



DATE: September 8, 2021

SUBJECT:

Certificate of Appropriateness Request: H-11-21

<u>Applicant:</u> Madison Marburger <u>Location of subject property:</u> 27 Marsh Ave NW

<u>Staff Report prepared by:</u> Katherine Godwin, Sr. Planner

BACKGROUND:

• The subject property, 27 Marsh Ave. NW, is designated as a "Fill" structure in the North Union Street Historic District. (Exhibit A).

• Constructed: 1910

- One-story, frame, L-shaped cottage unfortunately altered by application of aluminum siding and replacement of original windows. House has unusual square section with pyramidal roof at center of façade. Wrap-around porch with square, molded posts replaced original at undetermined date; house retains early 20th century patterned tin roof shingles. (Exhibit A).
- Applicant is requesting to install exterior/landscape lighting (post facto):
 - 47 undermount lights on a dimmer;
 - o 3 mushroom top lights; and,
 - o 7 up-lights (Exhibit B).

DISCUSSION:

The applicant was approved on October 14, 2020 to: replace the front retaining wall of stone with a brick wall, cover the concrete stairs, side retaining walls of the driveway, and walkway with brick, remove the handrails and add brick step walls to the stairs, and add a second walkway from the driveway to the front porch on the side of the property (Exhibits G, H, and I). The installation of exterior/landscape lights along the walkways, stairs, front columns, porch roof, and permanently attached to the new retaining walls was not part of this application or approval (Exhibits D, E, G, H, and I). On July 25, the applicant submitted an Application for a Certificate of Appropriateness to request post facto approval for the installation of: 9 lantern lights, 40 undermount lights (a site visit since the August 11 meeting has provided a count of 47), 3 mushroom top lights, and 5 up-lights (a site visit since the August 11 meeting has provided a count of 7) (Exhibit B, D, E, F, and M).

At the August 11th meeting of the Historic Preservation Commission, the applicant was instructed by the Commission to: provide a site plan of the current lights, and revise the lights to be more in alliance with the design standards of the historic district and to emit less light (Exhibit L). Since then the applicant has worked with her landscaper and Mrs. Godwin to devise a plan to remove the 9 lantern lights and put the 47 undermount lights on two dimmers to reduce the amount of light being emitted from 78 lumens each to 39 lumens each (Exhibit N and O).

According to the material specifications provided by the applicant:

- the undermount lights are 10V, 1 LED, powder coated brass, FXLuminaire LF, dimmable lights producing 78 lumens;
- the mushroom top lights are 12V, 20W, powder coated copper/brass, BXLuminaire CA, dimmable lights producing 44 lumens; and
- the up-lights are 10-15 V, 3 LED, powder coated aluminum, FXLuminaire NP, dimmable lights producing 135 lumens (Exhibit F and J).
- The dimmers provides 12 VAC dimming for up to 120 Watts and can be mounted next to the 12 VAC transformer or anywhere in the field, and is compatible with LED lamps (Exhibit O).

Change in Lighting by Lumens

Component	Original Application	Revised Application	Difference
Lantern Lights	9 X 3 Bulbs at 800 lumens each= 21,600*	0	21,600
Undermounts	47 at 78 lumens= 3,666	47 at 39 lumens= 1,833**	1,833
Mushroom Top	3 at 44 lumens= 132	3 at 44 lumens= 132	None
Up Lights	7 at 135 lumens= 945	7 at 135 lumens= 945	None
Total Lumens	26,343	2,910	23,433

^{*} This is an estimate using a similar light fixture which has sockets for three (3), 60 watt light bulbs. Each 60 watt light bulb emits approximately 800 lumens of light.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory Information

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map Exhibit D: Images Taken by Staff

Exhibit E: Images Submitted by Applicant

Exhibit F: Materials

Exhibit G: Staff Report for H-25-20 Exhibit H: Final Order for H-25-20

Exhibit I: COA 2323

Exhibit J: Email Correspondence

Exhibit K: Email from Clara Jean Wheeler

Exhibit L: Minutes from August 11, 2021 Historic Preservation Commission Meeting

Exhibit M: Site Plan of Current Lighting

Exhibit N: Revised Site Plan with Lights to be Removed

Exhibit O: Material Specifications for Dimmers

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Approval Requirement Needs Table

• Lighting (Exterior): Additions of permanent, general illumination fixtures within public view require Commission Hearing and Approval.

^{**} Accomplished through the use of two dimmers on the undermount lights.

Chapter 5 – Section 11: Lighting and Transformers

- Adding security lights and transformers on either new or existing poles requires approval of the Commission. Security needs can usually be met with low profile lights which are compatible with the neighborhood.
- 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.
- Maintain subtle effects with selective spots of light rather than indiscriminate area lighting.
- Do not concentrate light on facades and avoid casting light on surrounding properties.
- Use lights to define spaces and accent vegetation.
- Hide non-decorative light fixtures.
- Do not use fixtures which are incompatible with existing details, styles, etc.

RECOMMENDATION:

- 1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the <u>North and South Union Street Historic Districts</u> Handbook and <u>Guidelines</u> 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

Continuation sheet

_ltem_number_

Inventory List - North Union Street #7 Historic District, Concord

71. House 27 Marsh Avenue, N.W. ca. 1910 F

> One-story, frame, L-shaped cottage unfortunately altered by application of aluminum siding and replacement of original windows. House has unusal square section with pyramidal roof at center of facade. Wrap-around porch with square, molded posts replaced original at undetermined date; house retains early 20th century patterned tin roof shingles.

72. House 21 Marsh Avenue, N.W. ca. 1910

> One-story, frame L-shaped cottage nearly identical to #71, and like it considerably altered. House retains wood siding, but porch has been considerably changed and now has ornamental iron posts. Windows on sides of house have also been changed from 1/1 to 6/6.

73. Julius Fisher House 24 Franklin Avenue, N.W. ca. 1920

> Two-story frame house with bungalow style details. Two-story hip-roofed wing projects forward of main, hip-roofed block; centrally placed, hip-roofed facade dormer. Bungalow style features include broad eaves with exposed rafters; shingle-clad second story; slightly tapered wood porch posts on brick bases and brick retaining wall; and enclosure of east side of porch with latticed sash windows for sunroom. An unusual spindle balustrade runs across the top of the porch retaining wall.

Manager J. Fisher Co., Vice-president of Concord Merchants Associations.

74. 26 Franklin Avenue, N.W. ca. 1900 C



for Certificate of

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:Madison Marburger						
Address: 27 Marsh Ave NW						
City:ConcordState:NCZip Code:28025Telephone: _704-792-5411						
OWNER INFORMATION						
Name:Madison Marburger						
Address: 27 Marsh Ave NW						
City: Concord State: NC Zip Code:28025 Telephone: 704-792-5411						
SUBJECT PROPERTY						
Street Address:27 Marsh Ave NW P.I.N. # <u>5620-79-2420</u>						
Area (acres or square feet):0.33Current Zoning:RM1Land Use: <u>residential</u>						
Staff Use Only:						
Application Received by:						
Fee: \$20.00 Received by:						
The application fee is nonrefundable.						

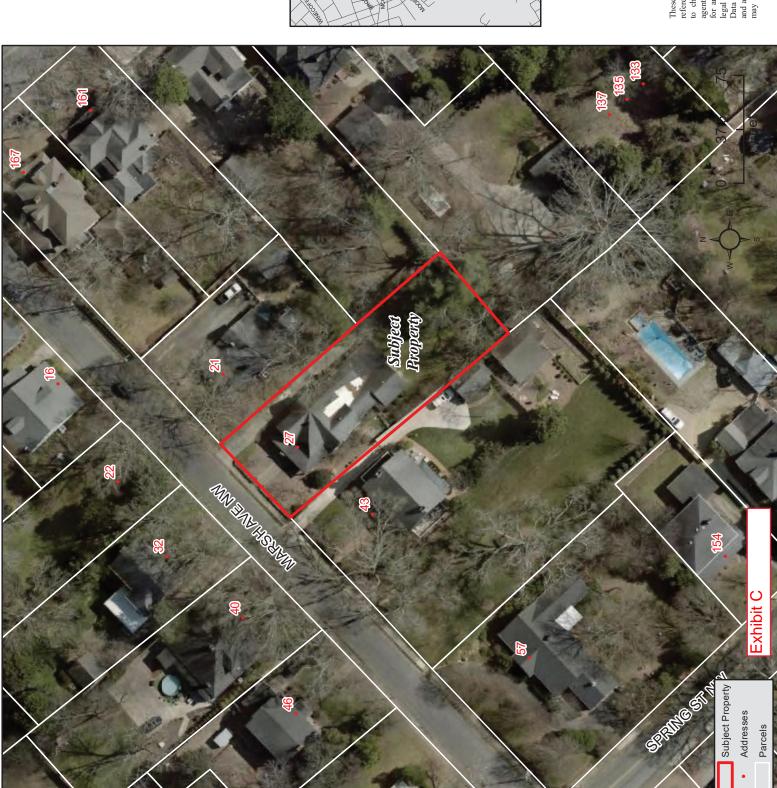


for Certificate of

General Requirements

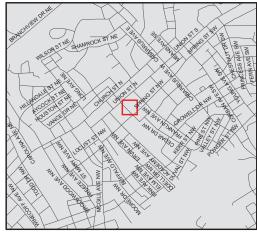
The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1.	1. Project or Type of Work to be Done: <u>landscape light</u>	ing
2.	Detailed specifications of the project (type of siding, concealed under-mount low-level lighting added on page 1.2).	
	lanterns on brick posts connected to the bric	ek wall
		Attachments/ mittals
1.	copies will be accepted if 16 folded copies are subm	are proposed, on letter, legal or ledger paper. Larger sized itted for distribution.
2.3.	1 & 1	om a "hefore" nerspective
4.	4. Drawings, sketches, renderings, elevations, or photo	graphs necessary to present an illustration of the project
5.	from an "after" perspective. 5. Samples of windows, doors, brick, siding, etc. must	ha submitted with application
6.		
***	**Applications may be submitted electronically.***	
	11	
(1) sha Cit Pro	shall not be scheduled for official consideration until all City of Concord Development Services Department. (2) Preservation Commission may make routine visits to the	ontained herein and herewith is true and that this application of the required contents are submitted in proper form to the I understand that City staff and/or members of the Historic site to insure that work being done is the same as the work f the completed project will be made to update the City's
	7/25/21	Madison Marburger
	Date	Signature of Owner/Agent



