

**DATE:** May 9, 2018

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	H-11-18
<u>Applicant:</u>	Jack Cox
<u>Location of subject property:</u>	129 Spring St NW
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

**BACKGROUND:**

- The subject property is site of a “Contributing” structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of home construction: 1890
- A L-shaped Victorian cottage in beaded weatherboard has two-over two sash windows and two original interior chimneys with corbeled detail. North side exhibits a slanted bay with a witches-cap-roof. Ell is placed parallel to the façade and an interior chimney. Three-bay façade features a projecting gable with boxed cornice and returns. The original turned wood posts that are characteristic of most Queen Anne porches have been replaced with wrought iron supports.
- Applicant is seeking to modify approved plans for a detached garage.

**DISCUSSION:**

The applicant is proposing to drop the forward-facing roof gable, modify the entry design from two doors to one door, eliminate three rear windows, eliminate one window on the right side elevation, and change the right side garage door to a vertical bi-fold door.

**ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory—Nomination Form  
Exhibit B: Application for Certificate of Appropriateness  
Exhibit C: Building plans  
Exhibit D: Photographs

**HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:**

**Chapter 5 – Section 3: New Accessory Structure Construction**

- 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.*
- 8. Locate new garages and accessory structures in rear yards and in traditional relationship to the main buildings.*
- 10. All accessory structures shall remain detached from the main building.*
- 12. Accessory buildings for Pivotal and Contributing structures should complement the siding and roof material of the primary structure.*

**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	62

House has a broad, molded frieze. Unlike the cornice over two southern bays, the northern bay of facade has a cornice with scroll-like brackets. The southern bays are shingled rather than beaded weatherboard. Questionable as to the originality of brackets. Porch displays various Colonial Revival elements. It is supported by paired Tuscan columns rising from the covers the full facade and one bay of south elevation. Other classical influences consist of broken pediment adorned with a garland and urn-shape finial that projects forward on the porch over the entrance. A modillion block cornice above the second floor is another Colonial Revival feature.

J.L. Hartsell was a Concord industrialist who was the first Secretary-Treasurer of the Young-Hartsell Cotton Mill. Hartsell founded the company along with R.S. Young and P. Fetzer.

- 126. Cottage/House  
129 Spring Street, N.W.  
ca. 1890  
C

A L-shaped Victorian cottage in beaded weatherboard has two-over two sash windows and two original interior chimneys with corbeled detail. North side exhibits a slanted bay with a witches-cap roof. Ell is place parallel to the facade and an interior chimney. Three-bay facade feature a projecting gable with boxed cornice and returns. The original turned posts that are characteristic of most Queen Anne porches have been replaced with wrought iron supports.

- 127. Cottage/House  
135 Spring Street, N.W.  
ca. 1900  
C

Well-preserved, frame, L-shaped cottage. Door has molded architrave and transom. Delicate porchpost and spindle balustrade make up the porch that extends the length of the facade. Projecting facade gable exhibits a box cornice with returns and circular vent. A vented gable dormer is placed rather awkwardly in the main gable roof. Two interior chimneys with corbeled caps make up the rest of the house's significant features.

**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: Jack Cox  
Address: 129 Spring St NW  
City: Concord State: NC Zip Code: 28025 Telephone: 704/309-2090

**OWNER INFORMATION**

Name: Jack Cox  
Address: 129 Spring St NW  
City: Concord State: NC Zip Code: 28025 Telephone: 704/309-2090

**SUBJECT PROPERTY**

Street Address: 129 Spring St NW P.I.N. # 5620-78-2804  
Area (acres or square feet): 284acre Current Zoning: \_\_\_\_\_ Land Use: \_\_\_\_\_

**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: Modifications to previously approved garage plans.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
  - 1) Dropped roof gable
  - 2) changed garage doors from 2 doors to 1 door
  - 3) eliminated 3 rear windows
  - 4) eliminated 1 window right side elevation
  - 5) changed right side garage door to a vertical bi-fold door

