

**DATE:** December 14<sup>th</sup>, 2022  
**SUBJECT:**  
Certificate of Appropriateness Request: H-15-21  
Applicant: STC Coleman Mill, LLC  
Location of subject property: 625 Main St. SW  
Staff Report prepared by: Scott Sherrill, AICP, Planning & Development Manager

**BACKGROUND:**

- The subject property is site of a National Register Site including 10 contributing buildings, and one contributing structure. The site is a local landmark. (Exhibit A)
- Date of construction: 1898-1950
- Industrial mill site.
- Applicant is seeking to convert the structure and site for apartments.

**DISCUSSION:**

Full background on authority as well as the relevant standards for review are encompassed in the materials from Case H-23-18, which was considered with a preliminary endorsement, but no COA, by the Historic Preservation Commission on August 8, 2018. The full staff report from that case is included as Exhibit G of this staff report. This staff report highlights the evolution of the project from the initial COA request, through rezoning, and technical site and building reviews. There are enough details and modifications from the original that a new COA request is merited. It should be noted that labels on the fenestration exhibits in Exhibit G are misleading with regard to which side of the building is being discussed.

Coleman Mill last came before the Historic Preservation Commission on August 8, 2018, for a COA for the conversion (Case H-23-18). Following the consideration by the Historic Preservation Commission, it proceeded to a rezoning hearing, which was considered by the Planning and Zoning Commission on April 16, 2019 as Case Z(CD)-16-18. The project has been in Technical Review since June of 2021, and also pursued a variance request from CDO Section 4.3.2. regarding buffer and setback widths, Section 10.3.1.C.1.b. for parking within the front yard setback, and from Technical Standards Manual Article 3, Section 16 for Driveways General Design Standards: the variance request was granted on January 25, 2022 by the Board of Adjustment. The applicant was notified that modifications to building design would require returning to the Historic Preservation Commission during the first round of building plan review in August of 2021 due to deviations from the 2018 Certificate of Appropriateness, and submitted a Certificate of Appropriateness Application on October 1, 2021. The application was subsequently revised on November 8, 2022 to reflect a more accurate scope of work after the securing of National Park Service conditional approval as a tax credit project.

The scope of work requested includes the following overall project description as set forth by the applicant, with analysis regarding changes from prior approvals indicated in *italics*:

**Overall Project Description**

The proposed is the adaptive reuse of the Coleman Mill into a 150 unit affordable housing project for family tenants. The property is listed on the National Register of Historic Places.

*When first considered in Case H-23-18, 156 units were proposed, and 151 units in Z(CD)-16-18.*

The community will have 150 LIHTC units between two buildings and covered parking in a third building. The units are comprised of 36 efficiency, 41 one bedroom, 60 two bedroom, and 13 three bedroom units. Sixteen (16) units will be fully accessible for the mobility impaired, eight (8) of those will have roll in showers. All apartments will fully meet or exceed the NCHFA design guidelines for amenities and quality of apartment design.

The development will have the three (3) QAP required tenant amenities as shown on the site plan, namely the Covered Picnic Area with 150 sf and 2 tables and 2 grills. Multi-Purpose Room (250 sq. ft.), and Playground. The three (3) additional amenities include: an Exercise Room, a Computer Room (with a minimum of 2 computers), and Outdoor Sitting Areas (min 3 locations).

*Case H-23-18 reflected a pool, but no playground in addition to structured and podium parking with significant impact to the stream. The zoning plan for Z(CD)-16-18 reflected no additional buildings or parking across the stream, unless the railroad began use of more of its right of way, but amenities were reflected: playground, multi-purpose room, covered picnic area, swimming pool, exercise room, and resident computer center. The swimming pool was removed from the technical site plan to provide adequate fire access.*

All community and common areas will be fully accessible to those with disabilities. Parking will be 1.75 spaces per LIHTC unit. ADA parking will be provided as required. Landscaping will meet or exceed both NCH FA and the Town of Concord's standards and be well maintained.

*The National Park Service noted that: "New landscape features and improvements must be compatible with the historic industrial character of the complex. Landscaping must be held close to the ground and not overwhelm the industrial character of the historic buildings and site, which was generally without landscaping historically. The three proposed oak trees that abut the main mill building (Hold response received on February 16, 2022) do not meet the Standards and should not be planted. The proposed landscaping along the Main Mill Building should be minimal and remain low to the ground. Trees may be planted in the parking lot but should be away from the mill and warehouse. A revised landscaping plan must be submitted for review and approval by the SHPO and NPS." The applicant has submitted a revised landscape plan to the National Park Service for review, and it is included among the selections from the site plan (Exhibit D).*

#### **Site Work**

- Remove all debris and extraneous material from site  
*No impact from a Certificate of Appropriateness perspective.*

- Seal and restripe existing parking lot per site plan. Add new paving as shown.  
*Sealing and restriping has no impact from a Certificate of Appropriateness perspective. The new paving is less impactful across the stream than what was shown in H-23-18, and ultimately shows a reduction from 4.528 acres of impervious to 4.512 acres of impervious.*

- Install new pole-mounted site lights throughout the property including the parking areas

*The materials submitted for H-23-18 did not include details on site lighting. No lighting plan was provided with Z(CD)-16-18 either. A lighting plan has been submitted with the building plan, which is included in Exhibit E (Sheet SA.01 from PRB2021-02298).*

- Create new screened dumpster pad and enclosure  
*H-23-18 reflected a trash enclosure roughly within the existing stream on site. Z(CD)-16-18 did not reflect the dumpster enclosures. The site plan reflected concrete pads, but no dumpsters specifically. The building plan architectural site plan reflects two dumpster locations: one on the street side of the West Warehouse, and the other towards the railroad tracks from the main mill building in the railroad right of way. The applicant is reflecting a brick dumpster screen on sheet SA.04 in Exhibit E.*

- Add new native landscaping, as well as new walkways, and planting beds. Repair and replace damaged sidewalks where necessary.  
*See note under overall project description. The applicant has submitted a revised landscaping plan to the NPS for review; the file has been sent to the City Arborist for comment, and additional information will be provided at the hearing.*

- Provide new handicap-accessible ramp at main front entrance.  
*The handicap ramp was not shown in case H-23-18, nor Z(CD)-16-18. The technical site plan reflects handicap parking and ramps along the north and south sides of the buildings, the reference to main front entrance refers to the western entrance on the south side of the main mill building.*

- Repair/replace existing storm drainage system to meet or exceed both state and local requirements. Provide positive drainage to meet or exceed NCH FA guidelines  
*The site plan is consistent with the variance case V-03-21. This level of detail was not provided in H-23-18 nor Z(CD)-16-18, but covered during technical site plan review.*

- Achieve final grading, balancing cut and fill in newly graded and paved areas.  
*The site plan is consistent with the variance case V-03-21. This level of detail was not provided in H-23-18 nor Z(CD)-16-18, but covered during technical site plan review.*

### **Demolition**

- Remove or abandon all existing mechanical, electrical, and plumbing equipment and fixtures
- Remove noncontributing buildings from site pending full approval from NPS.  
*Main Mill East Façade: western appendage was proposed for removal in H-23-18; the appendage on the south west corner on the building appears to have been removed and is not shown on the existing floor plan in the building plans.*

*Main Mill South Façade: Four accessory structures dating from 1947-1950 were shown for demolition in Case H-23-18. Parking was proposed in the area in Case Z(CD)-16-18, and carried through to the Technical Site Plan and building plans. Several later appendages were also proposed for removal in Case H-23-18, and also carried through to Technical Site Plan and Building Plans. These appendages have not yet been removed.*

*Main Mill West Façade: No demolition shown.*

*Main Mill North Façade: 2 Existing ventilation rooms to be removed and one of three existing elevator shafts according to the building plans. Only existing ductwork was flagged in H-23-18; however, area*

*was reflected as green space in Z(CD)-16-18, the technical site plan does not reflect removal of the ventilation rooms.*

*National Park Service Condition: "The two historic stair towers on the Main Mill building must be retained with the historic stairs intact."*

*West Warehouse: No specific demolition shown.*

*East Warehouse: No specific demolition shown.*

### **Utilities**

- Remove any overhead electrical lines and install new underground electrical feed to each major building section

*Not a significant impact for Certificate of Appropriateness review.*

### **Building Exteriors**

- Replace all rotted wood trim to match existing profiles. Clean, scrape, and paint all wood trim  
*The National Park Service has added a condition stating: Replacement metal and wood siding on the East and West Cotton Warehouses must only be installed selectively, based on the condition of individual siding elements. Any replacement material must match the historic in visual appearance, exposure, and thickness. Documentation of the need for, and extent of, any siding replacement must be submitted for review and approval prior to the removal of the historic material.*

- Repair original brick exteriors for minor cracks and clean all surfaces in accordance with the Secretary of Interior's Standards for historic properties. Brick to be cleaned per NPS guidelines  
*Based on the information provided, applicant is committing to following NPS guidelines for cleaning and repair.*

- Windows vary from building to building and elevation to elevation. Remove infill masonry from existing window locations and install new historically compatible as necessary. New windows and locations for same are to be approved by NPS.

*National Park Service Condition: "Many of the replacement windows and doors being proposed here are inappropriate for a piedmont textile mill of this age and style. In particular the following proposed windows and doors must be revised:*

- *The 1912 addition to the main mill would not likely have had 4 over 1 windows. Instead, narrow, multi-lite steel windows were more probably employed.*
- *Fully glazed entry doors are also problematic. Double-leaf entry doors would have been wooden doors with floating panels, and, at most, glazing held to the top third of each slab.*
- *The new windows along the first floor of the west warehouse must reflect the industrial character of the warehouse and not resemble residential hung windows.*

*Replacement window and door details must either be substantiated by documentary evidence (e.g. historic photographs or extant windows) or better conform to standard details seen on historic mills elsewhere in the region. To ensure all replacement windows and doors meet the Standards, detailed and dimensioned drawings of all proposed replacement units (Main Mill, West Warehouse, East*

*Warehouse), once selected and finalized, must be submitted for review. Drawings should illustrate the windows in relationship to the wall assembly, and must include elevations as well as sill, jamb, head, meeting rail, and muntin details. Simulated divided light windows must have muntin grids installed on the exterior, interior, and feature spacers bars or equivalent separations between the glass.*

*H-23-18 reflected only six over six windows. The building plans reflect replica windows on the west main mill elevation, except on the southern side, where six over six windows are still reflected. On the south elevation, new 8-light center divide windows are now reflected on the western half of the elevation, with replica windows on the eastern side. The north elevation reflects replica windows on the eastern portion of the elevation with 8 light center divide windows of varying sizes on the two-thirds of the façade, generally.*

*On the west warehouse, west side fenestrations on the upper level do not appear to change. There are six new lower level window and two door openings and two existing doors are proposed to be fixed in place. On the south side, 11 new windows are proposed, three closed window openings will be reestablished, and one new door opening would be added. This is a greater level of detail than was provided on H-23-18. On the east side, six new windows would be added. The north elevation 20 new windows and two doors are proposed for addition.*

*On the east warehouse, one new door is being added to the west façade, two garage doors are being added on the south elevation, no changes are proposed on the north elevation or the east elevation.*

- Replace/repair roof with compatible materials consistent with the Secretary of the Interior's standards

*The National Park Service has added a condition stating: Replacement metal and wood siding on the East and West Cotton Warehouses must only be installed selectively, based on the condition of individual siding elements. Any replacement material must match the historic in visual appearance, exposure, and thickness. Documentation of the need for, and extent of, any siding replacement must be submitted for review and approval prior to the removal of the historic material.*

### **Building Interiors**

- Remove or abandon all electrical equipment, wiring, and fixtures
- Remove or abandon all mechanical equipment and ductwork