27 Marsh Ave NW

PIN: 5620-79-2420

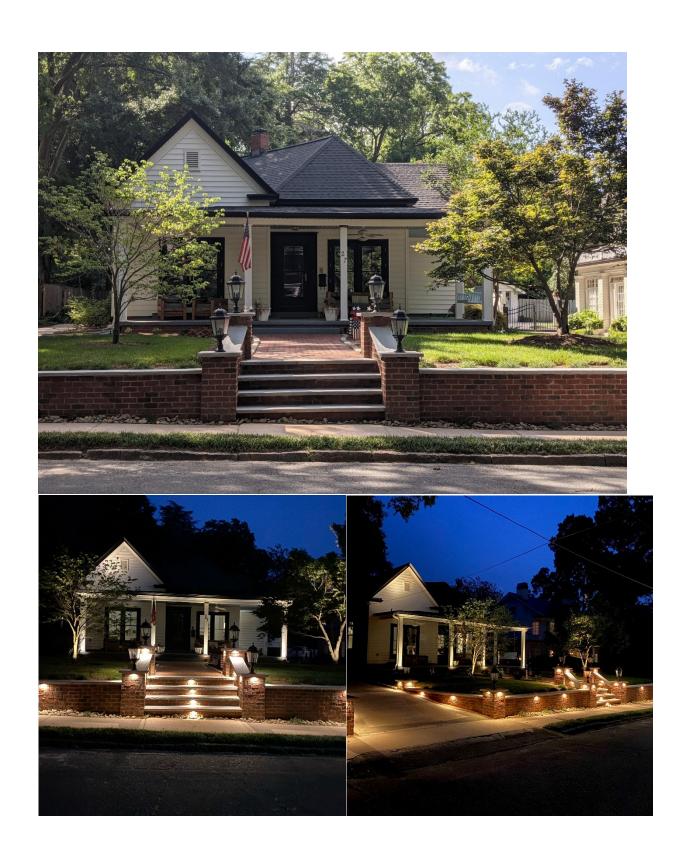


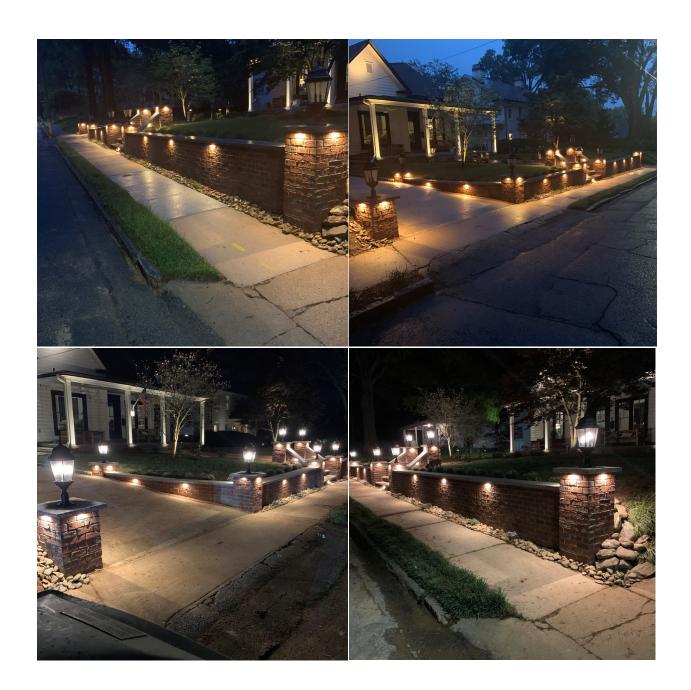


Source: City of Concord Planning Department

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.







PROJECT

CATALOG #

TYPE

NOTES

CA Path Light DESIGNER PREMIUM

Sleek hat area light in 1 or 3 LED. Copper and brass construction. RGBW capable with Luxor® system.

Quick Facts

- Copper/brass construction
- Natural, powder coated, or antiqued copper/brass
- Cree® integrated LEDs
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V

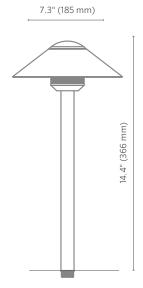


Exhibit F

CA Path Light specifications

Output	1LED	3LED	3LEDT	ZDC
Total Lumens†	44	94	74	83
Input Voltage	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	2.0	4.2	4.2	6.0
VA	2.4	4.5	4.5	7.2
Efficacy (Lumens/Watt)	23	64	21	36
Color Rendering Index (CRI)	80+	80+		80+
Max Candela	15	30	29	40
Dimming	PWM, Phase**	PWM, Phase**	PWM, Phase**	
RGBW Available	No	No	No	Yes
Luxor Compatibility				
Default	Zoning	Zoning		
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	
ZDC Option				Zoning/Dimming/Color
Minimum Rated Life (L70)	50,000 Hrs	50,000 Hrs	50,000 Hrs	50,000Hrs

^{**} For optimal performance, use a trailing-edge, phase-cut dimmer.

FX Luminaire

FX Luminaire is an industryleading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cuttingedge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials

Machined C360 brass cap and reducer with stainless hardware. Spun C110 copper top/shade and extruded C110 copper riser.

Power

Input 10-15 VAC/VDC, 50/60Hz. Remote transformer required (specify separately).

Weight

4.0 lbs. (1.8 kg)

Integrated module with Cree LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary on-board intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 50,000 hrs. Maximum drive current: 1 A.

Optics

Polycarbonate color temperature adjustment lenses included with fixture: 2,700K (preinstalled), 3,900K (no lens), 4,500K, and 5,200K. Conical reflector maximizes distribution according to riser height. Color temperature lenses field serviceable.

Threads

Machined brass fitting with 1/2"-14 (13 mm) NPSM threads.

Wiring

18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 3' (1 m) length with 12" (305 mm) riser.

Housing

Machined brass housing with capacity for 1LED integrated LEDs.

34" (19 mm) copper riser with press-fit brass fittings inserted at 2,000+ lbs (900+ kg) of pressure, eliminating the need for adhesives or fasteners.

Lens

Frosted polycarbonate lens with high tolerance for thermal expansion, stress, and abuse.

Finish

Options of natural copper/ brass finish, or antiqued finish with brushed (Antique Bronze) or tumbled (Antique Tumbled) effect. Antique finishes sealed with a clear TGIC powder coat laver. Brass accent pieces (cap and reducer) remain natural (not powder coated) for powder coated finishes

Hardware

Includes 12" (305 mm) ABS slotted installation spike.

Ambient Operating Temperature

0°F to 140°F (-18°C to 60°C)

Control

ZD or **ZDC** options utilize Luxor technology to zone light fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard fixture is zoneable with Luxor.

Installation Requirements Designed for installation in the downward lighting

Warranty 10-year limited warranty.

Sustainability

direction only.

Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide highquality light at optimal energy efficiency, lifespan, and durability.

Manufacturing

9001:2015 certified facility

International Compliance Compliant per IEC 60598-1 and IEC 60598-2-7 when used with ground mount ("GM-XX") accessory, or alternate mount greater

Wildlife-Friendly Lighting When used with the 3LEDT

than or equal to IP65.

Output option, this fixture is Wildlife Lighting Certified by the Florida Fish and Wildlife Conservation Commission.

Listings









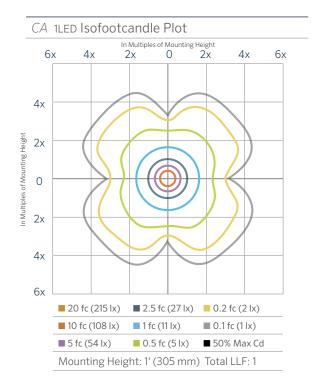


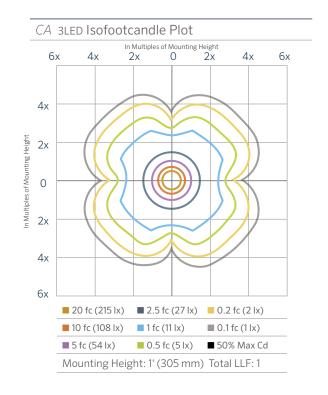
[†] Measured using the 3,900K CCT lens. Multipliers for other CCTs i.nclude 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

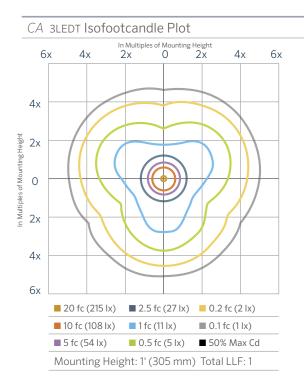
CA Path Light ordering information

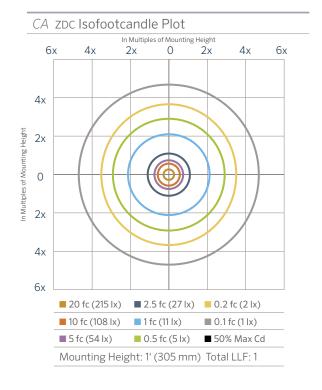
Top Assembly	Top Finish	Riser Type	Luxor Option	Lamp	Riser	Finish	
CA	■ CU	■ G * (Grande)	■ [default] Zone	■ 1LED 35 Lumens	■ 08RA 8" (203 mm) Riser	CU Natural Copper	
	■ BZ		■ ZD Zone/Dim	■ 3LED 93 Lumens	■ 12RA 12" (305 mm) Riser	■ BZ Bronze Metallic	
	■ DG			■ 3LEDT** Wildlife-Friendly Amber (585-595 nm)	■ 18RA 18" (457 mm) Riser	■ DG Desert Granite	
	■ WI		■ ZDC Zone/Dim/Color	■ [default] 73 Lumens	24RA 24" (610 mm) Riser	■ WI Weathered Iron	
	■ SB				■ 36RA 36" (914 mm) Riser	■ SB Sedona Brown	
	■ FB					■ FB Black	
	■ WG					■ WG White Gloss	
	■ FW					■ FW Flat White	
	■ AL					■ AL Almond	
	■ AB					■ AB Antique Bronze	
	■ AT					■ AT Antique Tumbled	
	■ NP					■ NP Nickel Plate	
CA - Ships with Long Sk	+	: CA-CU+G-ZD-1LED-8 -		d CU, AB, or AT finishes only			
MOUNTING	OPTIONS:	Specify Separate	ely	RISER OPTIONS:	Specify Separa	ately	
Mounts		Code		Riser	Code		
■ SUPER J-BOX 2.5" (64 mm)	(x 12" (305 mm)	SJ-XX*		COPPER RISER 1.0" (25 mm) Diamet	er YY-R-GT-XX*		(O
POST MOUNT 2.5" (64 mm)	「 x 13" (330 mm)	PM-XX*		*YY = riser height in inc.			
■ GROUND MO 2.7" (67 mm)		GM-XX*		150 mm increments bet	ween 150 mm and	ı 900 mm), XX = finisf	1 code
■ VERSABOX® 2.2" (57 mm)	x 1.5" (39 mm)	VB-050-XX*					

CA Path Light PHOTOMETRICS













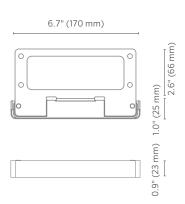


DESIGNER PREMIUM

Under-the-cap hardscape wall light with modular bracket design for easy installation. 1 LED. Available in brass, copper, stainless steel, and aluminum.

