



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.

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

Anthony W.
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.

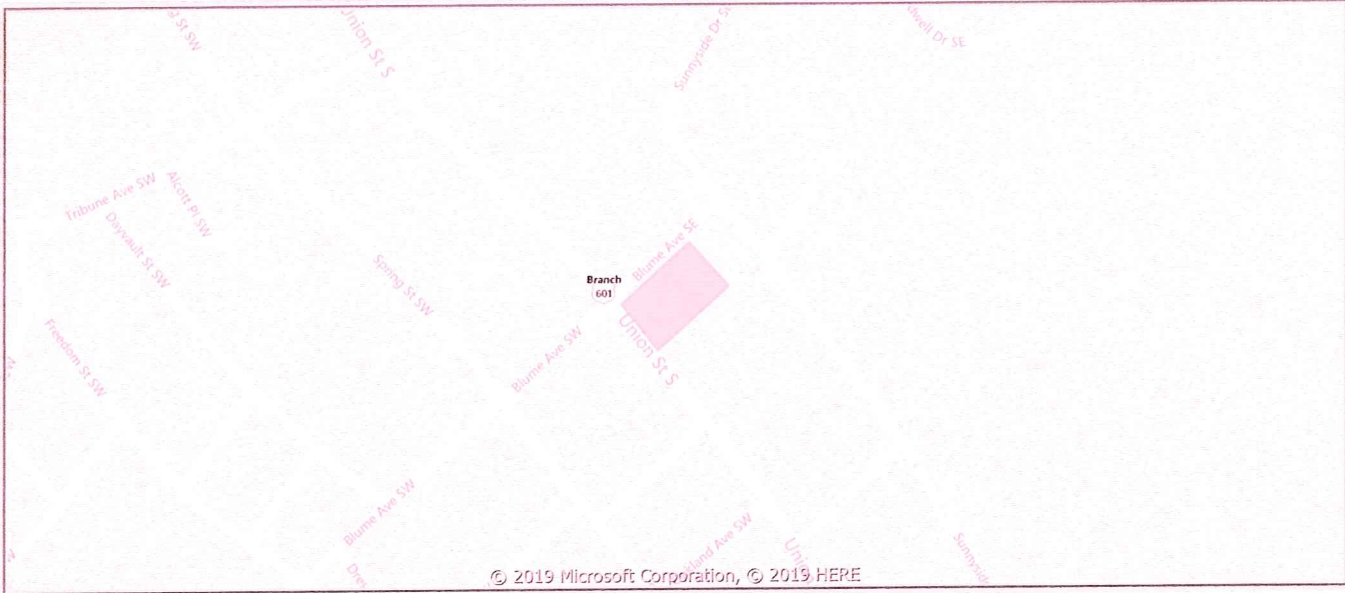
Detailed Specifications of the project:

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	Acreage	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



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

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



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"
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NEW CONSTRUCTION
FIRST FLOOR

REVISION

SHEET
OF PROJECT

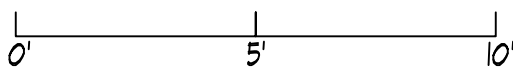
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All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation

