

DATE: July 10, 2019

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-13-19
<u>Applicant:</u>	Trenton and Courtney Whalen
<u>Location of subject property:</u>	449 Union St. S
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is Pivotal and is located in the South Union Street Historic District. (Exhibit A)
- Handsome, two-story Colonial Revival style residence with a veneer of multi-colored brick, the best example of the style in the district and one of the fines in Concord. Designed by Charlotte architect Louis H. Asbury, this is the most important example of his work in the district. Hip-roofed main block has symmetrical, five-bay façade and is flanked by two one-story hip-roofed wings, one containing a screened porch and the other a sunroom. Three-bay porch has Tuscan columns and shelters an entrance with sidelights and a fan-shaped transom. The house retains its original slate roof and has a cornice trimmed with small, closely-spaced brackets. The interior has an interesting combination of Colonial Revival and Bungalow style elements. The house is enhanced by its deep setting in a broad lawn.

The house was built in 1928-1929 for Franklin C. Niblock.

- Built 1929
- Applicant seeking to modify a fenestration, remove failing wooden deck on rear of home and replace with new covered porch, remove cedar shake siding on rear of home and replace with Hardiplank in same color as current trim, new addition of a rear entry porch in similar style to side sunroom entry porch, remove all windows and doors of rear mudroom and replace with new windows and French doors in similar style to current windows.

DISCUSSION:

UPDATE:

This case was continued at the June 12, 2019 meeting for hearing at the July 10, 2019 meeting to provide the applicant the opportunity for the applicant to discuss alternative materials with staff, particularly regarding windows, decking, and siding. Applicant proposes to discuss proposed materials from original request with Commission, but is prepared to discuss alternatives to the original proposal.

PRIOR ANALYSIS:

The applicant is seeking to do this project in phases. In the first phase, the applicant is looking to do an interior kitchen renovation, which does not require a Certificate of Appropriateness; however, part of the renovation is a fenestration change on the side of the structure, whereby an external window currently on the breakfast room would be converted to a ¾ lite French door onto the rear deck. The existing doorway into the sunroom will be closed off, and the remaining kitchen windows will be replaced with aluminum clad double hung windows similar in style to current windows.

The applicant further proposes to remove the failing wooden deck, and construct in its place a covered porch off the kitchen, extending to the rear corner of the home. The addition will feature a continuation of the roofline from the sunroom using metal roofing, composite tongue and groove flooring for porch. The new porch and porch stairs would also feature metal railings, and a new brick foundation to match the existing house.

The applicant is also seeking to remove the worn cedar shake siding and roofing on the rear elevation of the home and replace it with Hardiplank siding, painted to match the existing trim, with a similar width to the original 9" German siding on the accessory building at the rear of the property and metal style roofing.

The applicant proposes to add a new covered porch at the rear entry of the mudroom. The roofline and columns will be constructed in a similar style and materials to the existing entry porch at the right rear sunroom. The addition will not extend past the footprint of the existing home.

The applicant proposes to remove windows and doors to existing mudroom and replace one door to yard with windows, replace the rear entry door from the driveway with French style door with sidelights. The replacement windows are proposed to be aluminum clad double hung in similar style to current windows. The existing windows are wood with aluminum storm windows.

The applicant is not seeking approval to replace the windows on the sunroom at this time, although this is reflected in some of the submission documents.

ATTACHMENTS

Exhibit A: Inventory

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Existing and Proposed Floor Plan

Exhibit D: Renderings

Exhibit E: Photographs of Property

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 4: Local Standards and General Policies

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....

Alterations: Alterations having no historical basis shall be avoided whenever possible. Any type of alteration of exterior features of a building, site, or environment within the Historic Districts which is not specifically listed within these regulations shall be referred to the Historic Preservation Commission for action on the issuance of a Certificate of Appropriateness.

Chapter 5 – Section 4: Siding and Exterior Materials

There are a variety of materials available for use on the exterior of both existing structures and for new construction. Wood siding is the predominate exterior materials within the Historic Districts, although some structures have masonry. The most common type of wood siding is clapboard, which consists of beveled boards that are thicker on the bottom, and are installed so there is some overlap. Other types of wood siding that may be encountered include rabbeted, drop, flush, and board and batten.

Another type of exterior material found in the districts is cut wood which covers the frame of the building. Examples of cut wood shingles are spaced and cut, fish scale, feather cut, imbricated and beveled, and stagger butt....

The historic integrity of structures should not be compromised by altering the original siding, even if the proposed siding is composed of historically accurate materials (example: wood siding to shingle siding) unless proof can be provided that the proposed alteration has a historic basis.

A number of artificial sidings have been developed since the construction of many of the structures in the Districts. Artificial products that are found on some structures may include asbestos shingles or vinyl or aluminum siding. Artificial or synthetic siding is not appropriate for additions on Pivotal and Contributing structures or for large accessory structures. Artificial and synthetic siding, when used for additions or accessory structures on lots containing noncontributing, fill, or intrusive structures, may be considered on a case by case basis.

Design Guidelines and Recommendations

- 1. To the greatest extent possible, wood siding should be preserved and maintained.*
- 2. In the replacement of wood siding, materials should match the original as closely as possible.
"Rough-sawn" siding should be avoided.*
- 5. Artificial and synthetic siding is permitted for new construction on a limited basis in coordination with this section and Chapter 4: "Local Standards and General Policies" of this Handbook.*

Chapter 5 – Section 5: Fenestrations

There are a variety of existing patterns and forms of windows and doors within all the Historic Districts. Windows on most of the historical homes are of the double hung variety. Emphasis is on vertical rather than horizontal orientation of windows. The number of lights (panes) in the sash varies with the style and period of the house. The typical doors in the Historic Districts are solid-paneled or with one or more light panels. New doors should be compatible with the period and style of the structure. Doors to avoid include flat-surfaced doors and those with conventional light panels.

Whenever possible, the original windows and doors and their features (sashes, glass, lentils [sic], sills, architraves, shutters, door frames, pediments, hoods, steps, and hardware) should be preserved. In the event that only a portion of the existing windows need repair/replacement, replace only the damaged or deteriorated section with appropriate material. If total replacement of a window or a door is necessary, one should be used that matches the original in dimension, configuration, material, and detail. Replacements should not alter the original door or window opening.

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. New openings should be located in areas where they are not visible from the street or in areas where they are compatible with the original design.

New windows should be consistent or compatible with existing units. The emphasis of the new windows should be vertical rather than horizontal. Wood is the most appropriate material, and vinyl and aluminum clad windows are inappropriate in most instances. Modern window production includes hybrid windows that include synthetic components or mixed composition of wood and synthetic products. This type of window should not be used for replacement of traditional wooden windows or within structures designated as Pivotal or Contributing. Mixed composition synthetic windows may be used under the following circumstances (1) New construction of primary structures (2) New construction of accessory buildings on lots with buildings not designated as Pivotal or Contributing, and (3) New construction of additions to structures not designated as Pivotal or Contributing....

Chapter 5 – Section 6: Porches

Porches which are original or are compatible with the design of the structure should be retained. Replacement of original wooden porch columns with metal substitutes should be avoided.

...

Decks are generally not appropriate for homes within the districts. However, when decks are constructed, they should be located in the rear yard only, and should not project into the interior side yard. Decks should be avoided on corner lots, since their view can not be completely obscured from both streets. Rails on decks should match those on the porches. Lattice and shrubbery around the foundations enhance the appearance of decks, and should be utilized when possible.

Chapter 5 – Section 7: Roofing

Existing patterns of roofs are usually pitched with variations in steepness, shapes, orientations and combinations. No more than one-half of the height of a structure should appear as roof. Materials are usually consistent over the entire structure, although there are changes in material where there are changes in steepness or shapes. Typical roofing materials used are tin, copper, slate, tiles, wood, and composition shingles.

Changes to roof pitch, configuration, and materials from that of the original should be avoided. Specialty roofing materials such as slate and tile should be maintained and repaired rather than be replaced with other roofing materials. The few metal roofs that exist in the districts should also be preserved...