Quick Facts

- Die-cast brass or aluminum construction
- Stainless steel, brass, or copper faceplate as natural metal, powder coated, or antiqued
- Cree® integrated LEDs
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



LF Ledge Light specifications

Output	1LED	ZDC
Total Lumens [†]	78	34
Input Voltage	10 to 15V	11 to 15V
Input Power (W)	2.0	3.6
VA	2.4	4.3
Efficacy (Lumens/Watt)	37	21
Color Rendering Index (CRI)	80+	80+
Max Candela	51	17.1
Dimming	PWM, Phase**	PWM, Phase**
Luxor Compatibility		
Default	Zoning	Zoning
ZD Option	Zoning/Dimming	
ZDC Options		Zoning/Dimming/Color
Minimum Rated Life (L90 B10)	55,000 Hrs	55,000 Hrs
BUG Rating	B0-U0-G0	B0-U0-G0
BOO Rating	B0-00-d0	B0-00-d0

[†] Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K).

FX Luminaire

FX Luminaire is an industryleading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cuttingedge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials

Die-cast C360 brass or A380 aluminum housing with stainless steel, brass, or copper faceplate (when applicable) and hardware.

Socket

Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture.

Lamp

Integrated module with Cree LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary on-board intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 50,000 hrs. Maximum drive current: 1 A.

Optics

Polycarbonate color temperature adjustment lenses included with fixture: 2,700K (preinstalled), 3,900K (no lens). Color temperature lenses are field serviceable.

Wiring

18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 10' (3 m) length.

Power

Input 10-15 VAC/VDC, 50/60 Hz. Remote transformer required (specify separately).

Housing

Die-cast brass or aluminum housing with capacity for rectangular 1LED integrated LED.

Faceplate

Stamped stainless steel, brass, or copper faceplate.

Lens

Frosted polycarbonate lens with high tolerance for thermal expansion, stress, and abuse.

Finish

Options of natural copper/ brass, stainless steel finish, powder coated, or antiqued finish with brushed (Antique Bronze) or tumbled (Antique Tumbled) effect. Antique finishes sealed with a clear TGIC powder coat layer.

Hardware

Stainless steel acorn nuts for tamper-resistance and proper adjustment.

Ambient Operating Temperature

0°F to 140°F (-18°C to 60°C)

Weight

1.0 lb. (0.5 kg)

Sustainability

Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

Control

ZD and ZDC options utilize Luxor technology to zone light fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard fixture is zoneable with Luxor.

Installation Requirements

Designed for installation in the downward lighting direction only.

IES Classification

Type V

Manufacturing

9001:2015 ISO certified facility

Warranty

10-year limited warranty

Listings











^{**} For optimal performance, use a trailing-edge, phase-cut dimmer.

LF Ledge Light ordering information

Fixture	Luxor Option	Output	Color Temp	Compliance	Finish		
LF	■ [default] Zone	1LED 78 Lumens	■ W (Warm) 2,700K	■ [default] UL Listed	■ BZ Bronze Metallic	■ BS Natural Brass	
	■ ZD Zone/Dim		■ C (Cool) 3,900K	■ e CE Certified	■ DG Desert Granite	■ CU Natural Copper	
	ZDC Zone/Dim/Color	■ [default] 34 Lumens			■ WI Weathered Iron	■ SS Stainless Steel	
					■ SB Sedona Brown	■ BS-AB Antique Bronze on Brass	
					■ FB Black	■ BS-AT Antique Tumbled on Brass	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
					■ WG White Gloss	■ CU-AB Bronze Metallic on Copper	
					■ FW Flat White	■ CU-AT Antique Tumbled on Copper	
					■ AL Almond		
					■ SV Silver		
LF-ZD-1LED-W	TURE CONFIGURATION -BZ nting Plate (755300)	: LF	-		-	-	

LF Ledge Light PHOTOMETRICS

LF 1LED Illuminance at a Distance					
Feet (Meters)	Center Beam	Beam	Width		
	Foot-Candle (Lux)	Vertical 103°	Horizontal 53°		
2.0' (0.6 m)	12.8 fc (138 lx)	5.0' (1.5 m)	2.0' (0.6 m)		
4.0' (1.2 m)	3.2 fc (35 lx)	10.1' (3.1 m)	4.0' (1.2 m)		
6.0' (1.8 m)	1.4 fc (15 lx)	15.1' (4.6 m)	6.0' (1.8 m)		
8.0' (2.4 m)	0.8 fc (9 lx)	20.1' (6.1 m)	8.0' (2.4 m)		
10.0' (3.1 m)	0.5 fc (5 lx)	25.1' (7.7 m)	9.9' (3.0 m)		

LF zpc Illuminance at a Distance						
Feet (Meters) Center Beam Beam Width						
	Foot-Candle (Lux)	Vertical 84.7°	Horizontal 91.5°			
2.0' (0.6 m)	4.3 fc (46 lx)	3.6' (1.1 m)	4.1' (1.3 m)			
4.0' (1.2 m)	1.1 fc (12 lx)	7.3' (2.2 m)	8.2' (2.5 m)			
6.0' (1.8 m)	0.5 fc (5 lx)	10.9 ¹ (3.3 m)	12.3' (3.8 m)			
8.0' (2.4 m)	0.3 fc (3 lx)	14.6' (4.5 m)	16.4' (5.0 m)			
10.0' (3.1 m)	0.2 fc (2 lx)	18.2' (5.6 m)	20.5' (6.3 m)			

Cree is a registered trademark of Cree Inc. MoistureBlock is a trademark of DSM&T Co. Inc.

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Learn more. Visit fxl.com | +1760.744.5240

FXLuminaire.



PROJECT

CATALOG #

TYPE

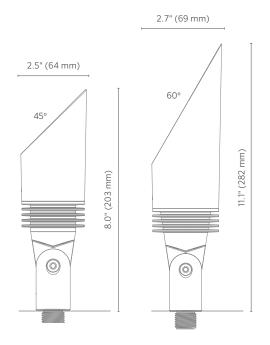
NOTES

NP Up Light DESIGNER PLUS

Expertly engineered with 45° or 60° shroud options to illuminate a variety of spaces in 3, 6, or 9 LED. An RGBW version is also available for use with Luxor® ZDC systems.

Quick Facts

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs
- ProAim[™] adjustability
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V



Output	3LED	6LED	9LED	ZDC
Total Lumens [†]	135	280	360	110
Input Voltage	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Input Power (W):	4.2	10.1	11.2	9.1
VA	4.5	13.5	13.5	11.0
Efficacy (Lumens/Watt)	32	28	32	21
Color Rendering Index (CRI)	80+	80+	80+	80+
Center Beam Candlepower*				
Spot (17-20)	464	1,069	897	172
Dimming	PWM, Phase**	PWM, Phase**	PWM, Phase**	
RGBW Available	No	No	No	Yes
Luxor Compatibility				
Default	Zoning	Zoning	Zoning	
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	
ZDC Option				Zoning/Dimming/ Color
Minimum Rated Life (L70)	50,000 Hrs	50,000 Hrs	50,000 Hrs	50,000 Hrs

^{*} Information not available for Flood or Wide Flood.

FX Luminaire

FX Luminaire is an industryleading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cuttingedge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials

Die-cast aluminum A380 housing and shroud with stainless steel hardware. Die-cast zinc/aluminum alloy knuckle.

Socket

Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the

Lamp

Integrated module with Cree LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary on-board intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 50,000 hrs. Maximum drive current: 1 A.

Optics

Polycarbonate color temperature adjustment lenses included with fixture: 2,700K (preinstalled), 3,900K (no lens), 4,500K, and 5,200K. Interchangeable optics for 10°, 20°, 30°-32°, or 55-58° distributions ordered preassembled to fixture. Color temperature and beam angle lenses field serviceable. For additional color filters, spread lenses. hex baffles, etc., use MR-16 sized accessories (MR-16: 1.95" (495 mm) dia. x 1.1 mm thickness). Beam angle is calculated using LM-79 method for SSL luminaires.

Wiring

18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 10' (3 m) length, pre-stripped.

Input 10-15VAC/VDC 50/60Hz. Remote transformer required (specify separately).

Housing

Die-cast aluminum housing with capacity for 1LED, 3LED, 6LED, 9LED, or ZDC integrated LEDs.

Shroud

Die-cast aluminum shroud with 45° cutoff (standard) or 60° long shroud option.

Die-cast zinc/aluminum alloy knuckle with 1/2"-14 (13 mm) NPSM threads. Compress and lock features prevent slip after installation. 9° increments adjustability over 220° of vertical adjustment.

Tempered glass lens with shock resistance and high tolerance for thermal expansion and stress.

Weight

1.9 lbs. (0.9 kg)

Finish

Two-layer protection of sulfuric acid anodization and polyester TGIC powder coat, providing superior outdoor weathering in all conditions. Tested to ASTM standards.

Hardware

Stainless steel angle lock screw. Includes 10" (254 mm) ABS slotted installation spike.

International Compliance Compliant per IEC 60598-1 and IEC 60598-2-7 when used with International Spike Kit ("EKITSPIKE") or alternate mount greater than or equal to IP65, or by selecting the "e" version.

Ambient Operating Temperature 0°F to 140°F (-18°C to 60°C)

Sustainability

Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide highquality light at optimal

energy efficiency, lifespan, and durability.

Installation Requirements Designed for installation in the upward direction only.

ZD or **ZDC** options utilize Luxor technology to zone light fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30.000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/ dimming/color. Standard fixture is zoneable with Luxor.

Manufacturing

ISO 9001:2015 certified facility

Warranty

10-year limited warranty.

Listings









^{**} For optimal performance, use a trailing-edge, phase-cut dimmer.

