

DATE: December 9, 2020

SUBJECT:

<u>Certificate of Appropriateness:</u>	H-12-20
<u>Request: Applicant:</u>	Stephanie Nofal
<u>Location of subject property:</u>	188 Union St South
<u>Staff Report prepared by:</u>	Katherine Godwin, Sr. Planner

BACKGROUND:

- The subject property is site of a "Pivotal" structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of home construction: 1882
- Fine, two-story brick residence incorporating Italianate and Second Empire elements. Along with the Moses Brown House (#43), the best-preserved late nineteenth century residence in the district. House has flared mansard roof pierced by gable-roofed dormers. The Italianate trim includes pendant drop cornice brackets punctuating a paneled frieze and raise, segmental-arched hood molds over the windows. Turned posts, which may be turn of the century replacements of the original supports, uphold the wrap-around porch, which retains its original paneled frieze and pendant drop cornice brackets. Nearly all of the original interior trim, including fine mantels in the front first floor rooms, remains intact. (Exhibit A)
- Applicant is seeking to replace the wooden, tongue and groove front porch flooring with Aeratis classic tongue and groove PVC porch flooring in Battleship Gray to address re-occurring water-damage and rot.
- This case was originally presented to the Historic Preservation Commission on July 8, 2020 and tabled until October 14, 2020 to allow for further discussion and a potential text amendment to the Historic Preservation Handbook which is incorporated into the Concord Development Ordinance. Text Amendment TA-04-20 was heard by the Historic Preservation Commission on September 9, 2020 and recommended for approval to the Planning and Zoning Commission which also recommended if for approval by City Council on September 15, 2020. City Council approved TA-04-20 on November 12, 2020.

DISCUSSION:

As originally discussed at the July 8, 2020 meeting, the applicant is proposing to replace the wooden tongue and groove front porch flooring to address re-occurring water damage and rot. The applicant has stated in the submitted project description (Exhibit B) that, because there are no gutters on the house, water flows onto the porch, pooling on the flooring and causing rot. According to the applicant, the porch flooring has been replaced multiple times (at least 4 times in 20 years). Currently the porch flooring has failed in some locations and is now covered by plywood to prevent injury. The applicant has proposed a replacement material of Aeratis classic tongue and groove PVC porch flooring in Battleship Gray (Exhibit F). The applicant has provided examples from other locations that have utilized the same material on historic structures (Exhibit D).

Upon examination of the property in terms of design, rainwater flow, and damage to the porch

flooring:

- Gutters cannot be added to the house without obscuring architectural detailing around the porch which is discouraged;
- The roof of the porch is relatively flat causing the rain water to slowly drip off the porch roof and pool on the porch flooring; and,
- The upper story windows and design prevent making the porch roof steeper.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory-Nomination

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map

Exhibit D: Product Description, Images, and Examples of Where it Has Been Used on Other Historic Projects

Exhibit E: Site Images

Exhibit F: Requested New Porch Floor Materials and Color

Exhibit G: Letter from the Louisiana Division of Historic Preservation

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Approval Requirement Needs Table

- *Removal of porches, adding a new porch, altering the porch or enclosing a porch require Commission Hearing and Approval.*
- *Installing gutters which obscure or change architectural detailing or style of façade or building require Commission Hearing and Approval.*
- *Replacement/changes in window design, removal of original windows, window components and/or changes in the window openings, require Commission Hearing and Approval.*

Chapter 4 – Local Standards

3. Hardiplank and similar synthetic materials that replicate historic materials such as brick, wood, and clay: *Modern synthetic products are created to give the appearance of historic materials. The materials are historically inaccurate and should not be used on Contributing or Pivotal structures or as part of additions to those buildings. Accessory buildings for Pivotal and Contributing structures should utilize the same siding and roof material as the primary structure. If the primary structure is not Contributing or Pivotal, new accessory structures, such as detached garages or outbuildings, may utilize these materials. In any case, prefabricated storage buildings that are not visible from the street, may utilize synthetic materials (excluding vinyl, metal, or plastic) if they are equal to or under 144 square feet.*

9. *Original qualities or character of a building, structure, site or environment shall not be destroyed. The removal, alteration or destruction of any historic material or distinctive feature shall be avoided.*

Chapter 5 – Section 5: Fenestrations

Whenever possible, the original windows and doors and their features (sashes, glass, lintels, sills, architraves, shutters, door frames, pediments, hoods, steps, and hardware) should be preserved.