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

- 3. Use materials in new construction that are consistent with the style of the building; materials should be unobtrusive in texture as well as color.*
- 5. Roof shapes, texture and material should be compatible with new construction as well as with immediate buildings.*
- 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.*

RECOMMENDATION:

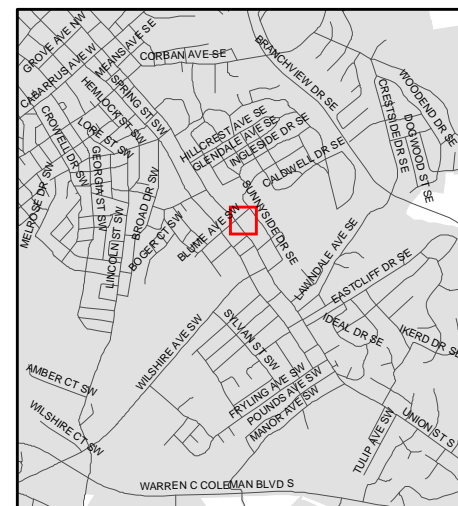
1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - 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.



H-13-19

449 Union St S

PIN: 5630-23-2957



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.

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

38

94. House
429 S. Union St.
ca. 1930
C

One-story, frame Colonial Revival cottage with symmetrical three-bay facade and central entrance with round-arched portico. Portico is upheld by molded, vaguely classical columns. Entrance flanked by two bays of three 4/4 sash windows.

95. Patricia Ann Apartment House
5, 7, & 9 Blume Avenue, S.E.
ca. 1950
F

One-story, brick apartment house with four units whose principal entrance faces Blume Ave. Stone chimney on S. Union St. side of building. Wrought-iron entrance porch facing Blume Ave. In form and scale this building resembles a typical ranch-style dwelling.

96. Franklin C. Niblock House
449 S. Union St.
1929 (IO)
P

Handsome, two-story Colonial Revival style residence with a veneer of multi-colored brick, the best example of the style in the district and one of the finest in Concord. Designed by Charlotte architect Louis H. Asbury (see inv. #s 38, 42, 55 and 66), this is the most important example of his work in the district. Hip-roofed main block has symmetrical, five-bay facade and is flanked by two one-story hip-roofed wings, one containing a screened porch and the other a sunroom. Three-bay porch has Tuscan columns and shelters an entrance with sidelights and a fan-shaped transom. The house retains its original slate roof and has a cornice trimmed with small, closely spaced brackets. The interior has an interesting combination of Colonial Revival and Bungalow style elements. The house is enhanced by its deep setting in a broad lawn.

The house was built in 1928-29 for Franklin C. Niblock, a prominent Concord homebuilder. Niblock, who moved to Concord from Salisbury, erected a sash, door, and blind factory Rufus A. Brown (see #64) in 1907.

Exhibit A



NORTH CAROLINA

High Performance Living



Application for
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: Trenton + Courtney Whalen
Address: 449 Union St S
City: Concord State: NC Zip Code: 28025 Telephone: 704-641-7774

OWNER INFORMATION

Name: Trenton + Courtney Whalen
Address: 449 Union St S
City: Concord State: NC Zip Code: 28025 Telephone: 704-641-7774

SUBJECT PROPERTY

Street Address: 449 Union St S P.I.N. # 56302329570000
Area (acres or square feet): 1 ac Current Zoning: RM-2 Land Use: Residential

Staff Use
Only:

Application Received by: _____ Date: _____, 20 _____

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

The application fee is nonrefundable.

Exhibit B

Planning & Neighborhood Development

35 Cabarrus Ave W • P. O. Box 308 • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 920-6962 • www.concordnc.gov



High Performance Living

Application for
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: interior kitchen renovation w/ new exterior door, new porch construction on rear, window replacements, etc.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
See attached sheet

additional before pictures & proposed plans
to be submitted electronically

**Required
Attachments/Submittals**

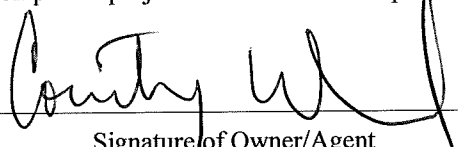
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if **16 folded copies** are submitted for distribution.
2. A photograph of the front of the house.
3. Photographs of site, project, or existing structures from 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.

5/13/19
Date


Signature of Owner/Agent

Certificate of Appropriateness Application

Project or Type of Work to be Done:

1. Interior kitchen renovation with new exterior door to rear deck in lieu of current window. Replace kitchen windows (not seen from street)
2. Remove failing wooden deck on rear of the home (not seen from the street) and replace with construction of new covered porch extending to rear corner of the home.
3. Remove cedar shake siding on rear of the home (not original to the home) and replace with Hardiplank siding painted in the same color as current trim on the home.
4. New addition of a rear entry porch in similar style to side sunroom entry porch
5. Remove all windows and doors (several broken) of rear mudroom and replace with new windows and French doors in similar style to current windows.

Detailed Specifications of the project:

1. Remove current window in breakfast room bay. Replace with exterior $\frac{3}{4}$ lite French door onto rear deck. Close off existing doorway (formally an exterior door before the sun porch was enclosed prior to us purchasing the home) into sunroom. Replace remaining kitchen windows with aluminum clad double hung windows similar in style to current windows.
2. Removal of failing wooden deck. New construction of a covered porch off the kitchen, extending to the rear corner of the home (no wider than the current footprint of the sunroom). The addition will feature a continuation of the roof line from sunroom using metal roofing, composite tongue and groove flooring for porch.
3. Remove worn cedar shake siding and roofing on rear elevation of the home that does not match the Colonial Revival style of the home. Replace with Hardiplank siding, painted in the same color as existing trim, with a similar width to the original 9" German siding on accessory building (circa 1940s) at the rear of the property and metal style roofing.
4. Addition of new covered porch at rear entry of mudroom. Roofline and columns to be constructed in a similar style and materials to existing entry porch at right rear sunroom. Addition will not extend past the footprint of the existing home, nor will it be seen from the street.
5. Removal of broken and inferior windows and doors to existing mudroom. Replace one exterior door to yard with windows, replace rear entry door from driveway with French style door with sidelights. Replacement windows will be aluminum clad double hung in similar style to current windows.

Projects will be completed in stages, starting with interior kitchen remodel, addition of rear entry porch, mudroom replacement windows and doors, replacement of cedar shake siding, and finally the covered porch addition. Also attached to application, pdf of current elevations and floorplan as well as proposed elevations and floorplan with specific materials to be used.

Cabarrus County Property Report

Parcel Information Number	Property Real ID	Legal Description
56302329570000	12-044 -0031.00	UNION ST S
Land Units	Land Units Type	
1.00000000	LT	



First Owner Name	Second Owner Name
WHALEN TRENTON K	WHALEN COURTNEY H WF

Mailing Address	Physical Address(es)
449 UNION ST S CONCORD NC 28025	449 UNION ST S CONCORD NC 28025

Land Value	Building Value	Assessed Value	Market Value
64000	355070	426530	426530

Sale Year	Sale Month	Sale Price	Deed Book	Deed Page
2015		7	430000.00000000	11505 0292

Elementary School	Middle School	High School
R Brown McAllister ES	Concord MS	Concord HS

Voter Precinct	Zoning	Municipal District	Township
12-05	RM-2	CITY OF CONCORD	Township 12, Concord

Soil Report for Parcel			Floodplain Report for Parcel			
Soil Type	Acreeage	Percentage	Floodway	100 Year	500 Year	FIRM Panel Number
MkB	1.13	100.00	No	No	No	5630

Permits Issued on Parcel			
Permit Number	Permit Type	Status	Issue Date
EL2015-02664	Trade Electrical Residential Upfit	Final Complete	2015.10.04
BU061782	Building Residential Addition	Converted	2006.11.02

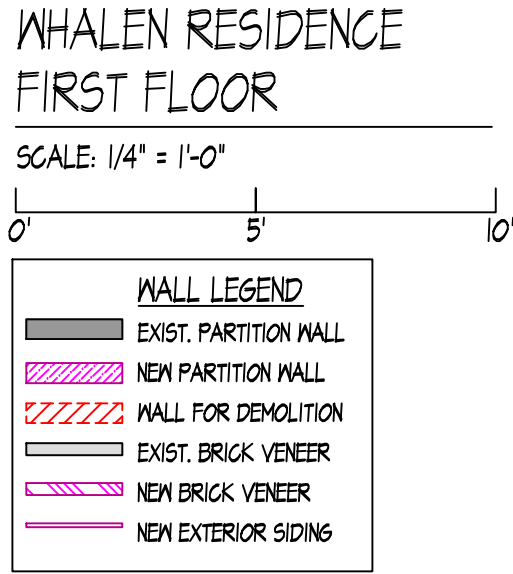
Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

Report Created By Cabarrus County IT Department. 5/7/2019 1:45:36 PM
Data Sources: Cabarrus County Land Records, Microsoft Bing Maps