**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.

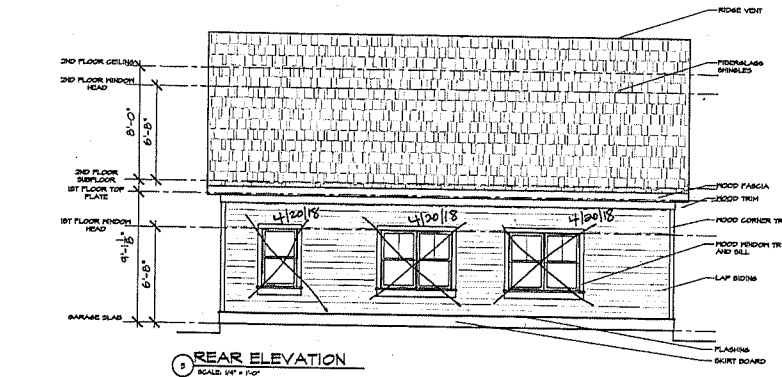
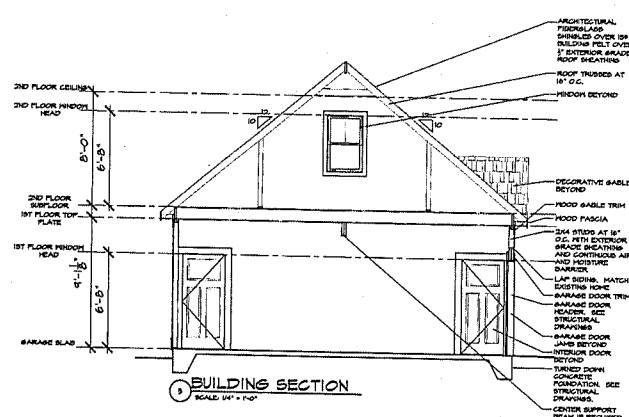
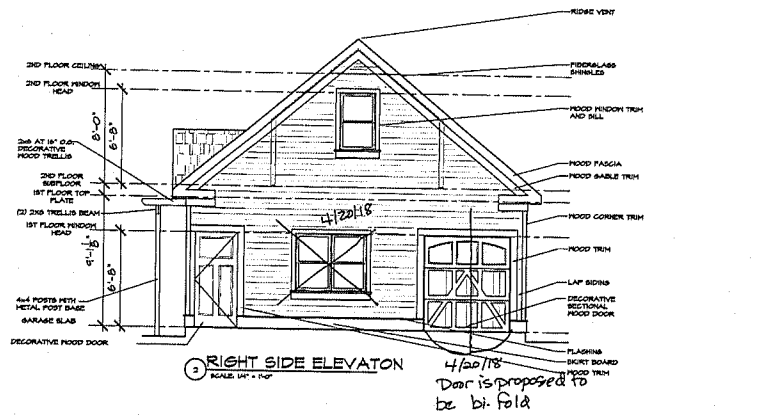
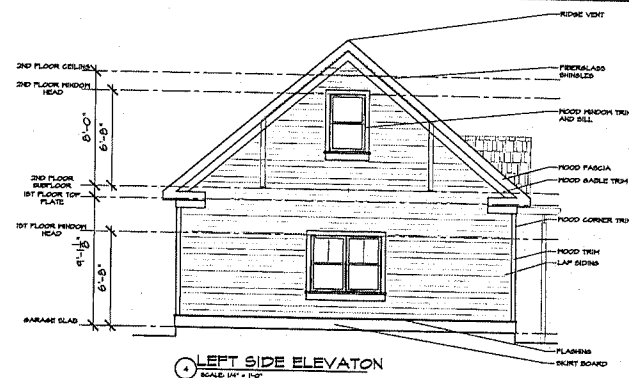
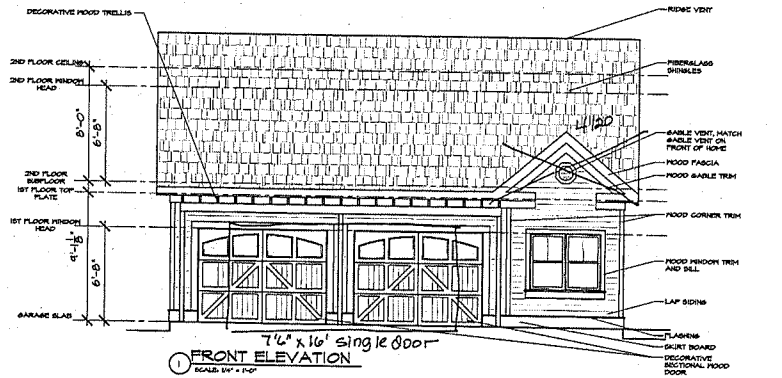
[Signature]  
 Date 4/20/18

[Signature]  
 Signature of Owner/Agent

c) Replace rotten fence post and add decorative panels to one side. \*One side already has panels.

5

Exhibit C



**FINISH AND MATERIALS NOTES**

- ADD SOFFIT AND FASCIA TRIM TO MATCH EXISTING HOME. VERIFY IN FIELD.
- THIS IS A HISTORIC PROPERTY. ALL MATERIALS AND FINISHES SHALL MATCH THE EXISTING BUILDING IN TEXTURE, PROFILES, SIZES AND FINISH COLORS.

