

**DATE:** June 8, 2022

**SUBJECT:**

Certificate of Appropriateness Request: H-13-22  
Applicants: Tristan and Kristen Adamczuk  
Location of Subject Property: 97 Union St N  
PIN #: 5620-78-8882  
Staff Report Prepared by: Brad Lagano, Senior Planner

**BACKGROUND**

- The subject property at 97 Union St N is designated as a “Pivotal” structure in the North Union Street Historic District (ca. 1912) (Exhibit A).
- “Handsome, sophisticated, two-and-a-half-story frame Colonial Revival residence, erected for Joseph Franklin Cannon (1876-1939), one of James William Cannon’s six sons, the president of Wiscasset Mills in Albemarle, and the developer of one of Concord’s finest movie places. House has symmetrically composed façade, with single-paned windows with fixed transoms on the first floor and 9/1 sash windows on the second story. The façade’s most distinctive feature is the large, centrally placed Palladian dormer. Full façade porch has fluted Ionic columns, balustrade, and projecting pediment over entrance. Porte-cochere and second-story sunroom project from south side of house” (Exhibit A).
- Applicants’ requested modification: after-the-fact approval of architectural deviations to the approved detached garage elevations including removal of four (4) dormer features (Exhibits B, D).
- **IMPORTANT NOTE:** The “ex post facto” Certificate of Appropriateness application included a second requested modification concerning changes to an adjacent deeded access. However, this requested modification is no longer an active part of the application and shall not be considered, nor discussed (including any questions related why the matter is not active), by the Historic Preservation Commission at this time.

**DISCUSSION**

- On March 24, 2022, Tristan and Kristen Adamczuk submitted an “ex post facto” Certificate of Appropriateness application requesting after-the-fact approval of architectural deviations to the approved detached garage elevations including removal of four (4) dormer features (Exhibit B).
- At its June 10, 2020 meeting, the Historic Preservation Commission approved the demolition of the original 1,000 sq. ft. 4-car garage and the addition of a new, 1,365 sq. ft. 4-car detached garage with an unfinished second level on a portion of a parcel on the neighboring property to be combined with the current parcel (Exhibit D).
- The new garage was referenced in the recorded order as sheet GO3, Exhibit G, which showed the detached garage elevations to include four (4) dormer features on the rear side (Exhibits D, E).
- Completed construction of the new garage excluded four (4) dormers on the rear façade, contrary to the approved elevation. The building’s rear wall now includes a solid brick façade with no variations (Exhibits F, G).
- As can be seen on the approved elevations (Exhibit E), four (4) gable roof dormers were to be located on the second story, matching the four (4) dormers located on the opposite, garage door entrance, façade. Each dormer was designed with a single three-over-one window.

## **ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory  
Exhibit B: Certificate of Appropriateness Application  
Exhibit C: Subject Property Map  
Exhibit D: Recorded Order Dated April 27, 2021  
Exhibit E: Approved Garage Rear Elevations - Sheet G03  
Exhibit F: Garage Rear Elevation - Approved vs Built  
Exhibit G: Garage Rear Photo - As-Built

## **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

### **Approval Requirement Needs Table: Type of Work Requiring Commission Hearing and Approval**

- *New Construction or Additions: all new construction and additions.*

### **Chapter 5 - Section 3: New Accessory Structure Construction**

- *New garages and accessory structures must use traditional roof forms, materials, and details compatible with the main building or historic accessory structures in the district.*

## **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
<u>Inventory List - North Union Street Historic District, Concord</u>	#7	32

36. E.W.G. Fisher House  
91 North Union Street  
ca. 1890  
C

Two-story, frame house with asymmetrical form and both Queen Anne and Colonial Revival details. South bay of house has gable front roof and projects from side gable main block. Main block pierced by two gable-roofed dormers with tall, narrow 2/2 sash windows and decorative shingles. Wrap-around porch supported by Tuscan columns replaced earlier, more elaborate Queen Anne style porch treatment. South side of porch enclosed for sunroom during early 20th. century.

37. Joseph Franklin Cannon House  
97 North Union Street  
1912 (OI)  
P

Handsome, sophisticated, two-and-a-half-story frame Colonial Revival residence, erected for Joseph Franklin Cannon (1876-1939), one of James William Cannon's six sons, the president of Wiscasset Mills in Albemarle, and the developer of one of Concord's finest movie palaces. House has symmetrically composed facade, with single-paned windows with fixed transoms on the first floor and 9/1 sash windows on the second story. The facade's most distinctive feature is the large, centrally placed Palladian dormer. Full facade porch has fluted Ionic columns, balustrade, and projecting pediment over entrance. Porte-cochere and second-story sunroom project from south side of house.

38. N. Felix York House  
103 North Union Street  
ca. 1909  
C

Rambling, asymmetrical, two-story frame residence combining Queen Anne and Colonial Revival elements. Two-story bays with cut-away corners project from the front and both sides of the house. The projecting facade bay is topped with a broad, flared gable, decorated with overlapping hexagonal shingles. Engaged under the gable is a one-bay balcony. The balcony, the board wrap-around porch, and the porte-cochere extension of the porch all have Tuscan columns.

**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: Kristen and Tristan Adamczuk  
Address: 97 Union Street North  
City: Concord State: NC Zip Code: 28025 Telephone: 704-907-8528

**OWNER INFORMATION**

Name: Kristen and Tristan Adamczuk  
Address: 97 Union Street North  
City: Concord State: NC Zip Code: 28025 Telephone: 704-907-8528

**SUBJECT PROPERTY**

Street Address: 97 Union Street North P.I.N. # 56207888820000  
Area (acres or square feet): 1.13 Current Zoning: RM-1 Land Use: SFR

**Staff Use  
Only:**

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

*The application fee is nonrefundable.*



**IMPORTANT NOTE:** The "ex post facto" application for Certificate of Appropriateness application included a second requested modification concerning changes to an adjacent deeded access. However, this requested modification is no longer an active part of the application and shall not be considered, nor discussed (including any questions related why the matter is not active), by the Historic Preservation Commission at this time.