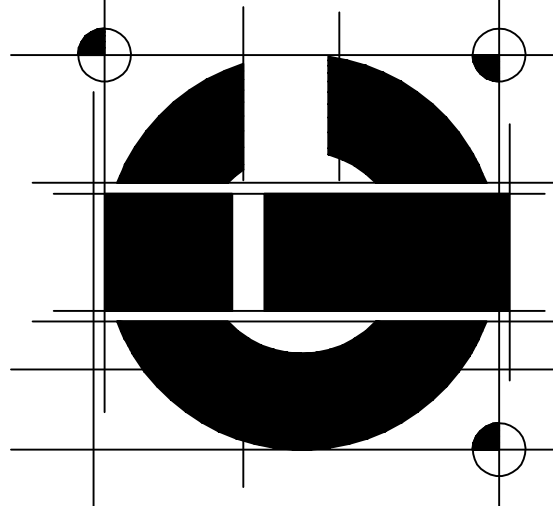
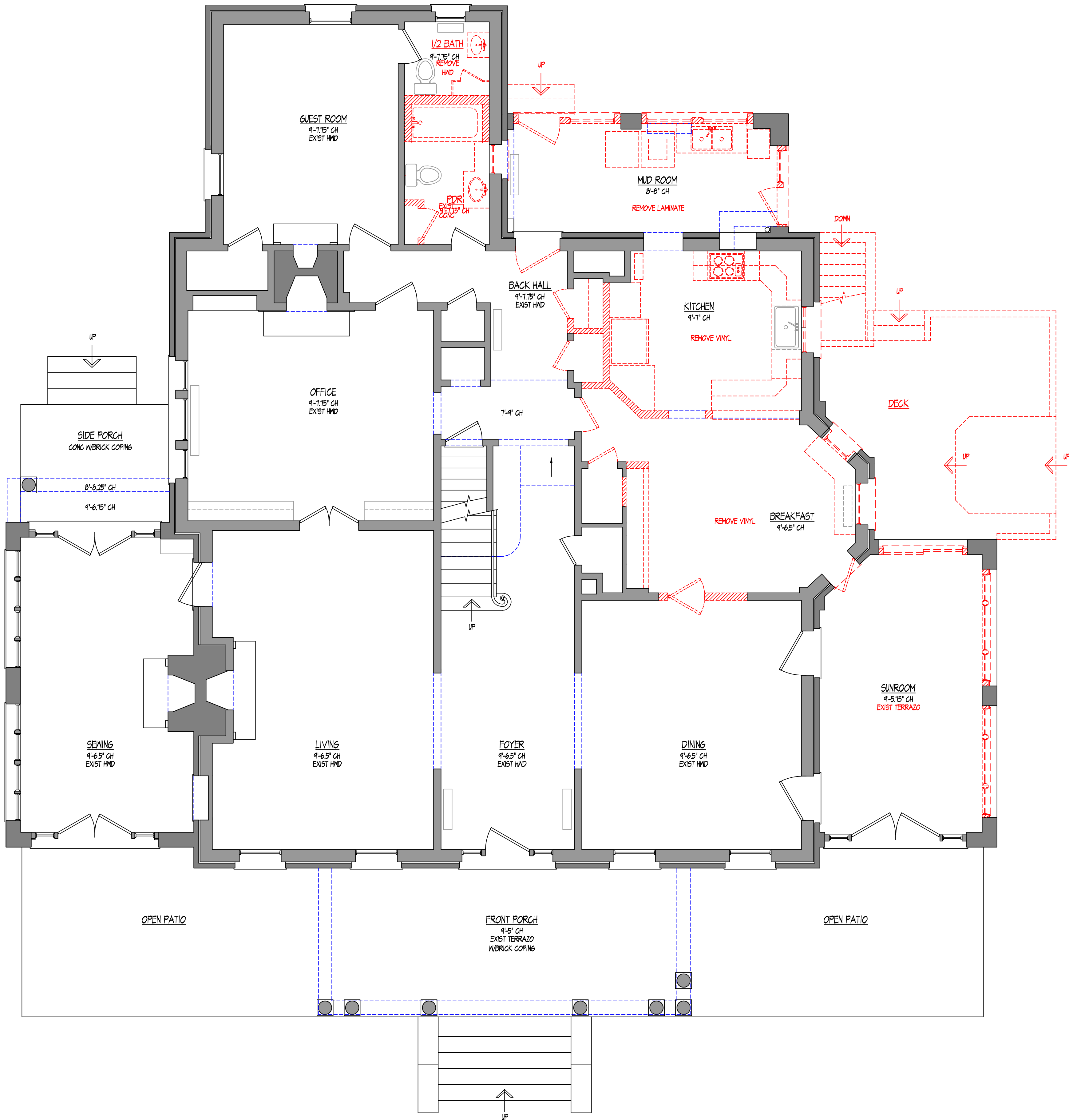
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WHALEN RESIDENCE
FIRST FLOOR

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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CHARLOTTE, NC 28209
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& ASSOC.

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REVISION

DEMONITION
FIRST FLOOR

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

SHEET
D-1

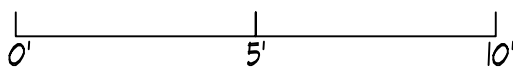
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PROJECT 119

WHALEN RESIDENCE
449 UNION STREET SOUTH
CONCORD, NC 28205

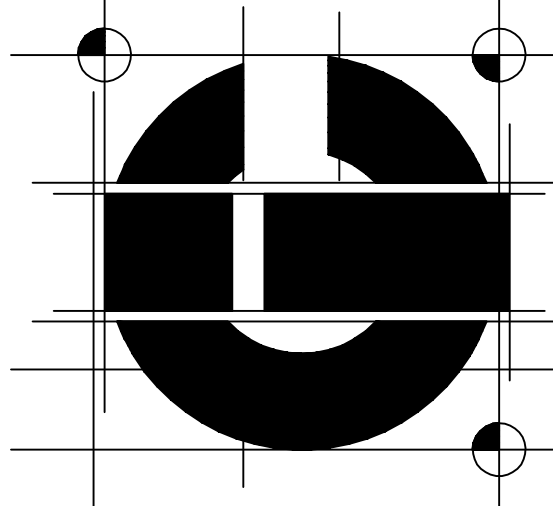
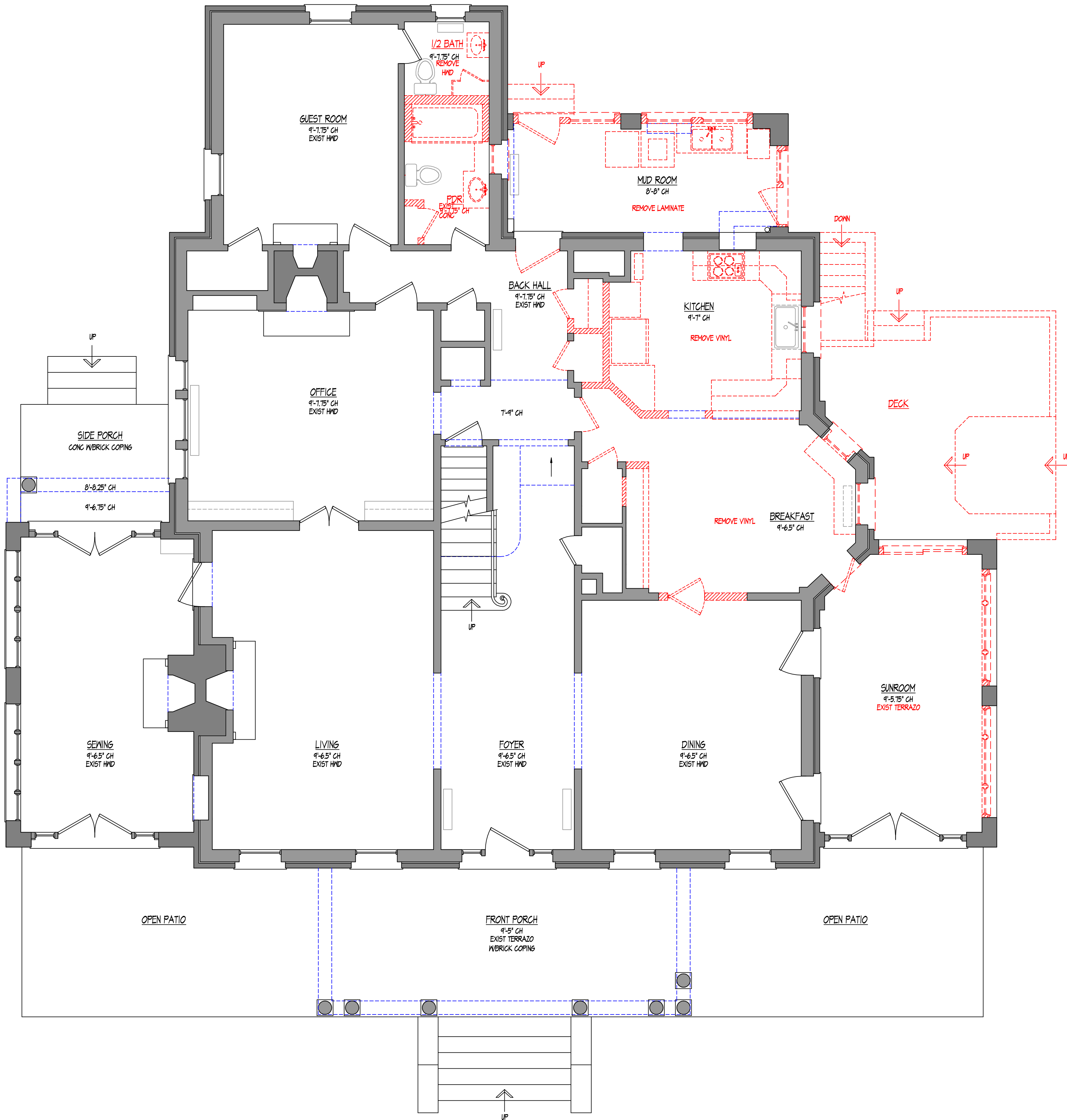
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WHALEN RESIDENCE
FIRST FLOOR