DESIGNER:  
Doris Hines  
5024 New Hope Church Road  
Harrisville, NC 28055  
P. 704.560.5225  
dhhinc2001@gmail.com

STRUCTURAL ENGINEER:  
Structural Integrity Engineering, P.A.  
16601 Riverstone Way  
Suite 200  
Charlotte, North Carolina 28277  
P. 704.541.9222 F. 704.541.2615  
License # G-2217

Cox Garage  
124 Spring Street NW  
Concord, NC

NO.	DATE	BY	CHKD

EXTERIOR ELEVATIONS AND BUILDING SECTION

A2

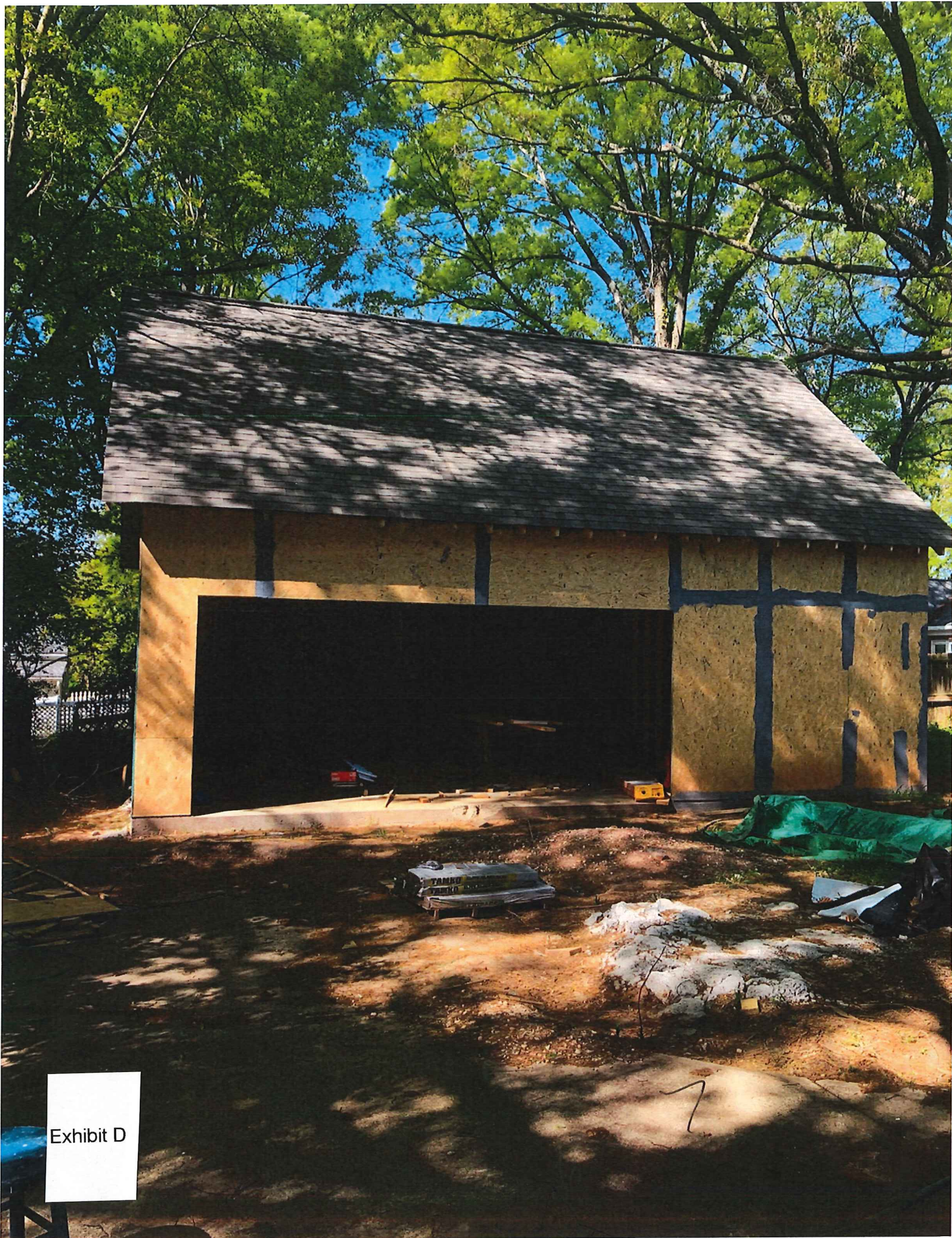


Exhibit D