**General Requirements**

The Unified Development Ordinance imp Certificates of Appropriateness. The appl proposed use satisfies these requirements:

1. Project or Type of Work to be Done: poured concrete in deeded alley way and rear garage elevation modification
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.): 8' 7" x 58' poured concrete within the 10' x 204' deeded alley way  
removal of dormers from rear garage elevation

**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.

03/24/2022 \_\_\_\_\_  
Date

  
Signature of Owner/Agent



SCANNED AND RETURNED

FILED  
CABARRUS COUNTY NC  
WAYNE NIXON  
REGISTER OF DEEDS  
FILED Apr 27, 2021  
AT 02:38 pm  
BOOK 15126  
START PAGE 0130  
END PAGE 0140  
INSTRUMENT # 18389  
EXCISE TAX \$0.00  
INS

Mail to: City of Concord, Planning Dept., PO Box 308, Concord, NC 28026 PIN#5620-78-9709  
and p/o 5620-78-7835

**NORTH CAROLINA ORDER OF THE CITY OF CONCORD**  
**CABARRUS COUNTY HISTORIC PRESERVATION COMMISSION CASE # H-10-20**

This matter came before the Historic Preservation Commission (hereinafter the "Commission") on June 10, 2020. The Commission, heard sworn testimony from the following witnesses: Kristen Sullivan, Bill Leake, Tristan Adamczuk, Kristen Adamczuk, and Frank Smith, Anna Marshall, Doyle Bussey, Connie Bussey, Glenda Steel, Rob Steel, Pam Taylor, and considered the following exhibits: Exhibit A: Historic Inventory Information, Exhibit B: Application for Certificate of Appropriateness, Exhibit C: Project Description, Exhibit D: Site Plan, Exhibit E: Proposed Primary Structure Elevations, Exhibit F: Existing Primary Structure Elevations, Exhibit G: Proposed Garage Elevations, Exhibit H: Existing Conditions Images, Exhibit I: Examples/Materials Images, Exhibit J: Subject Property/Tree Location Map, Exhibit K: Tree Hazard Forms and Tree Images, Exhibit L: 2006 Inventory Photographs, Exhibit M: 2020 Additional photographs from applicant, Exhibit N: Addendum with additional photographs with notes from the applicant, Exhibit O: Color Rendering, rear of house, Exhibit P: Letter from Glenda Steel, Exhibit Q: Photos from Glenda Steel, Exhibit R: Letter from Anna Marshall, Exhibit S: Rendering from Anna Marshall, Exhibit T: Site Plan from Applicant's Architect showing 2 additional canopy trees out front, Exhibit U: Video of trees from Tristan Adamczuk, Exhibit V: Photos of trees near paving from Frank Smith. Based upon competent, material, and substantial evidence, the Commission makes these:

**FINDINGS OF FACT:**

1. The subject property is located at 97 Union Street, North, Concord, NC.
2. The subject property is located in the RM-1 (Residential Medium Density) zoning district and is in the North Union Street Historic District.

11/26-  
**EXHIBIT D**

3. The subject property is designated as a “Pivotal” 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.

On March 4, 2020, Tristan and Kristen Adamczuk submitted an application (Exhibit B) for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to make modifications to the property including: Driveway expansion at front, side, and rear of the property, new access point for circle driveway, and addition of motor court, tree and landscape removal and landscape/hardscape additions, adding new retaining walls for porte cochere extension, modify and extend existing porte cochere with a new pediment design to improve automobile clearances, restore all the columns, and add standing seam copper roof, restoring the front porch columns, replace wood flooring with Blue Stone, and replace roof with standing seam copper, and restore the front porch pediment.

Demolition of 2 chimneys on the rear of the house and removal of the attic whole house fan and fan tower structure, demolition of the second-floor back bedroom and back roof over the first floor, new family room and conservatory addition, new rear covered loggia addition, new rear open terrace with stairs leading from the terrace to the new lower pool terrace, new slate roof over the rear addition and a new permanent roof for the low slope attic roof area, new brick foundation with brick arched openings supporting the proposed addition, bedroom addition on the second story with rear covered balcony, and new attic dormers on the rear elevation. Fenestration modifications on the left, rear, and right facades of the home.

Relocating the children’s play house to the back-left corner of the property, New pool, new pool terrace, new fountain, new steps leading from the pool terrace to the new motor court in rear yard, demolition of existing 4 car garage, new 4 car detached garage with unfinished living space and motor court parking, new motorized privacy gates and fencing behind the Porte Cochere and at the rear alley adjacent to the new detached garage and replacement of the existing chain link fence with new ornamental black aluminum fencing at 97 Union St. North. (Exhibit B).

- The applicant is requesting to modify and expand the existing Union St. driveway. The existing driveway is proposed for removal, and replacement with a scored concrete driveway that will extend from the south driveway, to a proposed 26’ x 25’ scored concrete motor court at the front of the home, with a new concrete driveway past the motor court to a new Union St. driveway on the north, creating a circular drive with the motor court in the center as shown on the site plan (Exhibit D).
- An upper and lower driveway on the left side of the home will be removed and combined into one (1) new scored concrete driveway, approximately 16’ at its’ widest point under the porte cochere, and will continue to the rear yard.
- In order to shield the new motor court and vehicles that park there from street view, the applicant has proposed an evergreen hedge along the east side (or front) of the motor court.