5630232957 01/20/2003



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NEW CONSTRUCTION
FIRST FLOOR

All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation

SHEET

OF PROJECT

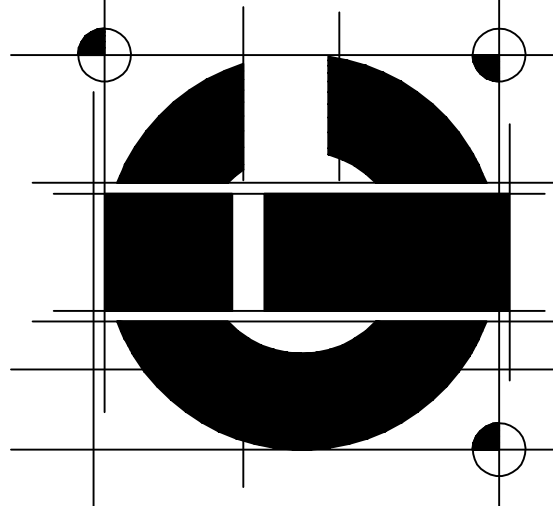
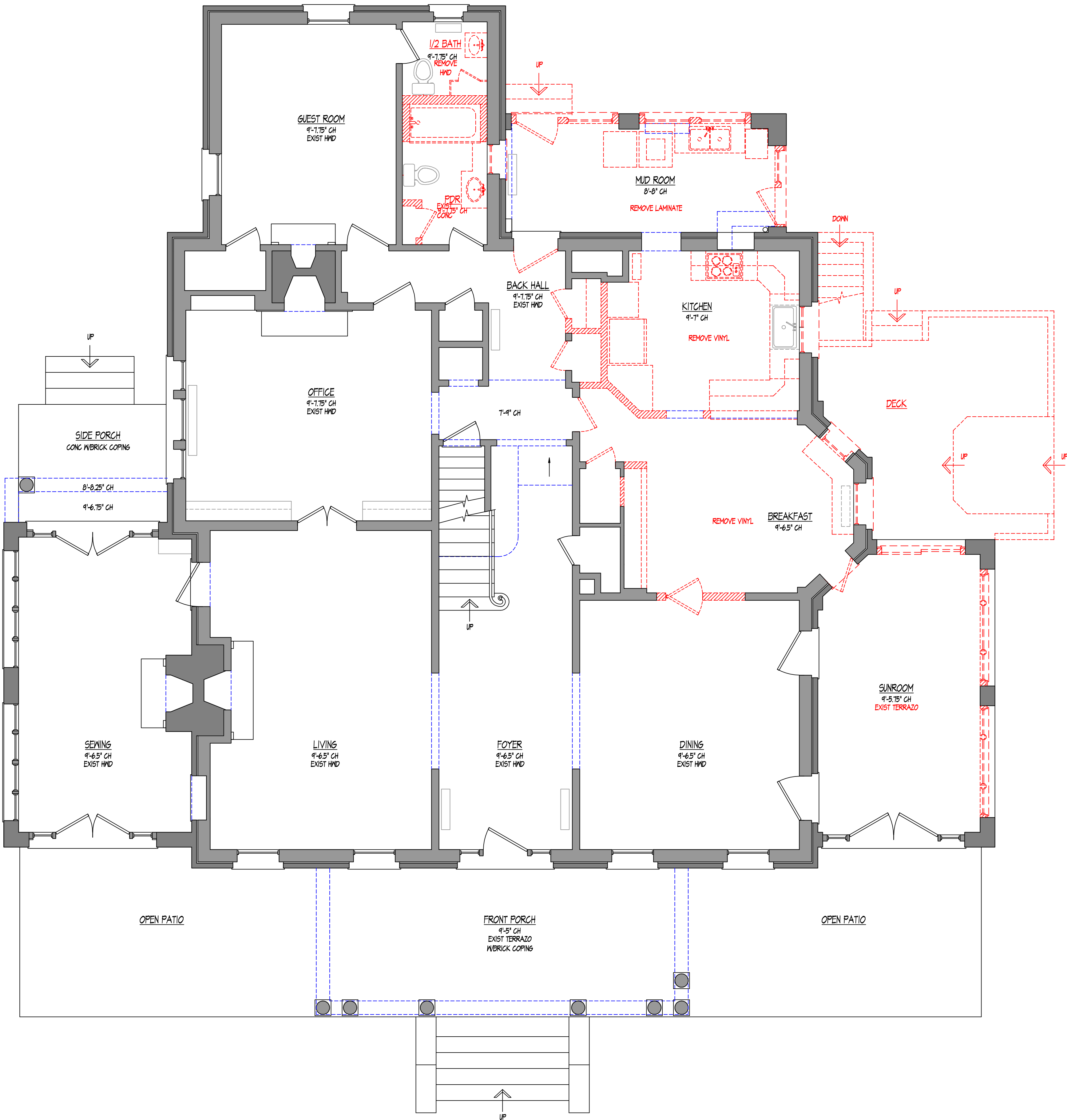
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WHALEN RESIDENCE
FIRST FLOOR

SCALE: 1/4" = 1'-0"

0' 5' 10'

WALL LEGEND	
	EXIST. PARTITION WALL
	NEW PARTITION WALL
	WALL FOR DEMOLITION
	EXIST. BRICK VENEER
	NEW BRICK VENEER
	NEW EXTERIOR SIDING



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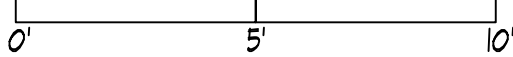
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	All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation	
SHEET	D-1	
OF PROJECT	119	

CHARLOTTE IN-VIRONMENTS INC.
4730-D PARK ROAD CHARLOTTE, NC 28209 (704)527-7700
JEANINE DEVANEY & ASSOC.

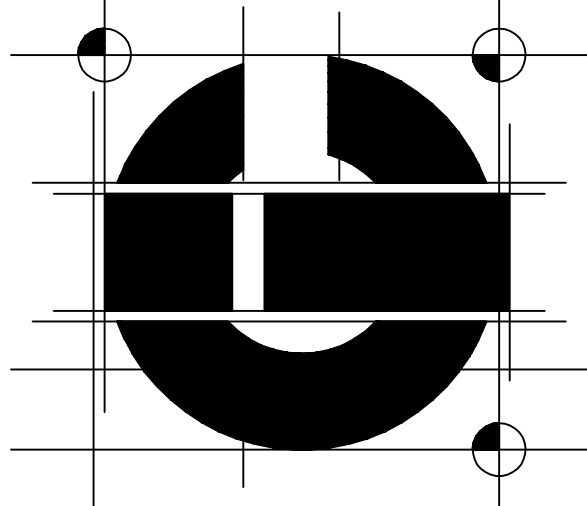
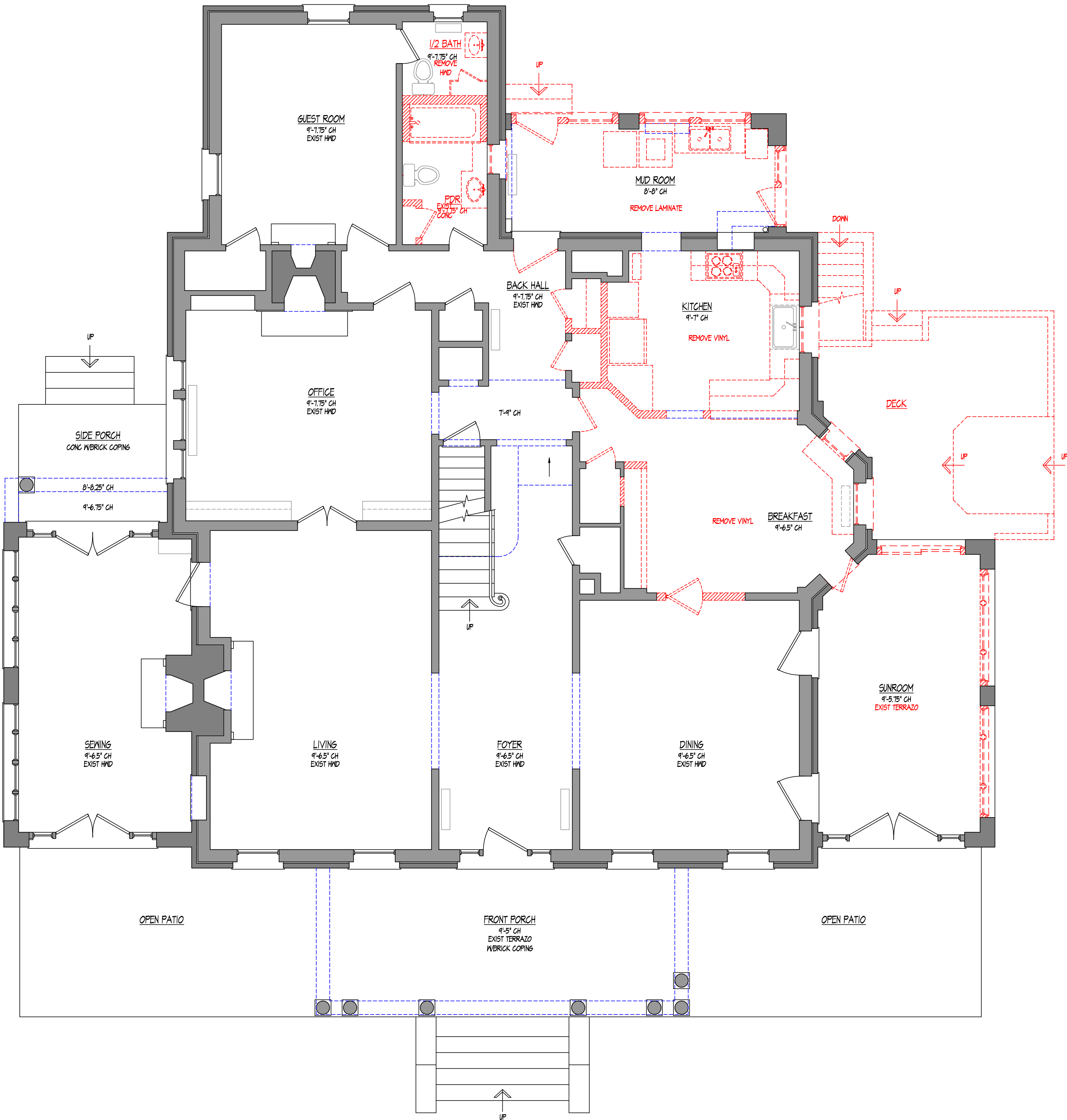
WHALEN RESIDENCE
449 UNION STREET SOUTH
CONCORD, NC 28205