[†] Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

NP Up Light ordering information

Fixture	Luxor Option	Output	Compliance	Shroud	Finish	
NP*	■ [default] Zone	■ 3LED 135 Lumens	■ [default] ½" (13 mm) thread UL-Listed	■ [default] Standard Shroud (45°)	■ BZ Bronze Metallic	
	■ ZD Zone/Dim	■ 6LED 280 Lumens	■ e Bracket Mount CE Approved	■ LS Long Shroud (60°)	■ DG Desert Granite	
		■ 9LED 360 Lumens			■ WI Weathered Iron	
	■ ZDC Zone/Dim/Color	■ [default] 110 Lumens			■ SB Sedona Brown	
					■ FB Black	
					■ FW Flat White	
					■ WG White Gloss	
					■ AL Almond	
					■ SV Silver	
	(TURE CONFIGURATION Super Slot Spike (75390		NP		-	

NP Up Light ordering information

MOUNTING OPTIONS: Spec	ify Separately	,	COUPLING OPTIONS: Specify Separately			
Mounts	Catalog No	0.	Couplings	(Code	
■ SUPER SLOT SPIKE 2.5" (64 mm) x 10" (254 mm)	753900		■ STRAIGHT 1.3" (32 mm) x 2.0	" (51 mm)	COUP-XX*	
■ LONG SLOT SPIKE 2.5" (64 mm) x 12" (305 mm)	25001584000	00	■ 90° ELBOW 1.3" (32 mm) x 2.0	" (51 mm)	ELBW-050-XX*	
■ SUPER J-BOX 2.5" (64 mm) x 12" (305 mm)	SJ-XX*		■ T-MOUNT			
POST MOUNT 2.5" (64 mm) x 13" (330 mm)	PM-XX*		3.0" (76 mm) x 2.2	?" (57 mm)	TMNT-050-XX*	
JUNCTION BOX SPIKE KIT			LENS ACCESSOF	RIES: Specif	y Separately	
3.35" (85 mm) x 12" (305 mm)	EKITSPIKE		Item	(Code	
■ GROUND MOUNT 2.7" (67 mm) Diameter	GM-XX*		■ HEX BAFFLE MR-16 Size	2	250015260000	
■ VERSABOX® 2.2" (57 mm) x 1.5" (39 mm)	VB-050-XX*		■ LINEAR SPREAD I MR-16 Size	ENS 2	250013550000	
■ MINI J-BOX 3.5" (89 mm) x 1.3" (34 mm)	MJ-050-XX*		SOLITE SPREAD L MR-16 Size	ENS	250015240000	
■ TREEBOX 5.4" (138 mm) x 1.9" (49 mm)	TB-XX*					
■ GUTTER MOUNT	GM-SS	1200	BEAM ANGLE LE	ENSES: Spe	ecify Separately	
4.0" (102 mm) x 4.0" (102 mm)	GIVI-33		Lens Options	1LED	3LED	6/9LED
■ WALL PLATES 3.4" (85 mm) x 5.1" (129 mm)	WP-1G- 050-XX*		DIFFUSER 18° (preassembled)	■ 770600	■ 771300	■ 771600
WALL PLATES 5.0" (127 mm) Diameter	WP-RD- 050-XX*		FLOOD LENS 35° (1 notch)	ILEDFLLENS	■ S 3LEDFLLENS	9LEDFLLENS
RISER OPTIONS: Specify Sep	parately		WIDE FLOOD LENS			
Riser	Code		60° (2 notches)	_	NS 3LEDWFLLENS	_
RISER 0.8" (21 mm) Diameter	YY-R-XX*					
■ SIGN LIGHT RISER 0.8" (21 mm) Diameter w/ 45° Inward Curve	YY-R-SL-XX*					

^{*}YY = riser height in inches (6" increments between 6" and 36"; 150 mm increments between 150 mm and 900 mm), XX = finish code

NP Up Light PHOTOMETRICS

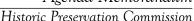
NP 1LED Illuminance at a Distance						
Feet (Meters) Center Beam						n Width
			Vertic	:al 19.3°	Horizontal 19.9°	
	4.2' (1.3 m)	13.5 fc (144 lx)		1.7' (0.5 m)	1.7' (0.5 m)
	8.3' (2.5 m)	3.3 fc (36 lx)		3.4' ((1.0 m)	3.4' (1.0 m)
	12.5' (2.8 m)	1.5 fc (16 lx)		5.2' (1.6 m)	5.1' (1.6 m)
	16.7' (5.1 m)	0.8 fc (9 lx)		6.9' ((2.1 m)	6.8' (2.1 m)
	20.8' (6.3 m)	0.5 fc (6 lx)		8.6' (2.6 m)	8.4' (2.6 m)
	25.0' (7.6 m)	0.4 fc (4 lx)		10.3'	(3.1 m)	10.1' (3.1 m)

NP 3LED Illuminance at a Distance					
Feet (Meters) Center Beam			Beam Width		
	Foot-Candle (Lux)		Vertical 19.3°	Horizontal 19.9°	
4.2' (1.3 m)	26.7 fc (288 lx)		1.8' (0.6 m)	1.8' (0.6 m)	
8.3' (2.5 m)	6.7 fc (72 lx)		3.6' (1.1 m)	3.6' (1.1 m)	
12.5' (2.8 m)	3 fc (32 lx)		5.5' (1.7 m)	5.4' (1.7 m)	
16.7' (5.1 m)	1.7 fc (18 lx)		7.3' (2.2 m)	7.2' (2.2 m)	
20.8' (6.3 m)	1.1 fc (16 lx)		9.1' (2.8 m)	9.04' (2.8 m)	
25.0' (7.6 m)	0.74 fc (8 lx)		10.9' (3.3 m)	10.8' (3.3 m)	

NP 6LED Illuminance at a Distance						
Feet (Meters)	Center Beam		Beam	Beam Width		
	Foot-Candle (Lux)		Vertical 19.3°	Horizontal 19.9°		
4.2' (1.3 m)	61.6 fc (663 lx)		1.8' (0.6 m)	1.8' (0.6 m)		
8.3' (2.5 m)	15.4 fc (166 lx)		3.6' (1.1 m)	3.6' (1.1 m)		
12.5' (2.8 m)	6.8 fc (74 lx)		5.4' (1.7 m)	5.4' (1.7 m)		
16.7' (5.1 m)	3.9 fc (41 lx)		7.2' (2.2 m)	7.2' (2.2 m)		
20.8' (6.3 m)	2.5 fc (27 lx)		9.0' (2.7 m)	9.04' (2.8 m)		
25.0' (7.6 m)	1.7 fc (15 lx)		10.8' (3.3 m)	10.8' (3.3 m)		

NP 9LED IIIuminance at a Distance					
Feet (Meters)	Center Beam		Beam Width		
	Foot-Candle (Lux)		Vertical 19.3°	Horizontal 19.9°	
4.2' (1.3 m)	72.4 fc (779 lx)		1.8' (0.6 m)	1.8' (0.6 m)	
8.3' (2.5 m)	28.4 fc (306 lx)		3.6' (1.1 m)	3.5' (1.1 m)	
12.5' (2.8 m)	8.0 fc (87 lx)		5.4' (1.7 m)	5.3' (1.6 m)	
16.7' (5.1 m)	4.5 fc (49 lx)		7.1' (2.2 m)	7.1' (2.2 m)	
20.8' (6.3 m)	2.9 fc (31 lx)		8.9' (2.7 m)	8.9' (2.7 m)	
25.0' (7.6 m)	2.0 fc (22 lx)		10.7' (3.3 m)	10.6'(3.2 m)	

NP zdc Illuminance at a Distance						
Feet (Meters)	Center Beam		Beam	Beam Width		
	Foot-Candle (Lux))	Vertical 38.3°	Horizontal 40.4°		
4.2' (1.3 m)	11.6 fc (125 lx)		2.8' (0.9 m)	2.9' (0.9 m)		
8.3' (2.5 m)	2.9 fc (31 lx)		5.6' (1.7 m)	5.9' (1.8 m)		
12.5' (2.8 m)	1.3 fc (14 lx)		8.3' (2.5 m)	8.8' (2.7 m)		
16.7' (5.1 m)	0.7 fc (8 lx)		11.1' (3.4 m)	11.8' (3.6 m)		
20.8' (6.3 m)	0.5 fc (5 lx)		13.9' (4.2 m)	14.7' (4.5 m)		
25.0' (7.6 m)	0.3 fc (3.5 lx)		16.7 (5.1 m)	17.7' (5.4 m)		





DATE: October 14, 2020

SUBJECT:

<u>Certificate of Appropriateness Request:</u> H-25-20

Applicant:Madison K. MarburgerLocation of subject property:27 Marsh Ave. NW

<u>Staff Report prepared by:</u> Katherine Godwin, Sr. Planner

BACKGROUND:

• The subject property, 27 Marsh Ave. NW, is designated as a "Fill" structure in the North Union Street Historic District. (Exhibit A).

Constructed: 1910

- One-story, frame, L-shaped cottage unfortunately altered by application of aluminum siding and replacement of original windows. House has unusual square section with pyramidal roof at center of façade. Wrap-around porch with square, molded posts replaced original at undetermined date; house retains early 20th century patterned tin roof shingles. (Exhibit A).
- Applicant is requesting to:
 - Replace existing front retaining wall of stone with a brick wall;
 - o Replace existing cement retaining walls along the driveway with brick;
 - o Cover existing concrete walkway and replace stairs on Marsh Ave. with brick pavers;
 - o Remove handrails and add brick step walls to stairs; and,
 - Add a second brick walkway from the driveway to the porch on the side of the property (Exhibits B, D, and E).

DISCUSSION:

The applicant is proposing to replace a stone retaining wall on the front of the property (facing Marsh Ave. NW) and measuring approximately 17 feet and 29 feet in length (Exhibits B, D, and F). According to the applicant, the height of the wall (currently approximately 2.5') would be increased by a foot to a height of 3.5' (Exhibit B). The new wall would be constructed using 8" concrete block, tied to cement footings by rebar and veneered by brick pavers and grey mortar (Exhibits B and E).

The existing concrete stairs on Marsh Ave. NW (measuring 5' wide) would be replaced and slightly widened to 5.5' at the foot of the stairs with brick pavers and new step walls consisting of brick pavers (measuring 4.5' long) would be built on either side (Exhibits B, D, and E). The two cement retaining walls bordering the driveway (measuring approximately 15' long and descending in height from 2') would be replaced with the same brick pavers and cement block/reb ar as the front retaining wall (Exhibits B, D, and E).

The cement walkway from the top of the stairs to the front porch (measuring 5' to 6' wide by 25' long) will be covered with brick pavers in a herringbone pattern (Exhibits B, D, and E). An additional, brick walkway (measuring 5' wide by 8' long and in a herringbone pattern) has been proposed by the applicant to connect the driveway to the western side of the front porch (Exhibits B, D, and E).

Exhibit G

ATTACHMENTS

Exhibit A: Historic Inventory Information

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map

Exhibit D: Site Plan

Exhibit E: Images and Materials

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 - Section 9: Fences and Walls

- Where walls are concerned, natural stone or brick masonry walls are encouraged and should not be coated or painted.
- The type and color of stone and masonry should respond to the historic nature of the property.
- Do not use high walls or fences to screen front yards.
- Use materials such as natural stone, brick, wood, powder coated aluminum and iron.
- Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.

Chapter 5- Section 10: Driveways, Walkways and Parking

- 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.

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.