Alteration in door and window openings, especially on the principal façade, should be avoided whenever possible, except as a restorative measure to return an opening to its original size.

Chapter 5 - Section 6: Porches

Porches which are original or are compatible with the design of the structure should be retained.

Design Guidelines and Recommendations

- 1. 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.*
- 2. 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 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.*
- 3. Substitute materials shall be compatible with historic materials in appearance, physical properties, and general installation.*

Chapter 5 – Section 7: Roofing

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

Gutters that are hidden or built in the eaves should be retained whenever possible, as should attached copper gutters. Installation of traditional attached seamless aluminum gutters or “half round” gutters are appropriate.

Design Guidelines and Recommendations

7. The use of synthetic products that mimic historic materials are inappropriate in most circumstances including the replacement of historic materials and on Pivotal and Contributing structures. These materials may be used on a case by case basis.

Appendix A: Secretary of the Interior’s Standards

Following repair in the hierarchy, guidance is provided for replacing an entire-defining feature with new material because the level of deterioration or damage of materials includes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this option may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature under certain circumstances, they never recommend removal and replacement with new material of a feature that- although damaged or deteriorated- could reasonably be repaired and thus preserved.

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 - South Union Street
Historic District, Concord

#7

20

L. D. Coltrane (1869-1948) was instrumental in founding the Concord Telephone Company, the local phone system which remains independent today. Coltrane also served in various managerial positions with the Concord National Bank, which was founded by his father.

39. William Ward House
194 S. Union St.
before 1906, remodeled 1911-1921 (SM)
C

Two-story, frame house with Queen Anne, Colonial Revival, and bungalow style elements. House follows typical late Victorian form with two-story, gable-roofed projections and side elevations and hip-roofed, double-pile main block. Original features include porch details and 2/2 sash in first story windows. Elements added during early twentieth century remodelings include the 9/1 sash windows on the second floor, projecting eaves with exposed rafters and curving brackets, and extension of the porch to the north (right) of the house.

William Ward served as secretary-treasurer of the A. F. Hartsell wholesale grocery and later established his own wholesale grocery firm.

40. William H. Blume House
188 S. Union St.
ca. 1882
P

Fine, two-story brick residence incorporating Italianate and Second Empire elements. Along with the Moses Brown House (#43), the best-preserved late nineteenth century residence in the district. House has flared mansard roof pierced by gable-roofed dormers. The Italianate trim includes pendant drop cornice brackets punctuating a paneled frieze and raised, segmental-arched hood molds over the windows. Turned posts, which may be turn-of-the-century replacements of the original supports, uphold the wrap-around porch, which retains its original paneled frieze and pendant drop cornice brackets. Nearly all of the original interior trim, including the fine mantels in the front first floor rooms, remains intact.

William H. Blume was the owner of a Concord tannery.

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: Stephanie Nofal
Address: 188 Union Street South
City: Concord State: NC Zip Code: 28025 Telephone: 704-490-1823

OWNER INFORMATION

Name: Please see above
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: _____ P.I.N. # _____
Area (acres or square feet): _____ Current Zoning: _____ Land Use: _____

**Staff Use
Only:**

Application Received by: _____ Date: _____, 20 _____
Fee: \$20.00 Received by: _____ Date: _____, 20 _____

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: Replace front porch.

2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Proposed to replace old porch which has been replaced and repaired at least 4 times in 20 years. Would like to replace with Aerodis product which is approved for historic renovation and has been used on properties in the historic district in New Orleans and on the porch of Oak Alley Plantation in LA. Prefer product in bottle hip grey which requires zero maintenance.