WHALEN RESIDENCE
FIRST FLOOR

SCALE: 1/4" = 1'-0"



WALL LEGEND	
	EXIST. PARTITION WALL
	NEW PARTITION WALL
	WALL FOR DEMOLITION
	EXIST. BRICK VENEER
	NEW BRICK VENEER
	NEW EXTERIOR SIDING



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4730-D PARK ROAD CHARLOTTE, NC 28209 (704)527-7700
JEANINE DEVANEY & ASSOC.

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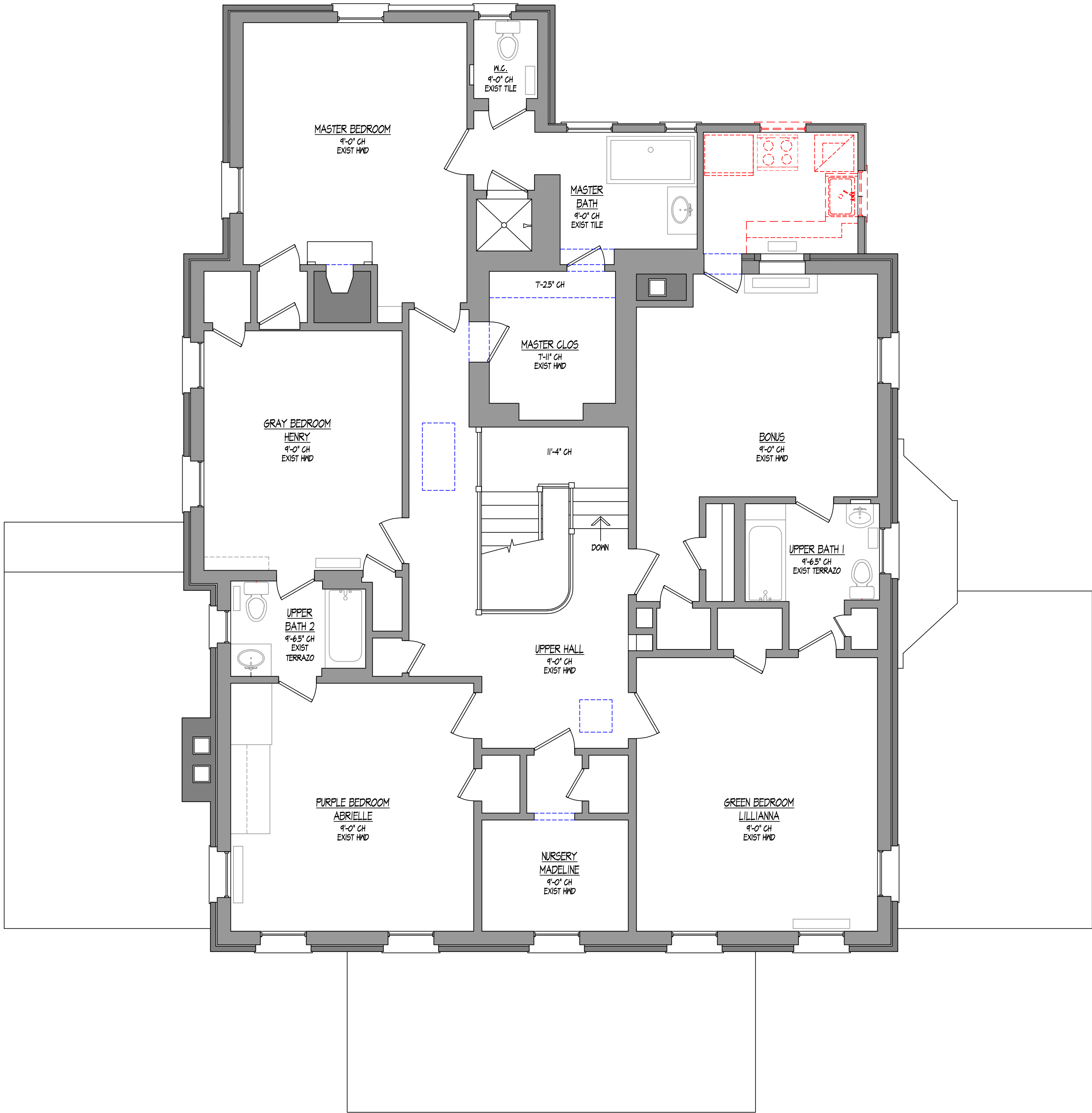
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WHALEN RESIDENCE
SECOND FLOOR

SCALE: 1/4" = 1'-0"