*National Park Service Condition: "New mechanical, electrical, and plumbing systems must be installed in a manner that has minimal effect on the historic character of the building. Exposed systems must be sized and located to minimize their visual impact and be held back from the windows an adequate distance to avoid a noticeable impact from the building's exterior. Systems may be installed above lowered ceilings in secondary spaces such as bathrooms and closets. In order to ensure the installation of the systems meets the Standards, details of the location, size, and concealment or finish of the ductwork and utility lines, ideally in the form of mechanical drawings and reflected ceiling plans, must be submitted for review.*

- Original walls to be exposed and repaired.
- Where possible, original doors to be sanded, refinished, and reused.
- Repair all existing wood floors where salvageable. In areas where the wood floor cannot be repaired, install new wood, carpet, or vinyl

*Interior details were not available at the time of H-23-18, although a floor plan was provided. Over the revisions, the floor plan and arrangement has changed substantially and many more details have been made available regarding finishes.*

*National Park Service Condition: Interior architectural finishes, consisting of the wood floors in the Main Mill Building and concrete floors in the West Warehouse, must be preserved where they existed historically. Some carpeting or LVT is acceptable in secondary spaces, such as bathroom and bedrooms in residential units.*

*National Park Service condition: Main Mill Building Ceilings: Interior architectural finishes, such as the exposed ceilings, must be preserved. The exposed wooden beams must still be expressed in the individual units and corridors. If necessary for fire code protection, gypsum board may be placed between the beams held tight to the wood planking above. On the third floor, there must not be gypsum board ceilings and the historic structure must be fully exposed. Photographs showing the historic fabric preserved in place must be submitted with the Request for Certification of Completed Work.*

*The building plans reflect two typical finishes for the main mill building: on the first floor existing concrete, with carpet in bedrooms; where wood floor is present on the first, second, and third floor, carpet would go on the existing wood floor in the bedrooms, and stone patterned LVT in bathrooms. In the western part of the main mill building, existing creosote contaminated wood would be removed and replaced with a 4" concrete slab. For residential units in the west warehouse, concrete would be in most living areas, with carpet on existing concrete in bedrooms.*

- Refinish hard wood flooring in new corridors where present otherwise install VCT in corridors
- Laundry rooms to have VCT tile floors and eight (8) sets of washer and dryers (1 set per 20 units)
- Construct tenant storage areas as appropriate, provide 1 storage unit per residential unit with 16 unobstructed sq. ft. and min 36 inch in depth will be provided.
- Install ramps and elevators to provide accessible route as shown on plans
- Install fire suppression system per international fire code
- Install 2 passenger elevator.
- Community interior amenities will be added; Community Room with kitchenette, Management Office, Exercise Room, and Computer Lab

*National Park Service Condition: The historic utilitarian character of the West Warehouse (exposed wood siding, brick knee walls, brick demising walls, concrete floors, exposed beams and decking) must be retained to the maximum amount possible. First floor units must retain the historic flooring and mimic the unfinished surfaces on the exterior walls. In order to ensure that the proposed interior finishes in the West Warehouse meet the Standards, a detailed finish schedule (including product specs, texture, and color) must be reviewed and approved by both the SHPO and NPS before proceeding with this work.*

#### **Unit Construction**

- All units to be constructed in accordance with NCHFA Design Standard and Building Codes in effect in Concord
- Install new interior partitions. Wall construction to be 2x4 wood studs with 5/8" gypsum board. Tenant demising walls to be 2x6 studs with insulation and 5/8" fire rated gypsum board
- Refinish existing wood floors in living and dining rooms. Install carpet in bedrooms
- Install new VCT tile flooring in kitchen and bathrooms where existing wood floors cannot be

saved

- Install kitchen cabinetry with wood face cabinets and plastic laminate tops. Install new Energy Star rated refrigerators and dishwashers. Install sinks, disposal units, and ranges with hoods vented to the exterior
- In bathrooms, provide mirror that extends down to backsplash and medicine cabinet
- Provide new lever type door hardware and install new deadbolts and peep holes on all unit entry doors. Entry door to be solid core wood door with a painted finish
- All interior doors to be panel hardboard doors with paint finish
- Install mini-blinds on all apartment windows to achieve uniform appearance from street
- All interior trim to be painted wood
- Install wood-blocking for future grab bars in bathroom locations as required by Accessibility Code

*See NPS Conditions with regard to Building Interiors.*

### **Mechanical, Electrical, and Plumbing**

- Install new electrical system from new meter bases and panels to new outlets, switches and lights, with ceiling fans in living rooms and bedrooms.
- Provide a light fixture at each unit entry inside corridor
- Provide lighting package that meets or exceeds NCHFA building guidelines
- Provide monitored system for fire suppression systems
- Install new electric water heater with an Energy Factor of at least .95 for each apartment
- Install new plumbing supply and waste lines from the service entrance
- Install new low-flow, EPA "Watersense" rate shower heads and faucets. Provide lever faucet controls for all kitchen and bathroom sinks
- Install new split system heat pump HVAC units for each apartment.
- Mechanically ventilate all bathrooms with externally vented Energy Star rated exhaust fans at 90 CCFM. Fans are to be wired to run whenever bathroom light is on
- Install venting to the outside for range hoods

*National Park Service Condition: "New mechanical, electrical, and plumbing systems must be installed in a manner that has minimal effect on the historic character of the building. Exposed systems must be sized and located to minimize their visual impact and be held back from the windows an adequate distance to avoid a noticeable impact from the building's exterior. Systems may be installed above lowered ceilings in secondary spaces such as bathrooms and closets. In order to ensure the installation of the systems meets the Standards, details of the location, size, and concealment or finish of the ductwork and utility lines, ideally in the form of mechanical drawings and reflected ceiling plans, must be submitted for review.*

### **ATTACHMENTS**

Exhibit A: Application for Certificate of Appropriateness and Scope of Work

Exhibit B: Local Landmark Designation Ordinance

Exhibit C: National Park Service Conditional Approval and Consultant Response Memorandum

Exhibit D: Technical Site Plan Selections

Exhibit E: Building Plan Selections

Exhibit F: Zoning Site Plan

Exhibit G: H-23-18 Full Staff Report

G.A. National Register Nomination

G.B. Application for Certificate of Appropriateness

G.C. Site Plan

- G.D. Existing Floor Plan
- G.E. Applicant Photographs of Existing Structures
- G.F. Applicant Fenestration Simulation
- G.G. Applicant Photographs of Other Projects (Interior)
- G.H. Applicant's Proposed Floor Plan
- G.I. Preservation Brief 18 and Interpreting the Standards

Exhibit H: H-23-18 Recorded Order

**RECOMMENDATION:**

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the Historic Districts Handbook 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.





**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: STC Coleman Mill, LLC  
Address: 10401 Covered Bridge Rd  
City: Prospect State: KY Zip Code: 40059 Telephone: 317-408-6628

**OWNER INFORMATION**

Name: Bryton Partners  
Address: 190 High Peak Dr.  
City: Boone State: NC Zip Code: 28607 Telephone: 704-281-6289

**SUBJECT PROPERTY** Street Address: 625 Main St., SW, Concord NC

Area (acres or square feet): 152,000 approximately P.I.N. # 55296935740000  
Current Zoning: RC-CD Land Use: No

**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 Adaptive reuse of the Coleman Mill property into 150 affordable housing units for family tenants

2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.): Repair, refurbish, and build out the property in accordance with National Park Service Part 2 approval to receive historic tax credits to help finance the project. See plan drawings in accordance with NPS Part 2 approval.


**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. **Digital copies are preferred.**
2. Detailed written description of the project.
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 if applicable.
5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
6. Detailed list of materials that will be used to complete the project.

**Certification**

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to 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.

11/8/2022  
Date

  
Signature of Owner/Agent

**Scope of Work Narrative**

**Coleman Mill Apartments  
Concord, NC**

**11-8-22**

**Prepared by  
Martin Riley Associates – Architects, PC**

**Overall Project Description**

The proposed is the adaptive reuse of the Coleman Mill into a 150 unit affordable housing project for family tenants. The property is listed on the National Register of Historic Places.

The community will have 150 LIHTC units between two buildings and covered parking in a third building. The units are comprised of 36 efficiency, 41 one bedroom, 60 two bedroom, and 13 three bedroom units. Sixteen (16) units will be fully accessible for the mobility impaired, eight (8) of those will have roll in showers. All apartments will fully meet or exceed the NCHFA design guidelines for amenities and quality of apartment design.

	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms
<b>Mill Building Existing 3 Story</b>	32	15	32	12
<b>West Warehouse Existing 1 Story</b>	4	26	28	0
<b>East Warehouse Existing 1 Story</b>	N/A parking only	N/A parking only	N/A parking only	N/A parking only

The development will have the three (3) QAP required tenant amenities as shown on the site plan, namely the Covered Picnic Area with 150 sf and 2 tables and 2 grills. Multi-Purpose Room (250 sq. ft.), and Playground. The three (3) additional amenities include: an Exercise Room ,a Computer Room (with a minimum of 2 computers), and Outdoor Sitting Areas (min 3 locations).

All community and common areas will be fully accessible to those with disabilities. Parking will be 1.75 spaces per LIHTC unit. ADA parking will be provided as required. Landscaping will meet or exceed both NCHFA and the Town of Concord’s standards and be well maintained.

## **Scope of Work**

### **Site Work**

- Remove all debris and extraneous material from site
- Seal and restripe existing parking lot per site plan. Add new paving as shown.
- Install new pole-mounted site lights throughout the property including the parking areas
- Create new screened dumpster pad and enclosure
- Add new native landscaping, as well as new walkways, and planting beds. Repair and replace damaged sidewalks where necessary.
- Provide new handicap-accessible ramp at main front entrance.
- Repair/replace existing storm drainage system to meet or exceed both state and local requirements. Provide positive drainage to meet or exceed NCHFA guidelines
- Achieve final grading, balancing cut and fill in newly graded and paved areas.

### **Demolition**

- Remove or abandon all existing mechanical, electrical, and plumbing equipment and fixtures
- Remove noncontributing buildings from site pending full approval from NPS.