- The applicant has proposed to remove the tongue-in-groove floor of the front porch (Exhibit H), and replace it with Blue Stone to match existing Blue Stone on the south side of the porch, depicted in Exhibit I.
- The applicant is requesting to modify the existing Tympanum design over the front porch (Exhibit H) with a new design reflective of the southern style of the home (Exhibit I).
- Extension of the original porte cochere approximately 5'7" to accommodate today's standard vehicles is proposed (See elevations, Exhibits E and F).
- As part of the porte cochere extension, the applicant proposes to add new retaining walls, new foundation for the new supporting columns of the porte cochere – as well as adding new, fluted ionic columns. Instead of single columns, the applicant proposes three (3) columns, that wrap around the corner of the porte cochere, matching the columns supporting the right corner of the porch as depicted on the front elevation drawings, Exhibit E).
- A new pediment and Tympanum is proposed on the front façade of the porte cochere, and the existing tympanum on the left façade will be modified to match the new Tympanum on the front façade (Exhibit I).
- The applicant has proposed to install a black wooden, motorized gate, scalloped in design just beyond the porte cochere. It will be 5' in the center gradually increasing to 7' in height on each side, attached to 7' 6" brick columns approximately 3- to 4' beyond the Porte cochere (Exhibits E and I).
- The applicant proposes a standing seam copper roof over the front porch and center gable, extending around to the left side, over the existing porch roof, to the extended porte cochere, as well as replacing the metal roofing material on the existing porte cochere (Exhibit I).
- Due to interior modifications to the second floor, two (2) of the windows on the left side of the home are proposed for removal and relocated on the same facade.
- On the first floor, a new conservatory is proposed along the back left façade, with 7 floor to ceiling wood windows on the south facing side, and two (2) of the same type of wood windows on the east side, overlooking the new raised flower garden along the foundation.
- The applicant proposes a new loggia with white, wood, fluted ionic columns and balustrade to match the existing on the original structure. A new fireplace and brick chimney are proposed on the south side of the Loggia, comprised of sand colored brick to match the existing brick on the home as depicted on the proposed left side elevation, sheet A10 (Exhibit E).
- The applicant proposes to remove the whole house fan and associated tower, rooftop A/C units, as well as a chimney located interior to the structure and visible from the rear of the home (Exhibit H).
- Interior walls on the second floor are proposed for removal and relocated to create additional living space with a rear covered balcony. The new roof over this addition will expand the attic space and include 3 dormers with divided light wood windows and classic pediments, and will be slate to match the existing roof material, sheet A09 (Exhibit E).

- The applicant proposes three sets of wood divided light French doors with transoms from the expanded living area to the rear covered balcony. The balcony itself displays 4 white wood Tuscan Columns atop solid 3.5' high railing panels, with classical wood trim detailing, as depicted in the rear elevation, sheet A09 (Exhibit E).
- Two of the existing wood, double-hung, divided light windows are proposed to be removed and relocated on either side of the new balcony.
- On the right side of the rear façade, first floor, two sets of wood French doors with transoms are proposed and open from the conservatory to the loggia.
- A fireplace and chimney on the interior side of the existing sunroom is proposed for removal due to interior renovations.
- Three existing double hung wood windows with transoms as well as a small landing with balusters and a double set of wood doors with transoms are proposed to be removed and replaced with three (3) sets of wood divided light French doors with divided light transoms leading to the proposed bluestone outdoor terrace.
- The proposed terrace, continues with wood balustrades and bluestone flooring down a grand, split staircase leading to the ground level rear yard.
- A scone style fountain (Exhibit I), is proposed at the ground level, centered on the supporting wall below the landing of the staircase (Exhibit E).
- At the ground level, three (3) existing brick piers (supporting the existing sun room) and three (3) proposed brick piers (supporting the new loggia) are proposed and will be connected with brick arches as depicted on sheet A09 (Exhibit E).
- Interior modifications dictate fenestration changes proposed on the first and second floor. The far right second floor window will be removed and replaced with a relocated window from rear of the home to match the size of the existing window to the left (double hung, wood, divided light).
- On the first floor, left of the existing sunroom, four (4) existing windows are proposed for removal to be replaced with two (2) new casement windows, smaller in scale, wood, and divided light as depicted in the right elevations, sheet A10 (Exhibit E).
- The applicant proposes to remove the existing rear yard driveway and parking area in order to redesign the layout to accommodate site changes.
- A new driveway and motor court is proposed in the rear yard and will be scored concrete, consistent with the proposed driveway and motor court in the front of the home. An additional parking space is also proposed in the rear yard as depicted on the site plan (Exhibit D).
- An 8' tall motorized gate is proposed from an access easement to the rear yard as shown on the site plan (Exhibit D). The proposed gate material will be wood, dark brown in color, attached to two (2) brick columns similar to the columns on the front gate (Exhibit I).
- The applicant proposes to demolish the existing original 1,000 sq ft, 4-car detached garage (50' x 20') as it is described by the applicant as beyond repair, as shown in the photographs submitted by the applicant (Exhibit M).

- A new, 1,365 sq ft 4-car detached garage (52'6" x 26') with an unfinished second level is proposed on a portion of a parcel on the neighboring property (to be combined with the current parcel). The applicant has submitted elevations for the proposed detached garage shown on sheet G03 (Exhibit G).
- The applicant proposes to demolish the existing in ground pool and replace with a new inground pool and hardscape. As shown on the site plan (Exhibit D), the pool will have a hardscape surface perimeter, with bluestone stairs leading from the pool area to the new driveway and motor court (Exhibit I).
- Eight (8) trees are proposed to be removed and one (1) tree requires pruning to allow for the front yard driveway expansion and the motor court parking pad, as well as the backyard driveway expansion and motor court. The trees are indicated in Exhibit J.
- The applicant is proposing to install two (2) Canopy Trees and two (2) Ornamental Trees in the rear yard and two (2) Canopy Trees in the front yard as well as additional landscaping throughout the site as depicted on the site plan (Exhibit D).
- The applicant proposes to replace the existing 4' tall chain link fence with new 4' tall black coated aluminum decorative fencing (Exhibit I).
- The applicant proposes to relocate an 8'x8' Play House to allow for the proposed rear driveway leading to the motor court as shown on the Site Plan (Exhibit D).