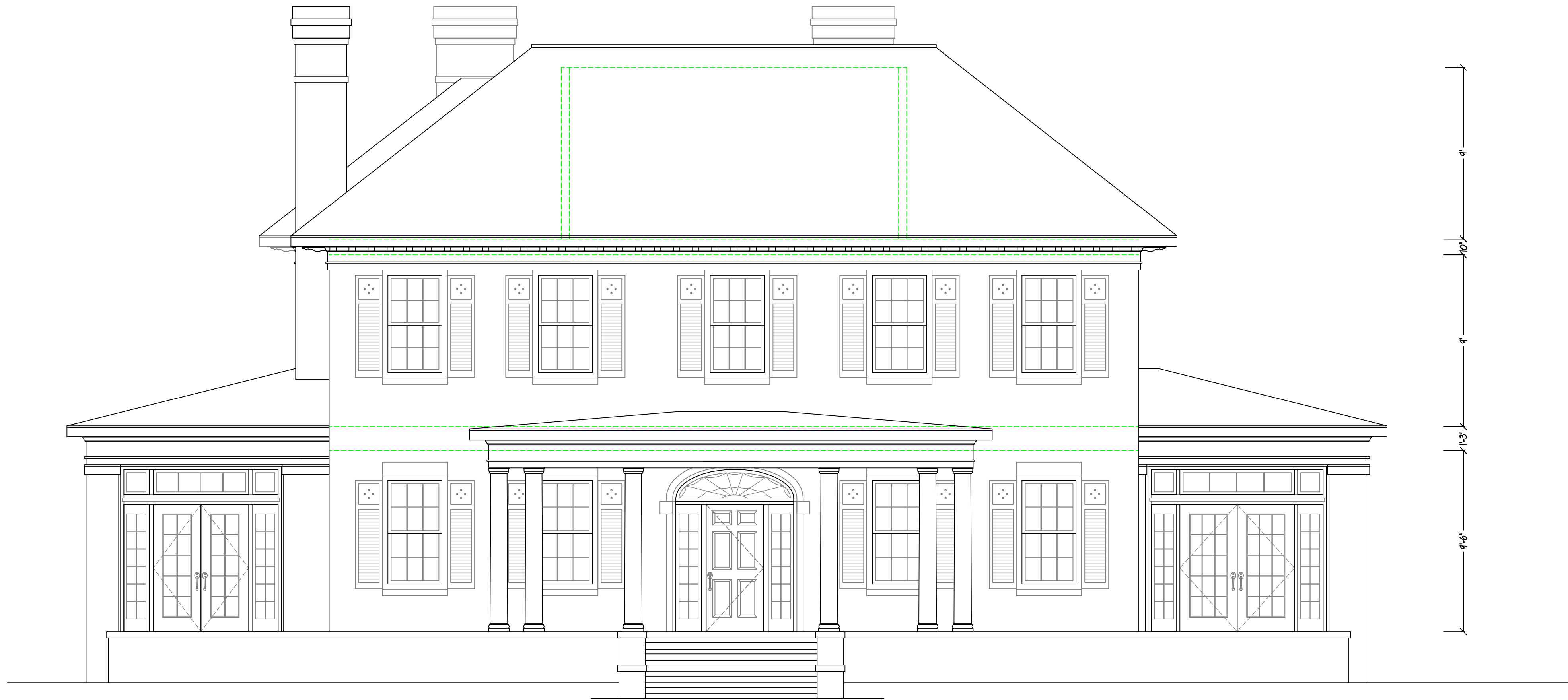
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WALL LEGEND	
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	NEW PARTITION WALL
	WALL FOR DEMOLITION
	EXIST. BRICK VENEER
	NEW BRICK VENEER
	NEW EXTERIOR SIDING

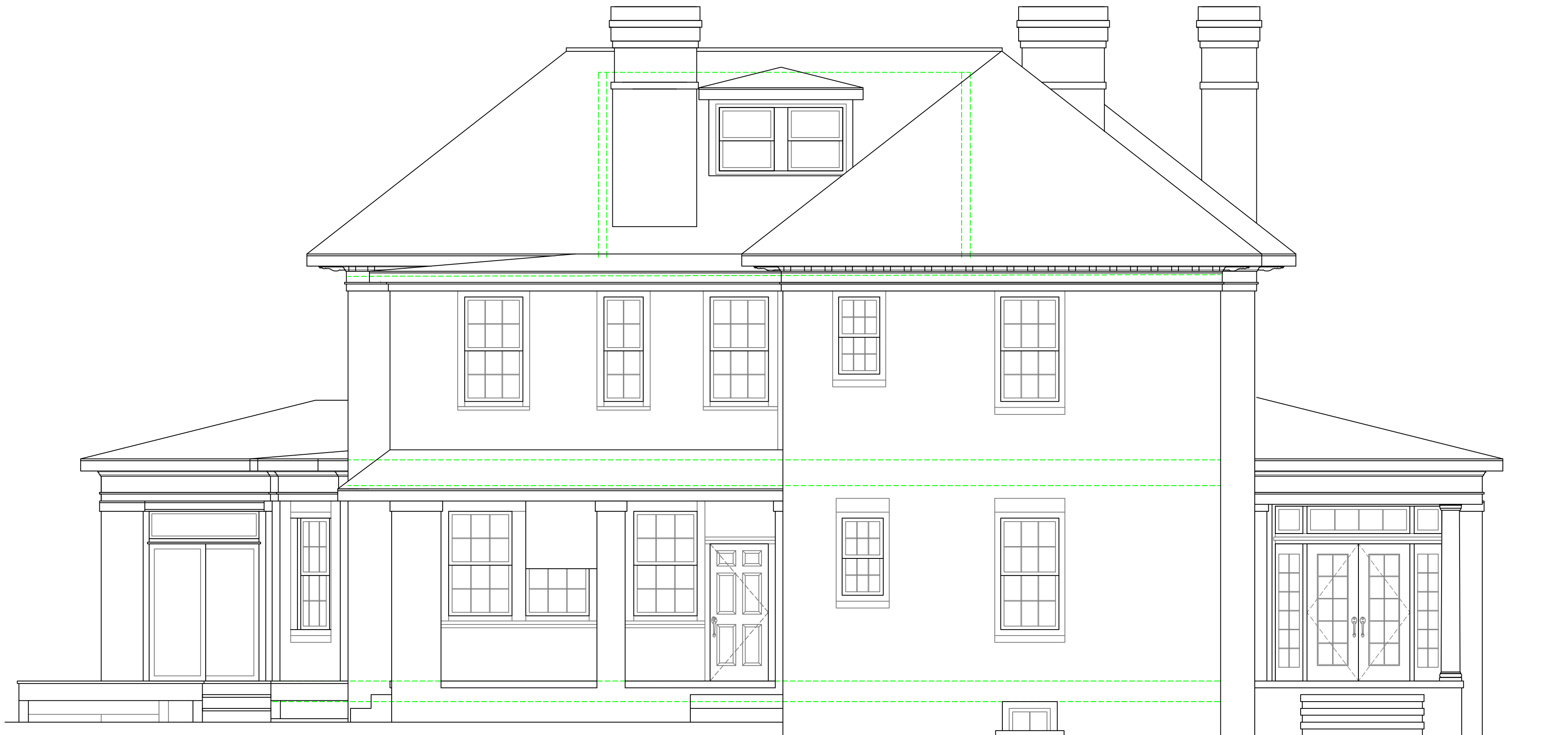


WHALEN RESIDENCE 449 UNION STREET SOUTH CONCORD, NC 28205	CHARLOTTE IN-VIRONMENTS INC. 4730-D PARK ROAD CHARLOTTE, NC 28209 (704)527-7700 JEANINE DEVANEY & ASSOC.		119
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DEMONITION SECOND FLOOR			
SHEET D-2			All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation
OF PROJECT 119			

WHALEN RESIDENCE
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



WHALEN RESIDENCE
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



CHARLOTTE IN-VIRONMENTS INC.

4730-D PARK ROAD
CHARLOTTE, NC 28209

(704)527-7700
JEANINE DEVANEY
& ASSOC.

WHALEN RESIDENCE
449 UNION STREET SOUTH
CONCORD, NC 28205

119

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MLM

DATE
04-04-2019

SCALE
1/4" = 1'-0"

REVISION

EXISTING FRONT & REAR
ELEVATIONS

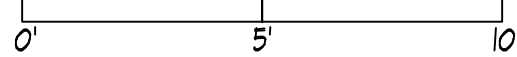
All dimensions to be verified by general
contractor and sub-contractors prior to
construction, fabrication and installation

SHEET
OF
PROJECT

D-3
119

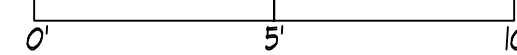
WHALEN RESIDENCE
EXISTING LEFT ELEVATION

SCALE: 1/4" = 1'-0"



WHALEN RESIDENCE
EXISTING RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



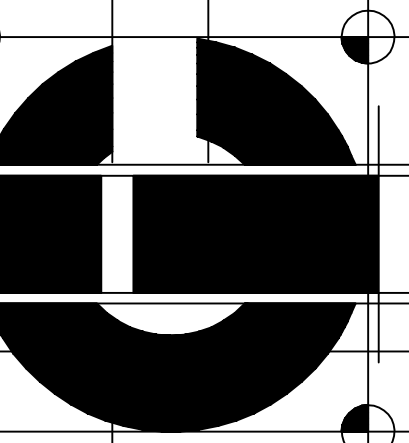
WHALEN RESIDENCE
449 UNION STREET SOUTH
CONCORD, NC 28205

CHARLOTTE IN-VIRONMENTS INC.

4730-D PARK ROAD
CHARLOTTE, NC 28209

(704)527-7700

JEANINE DEVANEY
& ASSOC.