### **Utilities**

- Remove any overhead electrical lines and install new underground electrical feed to each major building section

### **Building Exteriors**

#### Historic Adaptive Reuse:

- Replace all rotted wood trim to match existing profiles. Clean, scrape, and paint all wood trim
- Repair original brick exteriors for minor cracks and clean all surfaces in accordance with the Secretary of Interior's Standards for historic properties. Brick to be cleaned per NPS guidelines
- Windows vary from building to building and elevation to elevation. Remove infill masonry from existing window locations and install new historically compatible as necessary. New windows and locations for same are to be approved by NPS.
- Replace/repair roof with compatible materials consistent with the Secretary of the Interior's standards

## **Building Interiors**

- Remove or abandon all electrical equipment, wiring, and fixtures
- Remove or abandon all mechanical equipment and ductwork
- Original walls to be exposed and repaired.
- Where possible, original doors to be sanded, refinished, and reused.
- Repair all existing wood floors where salvageable. In areas where the wood floor cannot be repaired, install new wood, carpet, or vinyl
- Refinish hard wood flooring in new corridors where present otherwise install VCT in corridors
- Laundry rooms to have VCT tile floors and eight (8) sets of washer and dryers (1 set per 20 units)
- Construct tenant storage areas as appropriate, provide 1 storage unit per residential unit with 16 unobstructed sq. ft. and min 36 inch in depth will be provided.
- Install ramps and elevators to provide accessible route as shown on plans
- Install fire suppression system per international fire code
- Install 2 passenger elevator.
- Community interior amenities will be added; Community Room with kitchenette, Management Office, Exercise Room, and Computer Lab

## **Unit Construction**

- All units to be constructed in accordance with NCHFA Design Standard and Building Codes in effect in Concord
- Install new interior partitions. Wall construction to be 2x4 wood studs with 5/8" gypsum board. Tenant demising walls to be 2x6 studs with insulation and 5/8" fire rated gypsum board
- Refinish existing wood floors in living and dining rooms. Install carpet in bedrooms
- Install new VCT tile flooring in kitchen and bathrooms where existing wood floors cannot be saved
- Install kitchen cabinetry with wood face cabinets and plastic laminate tops. Install new Energy Star rated refrigerators and dishwashers. Install sinks, disposal units, and ranges with hoods vented to the exterior
- In bathrooms, provide mirror that extends down to backsplash and medicine cabinet
- Provide new lever type door hardware and install new deadbolts and peep holes on all unit entry doors. Entry door to be solid core wood door with a painted finish
- All interior doors to be panel hardboard doors with paint finish
- Install mini-blinds on all apartment windows to achieve uniform appearance from street
- All interior trim to be painted wood
- Install wood-blocking for future grab bars in bathroom locations as required by Accessibility Code

### **Electrical**

- Install new electrical system from new meter bases and panels to new outlets, switches and lights, with ceiling fans in living rooms and bedrooms.
- Provide a light fixture at each unit entry inside corridor
- Provide lighting package that meets or exceeds NCHFA building guidelines
- Provide monitored system for fire suppression systems

### **Plumbing**

- Install new electric water heater with an Energy Factor of at least .95 for each apartment
- Install new plumbing supply and waste lines from the service entrance
- Install new low-flow, EPA "Watersense" rate shower heads and faucets. Provide lever faucet controls for all kitchen and bathroom sinks

### **Mechanical**

- Install new split system heat pump HVAC units for each apartment.
- Mechanically ventilate all bathrooms with externally vented Energy Star rated exhaust fans at 90 CCFM. Fans are to be wired to run whenever bathroom light is on
- Install venting to the outside for range hoods

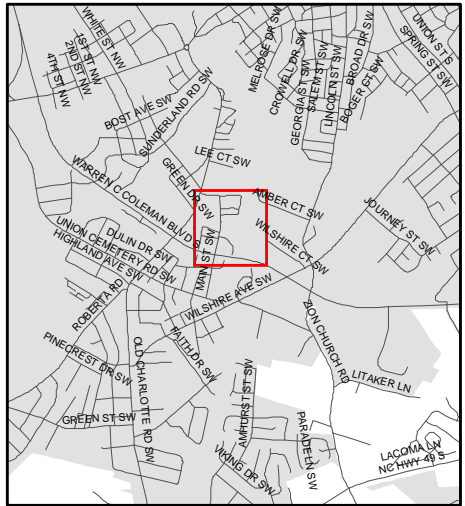


**H-15-21**

**Coleman Mill**

**625 Main St SW**

**PIN: 5529-69-3574**



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.



AN ORDINANCE OF THE CONCORD CITY COUNCIL DESIGNATING THE  
COLEMAN-FRANKLIN-CANNON MILL LOCATED AT 625 MAIN STREET SW AS A  
LOCAL HISTORIC LANDMARK

WHEREAS, North Carolina General Statutes §160A-400.5 grants North Carolina local governments the authority to designate local historic landmarks upon compliance with North Carolina General Statutes §160A-400.6; and

WHEREAS, the City of Concord has complied with the required landmark designation procedures of §160A-400.6 of the North Carolina General Statutes and the local historic landmark designation procedure set forth in the Concord Development Ordinance §9.8.3; and

WHEREAS, the Concord Historic Preservation Commission conducted a public hearing on November 8, 2017 to consider the proposed designation; and

WHEREAS, the Coleman-Franklin-Cannon Mill was constructed beginning in 1898 and has important associations with African-American history through its connections with Warren C. Coleman and is architecturally significant as a relatively intact example of an early to mid-20<sup>th</sup> century mill complex;

NOW, THEREFORE, BE IT ORDAINED, by the City Council of Concord, NC:

1. That 6.6 +/- acres at the northern end of the property known as the Coleman-Franklin-Cannon Mill is hereby designated a local historic landmark pursuant to Part 3B, Article 19, Chapter 160A of the North Carolina General Statutes. This property is more specifically described as Lying and being in the City of Concord, Number 11 Township, Cabarrus County, North Carolina, and lying on the south side of Office Drive SW, lying west of the centerline of the North Carolina Railroad, and lying east of Main Street SW, and being the property of Insignia Inc. (Deed Book 11456 at Page 251), and being more particularly described as follows:

Beginning at an existing #5 rebar in the eastern right-of-way line of Main Street SW (50' public right-of-way), and the northeast corner of Duke Power Company (Deed Book 1001 at Page 67), said rebar being N 00°37'44" E 668.46 feet from NCGS monument "MAIN"; thence from the POINT OF BEGINNING along the eastern right-of-way line of said Main Street SW the following two courses and distances: 1) N 11°49'10" E 114.69 feet to an existing #5 rebar; and 2) N 02°56'38" W 234.67 feet to an existing 1-1/2" pipe, said pipe being the southwest corner of Katheryne Coble (Deed Book 12045 at Page 253); thence with the line of said Katheryne Coble the following two courses and distances:

1) N 81°31'28" E 120.13 feet to an existing bent #5 rebar; and 2) N 10°49'01" E 47.03 feet to an existing #5 rebar, said rebar being in the southern right-of-way line of Office Drive (25' public right-of-way); thence with the southern right-of-way line of Office Drive the following three courses and distances: 1) with the arc of a circular curve to the right having a radius of 1428.35 feet, an arc length of 112.66 feet, and a chord bearing and distance of N 88°14'51" E 112.63 feet to an existing #5 rebar; 2) S 89°17'26" E 237.07 feet to an existing #5 rebar; and 3) N 08°09'09" E 3.07 feet to an existing #5 rebar, said rebar being the southwest corner of Glenn and Sally Cook (Lot 13 of Map Book 19 at Page 54, Deed Book 558 at Page 377); thence with the southern line of said Cook S 82°15'00" E (passing an existing #5 rebar on line at 141.83 feet) a total distance of 191.83 feet to an existing PK nail in the centerline of North Carolina Railroad; thence with said centerline, and with Lot 9 of Map Book 34 at Page 29 with the arc of a circular curve to the right having a radius of 5729.65 feet, an arc length of 506.91 feet, and a chord bearing and distance of S 09°48'20" W 506.74 feet to a point; thence leaving said centerline across subject property N 90°00'00" W 268.09 feet to the POINT OF BEGINNING containing 6.831 acres.


2. The local historic landmark designation encompasses the site, building exteriors of all contributing structures as established in the National Register Nomination for the Coleman-Franklin-Cannon Mill (November 2014), and the building interior of the Coleman-Franklin-Cannon Mill, 1898, 1912, 1950s, 1960s Contributing Building, East Cotton Warehouse 1902, 1912, 1926 Contributing Building, and West Cotton Warehouse 1927-1938 Contributing Building.
3. The property subject to this designation is located at 625 Main St. SW, Concord, NC. This property is more particularly described as a portion of the property at GIS PIN 5529-69-3574 on the Cabarrus County Tax Maps.
4. That said designated property may be materially altered, restored, moved, or demolished only following the issuance of a Certificate of Appropriateness by the Concord Historic Preservation Commission. For the designated interiors, a certificate of appropriateness is required for modifications that impact, affect, or obscure architectural or layout details described in the National Register Nomination for the Coleman-Franklin-Cannon Mill (November 2014) or floor plans accompanying the report for this designation. An application for a Certificate of Appropriateness authorizing demolition of said property may not be denied; however, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3B and amendments, thereto and hereinafter adopted. The regulations relating to Certificates of Appropriateness are found in the City of Concord Development Ordinance. Owners of locally designated historic landmarks are expected to be familiar with and follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the City of Concord Historic Preservation Commission to evaluate proposed alterations and additions for this property.
5. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof. Nothing herein shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances, or regulations.
6. That a suitable sign may be posted indicating that said property has been designated as historic property and containing any other appropriate information. If the owner consents, the sign may be placed on said property. If the owner objects, the sign may be placed on a nearby public right-of-way.
7. That the owners of the property known as the Coleman-Franklin-Cannon Mill be given the notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Cabarrus County Building Services Division, Cabarrus County Register of Deeds, and the Tax Supervisor as required by law.
8. This ordinance shall become effective upon adoption.

Adopted this 11<sup>th</sup> day of January 2018.

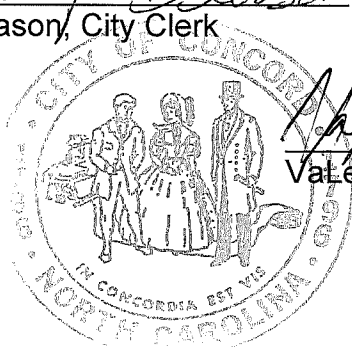
CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

  
\_\_\_\_\_  
William C. Dusch, Mayor

ATTEST:

  
\_\_\_\_\_  
Kim Deason, City Clerk

  
\_\_\_\_\_  
Valerie Kolczynski, City Attorney



RECEIVED MAY 10 2021



HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 - DESCRIPTION OF REHABILITATION

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number  
**44276**

1. Historic Property Name Coleman-Franklin-Cannon Mill  
 Street 625 Main St SW  
 City Concord County Cabarrus State NC Zip 28027-6887  
 Name of Historic District or National Register property Coleman-Franklin-Cannon Mill  
 Listed individually in the National Register of Historic Places; date of listing 04/16/2015  
 Located in a Registered Historic District; name of district \_\_\_\_\_  
 Part 1 - Evaluation of Significance submitted? Date submitted 03/03/2015 Date of certification 03/19/2015

2. Project Data (for phased projects, data entered in this section must be totals for entire project)  
 Date of building 1898 Estimated total rehabilitation costs (QRE) \$23,400,000  
 Number of buildings in project 2 Floor area before / after rehabilitation 145,000 / 145,000 sq ft  
 Start date (estimated) 05/15/2021 Use(s) before / after rehabilitation vacant / apartment  
 Completion date (estimated) 12/15/2022 Number of housing units before / after rehabilitation 0 / 152  
 Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 0 / 152  
 intend to elect IRS 60-month phased rehabilitation

3. Project Contact (if different from applicant)  
 Name Ellis Mumford-Russell Company Post Oak Preservation Solutions  
 Street 2506 Little John Ln City Austin State TX  
 Zip 78704 Telephone (832) 919-6433 Email Address ellis@postoakpreservation.com

4. Applicant  
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
 For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
 Name JAMES W. FREEMAN, MANAGER Signature (Sign in ink) [Signature] Date 02/23/2021  
 Applicant Entity STC Coleman Mill, LLC SSN \_\_\_\_\_ or TIN 83-1158350  
 Street 1180 Peachtree ST NE, Suite 3330 City Atlanta State GA  
 Zip 30309 Telephone (404) 963-6657 Email Address jwf@thestrategicgroup.com  
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:  
 the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.  
 the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met. 7/13/2022 ? 9/19/2022  
 the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 10/12/2022  
 National Park Service Authorized Signature (Sign in Ink) [Signature]

NPS conditions or comments attached



## HISTORIC PRESERVATION CERTIFICATION APPLICATION NATIONAL PARK SERVICE CONDITIONS

Historic Property Name Coleman-Cannon-Franklin Mill Project Number 44276  
Property Address, City, State 625 Main Street SW, Concord, NC

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

- 1. Windows and Doors:** Many of the replacement windows and doors being proposed here are inappropriate for a piedmont textile mill of this age and style. In particular the following proposed windows and doors must be revised.
  - The 1912 addition to the main mill would not likely have had 4 over 1 windows. Instead, narrow, multi-lite steel windows were more probably employed.
  - Fully glazed entry doors are also problematic. Double-leaf entry doors would have been wooden doors with floating panels, and, at most, glazing held to the top third of each slab.
  - The new windows along the first floor of the west warehouse must reflect the industrial character of the warehouse and not resemble residential hung windows.