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



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

WHALEN RESIDENCE
449 UNION STREET SOUTH
CONCORD, NC 28205

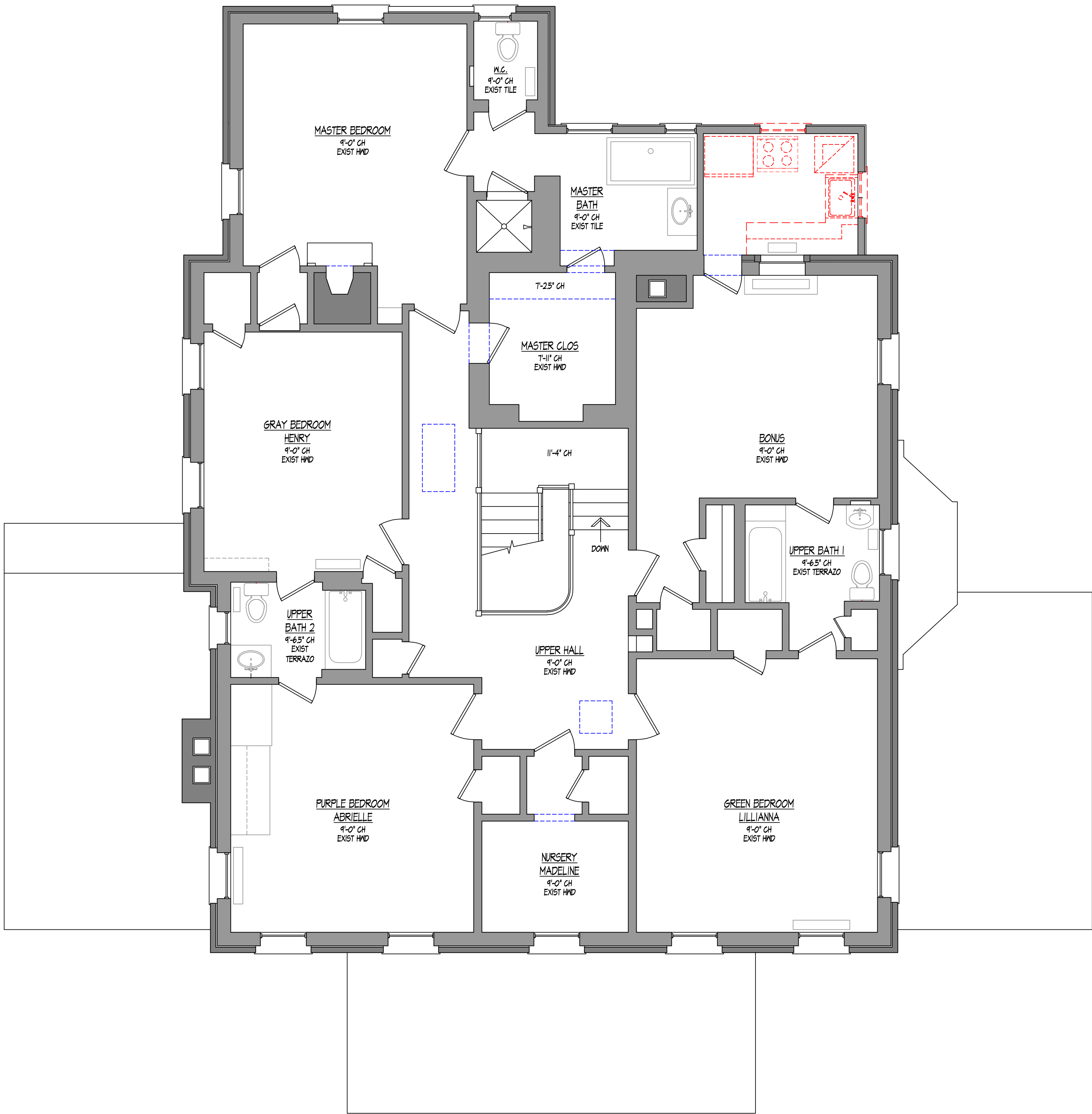
CHARLOTTE IN-VIRONMENTS INC.
4730-D PARK ROAD
CHARLOTTE, NC 28209
(704)527-7700
JEANINE DEVANEY
& ASSOC.

