

DATE:

April 13, 2022

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-10-22
<u>Applicant:</u>	Kevin Gearhart, Thru Us Construction,
<u>Location of Subject Property:</u>	26 Yorktown St NW
<u>PIN #:</u>	5620-77-9796
<u>Staff Report Prepared by:</u>	Brad Lagano, Senior Planner

BACKGROUND

- The subject property at 26 Yorktown St SW is designated as a “Contributing” structure in the North Union Street Historic District (ca. 1921). (Exhibit A).
- “One-and-a-half story, frame bungalow with side gable roof and two-bay, gable front porch. Three-bay façade with bays of two and three 9/1 sash windows flanking a central entrance with sidelights. Upheld by square-in-section brick piers with brick balustrade and concrete trim. Small gable-roofed dormer over north (right) façade bay. Porch and house have had broad eaves trimmed with curved brackets” (Exhibit A).

MODIFICATIONS TO THE HOUSE INCLUDE THE FOLLOWING ITEMS

- House will be painted to match existing color scheme of a white structure with black shutters (Exhibit D).
- New materials and design will match existing materials and design as closely as possible (Exhibit D).
- Existing gutters will be replaced and/or new gutters added where appropriate to provide consistent design (Exhibit D).
- Siding with wood rot will be replaced with pine planks planed to match thickness and width of existing planks (Exhibit D).
- Existing porch railing will be removed and wood rot repaired. Spindle design will remain the same, but height will be increased to meet current building code (Exhibits D, E, G).
- Existing concrete porch steps will be removed and replaced with wider concrete steps extending approximately 12” on both ends (Exhibits D, E, G).
- Existing wrought-iron hand railing along front concrete porch steps will be widened to match width of new concrete steps (Exhibits D, E, G).
- Existing front screen door will be removed and replaced with a full glass, wooden storm door (Exhibits D, E, G).
- Addition of a new square bathroom window in-between existing shuttered windows on the left side of the structure. New window will match materials, size, and appearance of existing square window on same side of the structure (Exhibits D, H, J).
- Existing windows on previous rear addition (sunroom) shown on the left side elevation will be reduced from four (4) total to two (2) on the far sides of the wall (Exhibits D, H, J).
- Existing rear flat roof section will be replaced with a period appropriate half hip style roof to match other sections of the existing roof. Design will not rise above the existing roof line height (Exhibits D, F, G).

- Existing screened porch on the rear of the structure will be demolished due to structural issues and replaced with a new two-story addition (Exhibits D, F, G).
- New two-story addition will begin at the *end of the original historic home* and extend the structure by approximately 12' into the rear yard. The width will be extended approximately 5' into the existing sunroom and cease just before the three (3) existing side-by-side windows (Exhibits D, F, G).
- New two-story addition will have a period appropriate half hip style roof to match other sections of the existing roof. Design will not rise above the existing roof line height (Exhibits D, F, G).
- Existing kitchen window on the right side of the structure will be reduced by approximately half to provide room for new kitchen interior improvements (Exhibits D, I, J).
- Existing square window on the right side of the structure will be removed and replaced with a new side door and concrete steps (Exhibits D, I, J).
- Existing side-by-side windows on the right side of the structure will be removed and replaced with one (1) single window (Exhibits D, I, J).
- New two-story addition will have two (2) side-by-side windows on the second story to match the two (2) side-by-side windows on the first story (Exhibits D, I, J).

DISCUSSION

Modifications to the front of the house

The applicant proposes to repair and replace existing porch ceiling and/or floor planks to remove rot as needed. Pine planks will be used, planed, and ripped to match thickness and width of existing planks. Existing hand railings running the full perimeter of the porch will be removed and repaired for wood rot. Existing spindle design of the hand railings will remain the same, but the height will be increased to meet current building code standards of between 34-38". Existing concrete steps will be removed and replaced with new concrete steps extended approximately 12" on both ends to provide wider access for ingress and egress. Existing wrought-iron railing bordering existing steps would be kept and installed to border the new concrete steps. Lastly, the existing front screen door will be removed and replaced with a full glass, wooden storm door.

Modifications to the left side of the house

The applicant proposes to add one (1) new square bathroom window in-between existing two (2) shuttered windows. New window will match materials, size, and appearance of existing square window on the same side of the structure. Existing rear addition on the left side façade will have the number of windows reduced from four (4) to two (2) located on the far sides of the wall. This will allow a bed to be located against the interior wall between the two (2) remaining windows.

Modifications to the rear of the house

This area of the house constitutes the major proposed modifications. The applicant proposes to demolish the entire left rear section of the previously addition (screened porch - estimated pre-1960's) plus approximately one-half of the right rear section of the other previous addition (sunroom - estimated 1980's). A new two-story addition will replace the entire screened porch section and approximately half the sunroom section due to fundamental structural issues. The new addition will begin at the end of the original portion of the historic structure and extend approximately 12' into the rear yard. It will also run parallel, meet the upper rear roofline, and extend approximately 5' into the sunroom and stop just before the three (3) existing side-by-side windows. It will add approximately 8.6' to the existing ceiling height of 11.0'. The proposed addition will have a period appropriate half hip style roof to avoid exceeding the historical roofline height. New second-story window will be 33.375" x 64.5" primed wood with natural interior and low-E glass. New

sliding glass door on ground level will be 72" x 80" white right-hand full lite sliding patio door. The latter will have a minimum of two (2) concrete steps based on current building code for an entry door.

Modifications to the right side of the house

The applicant proposes various window and door modifications to this side of the house. Existing kitchen window will be removed and replaced with a shorter window to allow for a new interior kitchen counter design. Base of window will sit approximately 40" high from the interior floor. Exterior wood siding will be replaced with pine planks planed to match thickness and width of existing planks. Existing square window will be removed and replaced with a new 80" x 36", half glass, 9 lite, wooden side door with three (3) concrete steps based on current building code. Door trim will match existing 4" trim. Existing two (2) side-by-side windows to the right of the new door will be removed and replaced with one (1) new single window. New two-story addition will have matching two (2) side-by-side windows on the first and second stories to match the existing window design. New side-by-side windows will be 33.375" x 64.5" primed wood with natural interior and low-E glass.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Description of Work

Exhibit E: Front House Photos

Exhibit F: Rear House Photos

Exhibit G: Front and Rear Elevations

Exhibit H: Left-Side House Photos

Exhibit I: Right-Side House Photos

Exhibit J: Left and Right-Side Elevations

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Type of Work Requiring Commission Hearing and Approval