Replacement window and door details must either be substantiated by documentary evidence (e.g. historic photographs or extant windows) or better conform to standard details seen on historic mills elsewhere in the region. To ensure all replacement windows and doors meet the Standards, detailed and dimensioned drawings of all proposed replacement units (Main Mill, West Warehouse, East Warehouse), once selected and finalized, must be submitted for review. Drawings should illustrate the windows in relationship to the wall assembly, and must include elevations as well as sill, jamb, head, meeting rail, and muntin details. Simulated divided light windows must have muntin grids installed on the exterior, interior, and feature spacers bars or equivalent separations between the glass.

- 2. Siding:** Replacement metal and wood siding on the East and West Cotton Warehouses must only be installed selectively, based on the condition of individual siding elements. Any replacement material must match the historic in visual appearance, exposure, and thickness. Documentation of the need for, and extent of, any siding replacement must be submitted for review and approval prior to the removal of the historic material.
- 3. Flooring:** Interior architectural finishes, consisting of the wood floors in the Main Mill Building and concrete floors in the West Warehouse, must be preserved where they existed historically. Some carpeting or LVT is acceptable in secondary spaces, such as bathrooms and bedrooms in residential units.
- 4. Main Mill Building Ceilings:** Interior architectural finishes, such as the exposed ceilings, must be preserved. The exposed wooden beams must still be expressed in the individual units and corridors. If necessary for fire code protection, gypsum board may be placed between the beams held tight to the wood planking above. On the third floor, there must not be gypsum board ceilings and the historic structure must be fully exposed. Photographs showing the historic fabric preserved in place must be submitted with the Request for Certification of Completed Work.
- 5. West Warehouse Interior:** The historic utilitarian character of the West Warehouse (exposed wood siding, brick knee walls, brick demising walls, concrete floors, exposed beams and decking) must be retained to the maximum amount possible. First floor units must retain the historic flooring and mimic the unfinished surfaces on the exterior walls (as proposed in response to hold received by NPS on July 13, 2022). Second floor units must retain the exposed beams and decking on the ceilings and mimic the unfinished surfaces on the exterior walls. Lofted/unsubdivided units must retain both the floors, exposed ceiling, and mimic the unfinished surfaces on the exterior walls. In order to ensure that the proposed interior finishes in the West Warehouse meet the Standards, a detailed finish schedule (including product specs, texture, and color) must be reviewed and approved by both the SHPO and NPS before proceeding with this work.
- 6. Stair Towers:** The two historic stair towers on the Main Mill building must be retained with the historic stairs intact.



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

7. **MEP:** New mechanical, electrical, and plumbing systems must be installed in a manner that has minimal effect on the historic character of the building. Exposed systems must be sized and located to minimize their visual impact and be held back from the windows an adequate distance to avoid a noticeable impact from the building's exterior. Systems may be installed above lowered ceilings in secondary spaces such as bathrooms and closets. In order to ensure the installation of the systems meets the Standards, details of the location, size, and concealment or finish of the ductwork and utility lines, ideally in the form of mechanical drawings and reflected ceiling plans, must be submitted for review.
  
8. **Landscape:** New landscape features and improvements must be compatible with the historic industrial character of the complex. Landscaping must be held close to the ground and not overwhelm the industrial character of the historic buildings and site, which was generally without landscaping historically. The three proposed oak trees that abut the main mill building (Hold response received on February 16, 2022) do not meet the Standards and should not be planted. The proposed landscaping along the Main Mill Building should be minimal and remain low to the ground. Trees may be planted in the parking lot but should be away from the mill and warehouse. A revised landscaping plan must be submitted for review and approval by the SHPO and NPS.

Page 2 of 2

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Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

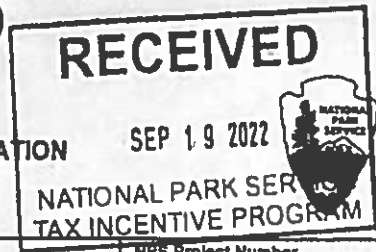
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The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

10/12/2022  
Date

  
National Park Service Signature

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
AMENDMENT / ADVISORY DETERMINATION



Instructions: This page must bear the applicant's original signature and must be dated.

NPS Project Number  
44276

1. Historic Property Name Coleman-Cannon-Franklin Mill

Street 625 Main Street SW

City Concord County Cabarrus State NC Zip 28027-6887

2. This form  includes additional information requested by NPS for an application currently on hold.  
 updates applicant or contact information.  
 amends a previously submitted  Part 1  Part 2  Part 3 application.  
 requests an advisory determination that the completed phase \_\_\_ of \_\_\_ phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date \_\_\_\_\_ Estimated rehabilitation costs of phase (QRE) \_\_\_\_\_

Summarize information here; continue on following page if necessary.

This Amendment 3 provides the revised design for the Coleman Mill (NPS No. 442776) per a Microsoft Teams call on Thursday, August 18, 2022 and as refined through email correspondence starting on September 2, 2022 through September 12, 2022. See attached memorandum and drawings illustrating the floor plan and elevation changes for the Main Mill and West Warehouse as noted on revised sheets A102, A106, A107 & A308.

3. Project Contact (if different from applicant)

Name Brian W. LaBrie Company Ray, Ellis & LaBrie Consulting

Street Rhodes Hall | 1516 Peachtree ST NW City Atlanta State GA

Zip 30309 Telephone (678) 612-2833 Email Address brian@rayandellis.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable):

- I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 87.2 (2011), and/or  
 If I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 87.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Jim Sari Signature (Sign in Ink)  Date 09/14/2022

Applicant Entity STC Coleman Mill, LLC SSN \_\_\_\_\_ or TIN 83-1158350

Street 10401 Covered Bridge Road City Prospect State KY

Zip 40059 Telephone (317) 408-6628 Email Address jim@sariandcompany.biz | c.winter@oraclesign.net

- Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.  
 Will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.  
 does not meet the Secretary of the Interior's Standards for Rehabilitation.  
 updates the information on file and does not affect the certification.

Advisory Determinations:

- The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 10/12/2022

National Park Service Authorized Signature (Sign in Ink) 

- NPS conditions or comments attached

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
AMENDMENT / ADVISORY DETERMINATION

RECEIVED

JUL 13 2022



NATIONAL PARK SERVICE  
TAX INCENTIVE PROGRAM

Instructions: This page must bear the applicant's original signature and must be dated.

NPS Project Number  
44276

1. Historic Property Name Coleman-Cannon-Franklin Mill  
Street 625 Main Street SW  
City Concord County Cabarrus State NC Zip 28027-6887

2. This form  Includes additional information requested by NPS for an application currently on hold.  
 updates applicant or contact information.  
 amends a previously submitted  Part 1  Part 2  Part 3 application.  
 requests an advisory determination that the completed phase \_\_\_ of \_\_\_ phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date \_\_\_ Estimated rehabilitation costs of phase (QRE) \_\_\_

Summarize information here; continue on following page if necessary.

This provides additional information requested by NPS in their hold letter dated 05/13/2022, as well as updates the signatory information for this project.

3. Project Contact (if different from applicant)  
Name Brian W. LaBrie Company Ray, Ellis & LaBrie Consulting  
Street Rhodes Hall | 1516 Peachtree ST NW City Atlanta State GA  
Zip 30309 Telephone (678) 612-2833 Email Address brian@rayandellis.com

4. Applicant  
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable):  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 If I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Jim Sari Signature (Sign in ink) [Signature] Date 6-27-22  
Applicant Entity STC Coleman Mill, LLC SSN \_\_\_\_\_ or TIN 83-1158350  
Street 10401 Covered Bridge Road City Prospect State KY Email  
Zip 40059 Telephone (317) 408-6628 Address jim@sariandcompany.biz & c.winter@oracleadesign.net

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
- will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
- does not meet the Secretary of the Interior's Standards for Rehabilitation.
- updates the information on file and does not affect the certification.

Advisory Determinations:

The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

10/12/2022

Date

National Park Service Authorized Signature (Sign in Ink)

NPS conditions or comments attached

[Signature]



## Memorandum

To: Caryn Winter, STC Coleman Mill, LLC (STC)  
Jarod Burgess, STC  
Jim Sari, STC  
Jackie Martin, Martin Riley & Associates (MRA)  
Leigh Gomes, MRA  
From: Brian LaBrie, Ray, Ellis & LaBrie Consulting (REL)  
CC: Project File  
Date: Wednesday, October 12, 2022  
Re: Coleman-Cannon-Franklin Mill | NPS No. 44276

Our Part 2 dated 2/23/21 as Amended on 6/27/22 and 9/14/22 was approved with the following conditions (see my comment with "REL" next to it below the conditions):

- 1) Windows and Doors: Many of the replacement windows and doors being proposed here are inappropriate for a piedmont textile mill of this age and style. In particular the following proposed windows and doors must be revised:
  - a) The 1912 addition to the main mill would not likely have had 4 over 1 windows. Instead, narrow, multi-lite steel windows were more probably employed.
  - b) Fully glazed entry doors are also problematic. Double-leaf entry doors would have been wooden doors with floating panels, and, at most, glazing held to the top third of each slab.
  - c) The new windows along the first floor of the west warehouse must reflect the industrial character of the warehouse and not resemble residential hung windows.
  - d) Replacement window and door details must either be substantiated by documentary evidence (e.g. historic photographs or extant windows) or better conform to standard details seen on historic mills elsewhere in the region.

To ensure all replacement windows and doors meet the Standards, detailed and dimensioned drawings of all proposed replacement units (Main Mill, West Warehouse, East Warehouse), once selected and finalized, must be submitted for review. Drawings should illustrate the windows in relationship to the wall assembly, and must include elevations as well as sill, jamb, head, meeting rail, and muntin details. Simulated divided light windows must have muntin grids installed on the exterior, interior, and feature spacers bars or equivalent separations between the glass.

**REL:** This is a typical condition, which Jackie and I had discussed. Once we select the windows they will be submitted for review as an amendment. For the window submittals we will need both a window elevation, and a horizontal and vertical section through the proposed window. I think we have a random intact window on the west warehouse, we should get similar drawings for it so they can compare/reference to it.

- 2) Siding: Replacement metal and wood siding on the East and West Cotton Warehouses must only be installed selectively, based on the condition of individual siding elements. Any replacement material must match the historic in visual appearance, exposure, and thickness. Documentation of the need for, and extent of, any siding replacement must be submitted for review and approval prior to the removal of the historic material.

**REL:** This is not unexpected and would be something we can work out with the GC when selected. For this we should highlight on the elevation areas that siding needs to be replaced. We also might find on closer inspection that we may not need to. Once we know what we are replacing we can submit as an amendment. The highlighted elevations should also have detailed photographs documenting the deterioration.



- 3) **Flooring:** Interior architectural finishes, consisting of the wood floors in the Main Mill Building and concrete floors in the West Warehouse, must be preserved where they existed historically. Some carpeting or I-T is acceptable in secondary spaces, such as bathrooms and bedrooms in residential units.

**REL:** This is a typical condition, which Jackie and I had discussed and is in-keeping with what our plans are if I recall correctly. Any tile in secondary areas should be square and not the large format tile. Unless we start putting this in other areas than secondary (bathroom, laundry, bedrooms) we should not need an amendment. Also if possible perhaps we could leave the historic finish in the bedrooms and buy us some brown points.