DRAWN BY
MLM

DATE
04-04-2019

SCALE
1/4" = 1'-0"

REVISION

EXISTING LEFT & RIGHT
ELEVATIONS

All dimensions to be verified by general
contractor and sub-contractors prior to
construction, fabrication and installation

SHEET

OF
PROJECT

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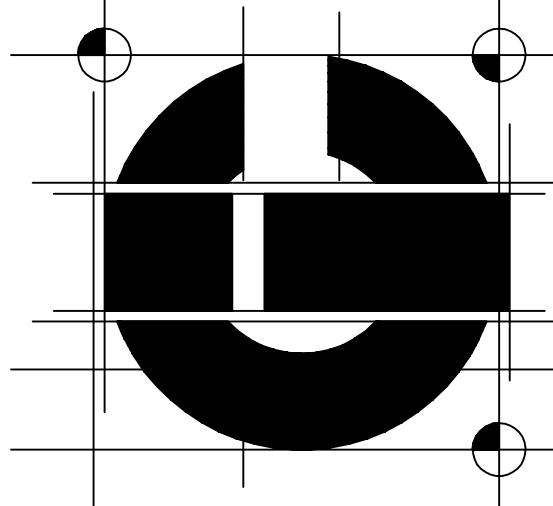
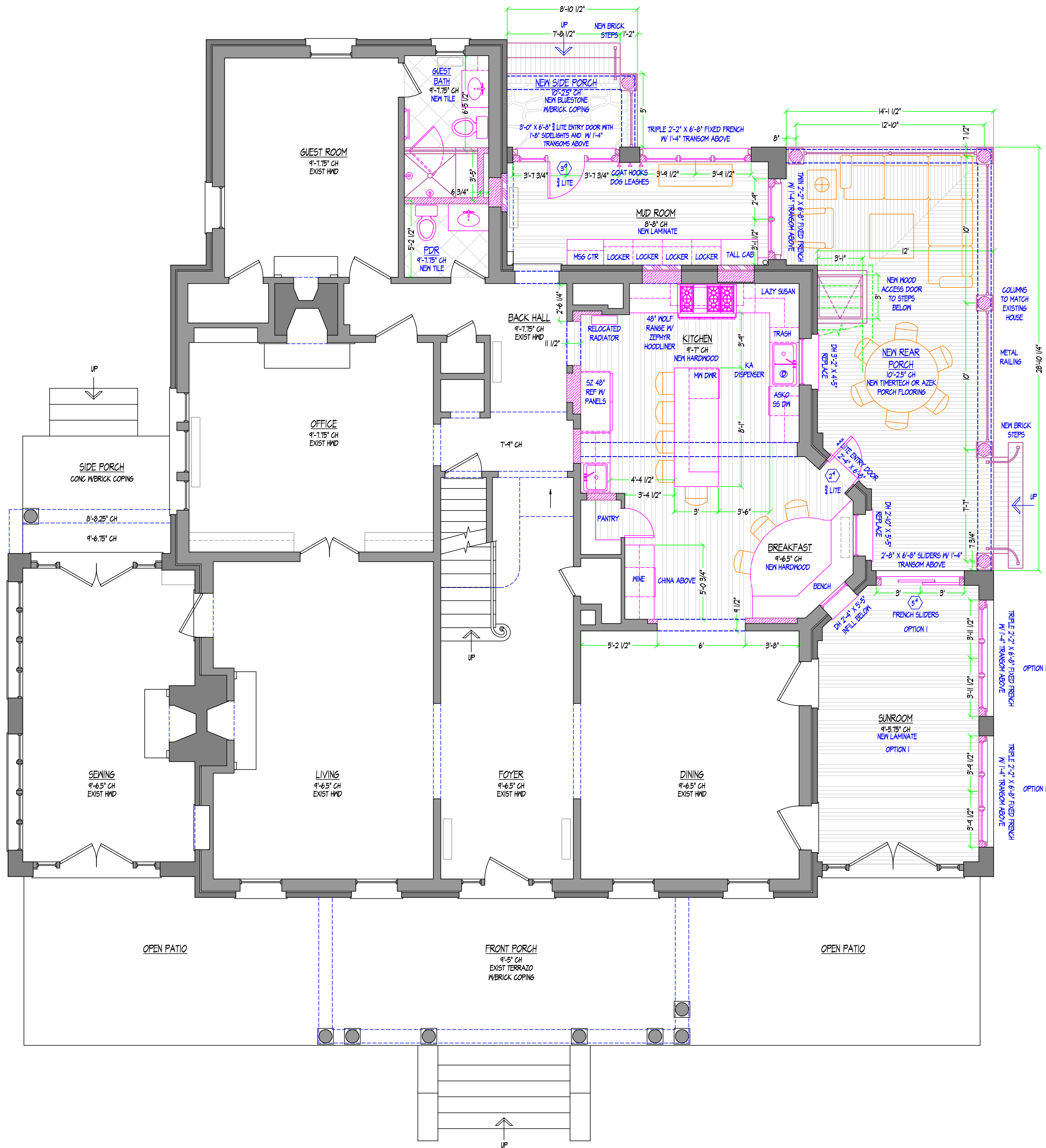
119

119

WHALEN RESIDENCE
FIRST FLOOR

SCALE: 1/4" = 1'-0"

WALL LEGEND	
	EXIST. PARTITION WALL
	NEW PARTITION WALL
	WALL FOR DEMOLITION
	EXIST. BRICK VENEER
	NEW BRICK VENEER
	NEW EXTERIOR SIDING



CHARLOTTE IN-VIRONMENTS INC.
4730-D PARK ROAD
CHARLOTTE, NC 28209
(704)527-7700
JEANINE DEVANEY & ASSOC.

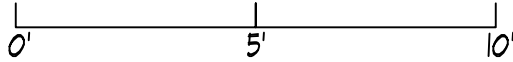
DRAWN BY MLM
DATE 04-04-2019
SCALE 1/4" = 1'-0"

REVISION	SHEET A=1
NEW CONSTRUCTION FIRST FLOOR	OF PROJECT 119
All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation	

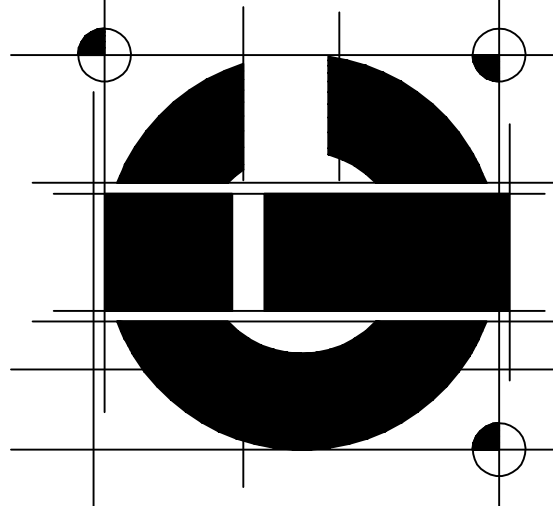
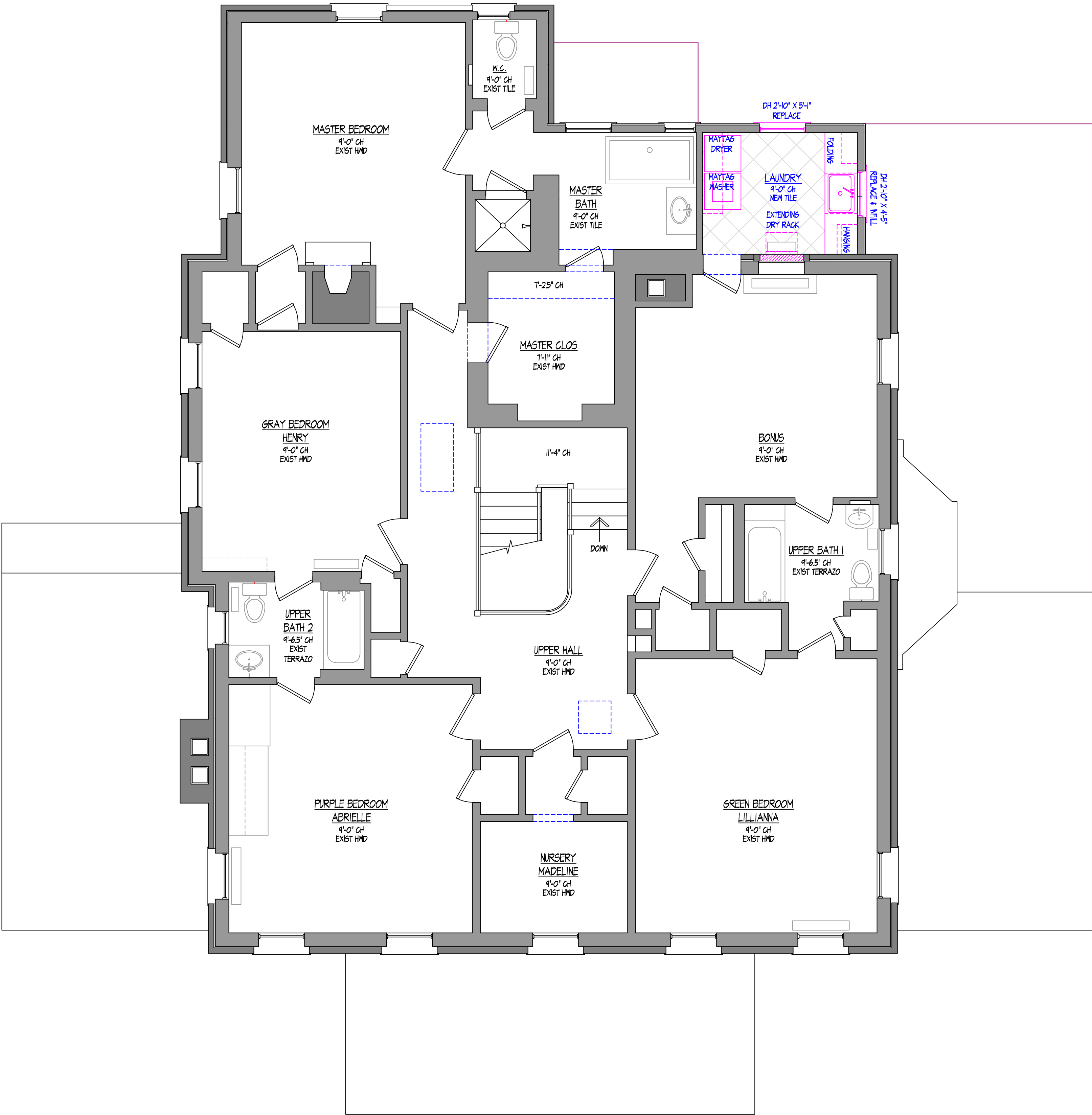
WHALEN RESIDENCE
449 UNION STREET SOUTH
CONCORD, NC 28205