Certificate of Appropriateness

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: Madison Kate Marburger					
Address: 27 Marsh Ave	NW				
City: Concord	_State: NC	_Zip Code:28025	_Telephone:	704-792-5411	
OWNER INFORMATI	ON				
Name: same as above					
Address:					
		_ Zip Code:			
SUBJECT PROPERTY	7				
Street Address: 27 Marsh	ı Ave NW]	P.I.N. # <u>5620-79-2</u>	420
Area (acres or square fee	t): <u>0.33</u>	Current Zoning: RM1		Land Use: <u>resid</u>	lential
		Staff Use Only:			
Application Receive	d by:		Date:		, 20
Fee: \$20.00 Receive	d by:		Date:		, 20
		The application fee is non	refundable.		



Certificate of Appropriateness

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: <u>landscape the front yard and add a brick face to the concrete retaining walls, stairs</u> and walkway. Replace the stone retaining wall with a brick retaining wall.
- 2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
 - The front walkway will be approx. 25 ft long and 5 to 6 ft wide and covered with a red brick paver.
 - The stairs will be redone to fit ADA guidelines in matching brick and include two step walls made of brick measuring approx. 4.5 ft on either side.
 - The side walkway will be just off the left side of the porch to the driveway approx. 8 ft by 5ft in matching brick paver.
 - The stone wall will be replaced with a new brick retaining wall measuring 17 ft long and 3.5 ft high and 29 ft long and 3.5 ft high.
 - The two retaining walls along the driveway will be fixed with the same brick approx. 15 ft long and descending fashion from 2' in height, as it is now.

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.

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 ensure that work being done is the same as the work

^{***}Applications may be submitted electronically.***



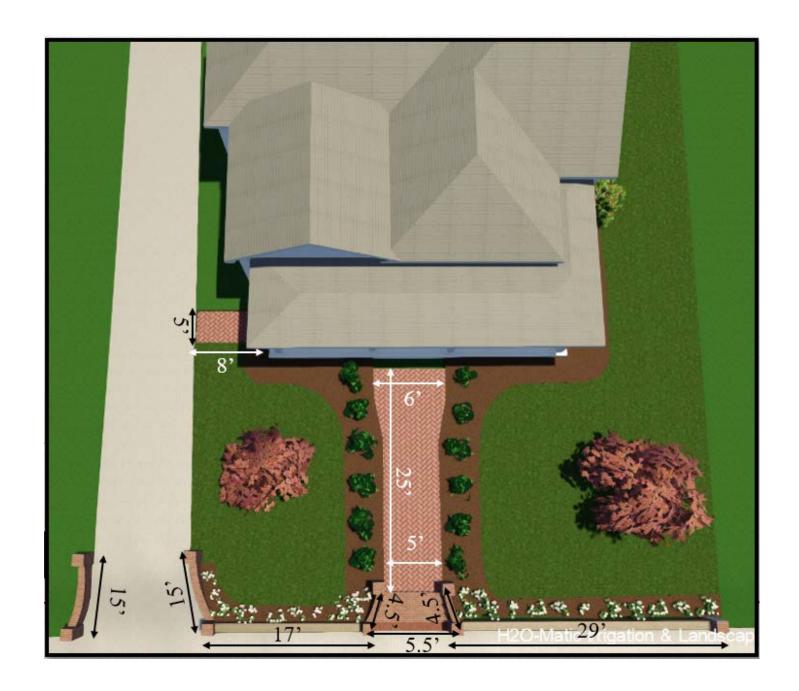


High Performance Living

Certificate of Appropriateness

that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

5-2-2020	Madison Kate Marburger		
Date	Signature of Owner/Agent		



































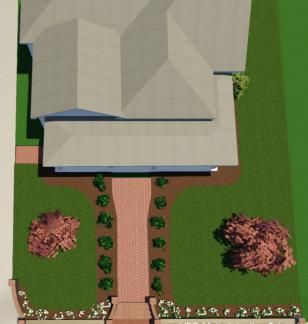




Exhibit G









Georgia Plant

Rumbled Colonial Full Range 4×8 clay pavers are tumbled after firing to mimic the look and appeal of antique reclaimed pavers. A traditional blend of red and dark colors. The dimensions are 4" by 8" by 2.25" thick. Also available in 2.75" thickness for Heavy Vehicular Traffic in compliance with ASTM C1272 as a special order.

The paver complies with ASTM C902, Class SX, Type I, Application PA and ASTM C67 for Freeze-Thaw.

Now available in 1/2" thick PaverTiles. Perfect for interior use!

Test Report - Georgia Rumbled 2.25

Paver Product Specs

Paver FAQ

FILED CABARRUS COUNTY NC WAYNE NIXON		
REGISTER OF DEEDS		
FILED	Nov 05, 2020	
AT	12:57 pm	
BOOK	14644	
START PAG	E 0313	
END PAGE	0316	
INSTRUMEN	NT# 39069	
EXCISE TAX	\$0.00	
MKL		

SCANNED AND RETURNED

Mail to: City of Concord, Planning Dept., PO Box 308, Concord, NC 28026 PIN#5620-79-2420

NORTH CAROLINA

ORDER OF THE CITY OF CONCORD

CABARRUS COUNTY HISTORIC PRESERVATION COMMISSION CASE # H-25-20

This matter came before the Historic Preservation Commission (hereinafter the "Commission") on October 14, 2020. The Commission, heard sworn testimony from the following witnesses: Katherine Godwin and Madison Marburger and considered the following exhibits: Exhibit A: National Register of Historic Places Inventory, Exhibit B: Application for Certificate of Appropriateness, Exhibit C: Subject Property Map, Exhibit D: Site Plan, Exhibit E: Images and Materials. Based upon competent, material, and substantial evidence, the Commission makes these:

FINDINGS OF FACT:

- 1. The subject property is located at 27 Marsh Ave. NW, Concord, NC. The owner is Madison Kate Marburger who acquired the property by deed recorded in Cabarrus County Register of Deeds Book 13163, Page 45, as recorded on August 30, 2018.
- 2. The subject property is located in the RM-1 (Residential Medium Density) zoning district and is in the North Union Street Historic District.
- 3. The subject property is designated as a "Fill" structure in the Concord Historic Districts Handbook (June 2001 ed.), (the "Handbook") Chapter 3 (Exhibit A).
- 4. The Handbook is an ordinance of the City of Concord duly adopted by the City Council and incorporated into the Code of Ordinances by reference.
- 5. On May 2, 2020, Madison Marburger submitted an application (Exhibit B) for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to make modifications to the property including: replacing a stone retaining wall with a brick retaining wall along Marsh Ave. NW, replacing existing concrete steps accessing Marsh Ave. NW with brick and installing two brick step walls, covering an existing walkway with brick pavers, adding a second brick walkway from the driveway to the porch, and replacing existing cement retaining walls on either side of the driveway with brick (Exhibit B).



Exhibit H

- 6. The applicant proposes to remove and replace an existing stone retaining wall along Marsh Ave. NW measuring approximately 46' in length (two segments measuring 17' and 29') and 2.5' in height. (Exhibit E)
- 7. The replacement wall would consist of concrete block reinforced with rebar and fully encased by brick.
- 8. The concrete block is for stability purposes due to yard elevation and no part of the concrete block would be visible after brick installation. (Exhibit B, D, and E).
- 9. The new brick and mortar wall would be located in the same footprint of the existing wall, and have sections measuring the same length. (Exhibit B, D, and E).
- 10. The replacement wall would be 3.5' in height. (Exhibit B, D, and E).
- 11. The applicant proposes to replace two cement retaining walls on either side of the driveway and measuring 15' long with brick and no higher than 2' (Exhibits B, D, and E).
- 12. The applicant is also proposing to replace and slightly widen a set of concrete stairs (measuring 5' wide to 5.5' wide and consisting of 4 treads) on Marsh Ave. NW with brick (Exhibits B, D, and E).
- 13. The applicant proposes to replace the existing metal handrails on the Marsh Ave. NW sidewalk steps with two brick step walls measuring 4.5' long.
- 14. The applicant proposes to cover the cement walkway from the top of the stairs on Marsh Ave. NW to the front porch (measuring 5' to 6' wide by 25' long) with brick pavers in a herringbone pattern. (Exhibits E)
- 15. The applicant proposes to add a second brick walkway measuring 5' wide by 8' long with brick pavers in a herringbone pattern and connecting the driveway to the front porch (Exhibit B, D, and E).
- 16. The applicant has submitted a site plan, images of the house, wall, existing steps, and proposed design and materials (Exhibits D and E).

Based upon these Findings of Fact, the Commission makes these:

CONCLUSIONS OF LAW

- 1. This matter is properly before the Commission pursuant to N.C. Gen. Stat. § 160A-400.7, et seq. and the Concord Development Ordinance.
- 2. Pursuant to the *Handbook*, Chapter 5- Section 9: Fences and Walls
 - Where walls are concerned, natural stone or brick masonry walls are encouraged and should not be coated or painted.
 - The type and color of stone and masonry should respond to the historic nature of the property.
 - Do not use high walls or fences to screen front yards.
 - Use materials such as natural stone, brick, wood, powder coated aluminum and iron.
 - Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.

- 3. Pursuant to the *Handbook*, Chapter 5- Section 10: Driveways, Walkways and Parking
 - 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.
- 4. The following criteria shall be considered, when relevant, by the Commission in reviewing applications for a Certificate of Appropriateness. All applications for Certificates of Appropriateness shall be subject to review based upon the Design Guidelines then in effect. These guidelines are set forth in a manual prepared and adopted by the Commission:
 - lot coverage, defined as the percentage of lot area covered by primary structures;
 - setback, defined as the distance from the lot lines to the building(s);
 - building height;
 - · exterior building materials;
 - proportion, shape, positioning, location, pattern and sizes of any elements of fenestration;
 - surface textures;
 - structural condition and soundness;
 - walls--physical ingredients, such as brick, stone or wood walls, wrought iron fences, evergreen landscape masses, building facades, or combination of these;
 - · color (new construction only and not for existing residences); and
 - effect of trees and other landscape elements.
- 5. The application is congruous with the historic aspects of the District.
- 6. Based on the standards of the Handbook, and the City of Concord Code of Ordinances, including the standards listed above, the Commission concludes that:
 - A. The replacement of the stone retaining wall on Marsh Ave. NW with a brick and mortar wall, supported internally with rebar reinforced concrete block, measuring 46' in length and 3.5' high is appropriate.
 - B. The replacement of the 5' to 5.5' wide concrete steps on Marsh Ave. NW with brick and the replacement of metal handrails with two brick step walls measuring 4.5' long is appropriate.
 - C. The covering of the cement walkway from the top of the stairs on Marsh Ave. NW to the front porch (measuring 5' to 6' wide by 25' long) with brick pavers in a herringbone pattern is appropriate.
 - D. The addition of 5' wide by 8' long brick walkway with brick pavers in a herringbone pattern connecting the driveway to the porch is appropriate.
 - E. The replacement of two cement retaining walls that border the driveway, measure 15' long and descend in height from 2' with a brick and mortar wall, supported internally with rebar reinforced concrete block is appropriate.