- 4) **Main Mill Building Ceilings:** Interior architectural finishes, such as the exposed ceilings, must be preserved. The exposed wooden beams must still be expressed in the individual units and corridors. If necessary for fire code protection, gypsum board may be placed between the beams held tight to the wood planking above. On the third floor, there must not be gypsum board ceilings and the historic structure must be fully exposed. Photographs showing the historic fabric preserved in place must be submitted with the Request for Certification of Completed Work.

**REL:** This is a typical condition and is in-keeping with what our plans are if I recall correctly. We should reconfirm our fire and sound strategy with the floors to ensure we are complying with this.

- 5) **West Warehouse Interior**

- a) The historic utilitarian character of the West Warehouse (exposed wood siding, brick knee walls, brick demising walls, concrete floors, exposed beams and decking) must be retained to the maximum amount possible. First floor units must retain the historic flooring and mimic the unfinished surfaces on the exterior walls (as proposed in response to hold received by NPS on July 13, 2022). Second floor units must retain the exposed beams and decking on the ceilings and mimic the unfinished surfaces on the exterior walls.

**REL:** This is a typical condition and is in-keeping with what our plans are if I recall correctly. We should reconfirm our fire and sound strategy with the floors to ensure we are complying with this.

- b) Lofted/unsubdivided units must retain both the floors, exposed ceiling, and mimic the unfinished surfaces on the exterior walls. In order to ensure that the proposed interior finishes in the West Warehouse meet the Standards, a detailed finish schedule (including product specs, texture, and color) must be reviewed and approved by both the SHPO and NPS before proceeding with this work.

**REL:** This is in-keeping with what we had discussed, but as suggested, would be good to solidify into a finish schedule which can be submitted as an amendment to confirm everything.

- 6) **Stair Towers:** The two historic stair towers on the Main Mill building must be retained with the historic stairs intact.

**REL:** This was our original plan, so we can accommodate.

- 7) **MEP:** New mechanical, electrical, and plumbing systems must be installed in a manner that has minimal effect on the historic character of the building. Exposed systems must be sized and located to minimize their visual impact and be held back from the windows an adequate distance to avoid a noticeable impact from the building's exterior. Systems may be installed above lowered ceilings in secondary spaces such as bathrooms and closets. In order to ensure the installation of the systems meets the Standards, details of the location, size, and concealment or finish of the ductwork and utility lines, ideally in the form of mechanical drawings and reflected ceiling plans, must be submitted for review.

**REL:** This is in-keeping with what we had discussed, but as suggested, would be good to solidify into a finish schedule which can be submitted as an amendment to confirm everything.

- 8) Landscape: New landscape features and improvements must be compatible with the historic industrial character of the complex. Landscaping must be held close to the ground and not overwhelm the industrial character of the historic buildings and site, which was generally without landscaping historically. The three proposed oak trees that abut the main mill building (Hold response received on February 16, 2022) do not meet the Standards and should not be planted. The proposed landscaping along the Main Mill Building should be minimal and remain low to the ground. Trees may be planted in the parking lot but should be away from the mill and warehouse. A revised landscaping plan must be submitted for review and approval by the SHPO and NPS.

**REL:** Landscaping lately has been a hot button item at NPS, so I would recommend we work on this and get it submitted as an amendment sooner than later.

The following **To Do Items** are recommended to ensure compliance with the SHPO and NPS conditions/recommendations:

General

- Design Team to confirm our plan includes the recommendations/conditions in Nos. 3-4 & 6-8
- Amendments need to be provided in response to the recommendation/conditions in Nos. 1-2 & 5
- Design changes should be submitted as an Amendment. It is recommended then when design changes are in their conceptual development that REL be consulted to assist in design.

MRA

- Coordinate with REL on Amendment for Nos. 3-4 & 6-8.
- Coordinate with REL on design changes

REL

- Coordinate with MRA on Amendment for Nos. 3-4 & 6-8.
- Coordinate with MRA to confirm if there are extant windows/doors per No. 1 that should be photographically documented as part of an amendment.
- Coordinate with MRA to confirm replacement siding per No. 2 that should be photographically documented as part of an amendment.
- Coordinate with MRA and Ownership regarding construction observation and site visits to photographically document windows/doors (Condition 1) and siding (Condition 2).

**SITE INFORMATION:**

SITE: 10.65 ACRES  
 ZONING: EXISTING: 1-2 PROPOSED: RESIDENTIAL  
 COMPACT-RC-CD  
 DENSITY: 14.17 UNITS/ACRES  
 BUILDINGS: (1) 3 STORY WAREHOUSE  
 (1) 2-STORY APARTMENT BUILDINGS  
 SPRINKLERS: 13R  
 PARKING SPACES: 228 REQUIRED @ 1.5 PER UNIT/ 228 PROVIDED

**UNIT INFORMATION:**

UNIT TYPE	E	1 BR	2BR	3BR	TOTAL
MAIN MILL 1ST FLR	17	7	10	0	34
MAIN MILL 2ND FLR	15	6	13	0	34
MAIN MILL 3RD FLR	0	4	10	12	26
WEST WAREHOUSE 1ST FLR	2	15	14	0	31
WEST WAREHOUSE 2ND FLR	0	14	12	0	26
TOTAL	34	46	59	12	151

**REQUIRED AMENITIES:**

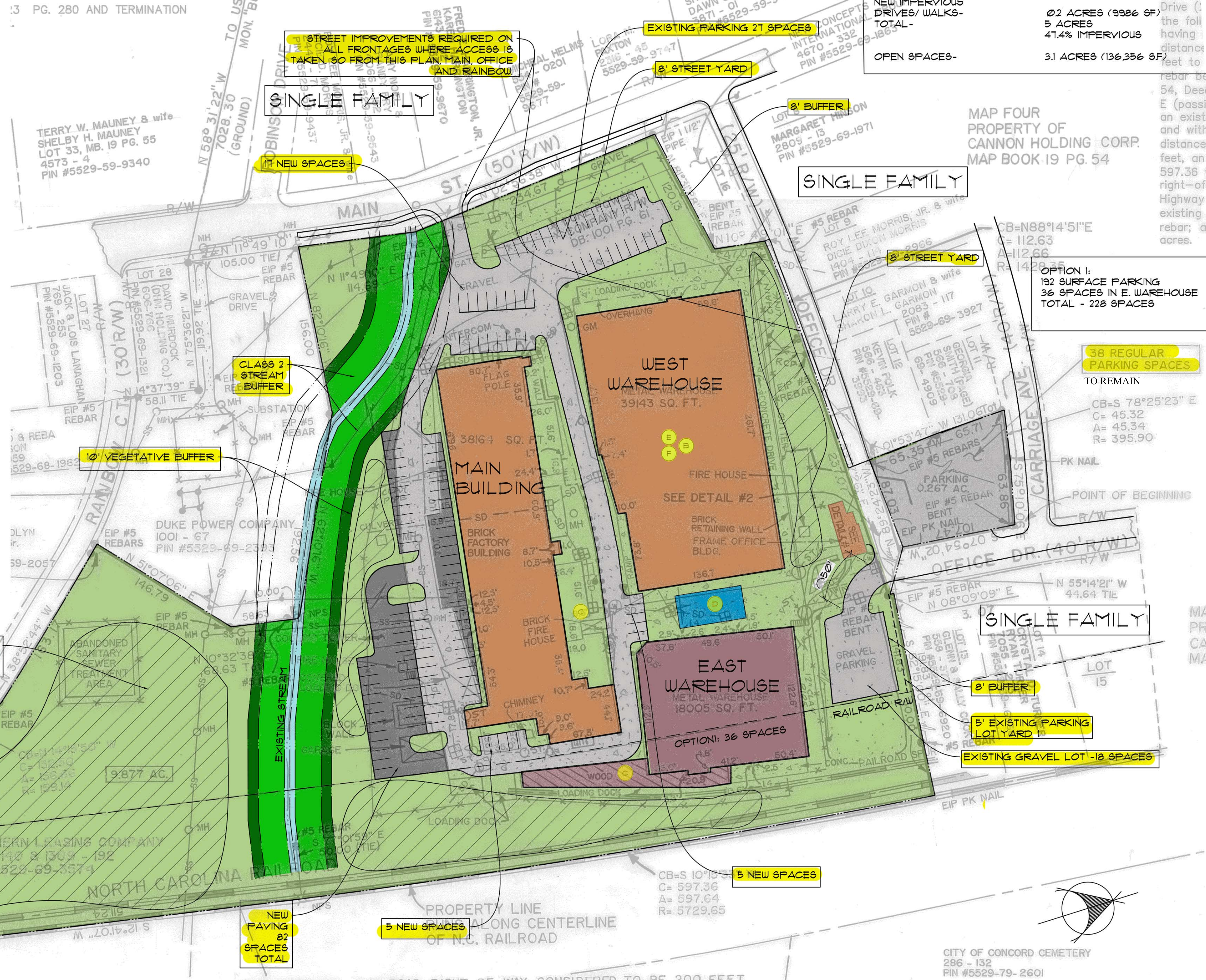
- (A) PLAYGROUND - (W/MIN. 1 BENCH)
- (B) MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- (C) COVERED PICNIC AREA - (150 SQ.FT. W/ 2 TABLES & GRILL)

**ADDITIONAL AMENITIES:**

- (D) SWIMMING POOL
- (E) EXERCISE ROOM - (W/ NEW EQUIPMENT)
- (F) RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)

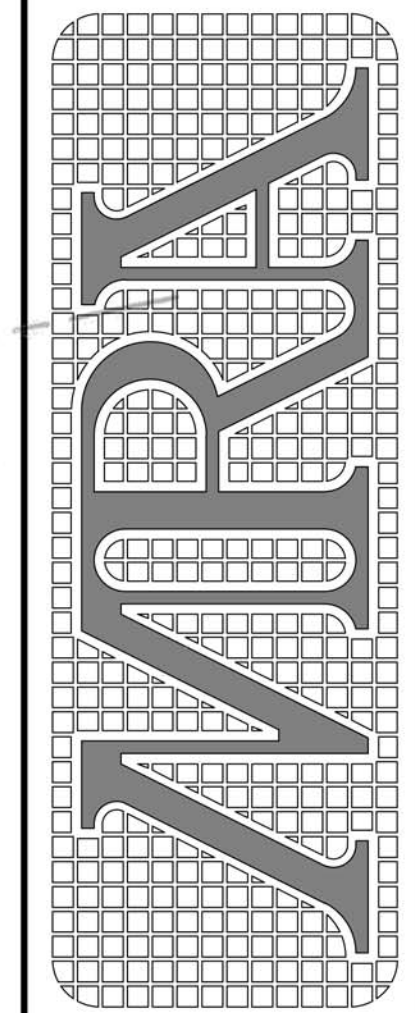
- NOTES:
1. PROVIDE TURN LANES ON HWY 601 AS REQUIRED BY CITY AND NC DOT.
  2. PROVIDE FIRE ACCESS AS REQUIRED BY FIRE MARSHALL. FIRE LANES TO BE 26' WIDE.
  3. SPRINKLER PLANS AND HYDRAULIC CALC. TO BE SUBMITTED TO FIRE MARSHALL FOR REVIEW.
  4. PROVIDE ADDITIONAL FIRE HYDRANTS AS REQUIRED BY FIRE MARSHALL.