- *New Construction or Additions: all new construction and additions.*
- *Doors: replacement of original doors and changes in door openings.*
- *Windows: replacement/changes in window design; removal of original windows, window components, and changes in window openings.*
- *Stair or Steps: removal, addition, or alteration of external stairs or steps.*
- *Roof Shape: repairs or changes which alter roof shape.*

Chapter 5 - Section 2: New Addition Construction

- *Site new additions as inconspicuously as possible, preferably on rear elevations and where historic character defining features are not damaged, destroyed, or obscured.*
- *Inset additions from rear building corners to differentiate them from the existing building and to reduce public visibility.*
- *Design additions so they are compatible with the existing building in height, massing, roof form and pitch.*
- *Reduce the visual impact of an addition on a historic building by limiting its scale and size.*
- *New additions should be compatible in character, but use a contemporary design in order to differentiate additions from the historic structure.*
- *Windows in additions should be similar to those in the original buildings in their proportions, spacing, and materials.*

- *Select exterior surface siding and details that are compatible with the existing building in material, texture, color, and character.*
- *Contemporary substitute materials for siding and roofing on additions should only be considered in cases in which the structure utilizes the subject material or a similar non-historic material or if the material used on the structure is no longer available.*

Chapter 5 - Section 5: Fenestrations

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

Chapter 5 - Section 6: Porches

- *Original steps should be retained and handrails should match the railing on the porch. The replacement of wooden steps with precast concrete should be avoided.*
- *Alterations to original porches that have no historic basis are not appropriate. Repair original materials if possible. If replacement is necessary, replace with matching material.*
- *Composite substitute materials may be approved for Pivotal and Contributing structures by the Historic Preservation Commission for porch and deck flooring on a case-by-case basis, provided that one of the following four (4) circumstances are present: unavailability of historic materials, unavailability of a skilled craftsman to reproduce the historic material, inherent flaws in original materials or design, and code-required changes.*

Chapter 5 - Section 7: Roofing

- *Existing patterns of roofs are usually pitched with variations in steepness, shapes, orientations, and combinations.*
- *New construction should avoid A-frame, dome, shed, and flat-alone roof shapes.*
- *New construction should avoid the roof being more than one-half the building's height.*
- *Roof shapes, texture and material should be compatible with new construction as well as with immediate buildings.*
- *Use materials in new construction that are consistent with the style of the building; materials should be unobtrusive in texture as well as color.*
- *Original roof material should be maintained and/or replaced with like roofing if possible.*
- *Installation of traditional attached seamless aluminum gutters or "half round" gutters are appropriate.*

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

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date entered

Continuation sheet	Item number	Page
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172. House
39 White Avenue
1921 (SM)
C

Three bay frame, bungalow with broad side gable roof features a very broad front decorative gable with exposed rafters. The decorative gable has three four-over-four sash windows that are flanked with ventilators on either side. Three triangular-knee braces support eaves of gable. Full facade porch has untapered bungalow columns. Facade fenestrations include paired four-over-ones on either side of entrance.

173. House
36 White Street, N.W.
1921 (SM)
C

Good example of low-slung, frame bungalow with pediment gable. House is shingled above a baseboard and two-and-a-half-feet of plain weatherboard. Fenestrations are one-over-one. Porch with balustrade extends three-bay facade and is supported by typical Craftsman-style short, tapered columns with brick piers that continue to ground level. Eaves at front gable are supported by five decorative brackets.

174. House
32 White Street, N.W.
c. 1910-1915
C

Notable frame bungalow with gabled porch and broad gable roof. Porch is nearly full facade, but its gable roof does not cover northern elevation. It is surrounded by a plain balustrade and rests on full brick foundation. Brick pillars, topped with stone trim, support vernacular columns. These columns brace the weatherboarded gable roof that projects over sides. The side eaves are supported by curved sawn-rafter brackets. The main roof also projects at front and is braced by a typical (for Concord) three-part-brackets that reflect Japanese bungalow traits. Facade has three bay division with two one-over ones with diagonal lattice work.

175. House
26 White Street, N.W.
1921 (SM)
C

This high hip roof, frame cottage features two interior end chimneys,

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one of which has been rebuilt. A projecting decorative gable with rectangular vents rests over northern bay of three bay facade. Full facade has a classical porch with balustrade. Front decorative gable has boxed cornice and plain frieze with cut-stone curbing. South elevation also features a projecting gable.

- 176. House
20-24 White Street, N.W.
1921 (SM)
C

Three bay, two-story Colonial Revival house has hip roof with exposed rafters. (Projection not as broad as most Colonial Revival Homes in Concord.) Two hipped roof dormers with set vents flank the central bay. Porch almost extends full facade and features Doric columns on brick bases. Sidelights flank principal door. First-story facade altered for apartments and square one-over-one window was replaced. Non-contributing shed-roof garage adjoins house.

- 177. House 15 Georgia Street, N.W.
1921 (SM)
C

Tall, squarish brick veneer, two-story Colonial Revival house features a low hip roof with dentil cornice and hipped dormer with twenty pane window. Notable traits can be found in the two paired thirty-over-one windows on second floor and one paired thirty-over-one and a single thirty-over-one flanking principal door on the first floor. The entrance is off-centered and features a heavy surround and a broken triangular pediment with decorative finial.

- 178. House
19 Georgia Street, N.W.
1921 (SM)
C

Two-story, Frame Colonial Revival house. Single-pile facade has steeply-pitched gambrel roof. Large, hipped dormers extend from main roof creating unusual roofline. Corbeled chimney connects two structures. Gambrel roof

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: Thru Us Construction, Kevin Gearhart GC
Address: 8638 Walsham Dr.
City: Charlotte State: NC Zip Code: 28273 Telephone: 814-404-1159

OWNER INFORMATION

Name: Cody Drake
Address: 26 Yorktown Street, NW
City: Concord State: NC Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: 26 Yorktown Street NW P.I.N. # 5620 79 7960000
Area (acres or square feet): 0.395 AC Current Zoning: RM-2 Land Use: Residential

**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: Renovation of historical home
at 26 Yorktown St. NW, Concord

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

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.