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 2: New Construction Addition**
  - *New addition design for historic structures shall be compatible with the size, scale, color, material and character of the neighborhood, the building and its environment. Although designed to be compatible with the historic building, an addition should be discernible from the original building.*
  - *Site new additions as inconspicuously as possible, preferably on rear elevations and where historic character defining features are not damaged, destroyed, or obscured.*
  - *Additions should be constructed in a structurally self-supporting manner to reduce damage to the historic building. Construct additions in such a way that loss of historic material or details is minimized.*
  - *Select exterior surface siding and details that are compatible with the existing building in material, texture, color, and character.*
3. Pursuant to the Handbook, **Chapter 5 – Section 3: New Accessory Structure Construction**
  - *Original carriage houses, garages, and accessory structures should be retained and preserved in their original location.*

- *Retain and preserve all architectural features that are character defining elements of carriage houses, garages and accessory structures, including foundations, steps, roof form, windows, doors, architectural trim, and lattices. Original style and character of carriage houses and accessory structures, doors and openings shall be maintained.*
  - *Retain and preserve historic garages and outbuilding materials, such as siding, masonry, roofing materials, and wooden trim. If replacement is necessary, use new materials that match the historic materials in composition, dimension, shape, color, pattern, and texture.*
  - *Keep the proportion of new garages and accessory structures compatible with the proportion of the new house. Typically, these buildings were smaller in scale than the main house.*
  - *New garages and accessory structures must use traditional roof forms, materials, and details compatible with the main building or historic accessory structures in the district.*
  - *Accessory buildings for Pivotal and Contributing structures should complement the siding and roof material of the primary structure.*
4. Pursuant to the Handbook, **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 material within the Historic Districts, although some structures have masonry.*
5. Pursuant to the Handbook, **Chapter 5- Section 5- Fenestrations:**
- *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.*
  - *Whenever possible, the original windows and doors and their features (sashes, glass, lentils, sills, architraves, shutters, door frames, pediments, hoods, steps, and hardware) should be preserved.*
  - *Alteration in door and window openings, especially on the principal facade, 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.*
  - *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.*
  - *Choose windows that are appropriate for the style of building, maintain vertical emphasis, and avoid large single paned units*
6. Pursuant to the Handbook, **Chapter 5- Section 6: Porches**
- *Porches which are original or are compatible with the design of the structure should be retained.*

- *Alterations to original porches that have no historic basis are not appropriate.*

7. Pursuant to the Handbook, **Chapter 5- Section 7: Roofing**

- *Use materials in new construction that are consistent with the style of the building; materials should be unobtrusive in texture as well as color.*
- *Original roof material should be maintained and/or replaced with like roofing if possible.*
- *Changes to roof pitch, configuration, and materials from that of the original should be avoided.*
- *Adding new dormers, gables, turrets, and towers should be avoided unless it can be shown that their use is architecturally appropriate.*
- *New construction should avoid the roof being more than one-half the building's height.*

8. **Chapter 5 - Section 8: Landscaping and Trees:**

- *Removal of healthy trees over the size of 6 inches in diameter (measured 4 feet above ground) or pruning of healthy tree limbs over 6 inches in diameter requires Historic Preservation Commission review and approval. City staff may approve a Certificate of Appropriateness for the removal of healthy trees under 6 inches in diameter. Staff may also approve removal or pruning of unhealthy trees/limbs of any size and in any location if the tree is deemed hazardous by the Tree Hazard Evaluation Report.*
- *All trees that are removed should be replaced with a tree of similar species in an appropriate location unless no suitable location exists on the subject site. Trees removed within street view must also have the stumps removed below ground level.*
- *Trees which are removed shall be replaced by a species which, upon maturity, is similar in scale to the removed specimen. For example, canopy trees shall be replaced with canopy trees, and understory trees with understory trees.*

9. **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.*
- *Use materials like stone, brick, wood and iron.*

10. **Chapter 5 - Section 10: Driveways, Walkways, and Parking:**

- *Parking areas should not be the focal point of the property, and should be located in such a manner as to minimize their visibility from the street.*
- *When new driveways are constructed, they should be separated from existing driveways by a grass strip, and should be narrow, since double width driveways are out of scale with the relatively small lots in the districts.*
- *Gravel may be appropriate in some instances for established commercial driveways and parking areas.*

- *Trees should be planted or retained in order to maintain the tree canopy and to minimize the focus of the parking areas.*

**11. Chapter 5 - Section 13: Demolition:**

- *Demolition of any pivotal or contributing structure in any Historic District is undesirable. Historic Preservation Commission approval is required for any demolition.*

12. 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.

13. The application is congruous with the historic aspects of the District.

14. 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 new driveway and driveway access point creating a circle front yard driveway is inappropriate.
- B. The addition of motor court in the front yard of the home is/ appropriate.
- C. Removal and reconstruction of a combined scored concrete driveway running under the porte cochere, extending into the rear yard is/ appropriate.
- D. The removal of the existing front porch floor and replacement with Blue Stone is/ appropriate.
- E. Modification of the existing Tympanum and new Tympanum over the front porch and porte cochere is/ appropriate.
- F. The extension of the existing porte cochere along with the associated columns, foundation, pediment, and retaining walls is appropriate.
- G. The standing seam copper roof over the existing front porch and proposed extended porte cochere is appropriate.
- H. The proposed motorized gate attached to new brick columns beyond the porte cochere is appropriate.