TOTAL SITE AREA-	10.65 ACRES
EXISTING IMPERVIOUS BUILDING-DRIVES/WALKS-TOTAL	2.20 ACRES 2.6 ACRES 4.8 ACRES 45.2 % IMPERVIOUS
NEW IMPERVIOUS DRIVES/ WALKS-TOTAL-	0.2 ACRES (9986 SF) 5 ACRES 47.4% IMPERVIOUS
OPEN SPACES-	3.1 ACRES (136,356 SF)



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**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-375-2800  
**COLEMAN MILL APARTMENTS**  
 CONCORD, NC

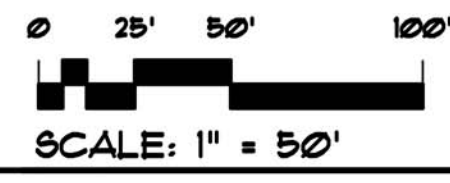


**CSP1**

# COLEMAN MILL APARTMENTS

CONCORD, NC

OPTION 1



NOT RELEASED FOR CONSTRUCTION

**SITE INFORMATION:**

SITE: 7.9 ACRES  
 ZONING: EXISTING: 1-2 PROPOSED: RESIDENTIAL  
 COMPACT-RC-CD  
 DENSITY: 19.11 UNITS/ACRES  
 BUILDINGS: (1) 3 STORY WAREHOUSE  
 (1) 2-STORY APARTMENT BUILDINGS  
 SPRINKLERS: 13R  
 PARKING SPACES: 228 REQUIRED @ 1.5 PER UNIT/ 228 PROVIDED

**UNIT INFORMATION:**

UNIT TYPE	E	1 BR	2BR	3BR	TOTAL
MAIN MILL 1ST FLR	17	7	10	0	34
MAIN MILL 2ND FLR	15	6	13	0	34
MAIN MILL 3RD FLR	0	4	10	12	26
WEST WAREHOUSE 1ST FLR	2	15	14	0	31
WEST WAREHOUSE 2ND FLR	0	14	12	0	26
TOTAL	34	46	59	12	151

**REQUIRED AMENITIES:**

- (A) PLAYGROUND - (W/MIN. 1 BENCH)
- (B) MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- (C) COVERED PICNIC AREA - (150 SQ.FT. W/ 2 TABLES & GRILL)

**ADDITIONAL AMENITIES:**

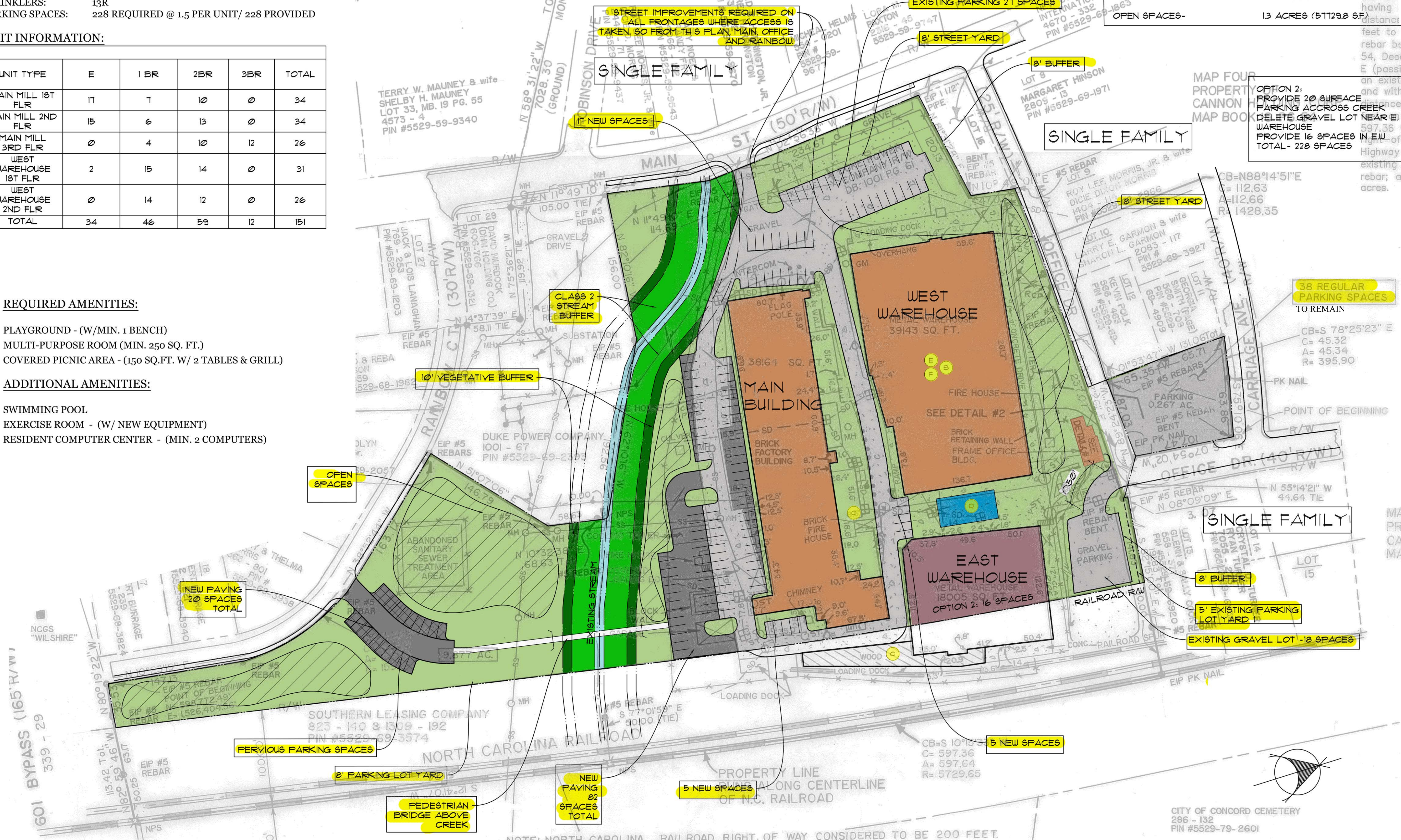
- (D) SWIMMING POOL
- (E) EXERCISE ROOM - (W/ NEW EQUIPMENT)
- (F) RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)

**NOTES:**

1. PROVIDE TURN LANES ON HWY 601 AS REQUIRED BY CITY AND NC DOT.
2. PROVIDE FIRE ACCESS AS REQUIRED BY FIRE MARSHALL. FIRE LANES TO BE 26' WIDE.
3. SPRINKLER PLANS AND HYDRAULIC CALC. TO BE SUBMITTED TO FIRE MARSHALL FOR REVIEW.
4. PROVIDE ADDITIONAL FIRE HYDRANTS AS REQUIRED BY FIRE MARSHALL.

TOTAL SITE AREA- EXISTING IMPERVIOUS BUILDING- DRIVES/WALKS-	7.9 ACRES
NEW IMPERVIOUS DRIVES/ WALKS- TOTAL-	0.46 ACRES ( 19,920 SF) 46 58% IMPERVIOUS
OPEN SPACES-	13 ACRES (51129.8 SF)

13 PG. 280 AND TERMINATION

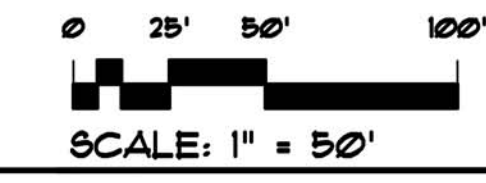


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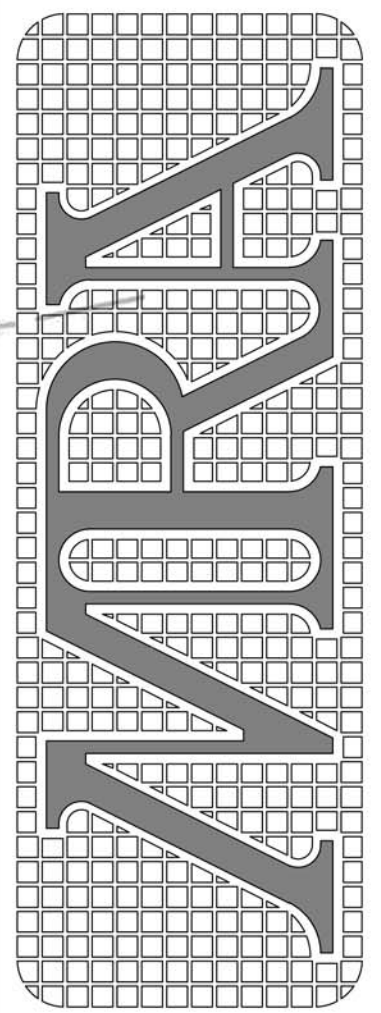
# COLEMAN MILL APARTMENTS

CONCORD, NC

OPTION 2



**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-375-2800  
**COLEMAN MILL APARTMENTS**  
 CONCORD, NC



**CSP1**

NOT RELEASED FOR CONSTRUCTION

FILED  
CABARRUS COUNTY NC  
WAYNE NIXON  
REGISTER OF DEEDS

FILED Apr 24, 2019  
AT 12:09 pm  
BOOK 13472  
START PAGE 0032  
END PAGE 0036  
INSTRUMENT # 09633  
EXCISE TAX \$0.00  
MKL

SCANNED AND RETURNED

Drawn By: Scott Sherrill  
Return to: City of Concord ROD Box

PIN: 5529-69-3574

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP  
OF THE CITY OF CONCORD, NORTH CAROLINA  
FOR PROPERTY LOCATED AT 625 MAIN ST SW**

WHEREAS, the City of Concord, North Carolina, pursuant to the authority conferred by the North Carolina General Statutes 160A-364 enacted an Official Zoning Ordinance for the City of Concord, North Carolina and the Area of Extraterritorial Jurisdiction on July 28, 1977; and

WHEREAS, the City of Concord, North Carolina, pursuant to the authority conferred by North Carolina General Statute 160A-364 through 160A-366 and 160A-381 through 160A-392 may from time to time as necessary amend, supplement, change, modify or repeal certain of its zoning regulations and restrictions and zone boundaries; and

WHEREAS, the City of Concord, North Carolina, pursuant to the authority conferred by North Carolina General Statute, Chapter 160A, Art. 19, Session Laws of 1993, Chapter 247, House Bill 575 and Section 3.2.4.B.2 of the Concord Development Ordinance does hereby allow the Planning and Zoning Commission to be final approval authority for zoning changes of land, provided that at least three-fourths of the members present vote in the affirmative, and no appeal of the decision is taken; and

WHEREAS, Section 3.2.4.B.5 of the Concord Development Ordinance specifies that any person aggrieved by the decision of the Planning and Zoning Commission shall have the right to appeal the decision to the City Council within fifteen days of the decision of the Planning and Zoning Commission decision by giving written notice to the Administrator; and

WHEREAS, Section 3.2.4.B.2 of the Concord Development Ordinance specifies that a final approval decision shall not be in effect until the fifteen day appeal period expires;

NOW, THEREFORE BE IT ORDAINED by the Planning and Zoning Commission of the City of Concord, North Carolina:

5 pgs 26-

SECTION 1. That the P&Z Commission held a duly advertised public hearing on April 16, 2019. At the close of the public hearing, the P&Z Commission adopted the following "Statement of Zoning Consistency" as required by NC Gen Stat 160A-383.

- The subject property is approximately 10.65 acres.
- The subject property is currently industrial in use.
- The proposed zoning amendment is consistent with the 2030 Land Use Plan (LUP) because it results in a zoning classification which remains consistent with the Mixed Use Activity Center future land use category. In this instance, the mixed use activity center is isolated to this parcel and the Young-Hartsell Mill location to the north of the subject property, and the addition of apartments represents the addition of a new housing type to the area. Although it does little to advance the self-containment of the mixed use activity center, it may support future development of mixed uses. The nearest transit stop is approximately four-tenths of a mile away on the orange line.
- The zoning amendment is reasonable and in the public interest in advancing the vision of the 2030 land use plan for the site through encouraging the adaptive reuse of a historic property. This adaptive reuse will likely result in a longer life span for the historic structures as well as establish additional affordable housing in the city.