Based upon these Findings of Fact, Conclusions of Law, standards of the Handbook, and the City of Concord Code of Ordinances, including the standards listed above, and limited to the extent consistent with the application, exhibits, and testimony provided to the Commission, the Commission issues this

ORDER:

THE COMMISSION APPROVES A CERTIFICATE OF APPROPRIATENESS TO: REPLACE THE STONE WALL ON MARSH AVE. NW WITH A BRICK AND MORTAR WALL MEASURING 46' IN LENGTH AND 3.5' HIGH, REPLACE AND WIDEN THE 5' TO 5.5' WIDE CONCRETE STEPS ON MARSH AVE. NW WITH BRICK STEPS AND ADD STEP WALLS, REPLACE THE TWO RETAINING WALLS MEASURING 15' LONG AND BORDERING THE DRIVEWAY WITH BRICK AND MORTAR WALLS, AND ADD A NEW BRICK WALKWAY MEASRUING 5' WIDE BY 8'LONG TO THE SIDE OF THE PORCH.

SO ORDERED this the 14th day of October, 2020 by the Historic Preservation Commission.

June 13, 2023

CERTIFICATE OF APPROPRIATENESS

Has Been Issued by the Historic Preservation Commission of the City of Concord to:

Applicant: Madison Marburger

Location: 27 Marsh Ave. NW

Project: REPLACE THE STONE WALL ON MARSH AVE. NW WITH A BRICK AND MORTAR WALL MEASURING 46' IN LENGTH AND 3.5' HIGH, REPLACE AND WIDEN THE 5' TO 5.5' WIDE CONCRETE STEPS ON MARSH AVE. NW WITH BRICK STEPS AND ADD STEP WALLS, REPLACE THE TWO RETAINING WALLS MEASURING 15' LONG AND BORDERING THE DRIVEWAY WITH BRICK AND MORTAR WALLS, AND ADD A NEW BRICK WALKWAY MEASRUING 5' WIDE BY 8'LONG TO THE SIDE OF THE PORCH.

City Staff Member:

Date: 10/15/20 No.: 2323

NOTICE:

- ALTHOUGH THE HISTORIC PRESERVATION COMMISSION HAS APPROVED THIS CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR MODIFICATIONS TO YOUR HISTORICALLY DESIGNATED PROPERTY, A REQUIRED 30-DAY APPEAL PERIOD IS LEVIED BY THE NORTH CAROLINA GENERAL STATUTES. DURING THIS APPEAL PERIOD, AN AGGRIEVED PARTY MAY REQUEST A HEARING BEFORE THE BOARD OF ADJUSTMENT AND IT IS POSSIBLE THAT YOUR APPROVAL COULD BE OVERTURNED. ANY WORK CONDUCTED PRIOR TO THE EXPIRATION OF THE 30-DAY APPEAL PERIOD IS AT THE RISK OF THE CONDUCTING PARTY AS OVERTURNED APPROVALS MAY RESULT IN AN ORDER OF WORK REVERSAL AND THE INCURRENCE OF ADDITIONAL EXPENSES.
- THIS MUST BE POSTED AT THE BUILDING SITE.
- COA **EXPIRES** AFTER SIX (6) MONTHS IF WORK HAS NOT COMMENCED.

From: <u>Madison marburger</u>

To: Katherine Godwin; Brian Marburger
Subject: Re: Exterior Lights at 27 Marsh Ave.
Date: Wednesday, August 4, 2021 9:32:38 PM

Attachments: <u>image001.png</u>

NOTICE: EXTERNAL EMAIL

Katherine,

Here are the hyperlinks, I could not find an exact sheet.

The column lights are here and are the 3LED https://www.fxl.com/product/up-lights/designer/np

The undermount lights are here and are the 1LED https://www.fxl.com/product/wall-and-step-lights-hardscapes/designer/lf

The pathway lights are here and are the 1LED https://www.fxl.com/product/path-and-area-lights/designer/ca

As of right now I do not have a sheet for the lanterns since they came from a different supplier. I hope this is acceptable? We will be at the meeting on Wednesday.

Thanks, Madi Marburger

On Mon, Aug 2, 2021 at 9:34 AM Katherine Godwin <godwink@concordnc.gov> wrote:

Hi Madi,

I hope you are doing well. Couple of things. Do you have the material specification sheets for each of the lights you gave me the voltage/ wattage for below? Typically the person installing the lights will provide this information to the property owner and they give us a lot of information in addition to the voltage/wattage and would be helpful to include in the staff report. Also while looking at the pictures I noticed you had some up-lighting on the columns and eaves/ front facade of the house. This also requires a Certificate of Appropriateness/Historic Preservation Commission approval. I have attached the handbook language regarding lights so you will know what information the Commission will be looking at and applying to your case. Please let me know if you have any questions.

Sincerely,

Katherine

Katherine Godwin, AICP

Senior Planner

Planning & Neighborhood Development

City of Concord | (704) 920-5155

35 Cabarrus Ave W, Concord, NC 28025



From: Madison marburger < madikate 13@gmail.com >

Sent: Friday, July 30, 2021 3:05 PM

To: Katherine Godwin < godwink@ConcordNC.gov>

Subject: Re: Exterior Lights at 27 Marsh Ave.

NOTICE: EXTERNAL EMAIL

Hey Katherine,

The undermount lights are from FXLuminaire, they are 10V 1LED and there are 40 of those spaced everywhere. The lights up the walkway are 12V 20W mushroom top and there are 3 of those. Lastly are the lanterns which are 120V 60W and there are 9 of those.

I have also, included some pictures without the lanterns on so there will be a better idea of brightness.

Thanks,

Madi Marburger

On Mon, Jul 26, 2021 at 3:11 PM Katherine Godwin < godwink@concordnc.gov > wrote:

Hi Madi.

When you get a chance this week could you please send me the specifications for each of the 3 types of lights you have on the wall and leading up the walkway (the contractor who installed them should be able to get these to you) and the number of each type of light. Thanks!

Katherine Godwin, AICP

Senior Planner

Planning & Neighborhood Development

City of Concord | (704) 920-5155

35 Cabarrus Ave W, Concord, NC 28025



From: Madison marburger < <u>madikate13@gmail.com</u>>

Sent: Monday, July 26, 2021 1:08 PM

To: Katherine Godwin < godwink@ConcordNC.gov>

Subject: Re: Exterior Lights at 27 Marsh Ave.

NOTICE: EXTERNAL EMAIL

If this PDF doesn't work, let me know.

Madi

On Mon, Jul 26, 2021 at 11:59 AM Katherine Godwin < godwink@concordnc.gov >

wrote:

Hi Madi,

Thanks for sending these on. I am unable to open your application. Could you please try sending both pages as a pdf? Or take a screen shot and send it to me as a jpeg? I really need the second page of the application that goes into the description of the lights (question #2 on the application) by today so I can get your case advertised and on the agenda. I will put it on the end of the agenda in hopes you can make it but if your dad is available as a backup I would recommend he attend as well. Thanks!

Katherine Godwin, AICP

Senior Planner

Planning & Neighborhood Development

City of Concord | (704) 920-5155

35 Cabarrus Ave W, Concord, NC 28025



From: Madison marburger < madikate 13@gmail.com >

Sent: Sunday, July 25, 2021 10:09 PM

To: Katherine Godwin < godwink@ConcordNC.gov>

Subject: Re: Exterior Lights at 27 Marsh Ave.

NOTICE: EXTERNAL EMAIL

Hey Katherine,

Here is my application along with attached pictures of the lighting. The lighting in the lanterns is going to be considerably dimmer because the wrong bulbs were placed in the lanterns when this picture was taken. Currently there are no lights in the lanterns due to

our previous conversation so I cannot provide an updated picture at this time.

I was also wondering if you could accommodate me by having my case go last of the night? I am working that day down in Charlotte and it is going to be tight for me to make it there on time for the meeting.

Please let me know if you need anything else.

Madi Marburger

On Thu, Jul 8, 2021 at 1:29 PM Katherine Godwin < godwink@concordnc.gov > wrote:

Hi Madison,

We have received another call from a concerned citizen regarding your lights. We really need to bring your case before the Historic Preservation Commission as a post-facto case or we will have to get code enforcement (potentially fines) involved because you do not have approval for the lights to be installed. If you would please fill out the attached application by next Wednesday and I will get you on the August 11th HPC agenda. Please let me know if you have any questions.

Katherine Godwin, AICP

Senior Planner

Planning & Neighborhood Development

City of Concord | (704) 920-5155

35 Cabarrus Ave W, Concord, NC 28025



From: Madison marburger < madikate 13@gmail.com >

Sent: Tuesday, April 27, 2021 7:20 PM

To: Katherine Godwin < godwink@ConcordNC.gov >

Subject: Re: Exterior Lights at 27 Marsh Ave.

NOTICE: EXTERNAL EMAIL

Hey Katherine,

I hope this finds you well. So sorry for the late reply but I had finals this week and was not focused on much else. I am bummed to hear about the lights but understand. I will take out the bulbs on Friday since it is my first day off available. I will hold off on filling out the application until a later date at this time.

Thanks,

Madi Marburger

On Tue, Apr 20, 2021 at 4:18 PM Katherine Godwin < godwink@concordnc.gov > wrote:

Hi Madi,

I hope you are doing well and enjoying the new wall, walkway and stairs. It has been brought to my attention that you have had installed a number of exterior lights along the new wall and driveway without approval from the Historic Preservation Commission in the form of a Certificate of Appropriateness. In cases of exterior lighting fixtures that are permanent additions within public view, approval from the Historic Commission is required and the handbook provides the following guidance:

"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."

If you want to keep the lighting or potentially scale back on the lighting please fill out the attached application and return it to me and we will try to get you on the next available Historic Preservation Commission meeting as a post de facto case. Otherwise you will need to remove the permanent light fixtures. Please contact me if you have any questions.