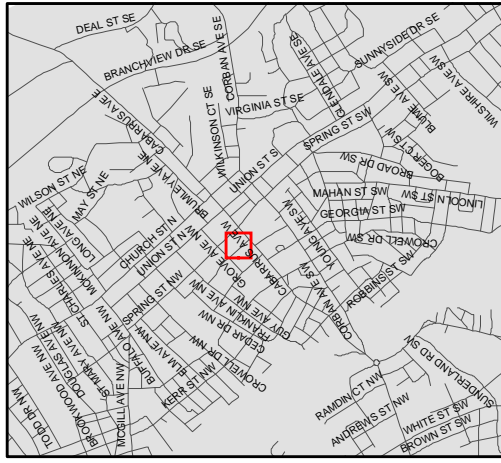
3/4/2022
 Date

B. E. Gankner for
 Signature of Owner/Agent
Shu Us Construction

H-10-22

26 Yorktown St NW

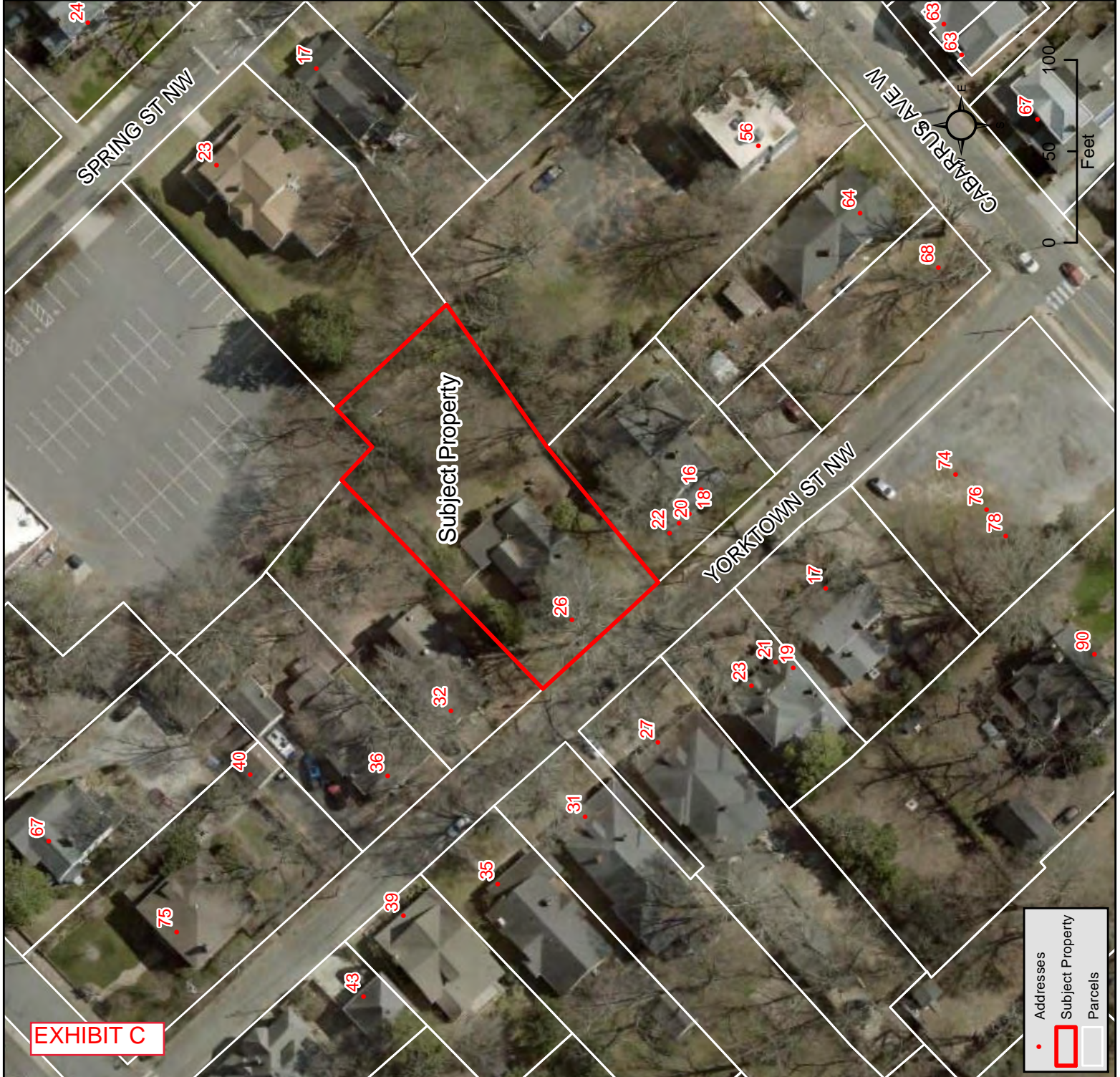
PIN: 5620-77-9796



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.





Thru Us, LLC

8638 Walsham Dr
Charlotte, NC 28277

ThruUs.info@gmail.com

980-430-0336
814-404-1159

03/03/2022

RE: 26 Yorktown st NW, Concord, NC 28025

The following is the detailed description of work for the renovation of 26 Yorktown st NW for the owners and intended occupants, Cody Drake, Kari Talarico, and their 2 minor children. The residence was purchased in 2021 from the family of the longtime owner of the home, Miss Odell, who with her former husband had originally purchased it in 1953.

The intention of the renovation is to repair, expand (to the rear), and modifying the interior to allow for more modern living while keeping the historic style and feel throughout. The following is the intended work to be done:

1) Exterior:

- A. All surfaces of the home will be painted to match the current color scheme.



- B. Gutters will be added to the home as there are no gutters.

C. Siding:

- I. Wood rot will be repaired with pine boards planed and ripped to match thickness and width of the current boards.

D. Front Elevation:



I. Porch:

- a. Ceiling and floor wood rot will be repaired with pine boards planed and ripped to match thickness and width of the current boards.
- b. Railing will be removed and repaired for any wood rot. However, the railing is not to current building code and will stay with the historic design based on historical district requirements.

II. Front steps:

- a. Stairs will be removed and replaced with poured concrete steps that extend approximately 12 inches in both directions to the original location as indicated by "patched" woodwork on either side of the stairs.

III. Roof line:



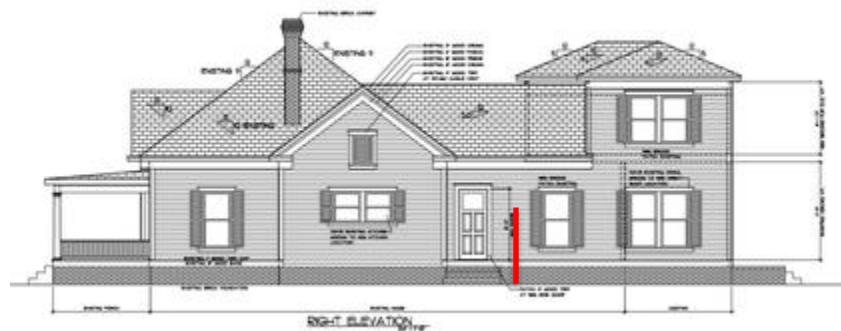
- a. The current addition that was added to the home sometime prior to the historical designation has a flat roof and would be changed to a period appropriate half hip style roof to try to reduce the height of the roof line.
- b. The proposed addition will have a period appropriate half hip style roof to reduce the height of the roof line so as to not go above the historical roofline.