- I. The proposed fenestration changes to the left façade are appropriate.
- J. The proposed conservatory addition to the left façade is appropriate.
- K. The proposed loggia with fire place and chimney is appropriate.
- L. The removal of the whole house fan and structure and chimney is appropriate.
- M. The expansion of the second story living space, covered balcony, attic expansion with new dormers, new slate roof and modified roof lines on the rear of the home is appropriate.
- N. Fenestration changes, including the relocation of 2 existing windows, new windows and French doors on the rear façade is appropriate.
- O. The removal of three existing double hung wood windows with transoms as well as a small landing with balusters and a double set of wood doors with transoms to be replaced with three (3) sets of wood divided light French doors with divided light transoms is appropriate.
- P. The removal of the fireplace and chimney interior to the existing sunroom is appropriate.
- Q. The proposed terrace, with wood balustrades and bluestone flooring and staircase leading to the ground level rear yard is appropriate.
- R. The addition of the scone style fountain on the rear staircase is appropriate.
- S. The modifications to and the addition of new brick columns connected with brick arches on the ground level of the rear of the home is appropriate.
- T. The proposed fenestration changes to the right façade, including the removal of 4 existing double hung windows, replacing with 2 new windows, smaller in size, wood, casement, as well as removal and replacement of the second story window with a relocated original window is appropriate.
- U. Removal of the existing rear driveway and motor court, replacing with an expanded scored concrete rear driveway and motor court as well as an additional pea gravel parking space is appropriate.
- V. The 8ft tall motorized gate at the rear of the property is appropriate.
- W. The demolition of the original 1,000 sq ft 4-car garage is appropriate.
- X. The addition of a new, 1,365 sq ft 4-car detached garage (52'6" x 26') with an unfinished second level on a portion of a parcel on the neighboring property (to be combined with the current parcel) is appropriate.
- Y. The demolition of the existing in ground pool and replacement with a new inground pool and hardscape surface perimeter, with bluestone stairs leading from the pool area to the new driveway is appropriate.
- Z. The removal of the 20 ft tall dogwood (tree #2) with a hazard rating of 4 is appropriate.
- AA. The removal of the 20 ft tall Crepe Myrtle (tree #3) with a hazard rating of 4 is appropriate.
- BB. The removal of the 20 ft tall Crepe Myrtle (tree #4) with a hazard rating of 4 is appropriate.

- CC. The removal of the 20 ft tall Crepe Myrtle (tree #5) with a hazard rating of 4 is appropriate.
- DD. The removal of the 20 ft tall Crepe Myrtle (tree #6) with a hazard rating of 3 is appropriate.
- EE. The removal of the 60 ft tall Pecan (tree #7) with a hazard rating of 4 is appropriate.
- FF. The removal of the 40 ft tall Hackberry (tree #8) with a hazard rating of 4 is appropriate.
- GG. The removal of the 30 ft tall Hackberry (tree #9) with a hazard rating of 4 is appropriate.
- HH. The removal of one scaffold branch larger than 6” inches in diameter on the 70 ft tall Pecan is appropriate.
- II. The replacement of 4 canopy trees with 2 new canopy trees in the rear yard and two new canopy trees in the front yard is appropriate.
- JJ. The replacement of 5 ornamental trees with 2 new ornamental trees is appropriate.
- KK. The replacement of the existing 4 ft tall chain link fence with a new 4 ft tall black ornamental fence is appropriate.
- LL. The relocation of the 8’x8’ playhouse in the rear yard 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: DEMOLISH AND CONSTRUCT A NEW EXPANDED SCORED CONCRETE DRIVEWAY AT FRONT, SIDE, AND REAR OF THE PROPERTY, NEW ACCESS POINT FOR CIRCLE DRIVEWAY, AND ADDITION OF MOTOR COURT, NEW RETAINING WALLS FOR PORTE COCHERE EXTENSION, MODIFICATION AND EXTENSION OF THE EXISTING PORTE COCHERE WITH A NEW PEDIMENT DESIGN, AND STANDING SEAM COPPER ROOF, REPLACEMENT OF WOOD FLOORING ON FRONT PORCH WITH BLUE STONE, AND REPLACEMENT OF ROOF WITH STANDING SEAM COPPER. MODIFICATION AND NEW DESIGN OF TYMPANUMS OVER PORCH AND PORTE COCHERE.

DEMOLISH 2 CHIMNEYS ON THE REAR OF THE HOUSE AND REMOVE THE ATTIC WHOLE HOUSE FAN AND FAN TOWER STRUCTURE, NEW CONSERVATORY ADDITION, NEW REAR COVERED LOGGIA WITH FIREPLACE AND CHIMNEY ADDITION, BEDROOM ADDITION ON THE SECOND STORY WITH REAR COVERED BALCONY, NEW SLATE ROOF OVER THE REAR ADDITION WITH THREE NEW DORMERS, NEW BRICK FOUNDATION WITH BRICK ARCHED



OPENINGS SUPPORTING THE PROPOSED ADDITION, NEW REAR OPEN TERRACE WITH STAIRS AND NEW FOUNTAIN, FENESTRATION MODIFICATIONS ON THE LEFT, REAR, AND RIGHT FACADES OF THE HOME.

DEMOLISH EXISTING POOL AND REPLACE WITH NEW POOL AND HARDCAPE WITH NEW STEPS LEADING FROM THE POOL TERRACE TO THE NEW MOTOR COURT IN REAR YARD, DEMOLITION OF EXISTING 4 CAR GARAGE, NEW 4 CAR DETACHED GARAGE WITH UNFINISHED UPPER LEVEL LIVING SPACE AND SCORED CONCRETE MOTOR COURT PARKING WITH ADDITIONAL PEA GRAVEL PARKING AREA, NEW MOTORIZED PRIVACY GATES AND FENCING BEHIND THE PORTE COCHERE AND AT THE REAR ALLEY ADJACENT TO THE NEW DETACHED GARAGE. REMOVAL OF 4 CANOPY TREES, 4 ORNAMENTAL TREES AND PRUNING OF 1 TREE, REPLACING SAID TREES WITH 4 NEW CANOPY AND 2 NEW ORNAMENTAL TREES, REPLACEMENT OF THE EXISTING CHAIN LINK FENCE WITH NEW 4 FT TALL ORNAMENTAL BLACK ALUMINUM FENCING AND RELOCATING THE PLAY HOUSE TO THE REAR OF THE PROPERTY.