WHALEN RESIDENCE
SECOND FLOOR

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

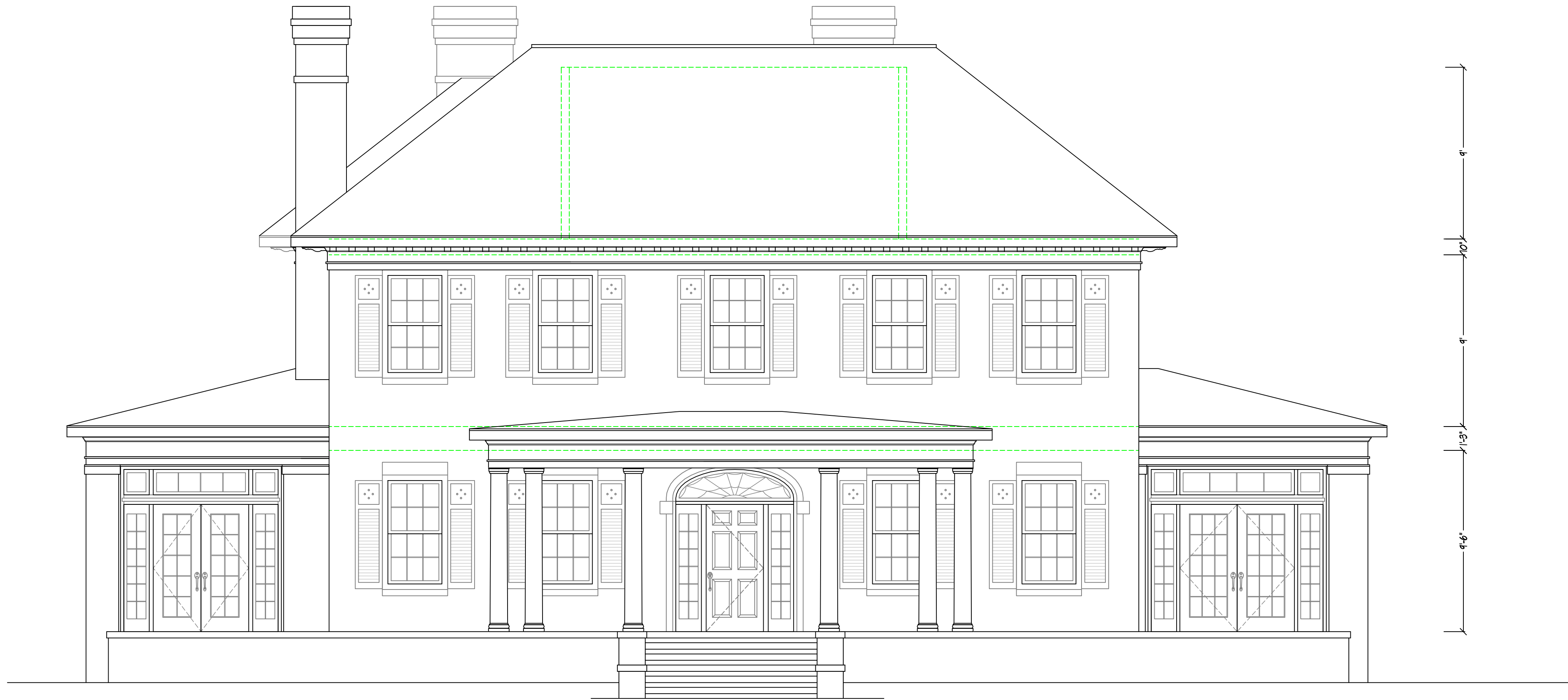
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WALL LEGEND	
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	NEW PARTITION WALL
	WALL FOR DEMOLITION
	EXIST. BRICK VENEER
	NEW BRICK VENEER
	NEW EXTERIOR SIDING