E. Right Elevation:



I. Fence:

- a. The fence is located approximately at this designation and partially obstructs the rear of the home.

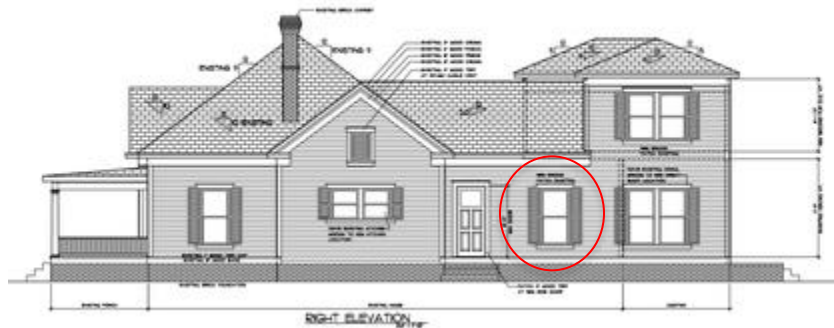


II. Windows:

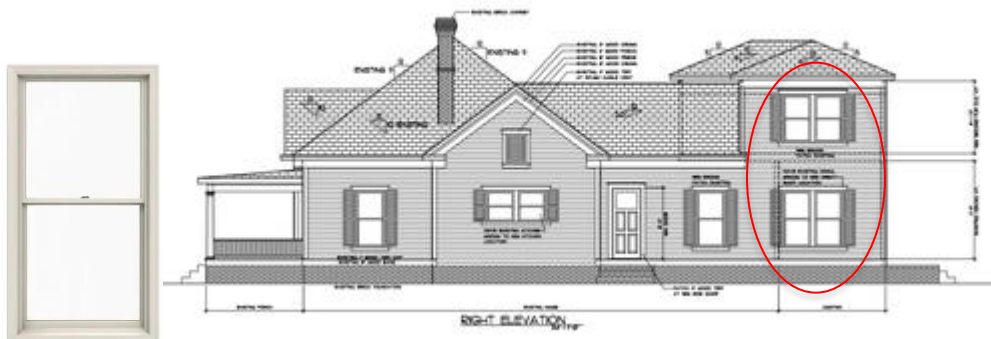
- a. Designated window will be removed and rebuilt to a short single hung or single sash window to allow for interior kitchen counter. (approx. height from interior floor 40 inches) Exterior siding to be replaced as noted above.



- b. Designated window will stay as a double window

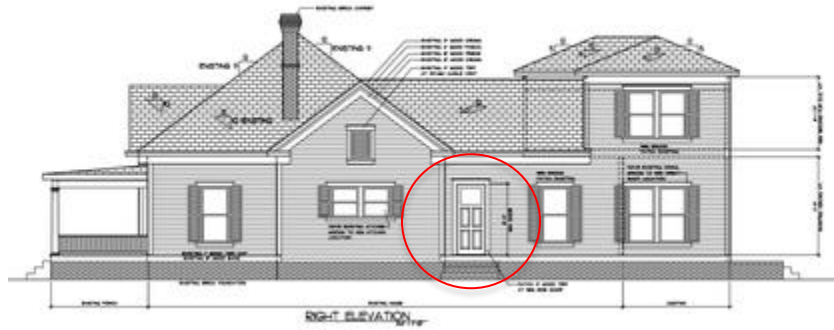


- c. Designated windows will be new 33.375 in. x 64.5 in. Primed Wood Double Hung Window w/ Natural Interior and Low-E Glass



III. Side Door:

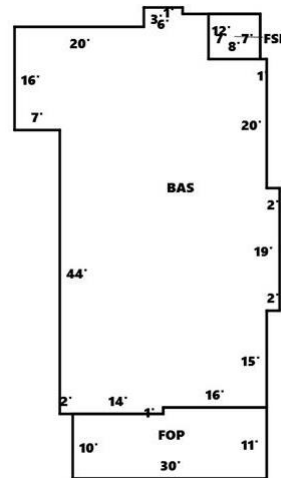
- a. Designated door will be a new 36" x 80", 1/2 glass, 9 lite, wooden door with matched 4" trim. It will replace a window at this location.



- b. Designated door will have 3 poured concrete steps based on current building code for an entry door.

IV. Addition:

- a. Current screened in porch (FSP) will be removed due to fundamental structural issues and replaced by the 2 story addition.

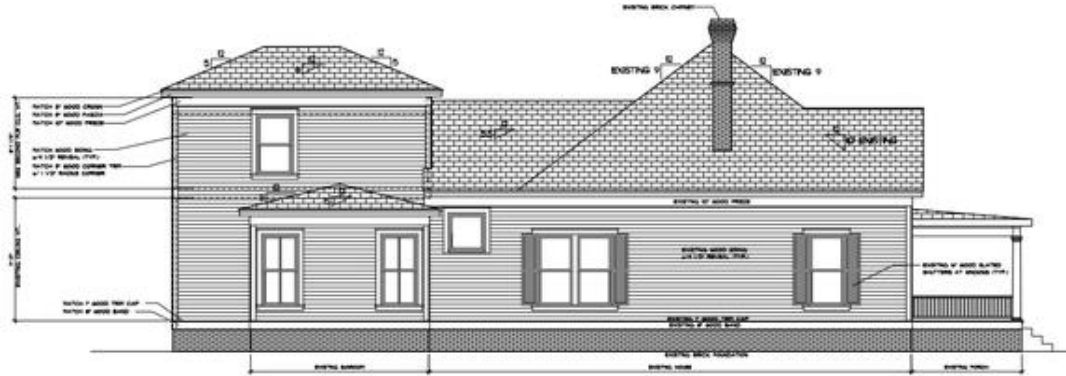


- b. The new addition will start at the end of the historic home and extend the residence by 12 feet to the rear.