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.

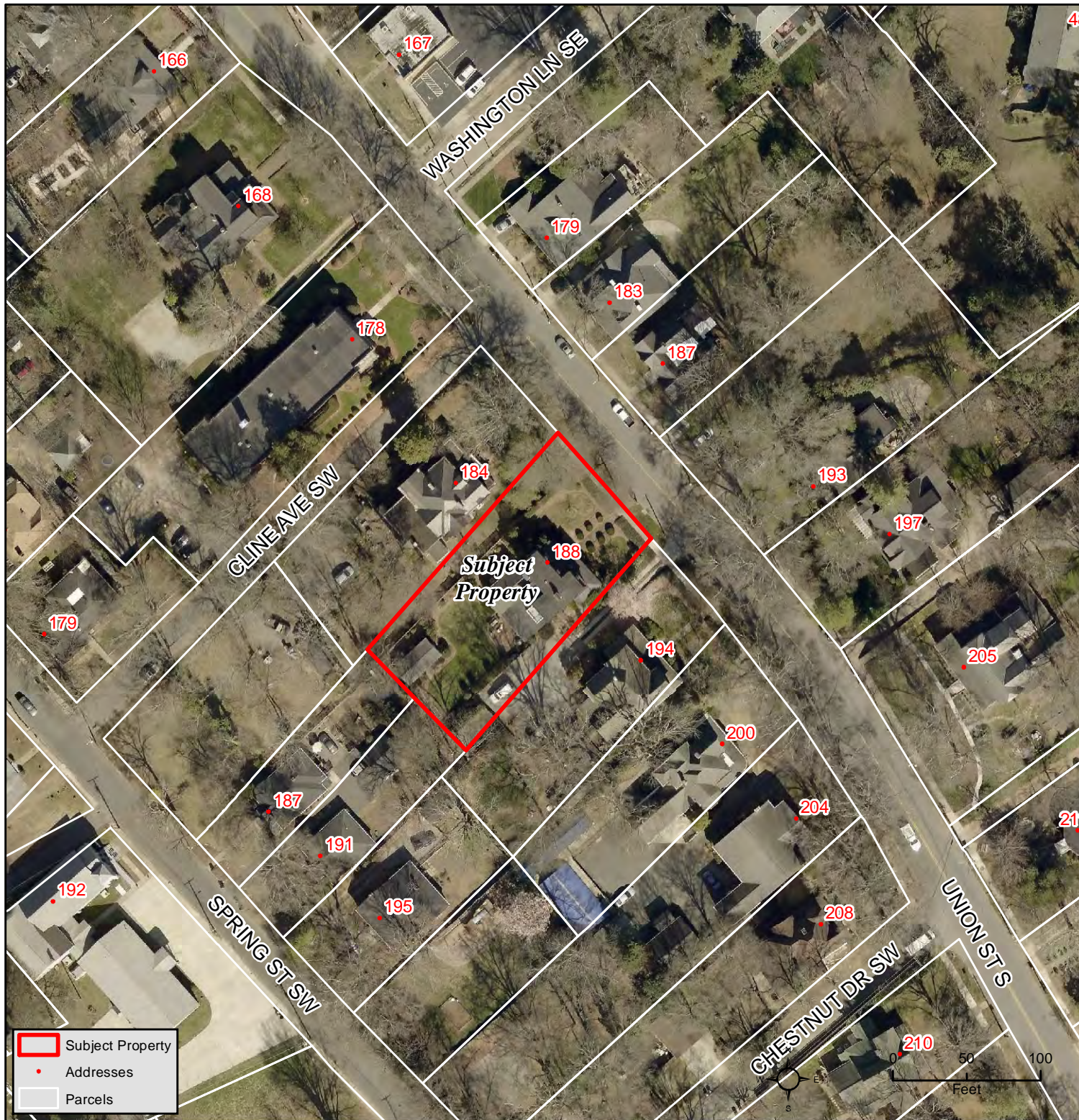
Certification

(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.