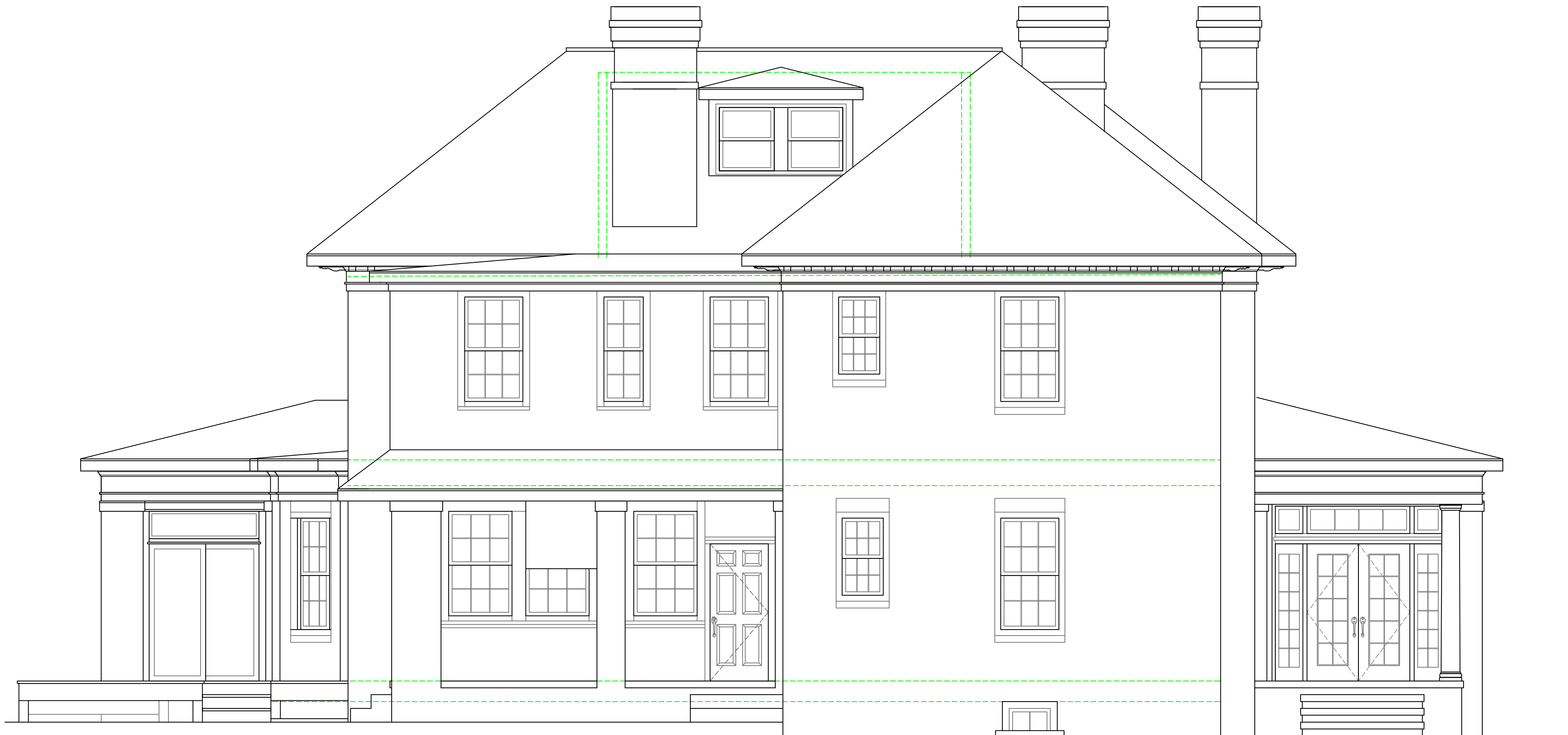


	WHALEN RESIDENCE 449 UNION STREET SOUTH CONCORD, NC 28205	
	119	
	CHARLOTTE IN-VIRONMENTS INC.	
	4730-D PARK ROAD CHARLOTTE, NC 28209 (704)527-7700	
	JEANINE DEVANEY & ASSOC.	
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	REVISION	
	DEMOLITION SECOND FLOOR	
SHEET D-2		OF PROJECT 119
All dimensions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

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



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



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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

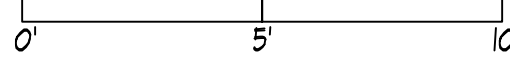
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OF
PROJECT

D-3

119

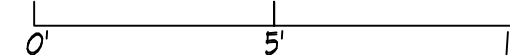
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EXISTING LEFT ELEVATION

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



WHALEN RESIDENCE
EXISTING RIGHT ELEVATION

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



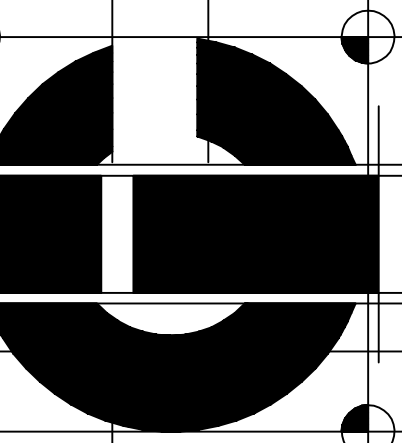
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DATE
04-04-2019

SCALE
1/4" = 1'-0"