SO ORDERED this the 10<sup>th</sup> day of June, 2020 by the Historic Preservation Commission.

CITY OF CONCORD  
HISTORIC PRESERVATION COMMISSION

BY: Lee Gray  
(Chairman – Dr. Lee Gray)

ATTEST:  
Angela Baldwin  
Secretary

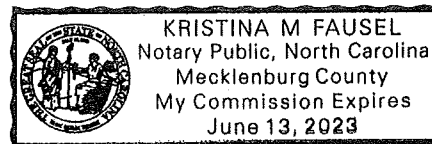
NORTH CAROLINA  
CABARRUS COUNTY

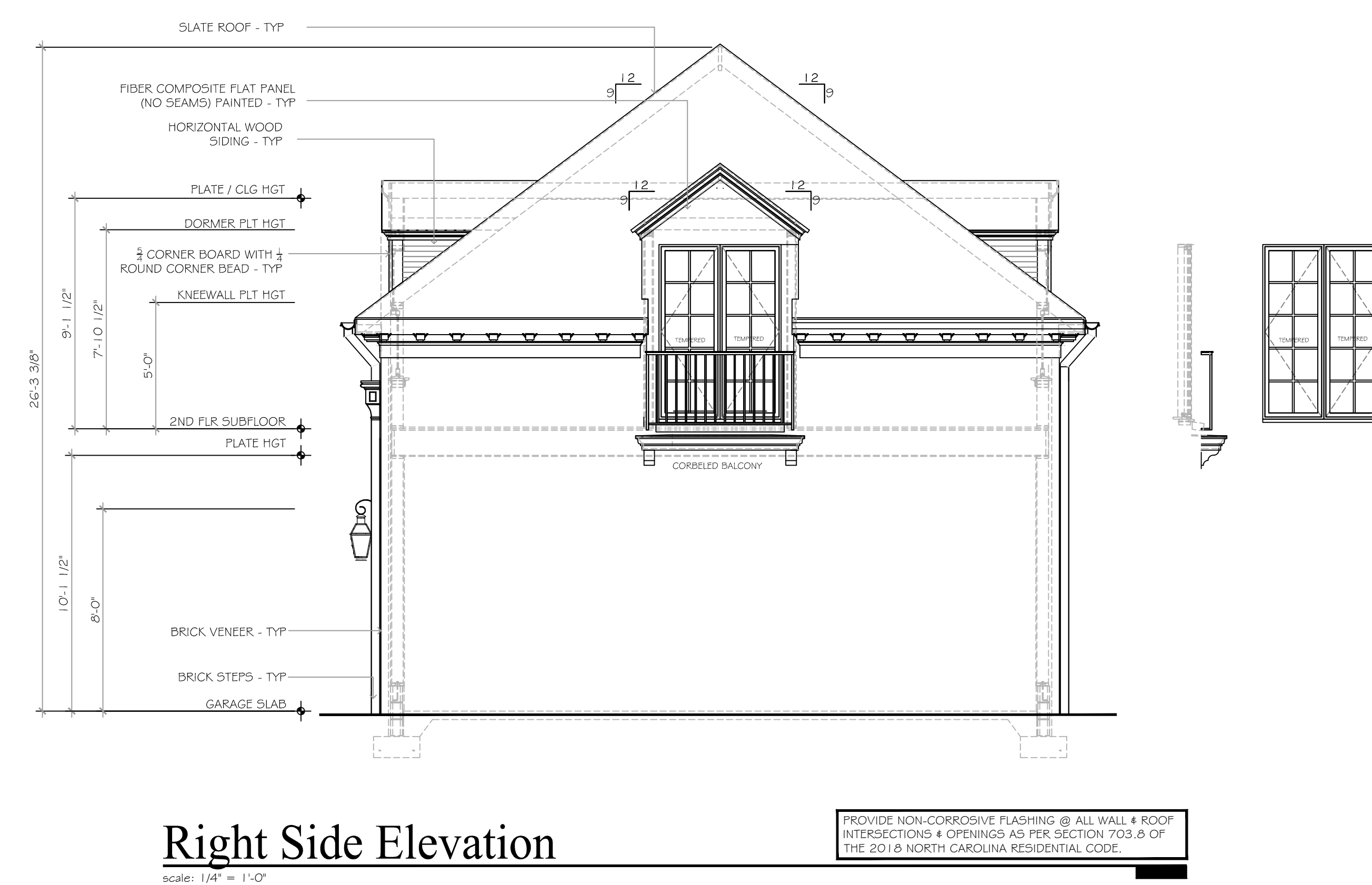
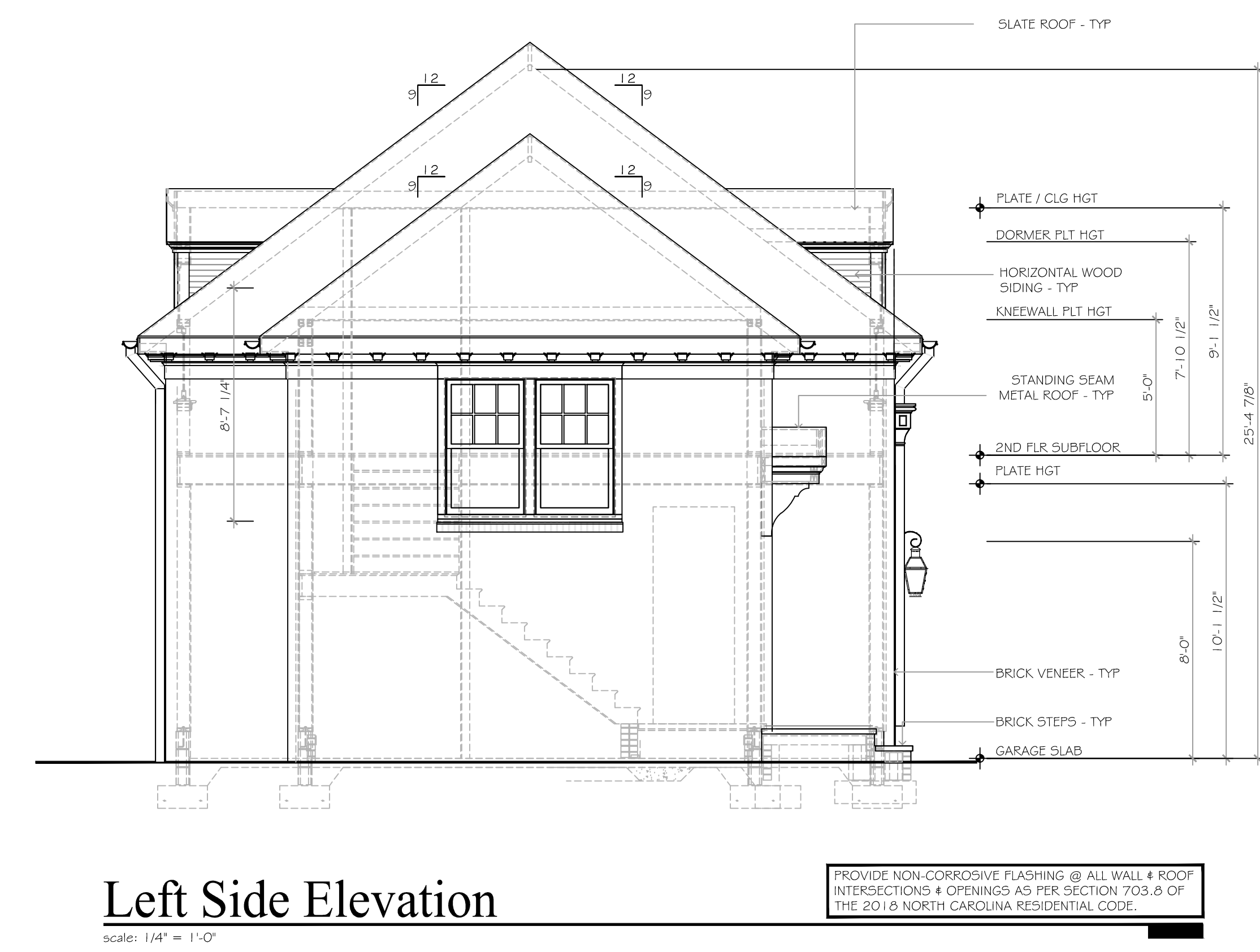
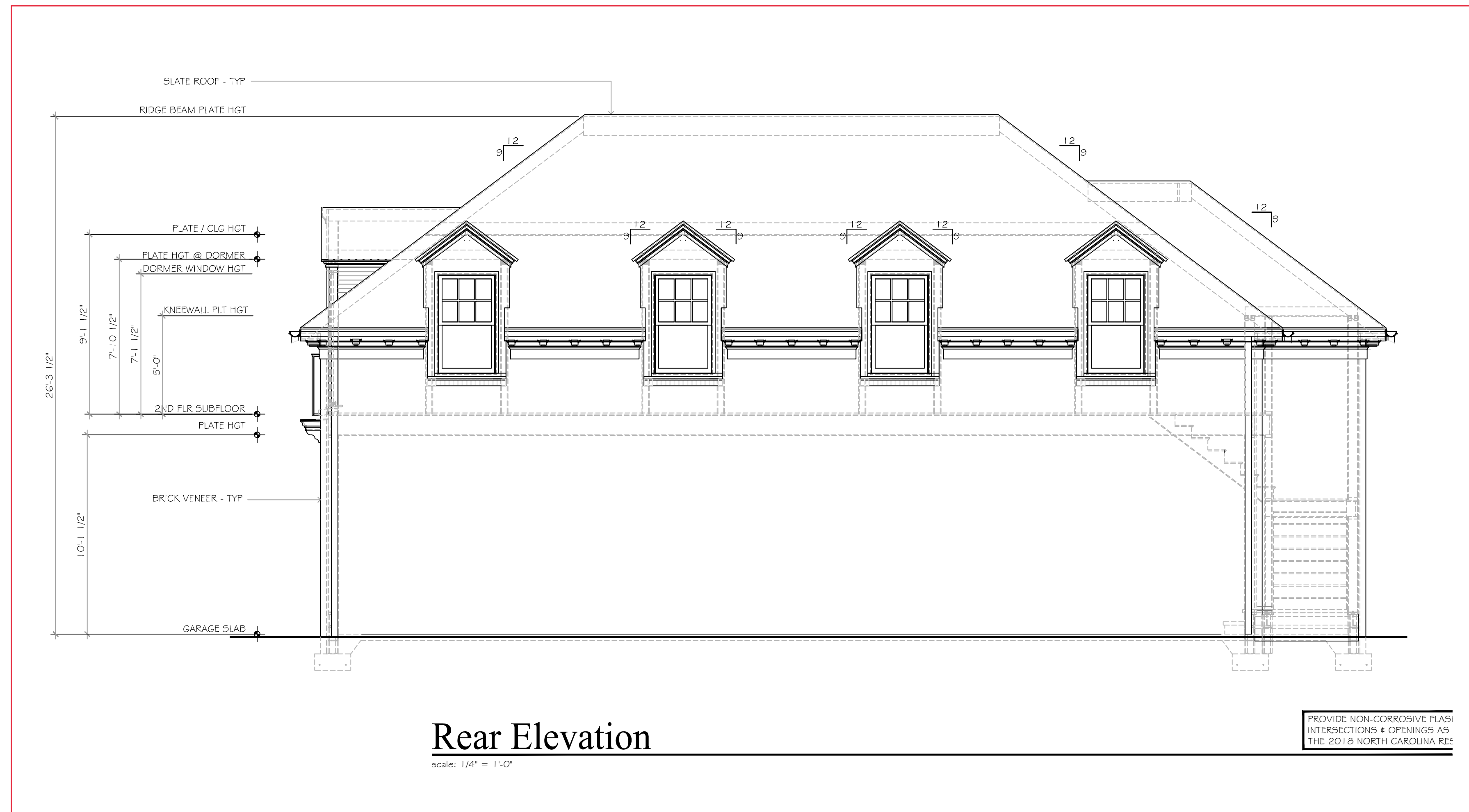
I, Kristina M Fausel, a notary public for said county <sup>Mecklenburg</sup> and state, do hereby certify that Angela Baldwin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 11<sup>th</sup> day of June, 2020.