V. Roof line:

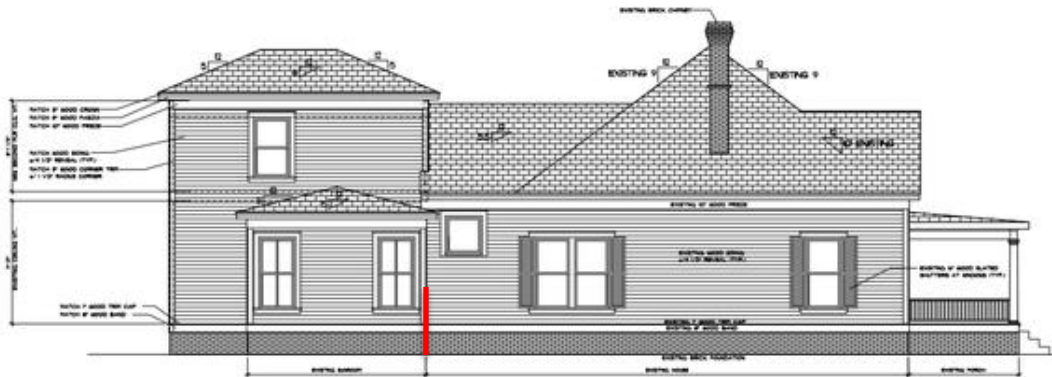
- a. The proposed addition will have a period appropriate half hip style roof to reduce the height of the roof line to not go above the historical roofline.

F. Left Elevation:



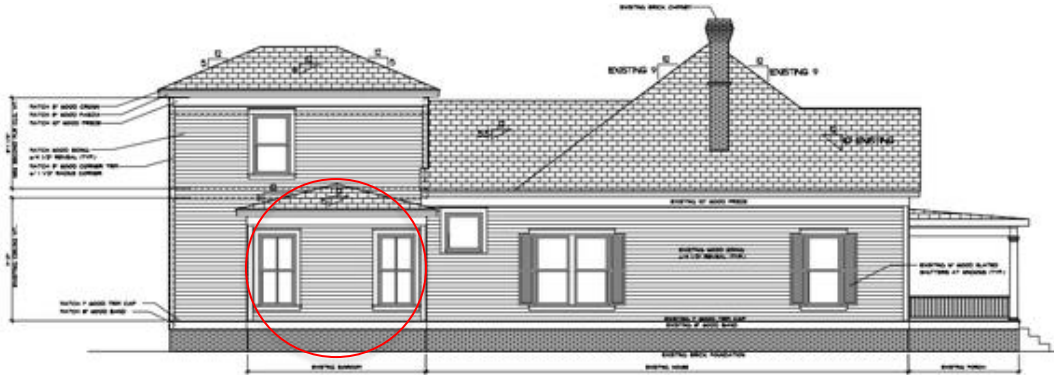
I. Fence:

- a. The fence is located approximately at this designation and partially obstructs the rear of the home.

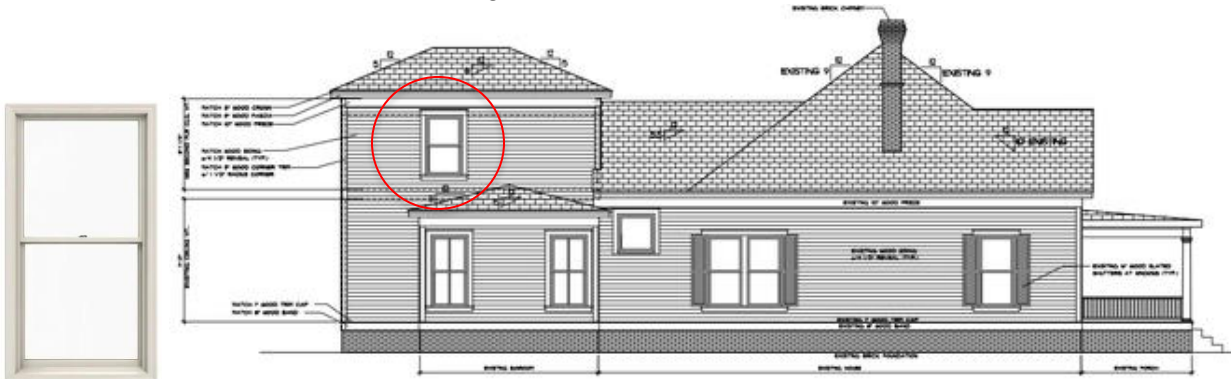


II. Windows:

- a. Designated area is part of the current addition that was added to the home sometime prior to the historical designation and has a triple window to the front of the home. The intention is to remove 2 windows and leave windows in the illustrated locations. The area effected by this removal will be replace with siding in the manner stated above.



- b. Designated windows will be new 33.375 in. x 64.5 in. Primed Wood Double Hung Window w/ Natural Interior and Low-E Glass



III. Addition:

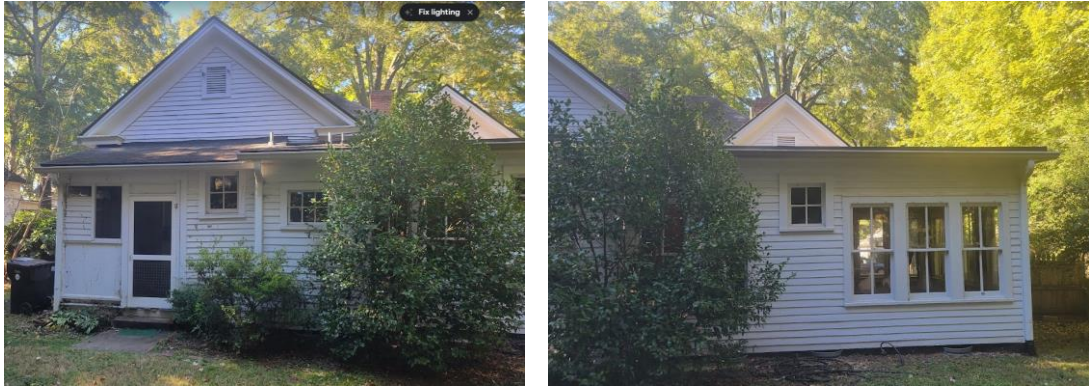
- a. The addition will be constructed from the rear of the current addition extending to the rear 5 feet and the rear roofline of the historic home (highlighted in yellow). The addition will meet the rear roofline of the historic home.



IV. Roofline:

- a. The current addition that was added to the home sometime prior to the historical designation has a flat roof and would be changed to a period appropriate half hip style roof to try to reduce the height of the roof line.
- b. The proposed addition will have a period appropriate half hip style roof to reduce the height of the roof line to not go above the historical roofline.