REVISION

EXISTING LEFT & RIGHT
ELEVATIONS

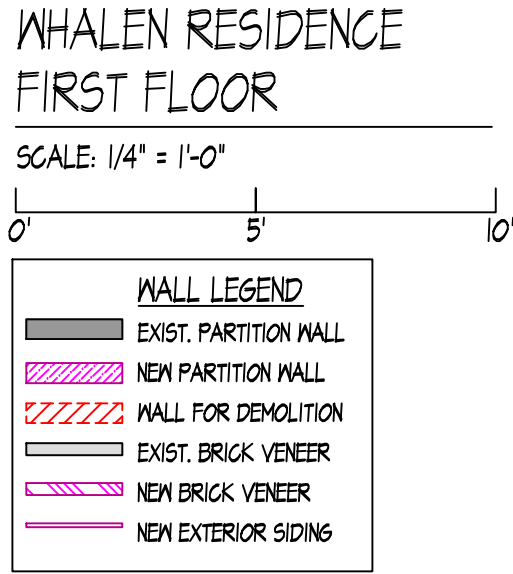
SHEET

OF
PROJECT

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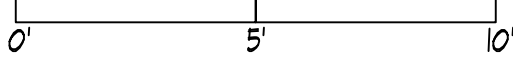
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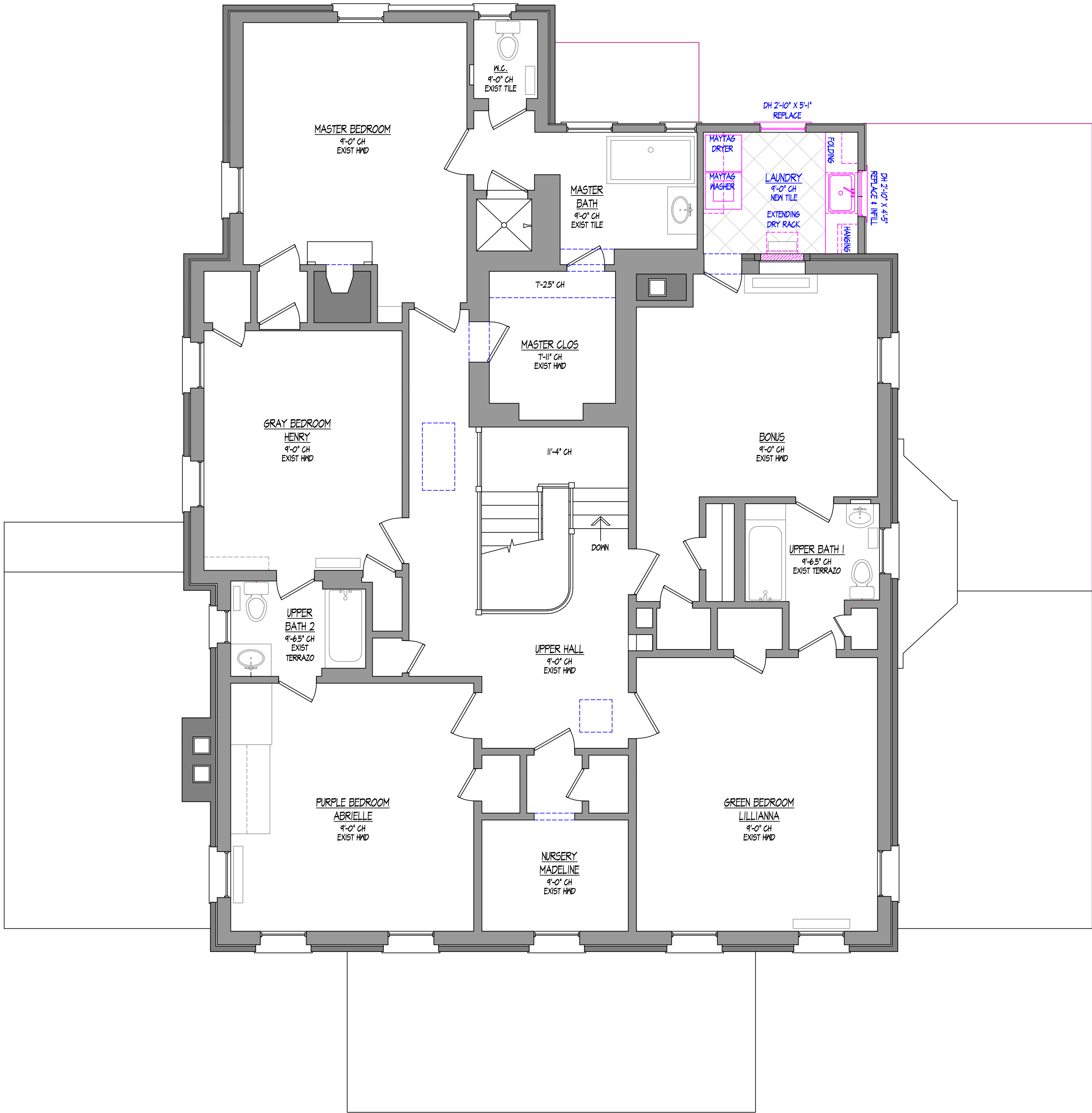