The P&Z Commission then voted to approve the map amendment by the required super-majority, subject to the following conditions, which have been offered by the petitioner and/or mutually agreed upon during the course of the hearing:

1. The development shall proceed in accordance with the Coleman Mill Apartments Option 1, dated 04/09/2019, except that it shall be required to meet the City's Technical Standards and current Fire Code, until such time as the project's usage of the North Carolina Railroad Right of Way is no longer possible. At that time, the project may proceed under the site plan for Coleman Mill Apartments Option 2, dated 04/09/2019, subject to Technical Site Plan approval and Fire Code requirements.
2. The applicant will provide turn lanes on Hwy 601 as required by NC DOT.
3. An exemption is granted for the 12' building yard; however, alternate areas for landscaping will be required along the North side of the building or in areas currently identified as open space.
4. For the detached portion of the site, across Office Dr., the applicant will be required to show parking space, create a driveway cut/aisle, and meet minimum stem, curb, and gutter requirements. Sidewalk will be required along the whole frontage of this portion of the property, along with Main Street and Office Drive where access is taken.
5. A second remote entrance is required, and fire lanes are required to be 26 feet wide.
6. Certificates of appropriateness will be required for the demolition and alteration of contributing buildings within the local landmark designations.
7. If total new impervious surface exceeds 20,000 square feet or more than 1 acre is disturbed, stormwater controls will be required.
8. Full technical site plan approval shall be submitted in compliance with the Concord Code of Ordinances and the Conditions listed herein.
9. Buildings shall be located as shown on the approved preliminary site plan. Minor modifications may be allowed, pursuant to Concord Development Ordinance (CDO) §5.4.10 and 3.2.8.1.

10. The proposed structures shall follow the theme, scale, and architectural guidelines of the provided elevations. Minor modifications may be allowed, pursuant to CDO §5.4.10 and 3.2.8.i.
11. Changes in the uses shown on the site plan may require additional site plan review. Minor modifications may be allowed, pursuant to CDO §5.4.10 and 3.2.8.i.
12. Water system must be installed, tested, verified to provide the needed fire flow, and approved before vertical construction.
13. No more than 1.5 parking spaces per unit shall be provided;
14. An encroachment agreement with North Carolina Railroad shall be pursued by the developer.

SECTION 2. That the Official Zoning Map is hereby amended by rezoning from Heavy Industrial (I-2) to Residential Compact Conditional District (RC-CD) the area described as follows:

Lying and being in the City of Concord, Number 11 Township, Cabarrus County, North Carolina, and lying on the north and west side of Office Drive, and lying on the south side of Carriage Avenue, and being the property of Southern Leasing Company (Deed Book 823 at Page 140 and Deed Book 1309 at Page 192), and being more particularly described as follows:

Beginning at a bent #5 rebar in the southern right-of-way line of Carriage Avenue (40' public right-of-way), and in the wester right-of-way line of Office Drive (40' public right-of-way) S 07°54'02" W 107.47 feet to an existing PK nail, said PK nail being in the western right-of-way line of the 40' right-of-way of Office Drive and in the northern right-of-way line of the 25' right-of-way of Office Drive; thence with the northern right-of-way line of Office Drive (25' public right-of-way) N 89°24'23" W 87.03 feet to an existing #5 rebar, said rebar being the southeast corner of Kevin Polk (Lot 12 of Map Book 19 at Page 54, Deed Book 566 at Page 463); thence with the line of said Polk and with the line of Georgia Smith (Lot 11 of Map Book 19 at Page 54, Deed Book 566 at Page 708); N 01°53'47" W (passing an existing #5 rebar on line at 65.35 feet) a total distance of 131.06 feet to an existing #5 rebar, said rebar being the northeast corner of said Smith, and in the southern right-of-way line of Carriage Avenue (40' public right-of-way); thence with the southern right-of-way line of Carriage Avenue the following two courses and distance: 1) with the arc of a circular curve to the right having a radius of 395.90 feet, an arc length of 45.34 feet, and a chord bearing and distance of S 78°25'23" E 45.32 feet to an existing PK nail; and 2) S 75°10'06" E 63.86 feet to the POINT OF BEGINNING containing 0.267 acres.

AND

Lying and being in the City of Concord, Number 11 Township, Cabarrus County, North Carolina, and lying on the north side of US Highway 601, and lying west of the centerline of the North Carolina Railroad, and being the property of Southern Leasing Company ((Deed Book 823 at Page 140 and Deed Book 1309 at Page 192), and being more particularly described as follows:

Beginning at an existing #5 rebar in the northern right-of-way line of US Highway 601, and in the eastern right-of-way line of Rainbow Court (30' public right-of-way), said rebar being S 88°11'06" E 320.47 feet from NCGS monument "MAIN"; thence from the POINT OF BEGINNING along the eastern right-of-way line of Rainbow Court the following four courses and distances: 1) N 10°23'19" E 147.13 feet to an existing #5 rebar; 2) with the arc of a circular curve to the left having a radius of 159.14 feet, an arc length of 136.66 feet; and a chord bearing and distance of N 14°15'50" W 132.50 feet to an existing #5 rebar 3) N 38°52'44" W 163.17 feet to an existing #5 rebar; and 4) with the arc of a circular curve to the left having a radius of 292.18 feet, an arc length of 10.00 feet, and a chord bearing and distance of N 40°00'35" E 146.79 feet to an existing #5 rebar, said rebar being the southeast corner of Duke Power Company (Deed Book 1001 at Page 67); thence with the line of said

Duke Power Company the following four courses and distances: 1) N 51°07'06" E 146.79 feet to an existing #5 rebar; 2) N 10°32'38" E (passing an existing #5 rebar on line at 58.63 feet) a total distance of 58.63 feet to a point 3) N 62°10'16" W 192.56 feet to an existing #5 rebar; and 4) N 82°10'16" W 156.00 feet to an existing #5 rebar in the eastern right-of-way line of Main Street (50' public right-of-way); thence with the eastern right-of-way line of Main Street the following two courses and distances: 1) N 11°49'10" E 114.69 feet to an existing #5 rebar; and 2) N 02°56'38" W 234.67 feet to an existing 1 1/2" pipe, said pipe being the southwest corner of New Concepts International Group, Inc. (Deed Book 4670 at Page 332); thence with the line of said New Concepts International Group, Inc. the following two courses and distances; 1) N81°31'28" E 120.13 feet to an existing bent #5 rebar; and 2) N 10°49'01" E 47.03 feet to an existing #5 rebar, said rebar being in the southern right-of-way line of Office Drive (25' public right-of-way); thence with the southern right-of-way line of Office Drive the following three courses and distances: 1) with the arc of a circular curve to the right having a radius of 1428.35 feet, an arc length of 112.66 feet, and a chord bearing and distance of N 88°14'51" E 112.63 feet to an existing #5 rebar; 2) S 89°17'26" E 237.07 feet to an existing #5 rebar and 3) N 08°09'09" E 3.07 feet to an existing #5 rebar, said rebar being the southwest corner of Glenn and Sally Cook (Lot 13 of Map Book 19 at Page 54, Deed Book 558 at Page 377); thence with the southern line of said Cook S 82°15'00" E passing an existing #5 rebar on line at 141.83 feet) a total distance of 191.83 feet to an existing PK nail in the centerline of North Carolina Railroad; thence with said centerline, and with Lots 9, 10, 15, and 14 or Map Book 34 at Page 29 the following two courses and distances: 1) with the arc of a circular curve to the right having a radius of 5729.65 feet, and arc length of 597.64 feet, and a chord bearing and distance of S 10°15'33" W 597.36 feet to a point; and 2) S 12°41'07" W 511.24 feet to a point in the northern right-of-way line of US Highway 601; thence with the northern right-of-way line of US Highway 601 the following two courses and distances: 1) N 82°59'46" W (passing an existing #5 rebar on line at 50.25 feet) a total distance of 113.42 feet to an existing #5 rebar; and 2) N 80°19'22" W 35.53 feet to the POINT OF BEGINNING containing 9.877 acres.

SECTION 3. That the establishment of this district and subsequent issuance of Zoning Clearance Permits are hereby authorized.

SECTION 4. That the above described property shall be perpetually bound to the uses authorized in the Concord Development Ordinance, as such may be amended from time to time and as provided for under Article 3 of the Concord Development Ordinance.



SECTION 5. That the effective date hereof is the 1<sup>st</sup> day of May, 2019.

Adopted the 16<sup>th</sup> day of April, 2019

PLANNING AND ZONING COMMISSION  
CITY OF CONCORD  
NORTH CAROLINA

William C. Isenhour  
William C. Isenhour (Chair)

ATTEST:

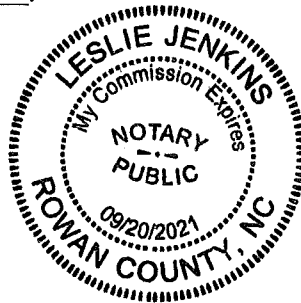
Angela Baldwin  
Secretary to the Planning & Zoning Commission

North Carolina  
CABARRUS County

I, Leslie Jenkins a Notary Public for Rowan County 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 the 24<sup>th</sup> day of April, 2019.  
Leslie Jenkins (Notary Public)

My Commission expires 9-20, 21.



**HISTORIC PRESERVATION COMMISSION MEETING  
MINUTES  
Wednesday, August 8, 2018**

**Members**

**Present:** Dr. Lee Gray  
Lea Halloway  
Jim Ramseur  
Carolyn Coggins  
Brian Floyd  
Richard Milan

**Alternate  
Members:**

**Members** Casey Killough  
**Absent:** Scott Elliott

**Attorney to  
Commission:** Fred Johnson

**Staff**

**Present:** Scott Sherrill, Senior Planner  
Kevin Ashley, Planning Manager  
David Whitley, GIS Manager  
Angela Baldwin, Executive Assistant

**Cases Heard:**

**H-20-18 – CHANDLER EDWARDS – 251 UNION ST N  
H-21-18 – JENNY DABBS – 67 GEORGIA ST. NW  
H-22-18 – MARK SUMMERS – 111 SPRING STREET NW  
H-23-18 – SARI AND COMPANY – 625 MAIN ST SW  
LLD-01-18 – JUSTIN MUELLER – 57 UNION ST. S  
LLD-02-18 – EVERETT HELMS/NEKCO LLC – 30 UNION ST. S**

Chair Gray called the August 8, 2018, Historic Preservation Commission meeting to order at 6:30 p.m.

Commissioner Killough made a motion to approve the July 11, 2018 minutes. Commissioner Halloway seconded the motion. The vote carried unanimously. **–The Vote: All Ayes.**

**CHANGES TO THE AGENDA:**

Chair Gray informed the audience that the meeting would begin with Case H-21-18 since Mr. Bill Leake had not arrived to testify regarding Case H-20-18.

**ADMINISTRATION OF THE OATH:**

Chair Gray swore in all those wishing to speak before the Commission.

**H-21-18 – JENNY DABBS HAS SUBMITTED A CERTIFICATE OF APPROPRIATENESS APPLICATION TO PAINT THE MASONRY HOUSE AT 67 GEORGIA ST. NW PIN 5620-77-0693.**

Scott Sherrill introduced the case to the Commission.

The applicant is proposing to paint the masonry SH Light French Gray, and the wood trim will stay white. Painting unpainted masonry—stone, brick, terra cotta--requires a Commission hearing. The applicant provided additional elevation photographs and a paint swatch at the meeting.

Jenny Dabbs 67 Georgia St. NW explained the materials that would be used for the project and that the actual color would be requisite gray.