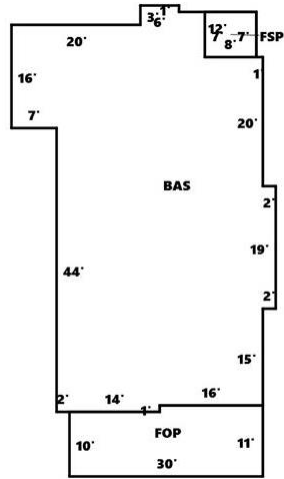
G. Rear Elevation:



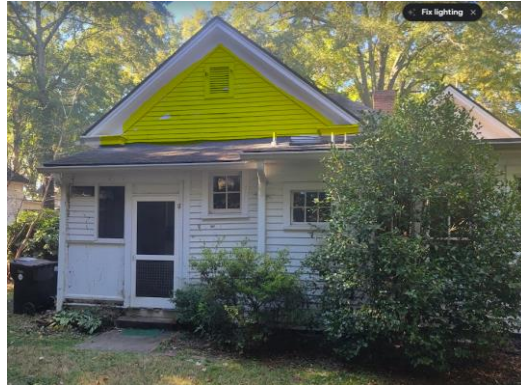
I. Addition:



- a. Current screened in porch (FSP) will be removed due to fundamental structural issues and replaced by the 2 story addition.

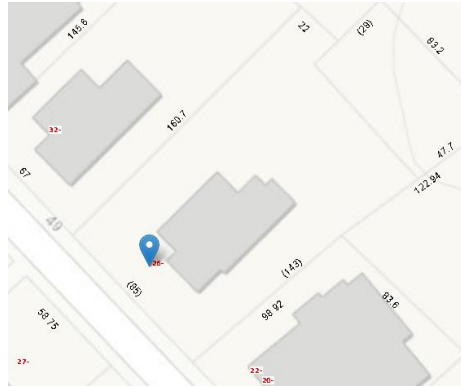


- b. The new addition will start at the end of the historic home (highlighted in yellow) and extend the residence by 12 feet to the rear from this position.



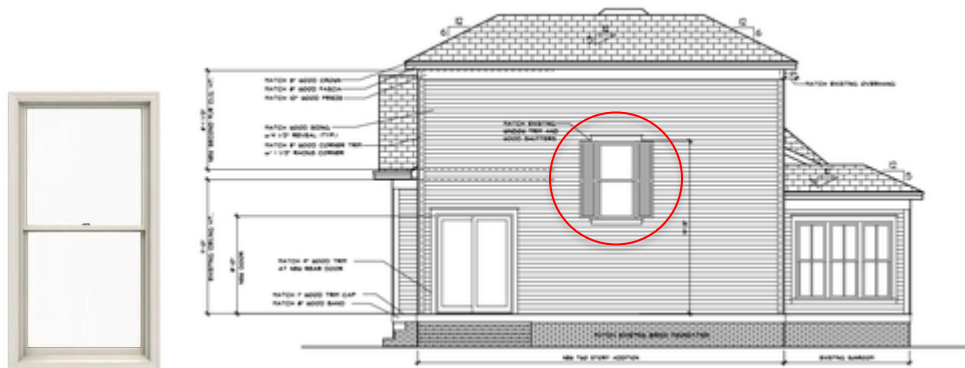
- c. The new addition will be constructed from the rear of the current addition extending to the rear 5 feet and the rear roofline of the historic home (highlighted in yellow). The addition will run parallel and meet the upper rear roofline of the historic home.





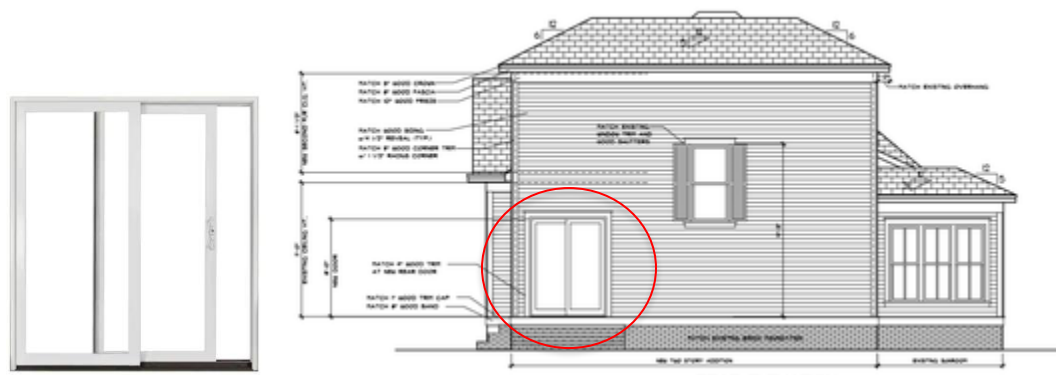
II. Windows:

- a. Designated windows will be new 33.375 in. x 64.5 in. Primed Wood Double Hung Window w/ Natural Interior and Low-E Glass



III. Door:

- a. Designated door will be a 72 in. x 80 in. White Right-Hand Full Lite Sliding Patio Door



- b. Designated door will have at minimum 2 poured concrete steps based on current building code for an entry door.

IV. Roofline:

- a. The current addition that was added to the home sometime prior to the historical designation has a flat roof and would be changed to a period appropriate half hip style roof to try to reduce the height of the roof line.
- b. The proposed addition will have a period appropriate half hip style roof to reduce the height of the roof line to not go above the historical roofline.