WHALEN RESIDENCE
SECOND FLOOR

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



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

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

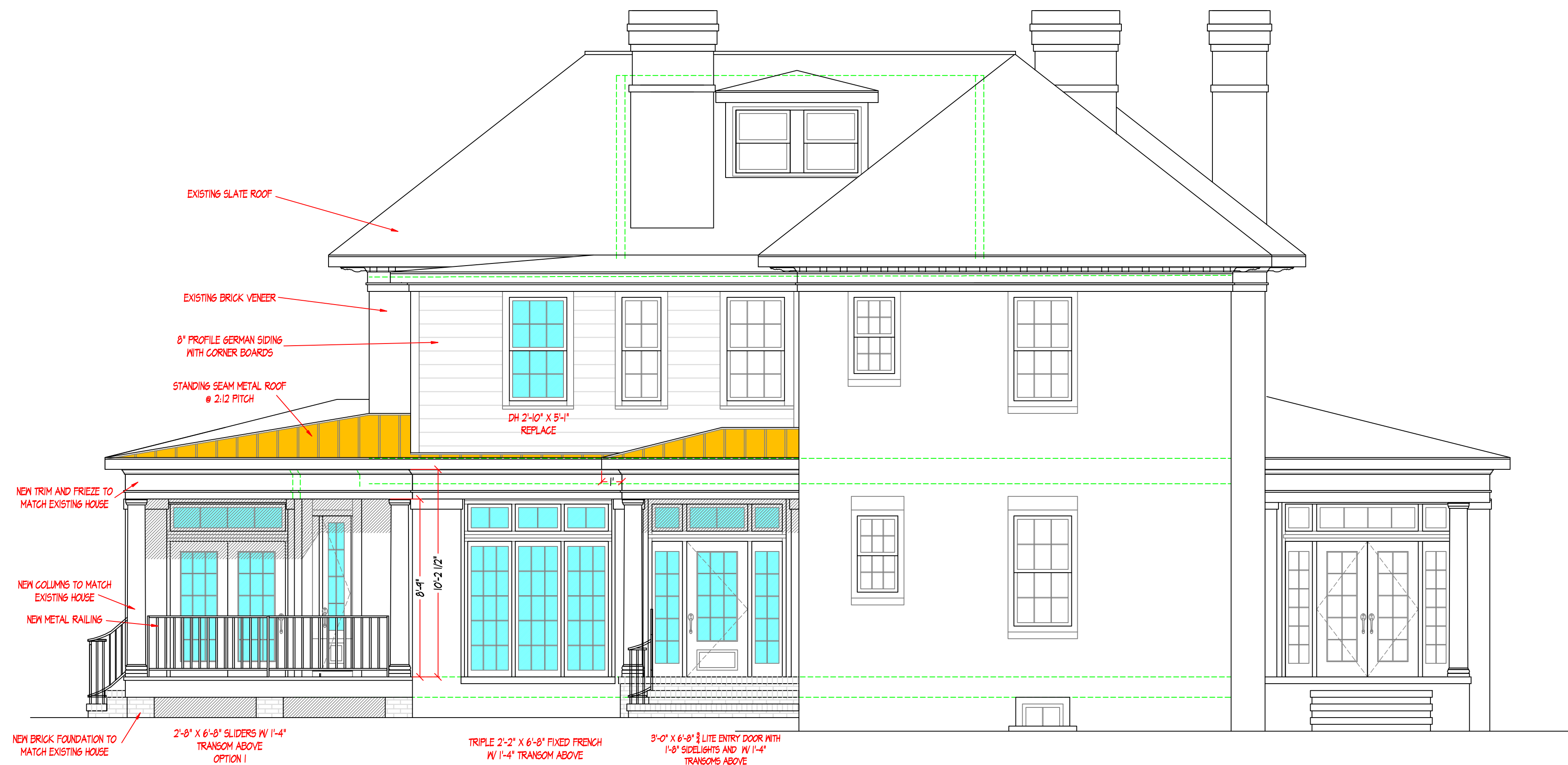
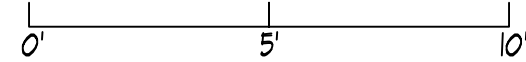
REVISION	WHALEN RESIDENCE 449 UNION STREET SOUTH CONCORD, NC 28205

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

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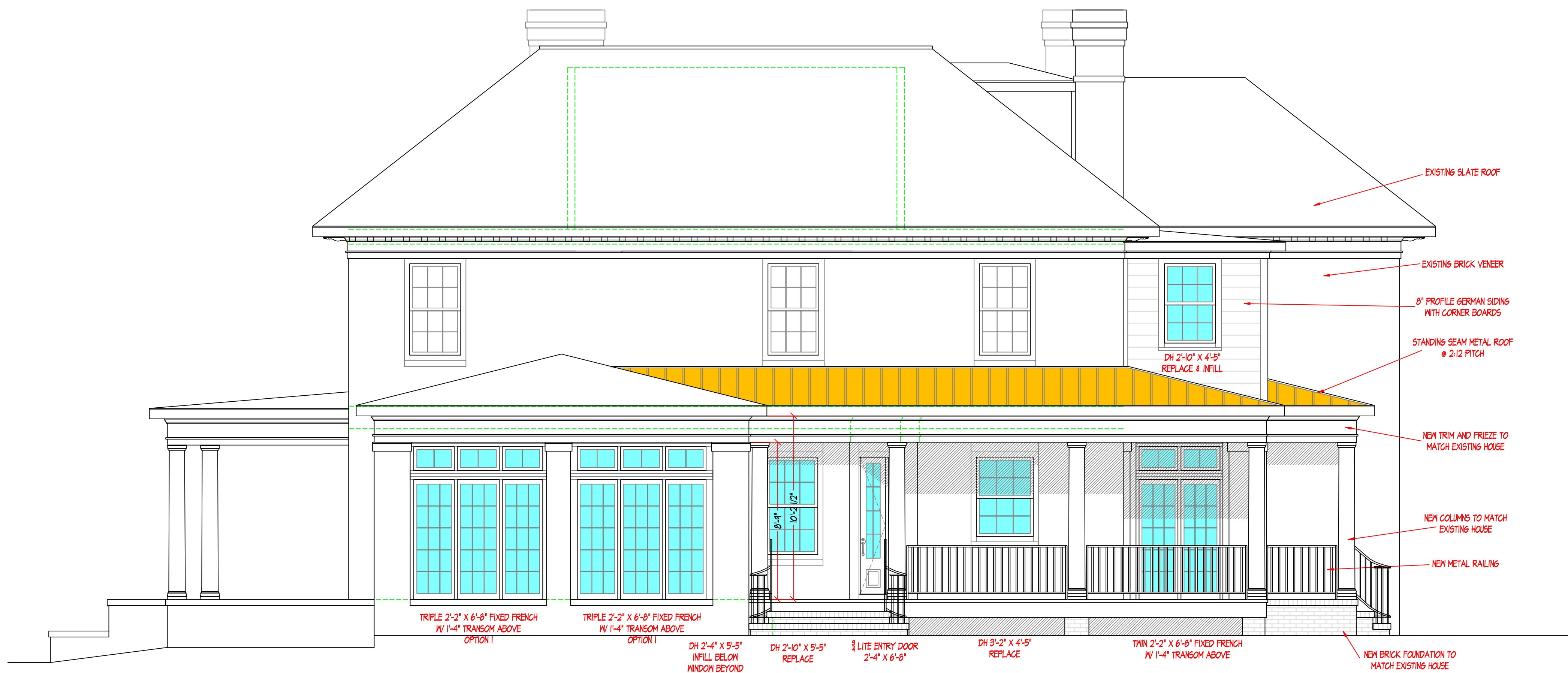
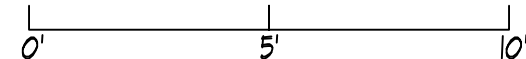
WHALEN RESIDENCE
NEW REAR ELEVATION

