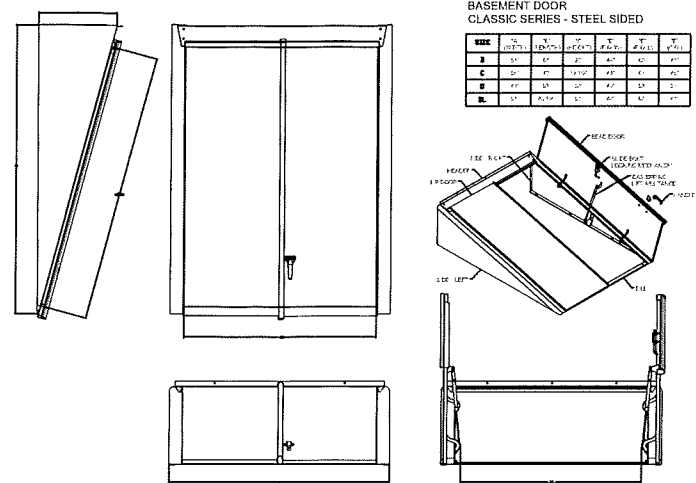
1 PROPOSED FRONT ELEVATION  
A201 3/32"=1'-0"



1 PROPOSED SIDE ELEVATION  
A201 3/32"=1'-0"

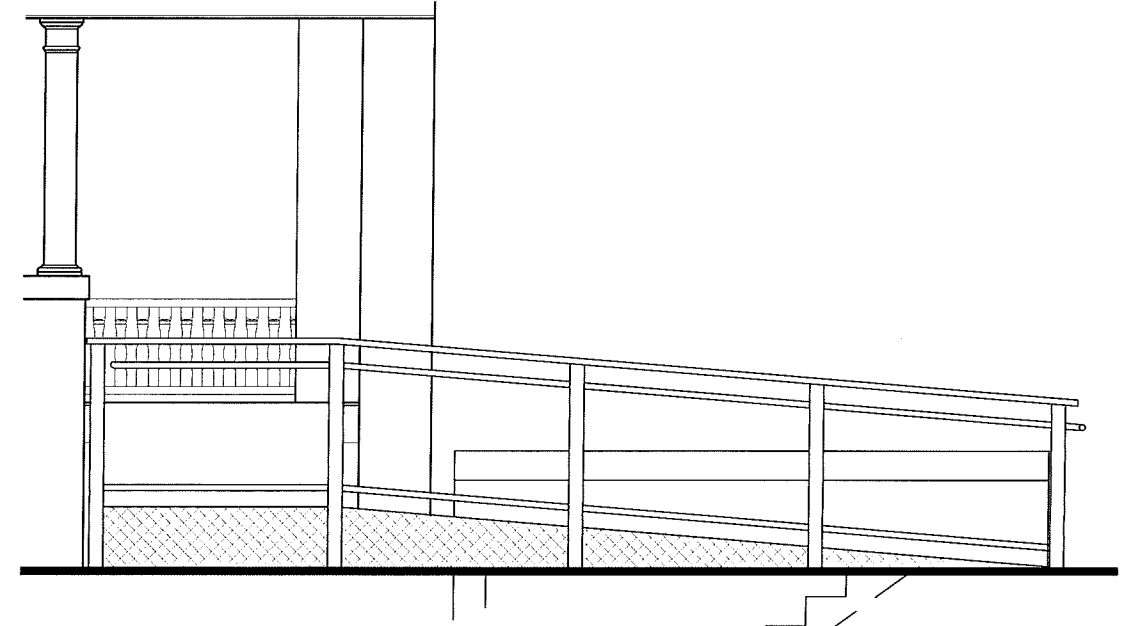
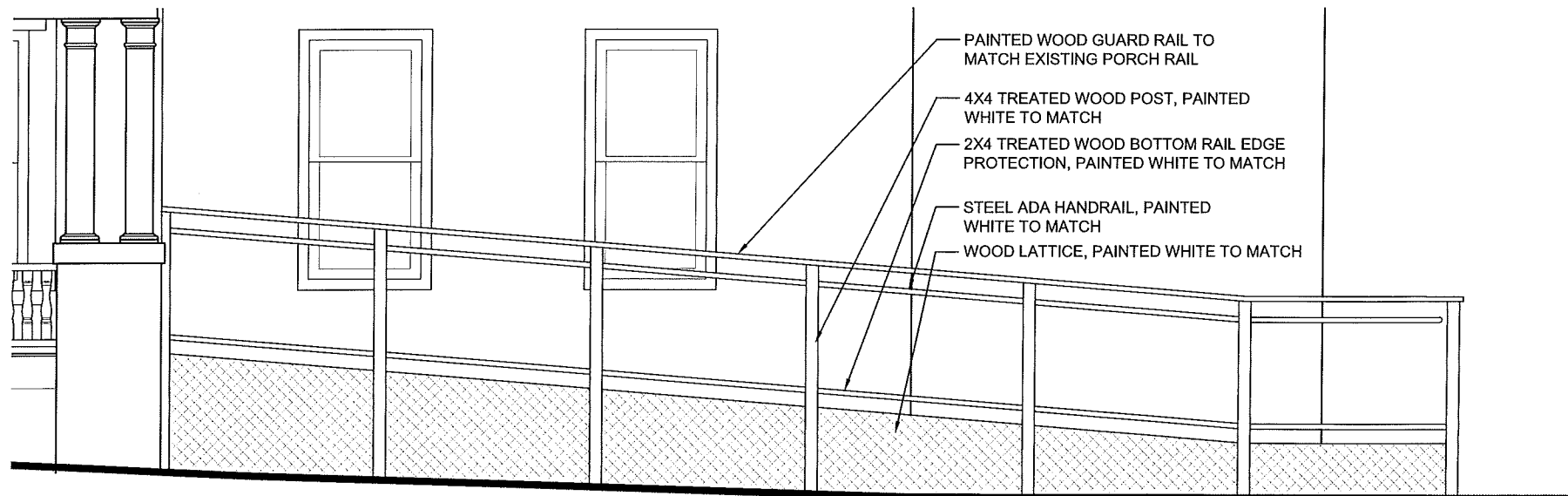
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Charlotte, NC 28285  
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labellapc.com

DRAWING TITLE: <b>ELEVATIONS</b>		REVISION: ISSUED FOR	
PROJECT NAME: <b>OLSINSKI LAW FIRM</b> 67 Cabarrus Ave Concord, NC	DRAWN BY: ---	DATE: 4/1/2019	PROJECT NUMBER: 2190898
		REVISED SHEET/DETAIL NO.:	SHEET NUMBER: <b>A201</b>



2 CELLAR DOOR AT BASEMENT ACCESS STAIRS  
A401 1/4" = 1'-0"

1 PROPOSED NEW SCONCES FOR EGRESS LIGHTING AT PORCH  
A401 NO SCALE



4 RAMP ELEVATIONS  
A401 1/4" = 1'-0"

3 RAMP ELEVATIONS  
A401 1/4" = 1'-0"



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DETAILS

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DATE:  
4/1/2019

PROJECT NUMBER:  
2190898

PROJECT NAME:

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A401