Kevin Gearhart
Owner
Thru Us, LLC

Licensed General Contractor
NC lic # 85607
SC lic # CLG.123569 GC





EXHIBIT E



EXHIBIT E





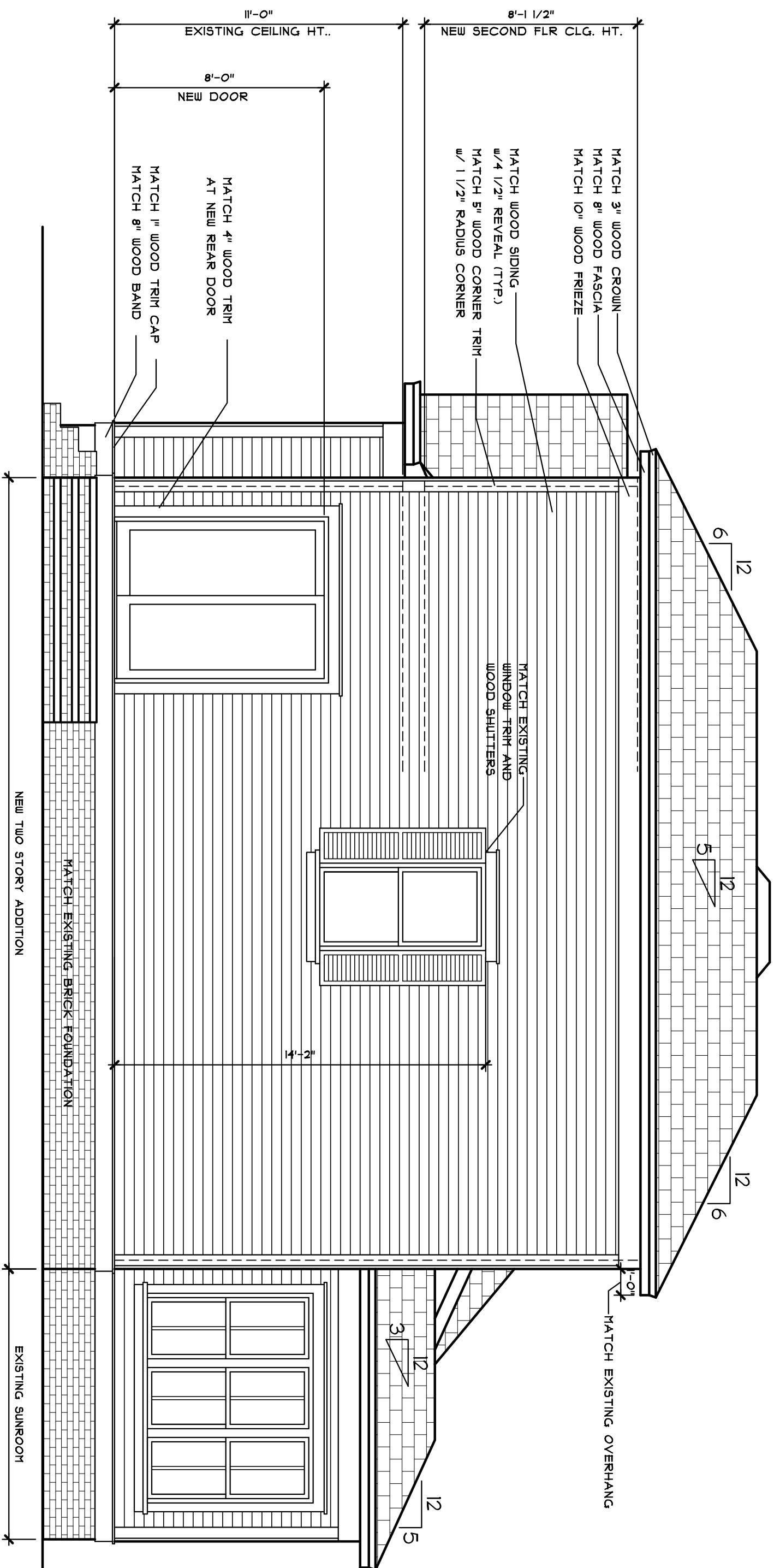
EXHIBIT F



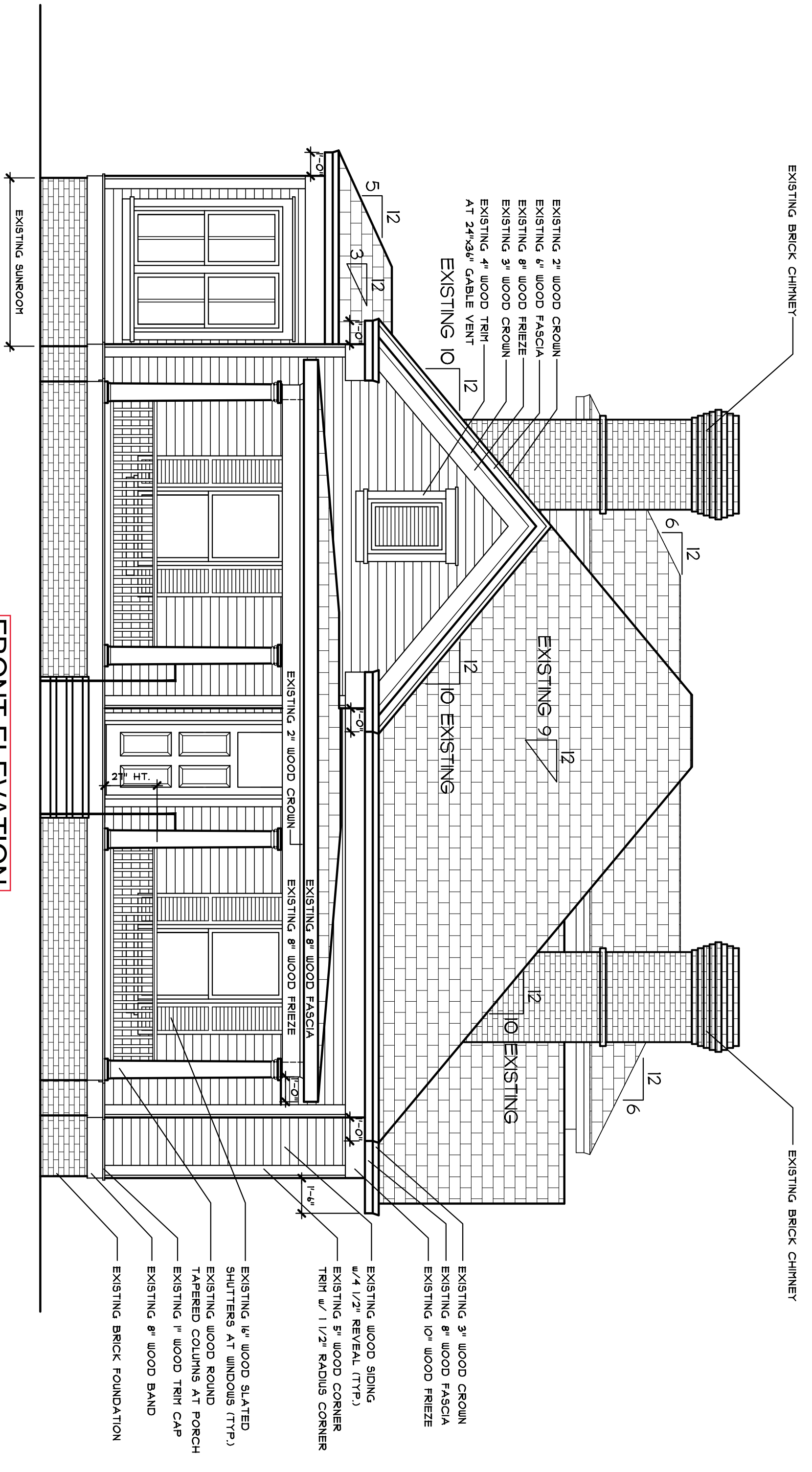
EXHIBIT F



EXHIBIT F



REAR ELEVATION
1/2" = 1'-0"