6/3/20
 Date

[Signature]
 Signature of Owner/Agent

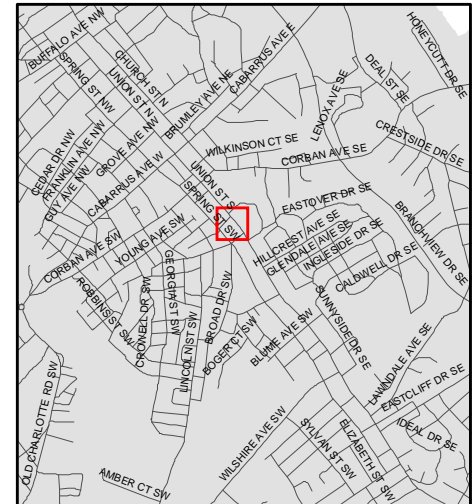
Due to the lack of gutters snow from porch the rain
falls onto the edge of the porch and it drips to the
water sits on the porch and further onto the boards. Within
a short time of rain after covering the boards the
porch appears several years old. In order to prevent
someone from falling through the porch - we have
laid down boards until we can replace. One goal
is to maintain this house in an appropriate manner and installing
gutters is not a viable option as it would detract
from the beauty of the architecture. Please consider
this product for replacement. If it is good enough for a
historic location here which is a National Historic Landmark,
perhaps it deserves consideration for other historic homes.



H-12-20

188 Union St S

PIN: 5630-06-2309



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.

Exhibit C

PRODUCT DESCRIPTION, IMAGES, AND EXAMPLES OF WHERE IT HAS BEEN USED ON OTHER HISTORIC PROJECTS

Oak Alley Plantation



Aeratis Classic Tongue & Groove PVC Porch Flooring

When the Historic Oak Alley Plantation in New Orleans, Louisiana needed to replace the grand sweeping porches that prominently grace the sprawling second story, they chose Aeratis. The reason was simple. They needed a product that had the authentic traditional look of wood planks, but also one that would withstand the harsh Louisiana weather and the hundreds of thousands of guests who annually walk its verandas.

Aeratis was the only product that would meet all of those needs. Having been proven to out-perform wood, polypropylene, polyethylene and open-cell PVC products, Aeratis is the only porch flooring with the traditional 7/8 x 3 1/8 inch profile, a Class "A" fire-rating, and is ADA slip compliant. It looks so much like wood, that guests to the Plantation home never know the difference.

Aeratis Heritage

Aeratis T&G Porch Flooring

Aeratis Heritage is a true double-sided tongue and groove porch plank that comes in three pre-finished colors, Battleship Gray, Weathered Wood and Vintage Slate. These colored boards are made with slight color variation along with subtle, random streaking to match the richness and depth of natural wood. Heritage, like all the other Aeratis products, can be painted or stained any color, any time in the future, by following the steps within the Traditions paint instructions.

The Heritage line of products are ADA slip compliant and carry a Class "B" fire rating (more flame resistant than any other competitors' product). This double-sided board offers a finished ceiling look from the underside of a porch floor that is visible from underneath.

Aeratis Heritage T&G porch flooring board dimensions are 3-1/8" x 7/8" and are available in 12', 16' and 20' lengths. As seen above from left to right: Battleship Gray, Weathered Wood and Vintage Slate. The Aeratis products have the appearance of wood and natural color variation.