WHALEN RESIDENCE
SECOND FLOOR

SCALE: 1/4" = 1'-0"



WALL LEGEND	
	EXIST. PARTITION WALL
	NEW PARTITION WALL
	WALL FOR DEMOLITION
	EXIST. BRICK VENEER
	NEW BRICK VENEER
	NEW EXTERIOR SIDING



DRAWN BY MLM	DATE 04-04-2019	SCALE 1/4" = 1'-0"
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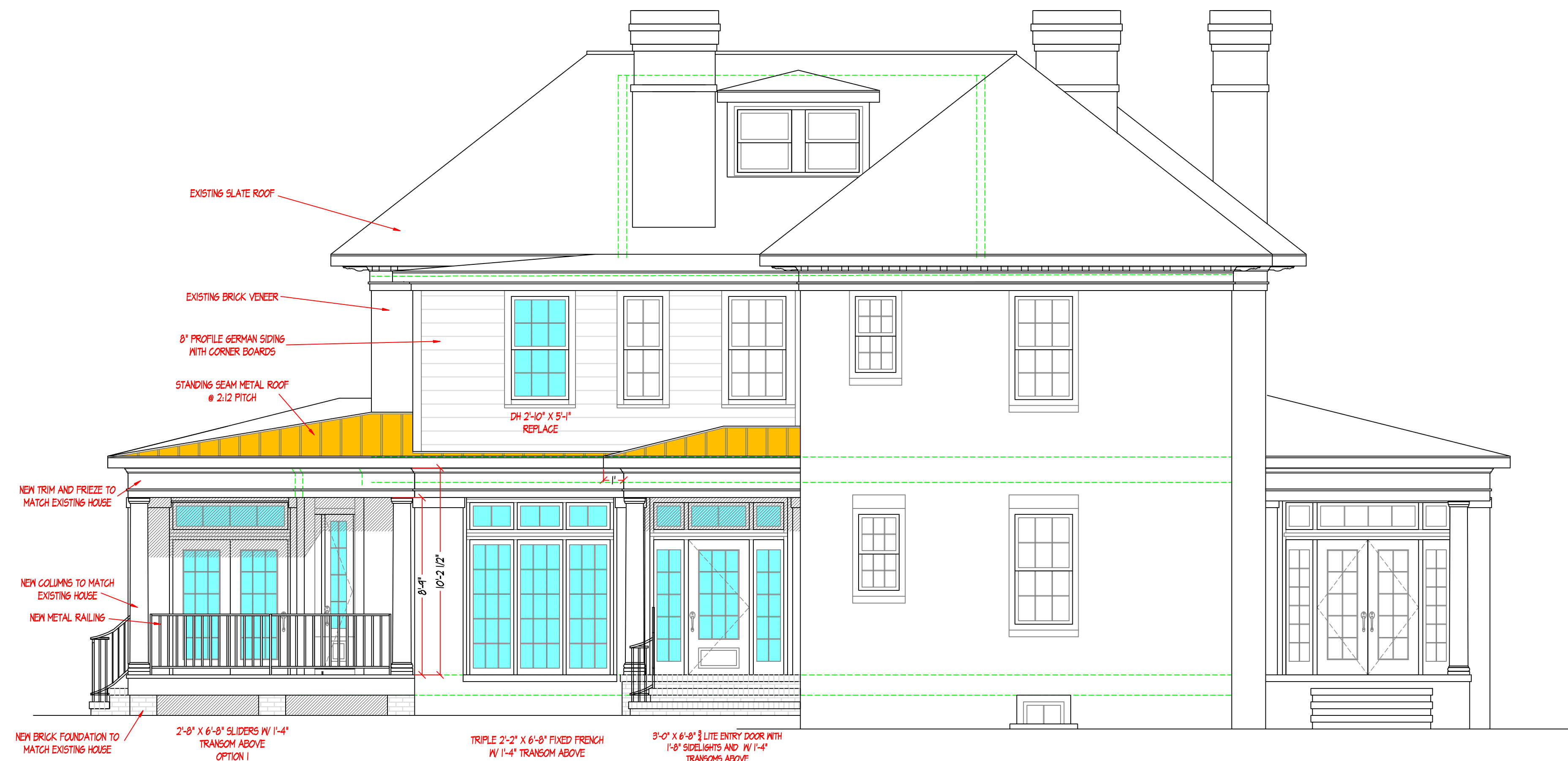
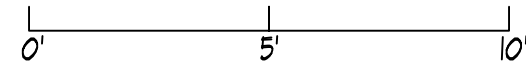
REVISION	NEW CONSTRUCTION SECOND FLOOR	All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation
	SHEET A=2	OF PROJECT 119

WHALEN RESIDENCE 449 UNION STREET SOUTH CONCORD, NC 28205
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CHARLOTTE IN-VIRONMENTS INC. 4730-D PARK ROAD CHARLOTTE, NC 28209 (704)527-7700	JEANINE DEVANEY & ASSOC.
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WHALEN RESIDENCE
NEW REAR ELEVATION

SCALE: 1/4" = 1'-0"



WHALEN RESIDENCE
NEW LEFT ELEVATION

SCALE: 1/4" = 1'-0"