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



WHALEN RESIDENCE
NEW LEFT ELEVATION

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



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DRAWN BY
MLM

DATE
04-04-2019

SCALE
1/4" = 1'-0"

REVISION

NEW FRONT & REAR
ELEVATIONS

SHEET

OF
PROJECT

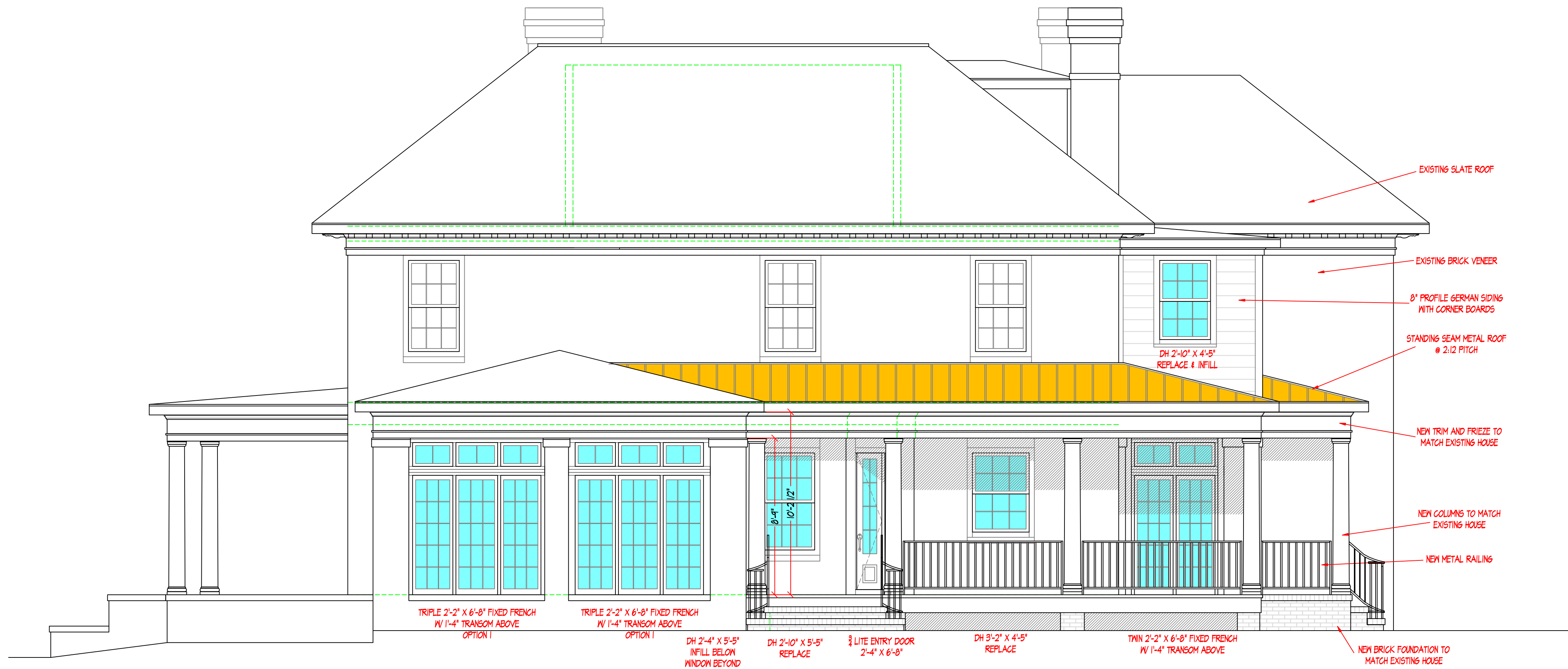
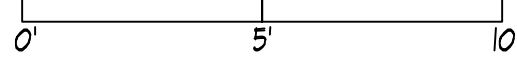
All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation

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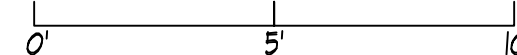
WHALEN RESIDENCE
NEW LEFT ELEVATION

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



WHALEN RESIDENCE
NEW RIGHT ELEVATION

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



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MLM

DATE
04-04-2019

SCALE
1/4" = 1'-0"

REVISION

NEW LEFT & RIGHT
ELEVATIONS

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SHEET

A=4

OF
PROJECT

119