Exhibit D

Aeratis Heritage T&G Porch Flooring Dimensions

Lengths: 12', 16', or 20'

Width: 3-1/8" (3.092)

Thickness: 7/8"



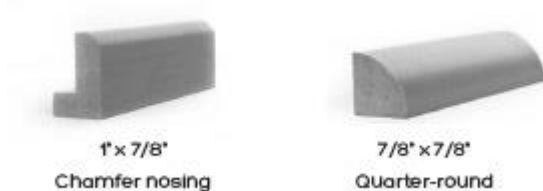
Aeratis Battleship Gray, Weathered Wood and Vintage Slate

Trim and Accessories

To complement the entire line of porch flooring products, there is a full line of trim in matching colors. [View Details.](#)

Trim Styles

- Chamfer
- Quarter-round



Historic Projects ~ AERATIS PORCH FLOORING

Whether you are restoring a National Register property or if you live in a historic district you will have to seek the approval of a committee to restore, renovate or replace the materials used on your front or back porch. In many cases your historic committee or your architectural review board is looking out for the best interest of your historic property. Their goal is to preserve the historic and architectural integrity of the property. In many cases they do a really great job. In some cases the phrase preserve or and maintenance are words that some committees completely forget.

The reality of historic preservation is... in many cases, there are no longer acceptable wood materials available to use to preserve these historic properties. For example: Many individuals and contracts have contacted us over the years perplexed by their failing wood porch. The conversations usually start out something like this; "We are looking to replace our porch and we cannot figure out why we are having to do it again after only 4 years. You see, my grandmother had this house built and for almost 100 years the porch has never been replaced. About 4 years ago we installed a wood product similar to what was on it before and now we are replacing it again. Why did the previous porch last 100 years and these last one only 4 years.?" The short answer is, the wood used to replace 100-year-old porches is nothing like the dense vertical grain wood products used 100 years ago. On top of the density, we are no longer using lead-based paints nor are we using strong treating chemicals. Wood today is cut as quickly as it can possibly be cut. It is rushed to the mill. It is cut down and ripped in to T&G profiles. It spends about 45 minutes being treated if it is pine and little to no time being treated if it is Douglas fir. All in all, wood is no longer what it used to be.

With this understanding, we created the Aeratis tongue and groove porch flooring line. Aeratis is exactly the same profile as wood was 100 years ago. It can be cut like wood. It can be routed like wood. It is installed easier and faster than wood. When the Traditions product line is painted, you cannot tell it is not wood. As seen to the right, when Aeratis Traditions is painted not only does it look like wood, will never buckle, cup, check, rot or deteriorate. If you use a recommended paint, the paint is free in the form of a rebate and the repaint cycles are typically every 7 to 10 years.

If you are looking to preserve your historic home or if you are on a committee and you are looking for a solution for inferior wood products, please contact us and we can help you.

Exhibit D

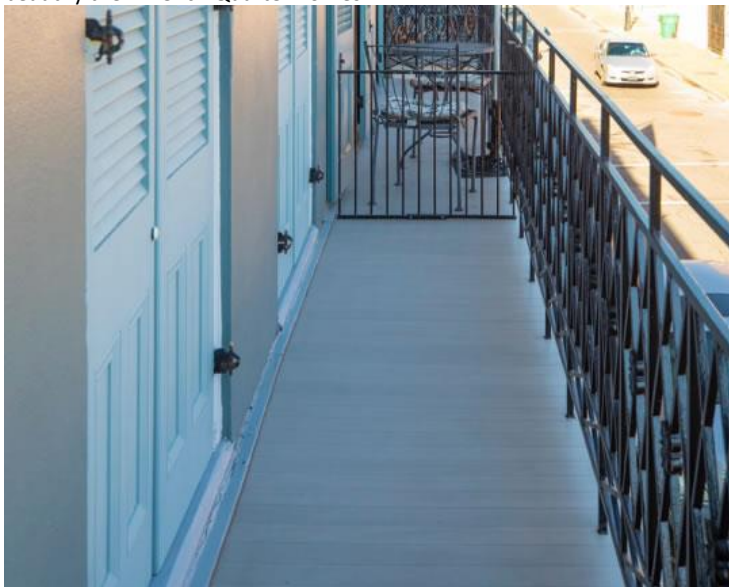
Aeratis Approved by The Vieux Carré Commission

New Orleans French Quarter – There is nothing more distinctly New Orleans, than the French Quarter. Within the French Quarter the most iconic feature by far are the balconies and hand-rails. These areas are not just aesthetic they are functional. Crowds gather to watch parades, spend time with friends and family or entertain guests.