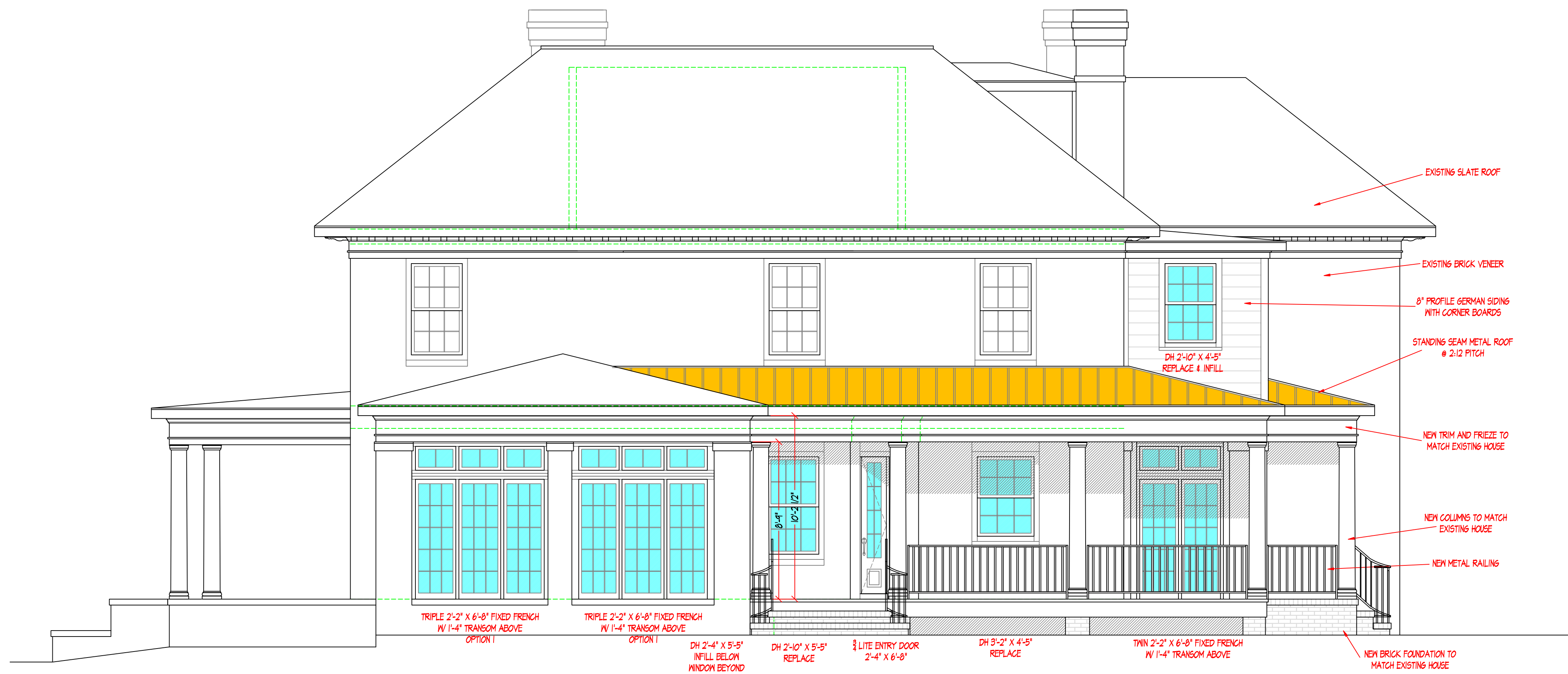
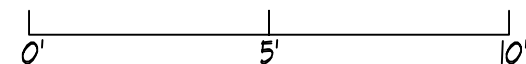


Exhibit D

CHARLOTTE IN-VIRONMENTS INC.

4730-D PARK ROAD
CHARLOTTE, NC 28209

(704)527-7700
JEANINE DEVANEY
& ASSOC.

WHALEN RESIDENCE
449 UNION STREET SOUTH
CONCORD, NC 28205

119

DRAWN BY
MLM

DATE
04-04-2019

SCALE
1/4" = 1'-0"

REVISION

NEW FRONT & REAR
ELEVATIONS

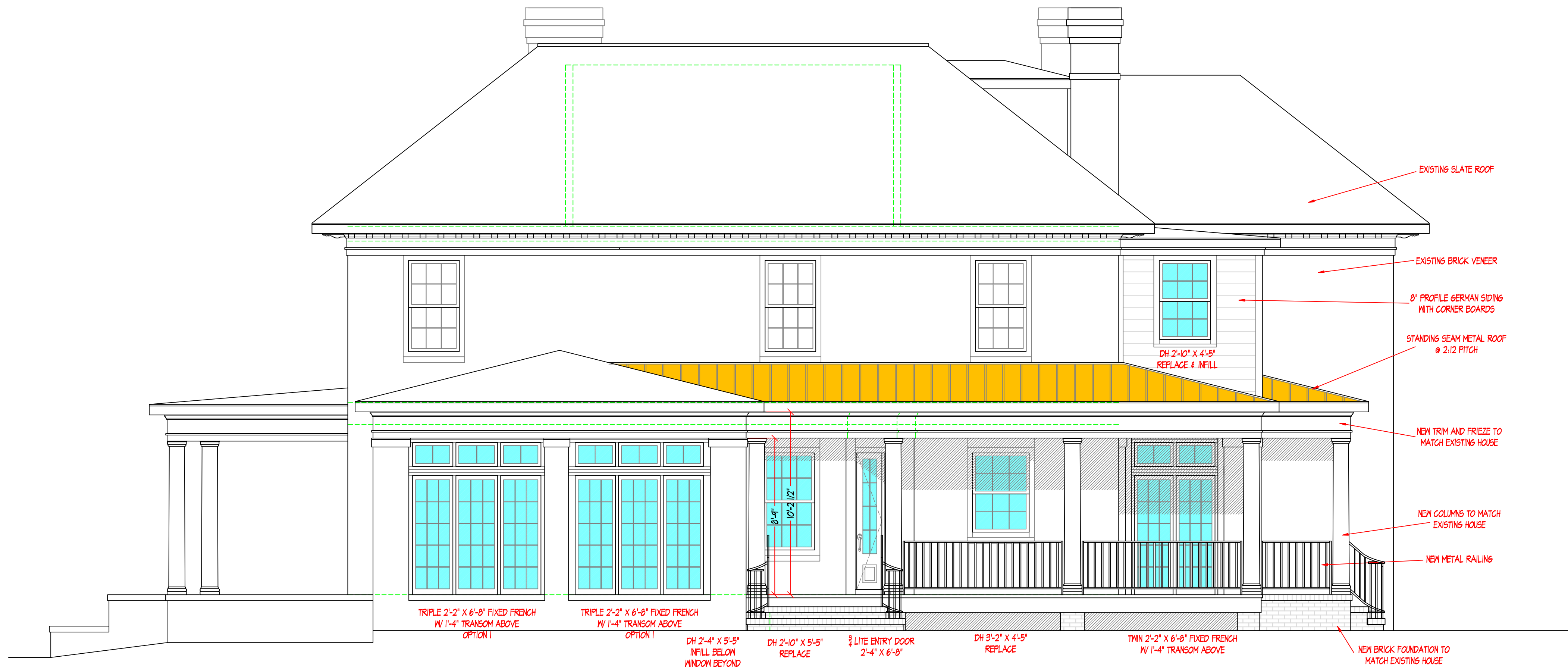
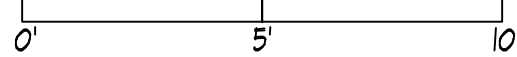
SHEET
OF
PROJECT

A=3
119

All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation

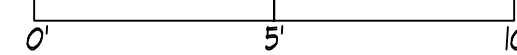
WHALEN RESIDENCE
NEW LEFT ELEVATION

SCALE: 1/4" = 1'-0"



WHALEN RESIDENCE
NEW RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



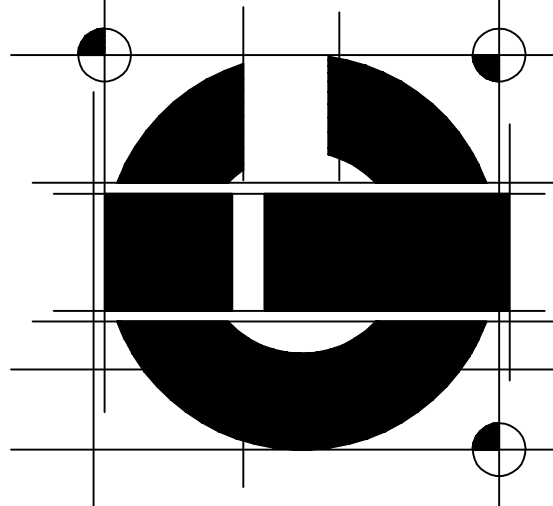
CHARLOTTE IN-VIRONMENTS INC.

4730-D PARK ROAD
CHARLOTTE, NC 28209

(704)527-7700
JEANINE DEVANEY
& ASSOC.

WHALEN RESIDENCE
449 UNION STREET SOUTH
CONCORD, NC 28205

119



DRAWN BY
MLM

DATE
04-04-2019

SCALE
1/4" = 1'-0"

REVISION

NEW LEFT & RIGHT
ELEVATIONS

All dimensions to be verified by general
contractor and sub-contractors prior to
construction, fabrication and installation

SHEET

OF
PROJECT

A=4

119



Rear entry mudroom



Left side rear mudroom



Failing deck off rear of sunroom



Left side elevation



Right rear sunroom porch
entry. Proposed rear
mudroom porch construction
will be constructed in a
similar style