Kristina M Fausel  
Notary Public

My commission expires: 6-13-23





**EXHIBIT E**

The drawings are the property of E. Frank Smith Residential Design, Inc. and are not to be reproduced or used for any other project without written permission from E. Frank Smith Residential Design, Inc.  
The contractor is responsible for verifying all field measurements, quantities, dimensions and materials. The contractor shall be immediately notified by E. Frank Smith Residential Design, Inc. of any discrepancies or errors in the drawings. The contractor shall be responsible for any discrepancies, omissions, or omissions that shall be shown as contractor's risk.  
Copyright © E. Frank Smith Residential Design, Inc. All rights reserved.

Project:

Project Designer:  
Frank Smith

Project Engineer:  
Chad Ritter

Revisions:

Number Date

Date Issued:

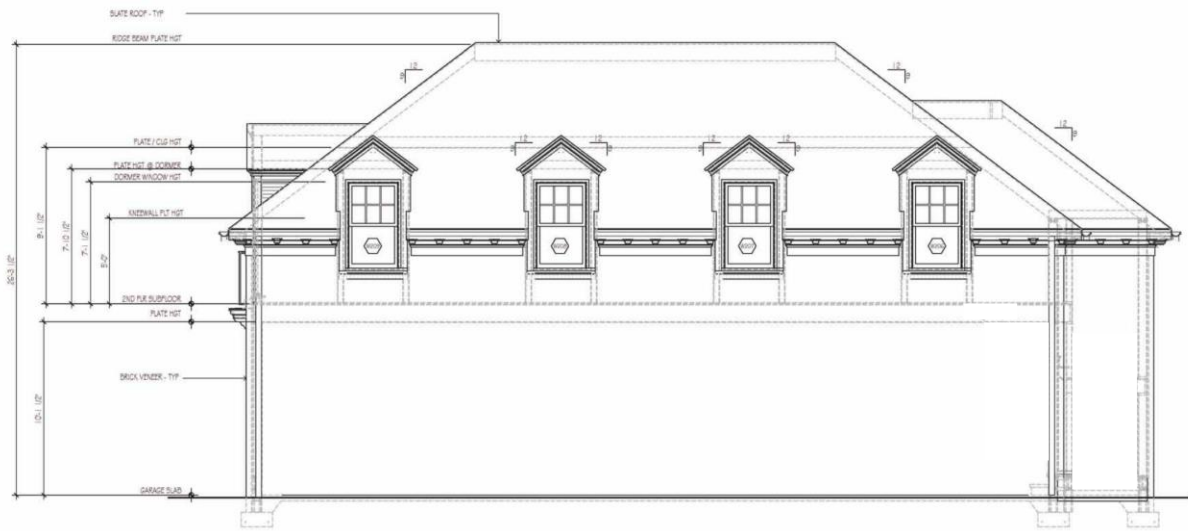
6/15/2017

Project Number:

Sheet:

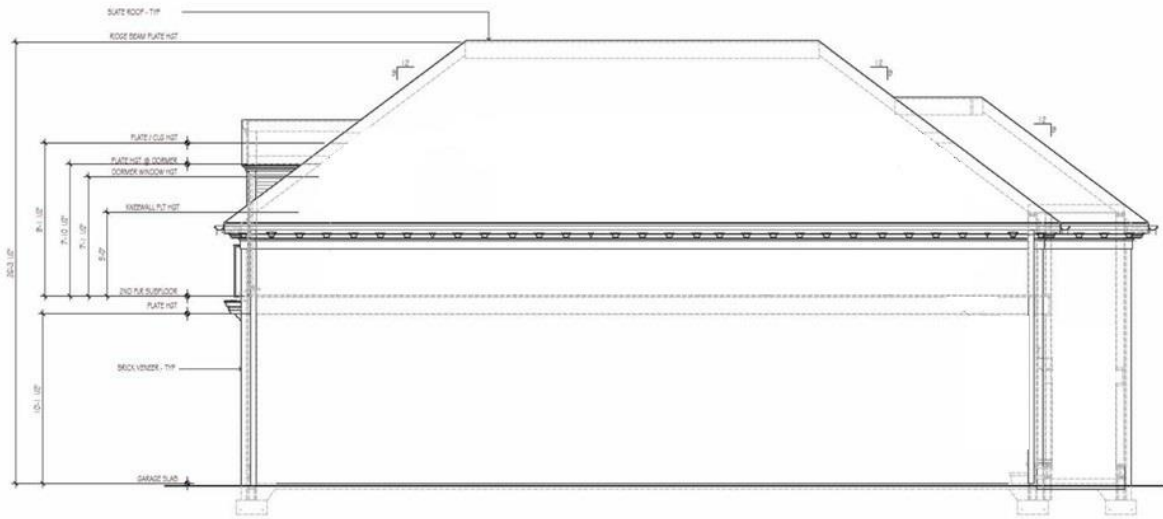
**G03**

of



Rear Elevation

Scale: 1/8" = 1'-0"



Rear Elevation

Scale: 1/8" = 1'-0"



EXHIBIT G