Sincerely,

Katherine

Katherine Godwin, AICP

Senior Planner

Planning & Neighborhood Development

City of Concord | (704) 920-5155

35 Cabarrus Ave W, Concord, NC 28025



Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and

From: <u>Lois Morris</u>
To: <u>Katherine Godwin</u>

Subject: Meeting Aug 11- 27 Marsh Ave Property **Date:** Tuesday, August 10, 2021 10:27:17 AM

NOTICE: EXTERNAL EMAIL

Good morning Katherine -

I am contacting you as I am the homeowner of 32 Marsh Ave. This has been my home for almost 45 years. We have appreciated the efforts of the Historic Society to preserve the special character of this Historic Neighborhood of Concord. My home is across the street from the 27 Marsh Ave property. We have front bedrooms facing the street and directly receiving the illumination from the recently installed lighting at 27 Marsh Ave. The lights are quite bright in our rooms even with the blinds closed. The lights are disturbing and make it difficult to sleep. They are on from 8pm- 2am it seems. Additionally, the increased number of cars parked on the street associated with the 27 Marsh Ave property are frequently parked in front of my home overnight or all weekend. This makes it difficult to enter and leave my driveway, or put out the trash for pickup.

I am elderly, and unable to attend the meeting on August 11 when the lighting is to be reviewed, but I appreciate the opportunity to express my concerns.

Respectfully, Clara Jean Wheeler

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

Wednesday, August 11th, 2021

Members

Present: Lea Halloway

Ismail Diken Anna Marshall Shelby Dry

William Isenhour

Alternate

Members: Anna Marshall

Members

Absent Carolyn Coggins

James Firth Aimee Cain

Attorney to

Commission: Tinisha St. Brice

Staff Present:

Starla Rogers, Planning and Development Manager

Katherine Godwin, Senior Planner Kristen Boyd-Sullivan, Senior Planner Angela Baldwin, Sr. Executive Assistant

CALL TO ORDER:

Attorney St. Brice called the August 11th, 2021 Historic Preservation Commission meeting to order at 6:30 p.m.

TEMPORARY CHAIR:

Commissioner Marshall made a motion for Commissioner Lea Halloway to serve as Chair of the meeting. Commissioner Diken seconded the motion. The vote carried unanimously. —**The Vote: All Ayes.**

COMMISSIONER ROLL CALL:

William Isenhour, Lea Halloway, Shelby Dry, Ishmail Diken, and Anna Marshall.

CHANGES TO THE AGENDA:

Commissioner Dry made a motion to hear the Cases in the following order: H-10-21, LLD-01-21, H-07-21 and H-11-21. Commissioner Isenhour seconded the motion. The vote carried unanimously. –**The Vote:** All Ayes.

H-11-21 - MADISON MARBURGER HAS SUBMITTED A CERTIFICATE OF APPROPRIATENESS APPLICATION IN ORDER TO INSTALL EXTERIOR/LANDSCAPE LIGHTING (POST FACTO) AT 27 MARSH AVE. NW. PIN 5620-79-2420.

The applicant was approved on October 14, 2020 to: replace the front retaining wall of stone with a brick wall, cover the concrete stairs, side retaining walls of the driveway, and walkway with brick, remove the handrails and add brick step walls to the stairs, and add a second walkway from the driveway to the front porch on the side of the property. The installation of exterior/landscape lights along the walkways, stairs, front columns, porch roof, and permanently attached to the new retaining walls was not part of this application or approval. On July 25, the applicant submitted an Application for a Certificate of Appropriateness to request post facto approval for the installation of: 9 lantern lights, 40 undermount lights, 3 mushroom top lights, and 5 up-lights.

According to the material specifications provided by the applicant and staff measurements:

- the lantern lights are 120V, 60W, powder coated, 30" tall and 15" wide (at the widest point), with three light bulb receptacles (material specifications were not provided for the lantern lights);
- the undermount lights are 10V, 1 LED, powder coated brass, FXLuminaire LF, dimmable lights;
- the mushroom top lights are 12V, 20W, powder coated copper/brass, BXLuminaire CA, dimmable lights; and
- the up-lights are 10-15 V, 1 LED, powder coated aluminum, FXLuminaire NP, dimmable lights.

Commissioner Marshall asked Ms. Godwin to pointed out the mushroom top lights. Ms. Godwin pointed out the lights for commissioner Marshall.

Madison Marburger and Brian Marburger 27 Marsh Avenue appeared before the Commission. Ms. Marburger stated that her father is on the mortgage with her as they share the investment property. Mr. Marburger stated that he thought the brightness of the lanterns was settled six weeks ago because originally, they were supposed to have a gaslight flicker to them but it was discontinued. Therefore, Ms. Godwin contacted his daughter Madison several times by email and by phone and they decided to take the lights out of the lanterns. Mr. Marburger stated that the forty lights and as he understands it that anything that is not visible from the street and shines down is acceptable and does not need approval. Mr. Marburger stated that he feels comfortable with the design because of the safety issue. The age of the driveway and the previous driveway was hit a few times as it was cracking so they put lights on it because it was not easy to get in and out of the driveway. Mr. Marburger stated that up until recently his daughter Madison worked until 2:00 am and now the schedule is from 6:30 pm until 6:30 am. Also, the lights are on a timer as they come on around dusk, and cannot be sure what time they go off as he's heard different times. The reason the lights are on the façade as looking from North Union Street the old mill to the Attorney's office all the houses have that lighting shines up to the columns. So that was a last-second thing when he and the contractor said everyone else has it so that is where they are now.

John Turner 43 Marsh Avenue appeared in opposition to the request. Mr. Turner stated that he is concerned about lightning and his biggest issue is the amount of light. Mr. Turner stated that there are eighty lights on the wall and he does not have a problem with the façade lights as they are all over the district. However, there are over eighty lights on the wall and it did help a lot when the light bulbs were removed, but his concern with that is the next property owner could just put the light bulbs in if it is grandfathered in and nothing could be done about it. Mr. Turner stated that the concerns he has are two-fold – from a historic perspective if this amount of lighting was allowed to exist in the historic district and all of Marsh Avenue and Union Street put in this quantity of lights and he does not think this is what the Historic District wants and he does not think the applicants would be happy with it at all. It would be alarming to see that many lights. And the second concern he has is that a young couple asked he and his wife what is going on with

the lights as they were in the process of going through a historic application and stated they would not even have to put in application to do the same thing. Mr. Turner stated to them that he did not know because he had not spoken with the applicant at the time. Mr. Turner stated that the biggest concern he has is the precedent this will set in the district with other people moving forward. Mr. Turner stated that he loves the landscaping and the wall looks so much better but he does have concerns about having eighty lights on the wall.

Mark Holden 46 Marsh Avenue appeared in opposition to the request. Mr. Holden stated that he agrees with everything Mr. Turner has said.

Mark Sherron 40 Marsh Avenue appeared in opposition to the request. Mr. Sherron stated that the work is excellent; however, the issues are the lights and the amount of lights. Even with the big lanterns turned off it is still too much light. Mr. Sherron stated when he sits on his front porch it is like they are sitting across from a commercial property. There is too much lighting there.

Ms. Godwin pointed out that there was email for an exhibit sent by another neighbor at the back of the staff packet.

REBUTTAL:

Mr. Marburger stated that he knows that forty undermount lights that cannot be seen from the street sound like a lot but they are minimal. Mr. Marburger stated that some of his frustration lies with the email and his daughter has lived in the house for three years and it is obvious there is something this person has issue with other than the lights because there is a comment in there about cars being parked in the street and he does not think the Historic Preservation Commission has any say in that. Mr. Marburger stated that he has never seen this lady and he just wishes someone would have said something. Mr. Marburger stated what about swimming pools as they are not compatible with what the Historic District would stand for. The reason the lights were put in going up steps was a safety issue. Mr. Marburger stated that his daughter is nervous. The undermount lights work and do not need approval no matter how many there are.

Attorney St. Brice asked Mr. Marburger where is he reading from. Mr. Marburger replied that he is reading from Section 10 and 11 of Chapter of 5 of the Handbook.

Commissioner Dry asked if anything could be done to dim the lights. Ms. Godwin stated that according to the material for the undermount, mushroom and up lightning it says dimmable and for the lanterns a different wattage of light bulb could be put in but that would still raise the question of what would keep the next owner from upping the wattage.

Ms. Marburger stated that she is more than willing to work with her neighbors and take off the lanterns completely if that is the issue. She stated that they did not think the undermount lighting fell under the Historic Preservation Commission and she apologized for not coming earlier.

Commissioner Dry made a motion to close the public hearing. Commissioner Diken seconded the motion. The vote carried unanimously. —**The Vote:** All Ayes.

DISCUSSION:

Temporary Chair Halloway asked Ms. Rogers to state the options of the Historic Preservation Commission since this ex-post facto. Ms. Rogers stated that ex-post fact COA is when the work has already been completed without the Historic Preservation Commission's approval or denial. The Commission is going to review this as if it does not exist as if they have not installed the lights and move forward. And if the

Commission chooses to approve the Certificate of Appropriateness then the lights will stay. If the Commission chooses to deny the Certificate of Appropriateness or a portion then that portion would have to be removed. The Commission could consider dimming and putting some level of wattage on the bulbs. The case can also be tabled with the type of revision the Commission is looking for and the Commission will need to be very specific. Attorney St. Brice stated that Chapter 5 Section 11 details in terms of what is and is not appropriate for exterior lighting fixtures. Commissioner Isenhour stated that he was not on the Commission in October when the Certificate of Appropriateness was and the wall was approved without the light fixtures and now light fixtures have been attached in a prominent way. It looked like a bait and switch. It is not consistent with what was approved back in October. Commissioner Dry stated that the underneath lights are 10 to 15 wattage is that the voltage they can be adjusted to.

Commissioner Dry made a motion to reopen the public hearing. Commissioner Diken seconded the motion. The vote carried unanimously. -The Vote: All Ayes.

Ms. Marburger stated that they did talk with an electrician and they said under 24 volts is considered a low level light and he was licensed in NC. Mr. Marburger stated that he would like to comment on Commissioner Isenhour's remarks regarding bait and switch and said the Handbook said low level lighting and lighting that shine down does not need approval. Commissioner Isenhour stated that he is looking at the part that says new exterior lighting units that produce higher levels of light are discouraged and require review and approval from the Historic Preservation Commission and he would say these are new exterior lighting units. Ms. Marburger stated this comes after talking to the electrician and him stating 24 volts is where they thought it did not fall within that purview.

Attorney St. Brice stated that she would like to address the applicant's interpretation of the Handbook so that it is clear. Attorney St. Brice read from the Approval Needs Table on page 3 – Section: Lighting Exterior it requires Commission hearing and approval is required for additions of permanent general illumination fixtures within the public view. So yes, it would need to have been approved by the Historic Preservation Commission. Mr. Marburger stated that the fixtures that shine down on the wall are not in view. Attorney St. Brice stated that light itself illuminates and is within public view.

Commissioner Marshall asked if the under cap lighting was permanent. Ms. Marburger stated that they would have to pop the cement off and reapply. Mr. Marburger stated that he cannot answer that question but he knows there are four on each cap. Mr. Marburger stated that he is worried about his 26-year-old daughter and life in the Historic District is not what it was like when the Historic District was started. Mr. Marburger stated that he is concerned about her safety and she leaves her light on all-time in her carport for safety. It is important to him that she is taken care of.