Today, the icon within the French Quarter is facing some major challenges. The vast majority of the balconies throughout the French Quarter are uncovered and exposed to weather. This poses a particular challenge to T&G wood products. As of 2014, ALL T&G wood products used had to be covered and not exposed to direct weather. Exposure to direct weather accelerates the rot or fungal decay of the T&G wood products that are so prominent throughout the French Quarter. Until February of 2017 the property owners in the French quarter have been left without a permanent solution.

In January of 2016, Aeratis was used on several test projects in the French Quarter. The purpose was to see how the Aeratis would hold up under the harsh climate and heavy use of the deep south. However, almost 8 years earlier, Aeratis was installed on The Oak Alley Plantation. Oak Alley is on the National Register of Historic Places. After 8 years and 7.5 million visitors walking, dancing, dining and shooting movies, the owners of Oak Alley have decided to tear out all wood porch flooring and use Aeratis EXCLUSIVELY throughout the property.

In February 2017 The **Vieux Carré Commission approved** the use of Aeratis within the French Quarter **on a limited bases. Property owners will still have to submit a request and follow the same process that has already been in place.** The GREAT new is, you can now use a product that was engineered to be historically accurate and should last for more than 200 years. By spending less on your balconies and porch flooring, property owners will be able to focus their resources on other areas to help beautify their French Quarter homes.



Aeratis Battleship Gray

This is how the Conti Street project looked after T&G pine was replaced with Aeratis.

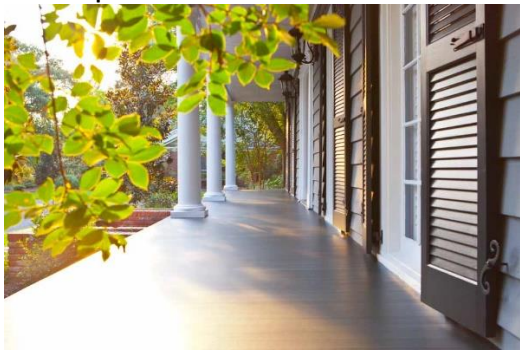
Exhibit D

Aeratis Porch Gallery



Aeratis Porch Flooring

Aeratis Porch Flooring is a solid extruded PVC tongue & groove porch plank proven to out-perform wood, polypropylene, polyethylene and open-cell PVC products. Its unsurpassed durability coupled with a historic and traditional design, fortifies your porch floor against nature's adverse effects while standing up to the scrutiny of the most discerning traditional architects, builders, historic societies and homeowners. Aeratis Heritage now includes an acrylic based cap making the surface harder to scratch or scuff maintaining the ADA slip compliance and much more fade resistant. All Aeratis products are easier to install than wood and can be used on covered and uncovered porch applications. With the addition of Aeratis Legacy, a true 6-inch-wide plank, Legacy reduces the installation time and fasteners resulting in a lower cost per square foot installation. Aeratis Traditions is paint-ready (with a 5-A paint adhesion) wood replacement product and is competitively priced compared to many wood species with far greater performance characteristics. **See below for a complete explanation of our flooring products and their unique features.**



Features:

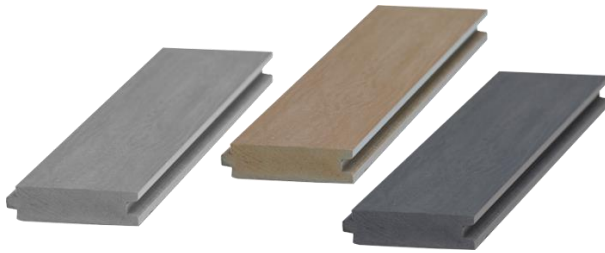
- Now with DuraTech Capping Technology
- All Heritage boards are double sided and are reversible.