FRONT ELEVATION

EXHIBIT G

YORKTOWN
Sheet
1

Drawn By: J. BONDAR
Date: 03-02-22
REV:
Site

Project	26 YORKTOWN
Sheet Title	FRONT/REAR ELEVATION





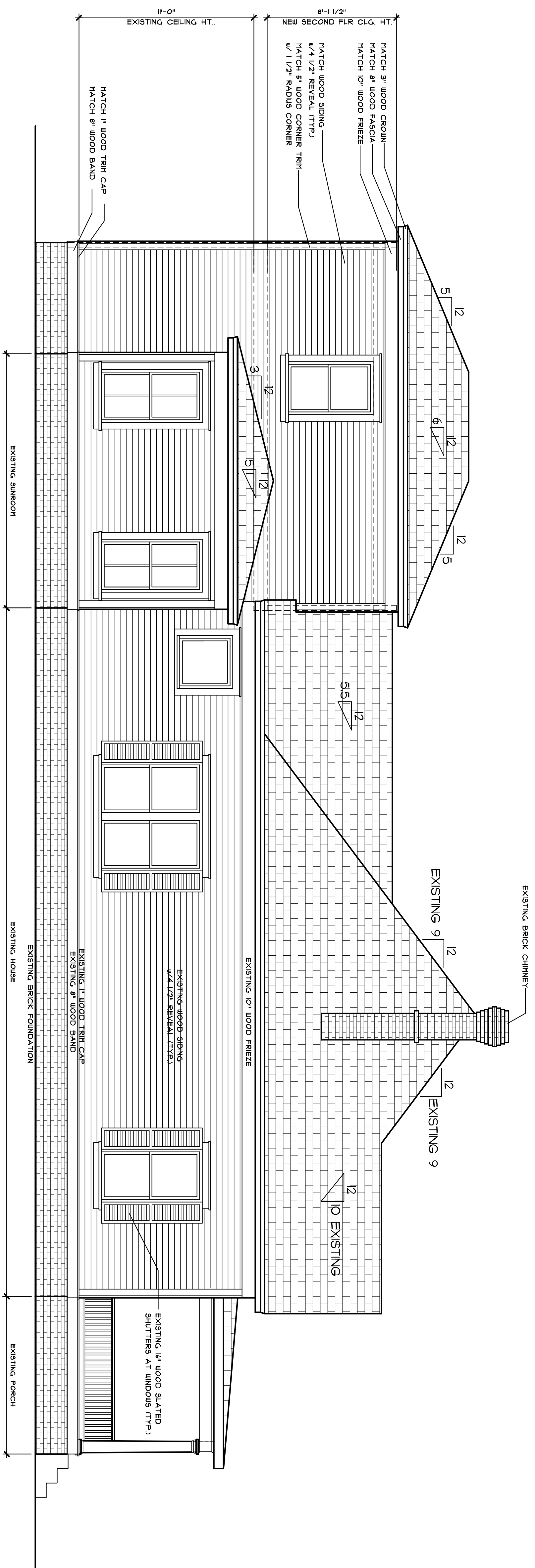
EXHIBIT H



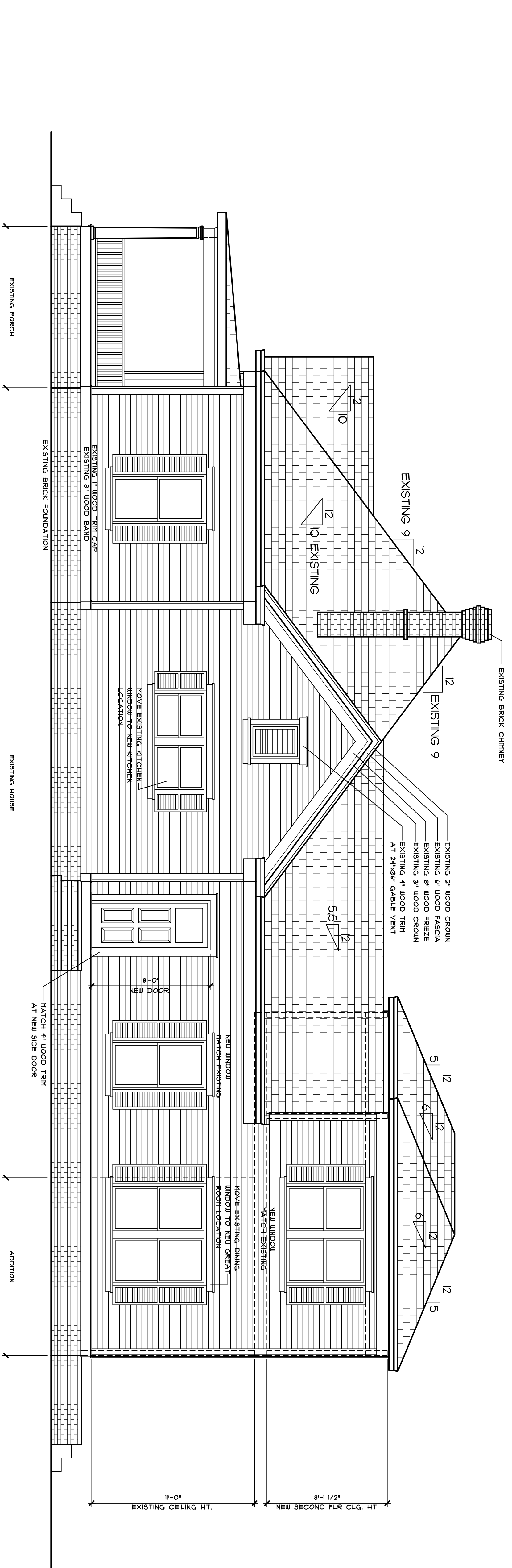
EXHIBIT H







LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

EXHIBIT J

YORKTOWN
Sheet
2

Drawn By	J. BOONAR
Date	03-02-22
REV:	
Site	

Project	26 YORKTOWN
Sheet Title	SIDE ELEVATION

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