Katherine Godwin stated that it has been brought to her attention that they have an expert here in the field of landscape lighting.

Michael Phillips stated that he did install landscape lighting for two years and the voltage range is not a matter of brightness, most of the time they have a transformer that is plugged in and it just runs and there is no dimmer. Usually, the landscaper will put lights in for the brightness that they want. It is based on the fixture or the light bulb that is installed.

Commissioner Dry made a motion to close the public hearing. Commissioner Diken seconded the motion. The vote carried unanimously. -The Vote: All Ayes.

Commissioner Diken asked how many lights are at each step. Commissioner Isenhour stated that security concerns can be met with low-profile lights. The lighting plan needs to be minimal and consistent with the neighborhood. Ms. Rogers asked the Commission if there are any lights that the Commission supports

individually. Commissioner Dry stated that the front two lights on the pillars and the top two on the staircase are appropriate as well as the ones that follow down the sidewalk and on the corners of the wall. Anything beyond that is not appropriate. Ms. Godwin clarified that she is understanding that the undermounts on the first two brick pillars seen as walking up the stairs and along the sidewalk and asked how about the driveway. Commissioner Dry stated the pillar going up the driveway and not the ones on the wall.

Commissioner Marshall stated that the undermount lights are not subtle and looks like it lights up the street. Commissioner Isenhour asked if anyone had problems with the lights on the columns. Temporary Chair Halloway stated that she is fine with that.

Commissioner Dry made a motion to table Case H-11-21 until September 8, 2021 and for the applicant to come back with 20 undermounting lights on the exterior and to have the 9 lantern mounts removed, a mock drawing of spacement of the lighting, the style of the mushroom and up lights. Commissioner Diken seconded the motion. The vote carried unanimously. —**The Vote: All Ayes. (TABLED)**

Commissioner Dry made a motion to open the public hearing. Commissioner Diken seconded the motion. The vote carried unanimously. -The Vote: All Ayes.

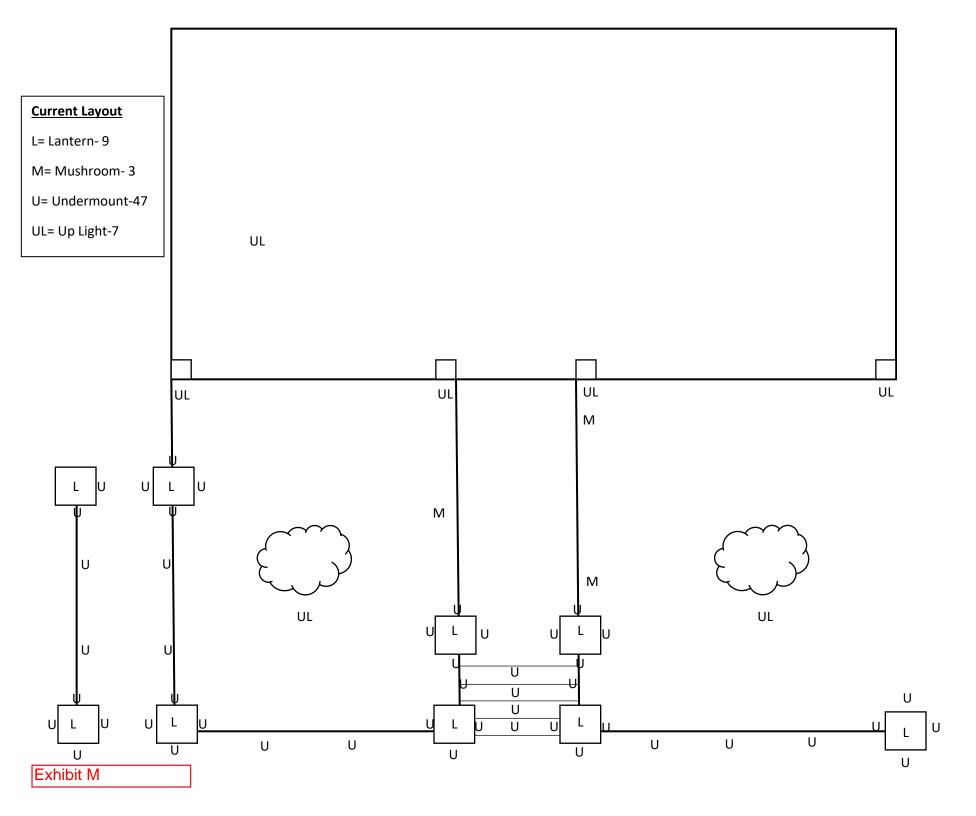
H-07-21 - CLUCK DESIGN COLLABORATION HAS SUBMITTED A CERTIFICATE OF APPROPRIATENESS APPLICATION IN ORDER TO CONDUCT STRUCTURAL AND SITE MODIFICATIONS THAT INCLUDE BUT ARE NOT LIMITED TO MODIFICATION OF THE REAR FAÇADE, ADDING A TWO-STORY PORCH, ADDITION OF LIVING SPACE AND ROOF, CHANGES TO WINDOW AND DOOR LOCATIONS, SITE MODIFICATIONS TO THE REAR YARD, REAR YARD DRIVEWAY EXPANSION, TREE REMOVAL, REAR YARD DOG LOT AND BASKETBALL PAD REMOVAL, REAR PORCH ENCLOSURE, MODIFICATIONS TO AN ADDITION VISIBLE FROM UNION STREET, AS WELL AS THE ADDITION OF A CARRIAGE HOUSE AT 65 UNION ST. N. DUE TO THE EXTENSIVE DETAILS OF THIS CASE, INTERESTED PARTIES MAY VIEW THE FULL APPLICATION AND DETAILS OF THE REQUEST AT WWW.CONCORDNC.GOV/DEVELOPMENT. PIN 5620-88-2600.

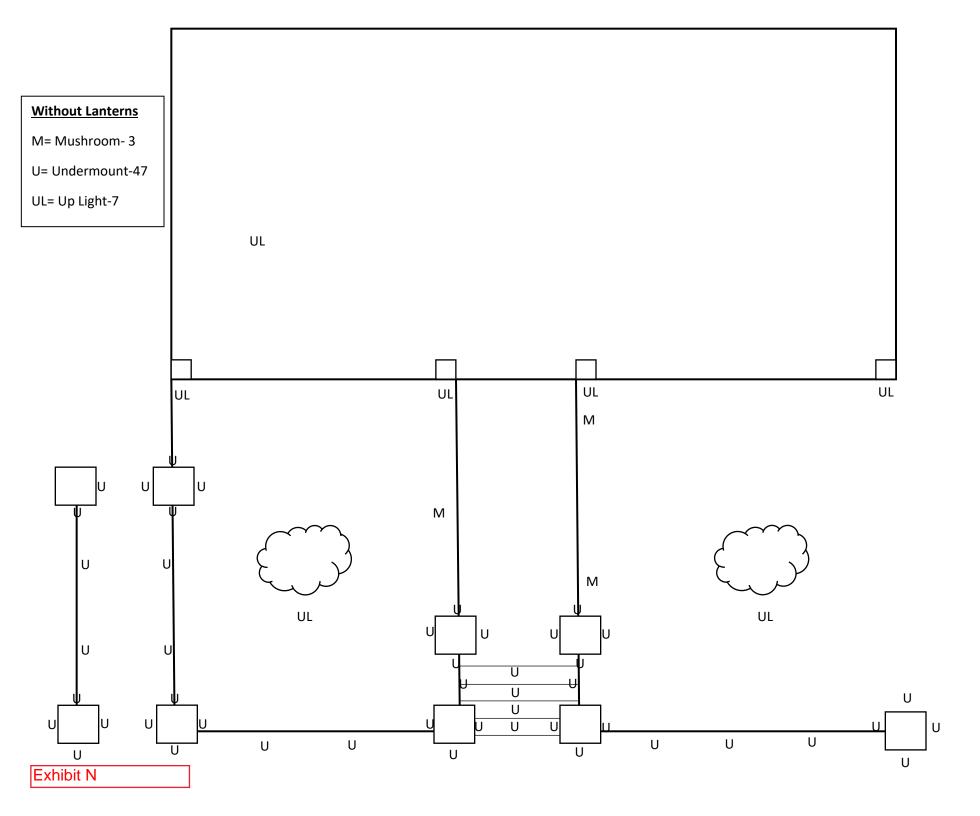
Kristen Boyd-Sullivan introduced the case to the Commission.

Chris Scorsone Cluck Design appeared before the Commission. Mr. Scorsone explained that the Annex was built 70 years after the home was built and the Annex was built owners original hope is to make the Annex right and make it look intentional and consistent with the overall character of the house. There were some specific questions from last time: where was the original façade, where were the original porches, questions about the carriage house and the copula which the Odell houses is a great example of right down the street with a high Victorian home with this very different style for the carriage house. The wall is now a brick wall and the carriage house is going to sit down 5 ½ feet height from the level of the top of the wall. He stated that from Grove Street the wall is 16in. tall and the added all the dimensions they could in the packet.

Commissioner Marshall thanked Mr. for the answer to the Commissions questions from last time. Commissioner Isenhour asked Mr. what is the purpose of the carriage house. Mr. stated that it will be a guest house. The link at the third level from the main body of the house into the Annex roof is actually a link to an elevator. There is no living space up there. It was the only place they could link all three floors. The addition of the roof is a stylistic approach issue. It is not about making the house bigger.

Exhibit L





BRILLIANCE LED DIMMER



DESCRIPTION

The Brilliance LED Dimmer provides 12 VAC dimming for up to 120 Watts. This unit can be mounted next to the 12 VAC transformer or anywhere in the field, and is compatible with all Brilliance LED lamps. Note that the dimmer range may vary depending upon load that is applied. Made in America.

FEATURES

- Installs in single-gang deep junction box on the low-voltage side of magnetic step-down transformer
- Includes: Dimmer Plate; Gasket; Wire Nuts; Plate Screws; Spare Fuse; Set Up Instructions



Part Number: 12-VAC-BRILLIANCE-DIMMER-SWITCH

BRILLIANCE LED DIMMER SPECS

Wattage	120
Operating Range	12 VAC
Capacity	10 Amps
Minimum Load	None
IP	63
Warranty (years)	3

WIRING DIAGRAM

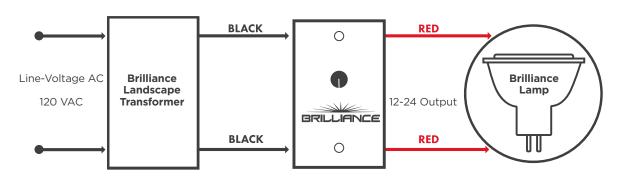


Exhibit O

41 Brilliance Smart Products