Exhibit D

- 3 fade resistant colors: Battleship Gray, Weathered Wood and Vintage Slate
- Comes in 12 foot, 16 foot, and 20 foot lengths
- ADA slip compliant both wet and dry

Best for:

- Covered and Uncovered Porches
- Waterproof Applications
- Balconies
- Direct to Concrete
- Boat Docks



Features:

- 5-A paint adhesion, the strongest paint adhesion in the industry
- Competitively priced compared to wood
- Free Paint in the form of a Rebate (recommended paints only)
- Class B fire rated

Best for:

- Traditional Joist Application
- Waterproof Balconies and Porches
- Rental Property
- Commercial Property
- Historic Projects



Features:

- 6" Double-Sided T&G Capped Porch Plank
- 3 prefinished colors
- Fade Resistant
- ADA Slip Compliant

Best for:

- Porches (Covered and Uncovered)
- Stair Tread
- Landings
- Balconies
- Docks

Features:

- One corner has a pre-finished bull-nose edge
- 3 pre-finished colors OR a paint ready product (with 5-A paint adhesion)
- Reversible

Exhibit D

Best for:

- Stairs
- Picture Frame
- Stair Landing
- Balconies

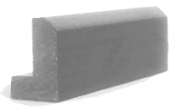


Trim and Accessories

To compliment the entire line of porch flooring products, there is a full line of trim in matching colors.

Trim Styles

- Chamfer
- Quarter-round



1" x 7/8"
Chamfer nosing



7/8" x 7/8"
Quarter-round

https://www.aeratis.com/trim_options

Aeratis Trim Options



There is no better way to dress up the ends of your T&G porch planks or to cover where boards meet vertical surfaces than to use one of our trim pieces. The Aeratis trim pieces are solid extruded PVC with the DuraTech acrylic based cap, giving you the peace of mind knowing that they are not cellular PVC. All of our trim pieces come in 8' lengths. If you are looking to paint or stain the trim pieces, simply follow the paint instructions under the resource's menu on the right-hand side.

Exhibit D

EXISTING DETERIORATED PORCH FLOOR



Exhibit E



Exhibit E

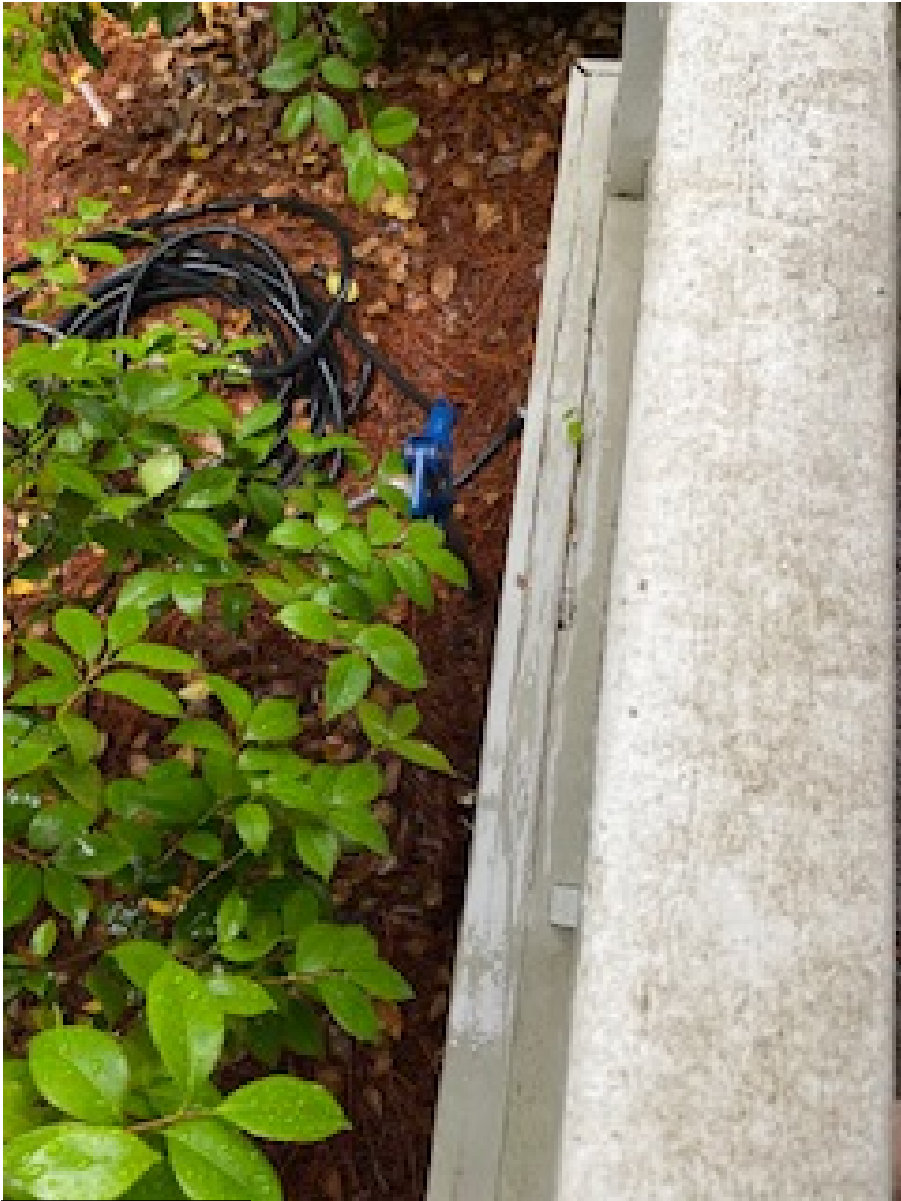


Exhibit E



Exhibit E



Exhibit E



Exhibit E



Exhibit E

REQUESTED NEW PORCH FLOOR MATERIAL AND COLOR



Aeratis tongue and Grove PVC porch plank

WIDTH: 3-1/8" (3.092)

THICKNESS: 7/8"

BATTLESHIP GRAY

Exhibit F



MITCHELL J. LANDRIEU
LIEUTENANT GOVERNOR

State of Louisiana
OFFICE OF THE LIEUTENANT GOVERNOR
DEPARTMENT OF CULTURE, RECREATION & TOURISM
OFFICE OF CULTURAL DEVELOPMENT
DIVISION OF HISTORIC PRESERVATION
September 14, 2007

ANGÈLE DAVIS
SECRETARY

PAM BREUX
ASSISTANT SECRETARY

Mr. Zeb Mayhew Jr.
Oak Alley Plantation
3645 Hwy 18
Vacherie, LA 70090

Re: Oak Alley Plantation
Replacement Gallery Flooring

Dear ~~Mr. Mayhew~~ *Zeb*

Thank you very much for inviting us to visit Oak Alley on September 12 to view such an innovative replacement product for the gallery.

As you know, Oak Alley is a National Historic Landmark and one of the most important architectural assets in our state. Changes to the historic material are not considered lightly. With that being said, we believe that the Aeratis Flooring Product that you showed to the staff would, *when painted*, be a suitable replacement material for the wood boards.

Standard 6 of the Secretary of the Interior's Standards for Rehabilitation states: *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.* We believe that the product as proposed will meet this standard. Thankfully, tens of thousands of people visit Oak Alley every year, causing an extreme amount of wear and tear on traditional wood gallery floors. This plastic composite product will be able to withstand that amount of stress while maintaining a historically accurate appearance.

Thank you again for inviting us to such a lovely and important property, and know that we remain at your disposal. Please do not hesitate to contact me at (225) 342-8160 with any further questions.

Sincerely,

Alison F. Saunders
Tax Credit Coordinator
Division of Historic Preservation

Cc: Jessica Cleaver, Project Officer
Historic Buildings Recovery Grant Program