Commissioner Coggins made a motion to approve the Findings of Fact as amended. Commissioner Halloway seconded the motion. The vote carried unanimously. **–The Vote: All Ayes.**

**FINDINGS OF FACT:**

1. The subject property is located at 67 Georgia St. NW, Concord, NC. The owners are Walker K Dabbs and Jennifer L Dabbs. The Dabbs acquired the property by deed recorded in Cabarrus County Register of Deeds Book 9947, Page 56, as recorded on April 4, 2012.
2. The subject property is located in a RM-2 (Residential Medium Density) zoning district and in the North Union Street Historic District.
3. The subject property is not designated in the Concord Historic Districts Handbook (June 2001 ed.), (the “Handbook”) Chapter 3 and also by the NC State Historic Preservation Office.
4. The Handbook is an ordinance of the City of Concord duly adopted by the City Council and incorporated into the Code of Ordinances by reference.
5. On June 19, 2018, Jenny Dabbs submitted an application (Exhibit A) for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to paint a masonry house “Requisite Gray” (Exhibits A and B).
6. The applicant submitted photographs of the property (Exhibit B).
7. The applicant submitted a paint swatch (Exhibit C).

Commissioner Coggins made a motion to approve the Conclusions of Law as amended. Commissioner Halloway seconded the motion. The vote carried unanimously. **–The Vote: All Ayes.**

**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 Approval Requirement Needs* and Appendix A:
  - Commission Hearing and Approval Required For: “Painting unpainted masonry—stone, brick, terra cotta.”
  - Recommended: Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and joint and unit size, tooling and bonding patterns, coatings, and color.
  - Not recommended: Radically changing the type of paint or coating or its color.
  - Recommended: Applying compatible paint coating systems following proper surface preparation.

- Not recommended: Using new paint colors that are inappropriate to the historic building and district.
3. 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.
  4. The application is congruous with the historic aspects of the district.
  5. 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 painting is appropriate for the district based on the handbook language as articulated in Section 2 of the Conclusions of Law.

Commissioner Holloway made a motion to approve the Certificate of Appropriateness and to allow the Chairman to sign the Order out of session. Commissioner Coggins seconded the motion. The vote carried unanimously. **–The Vote: All Ayes. (APPROVED)**

**H-20-18 – CHANDLER EDWARDS HAS SUBMITTED A CERTIFICATE OF APPROPRIATENESS APPLICATION TO REMOVE A 100’ TALL WILLOW OAK AT 251 UNION ST N PIN 5621-60-4254.**

Scott Sherrill introduced the case to the Commission.

The applicant is proposing to remove a 100 foot tall willow oak with a hazard rating of “6”. Applicant cites the danger posed to the church and powerlines as justification for removal, and also seeks to divert water runoff away from the church structure. There is some decay in the tree. Staff is referring removal to the Historic Preservation Commission given the absence of dead limbs and prominent location as part of the church campus.

Bill Leake City Arborist appeared before the Commission. Mr. Leake explained that about 1/8 of the diameter of the trunk is decayed on the curbside. It is exposed to utility pruning on the roadside. Commissioner Milan asked about the risk rating and failure potential. Mr. Leake stated that the overall rating is six and the most likely part to fail would be the branches in about six months. Mr. Leake recommended removal of the tree.

Dan Overcash appeared before the Commission. Mr. Overcash explained that the trustees of the church listened to the recommendation of Mr. Leake and got on board with the suggested removal of the tree.

Chair Gray closed the public hearing.

Commissioner Coggins made a motion to approve the Findings of Fact as amended. Commissioner Halloway seconded the motion. The vote carried unanimously. –**The Vote: All Ayes.**

### **FINDINGS OF FACT:**

1. The subject property is located at 251 Union St. N, Concord, NC. The owner is Trustees of Forest Hill United Methodist Church. The church acquired the property by deed recorded in Cabarrus County Register of Deeds Book 05721, Page 352, as recorded on December 23, 2004.
2. The subject property is located in a O-I-CU (Office-Institutional Conditional Use) zoning district and in the North Union Street Historic District.
3. The subject property is designated as “Fill” (Exhibit A) in the Concord Historic Districts Handbook (June 2001 ed.), (the “Handbook”) Chapter 3 and also by the NC State Historic Preservation Office.
4. The Handbook is an ordinance of the City of Concord duly adopted by the City Council and incorporated into the Code of Ordinances by reference.
5. On June 28, 2018, Chandler Edwards submitted an application (Exhibit B) for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to remove a 100’ tall willow oak with a hazard rating of “6” (Exhibits B, C, D, and E).
6. The applicant and the city submitted photographs of the property (Exhibit D and E).
7. The applicant submitted a site plan for proposed drainage improvements (Exhibit C).
8. Mr. Leake submitted a tree evaluation which recommended that the tree be replaced with a similar species in a different location.

Commissioner Coggins made a motion to approve the Conclusions of Law as amended. Commissioner Halloway seconded the motion. The vote carried unanimously. –**The Vote: All Ayes.**

### **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 Approval Requirement Needs* Chapter 5 – Section 8: Landscaping and Trees:
  - Commission Hearing and Approval Required For: “City Staff may refer any tree running or removal request to the Historic Preservation Commission.”
  - One of the most visible features of the Districts is the landscaping and the associated tree canopy. Activities which negatively impact any aspect of the landscape should be avoided, such as the removal of healthy trees and mature shrubs.
  - Tree health may be decided upon by the acquisition of a Tree Hazard Evaluation Report issued by the City Arborist or a report submitted by a certified arborist. Healthy trees are trees that have a hazard rating of 4 or lower. 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 Evaluation Report. City Staff may refer any tree pruning or removal request to the Historic Preservation Commission.

- 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.
  - Property owners should provide proper care and maintenance for the existing landscape and landscape patterns.
  - 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.
  - Placement of all vegetation should not interfere with utilities and vehicular traffic (sight-triangles).
3. 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.
4. The application is congruous with the historic aspects of the district.
5. Based on the standards of the Handbook, and the City of Concord Code of Ordinances, including the standards listed above, the Commission concludes that:
- b. The tree removal is appropriate for the district based on the handbook language as articulated in Section 2 of the Conclusions of Law.

Commissioner Halloway made a motion to approve the Certificate of Appropriateness and to allow the Chairman to sign the Order out of session. Commissioner Coggins seconded the motion. The vote carried unanimously. **–The Vote: All Ayes. (APPROVED)**

**H-22-18 – MARK SUMMERS HAS SUBMITTED A CERTIFICATE OF APPROPRIATENESS APPLICATION TO ADD A PARKING PAD, REMOVE A SECTION OF BRICK WALL, AND ADD A WOOD PICKET FENCE AT 111 SPRING ST. NW PIN 5620-78-3679.**

Scott Sherrill introduced the case to the Commission.

The applicant is seeking to remove approximately 20’ of brick wall, add a 20’x14’ parking pad, and install a wood picket fence to match the existing on the Spring Street façade. Parking pad will have a paver base. Applicant has provided additional information regarding fence height and images or samples of pavers.

Chair Gray opened the public hearing. Chair Gray asked Mr. Sherrill if he had heard from the applicant regarding the public hearing. Mr. Sherrill stated that the applicant would not be present for the meeting.

Chair Gray stated to the Commission that they have the opportunity to table the subject case until the applicant has a chance to be present. In order to evaluate the impact of the request on the tree canopy, the Commission recommended that the applicant provide more information relative to the proposed parking pad and its relationship to the extent at the crown of the existing trees.

Commissioner Halloway made a motion to table Case H-22-18 until the September 12, 2018, Historic Preservation Commission meeting. Commissioner Floyd seconded the motion. The vote carried unanimously. **–The Vote: All Ayes. (TABLED)**

**H-23-18 – SARI AND COMPANY HAS SUBMITTED A CERTIFICATE OF APPROPRIATENESS APPLICATION TO RENOVATE AND REPURPOSE THE EXISTING COLEMAN MILL BUILDINGS INTO 156 APARTMENT UNITS AT 625 MAIN ST. SW PIN 5529-69-3574.**

Scott Sherrill introduced the case to the Commission.

The Coleman-Franklin-Cannon Mill was granted local landmark status in January 2018 by the City of Concord City Council. The landmark designation encompasses the site, building exteriors of all contributing structures as established in the National Register Nomination for the Coleman-Franklin-Cannon Mill (November 2014), and the building interior of the Coleman-Franklin-Cannon Mill, 1898, 1912, 1950s, 1960s contributing building, East Cotton Warehouse 1902, 1912, 1926 contributing building, and West Cotton Warehouse 1927-1938 contributing building. The designated property may be materially altered, restored, moved, or demolished only following the issuance of a Certificate of Appropriateness by the Concord Historic Preservation commission. For the designated interiors, a COA is required for modifications that impact, affect, or obscure architectural or layout details described in the National Register Nomination for the Coleman-Franklin-Cannon Mill (November 2014) or floor plans included in the landmark report. Because of the landmark designation, the Historic Preservation Commission is the first reviewer for this project with a primary focus on the design of the project. There will be a subsequent review by the City of Concord Planning and Zoning Commission, which will address the rezoning request to include the density, traffic impacts, and other land use impacts. A neighborhood meeting will be required in advance of the rezoning hearing. This is also a tax credit project, which means that National Park Service review will be necessary for improvements. The applicant is seeking to renovate and repurpose the existing mill buildings into 156 apartment units. The applicant has expressed their intent to install new windows to replicate the originals, whose openings have been filled in with masonry. The applicant will leave the existing brick, and carefully clean it. The roof of the Tower on the north side of the main mill building will be repaired/replaced as needed. Existing openings in the exterior walls of the warehouse structures will remain, and new openings for windows and doors will be added as allowed by the National Park Service. New windows will be of a style and material that is acceptable to the National Park Service. The applicants will remove any metal siding that is beyond salvage and replace it with matching material. The metal will be finished as appropriate to the buildings and in accordance with NPS briefs. Roofs will be repaired and replaced as needed. The building interiors will strive to leave as much of the existing structure visible either in apartments or in public spaces. The volume of the existing spaces will be apparent from the new interior spaces. The applicants will not be adding new structures to the site, and the existing railroad siding structure will be renovated and used as an exterior gathering/sitting area. The parking area will be expanded to provide sufficient parking for the tenants. The site plan reflects 210 spaces. The site plan also reflects the addition of a 25' x 70' pool. At this point, applicant intends to keep contributing buildings, but if they decide to pursue demolition, they will need to return for another COA request.

Chair Gray explained that the Commission has received very light information in terms of the proposal; however, with such an important building with such an important history, additional information is required. Commissioner Milan explained that he would like to see the order because there has not been enough information presented that he feels comfortable in making a decision. Commissioner Ramseur stated that the Commission should know the exact number of units to be placed there. Chair Gray stated that it is the idea of the interior.

Chair Gray opened the public hearing.

Jim Sari appeared before the Commission. Mr. Sari explained that the request is a check mark for zoning. Mr. Sari stated that the building is individually listed so the Parks Service is going to require Part 1, Part 2 and Part 3 from a historical standpoint. Mr. Sari stated that his experience with these is that they deal with the primary façade. There are some issues with the design that may not pass through. For instance, windows on the metal building, they may not pass. Mr. Sari explained to the Commission that he does not need a full Certificate of Appropriateness all he wants is to not stop the process of zoning. Mr. Sari stated that he knows he will have to respect the fabric of history. Mr. Sari stated that he may have to reconfigure so he does not know what he will end up with. Mr. Sari asked the Commission for a preliminary review and then the item would come back to the Commission and review the findings of the Parks Service.

Chair Gray asked what level of detail on the windows would be given to the Parks Service. Mr. Sari stated that the Historic Commission is more detailed oriented than the Parks Service. Commissioner Milan asked what zoning requires of the Historic Commission. Attorney Johnson explained that Planning and Zoning’s primary charge is the actual physical zoning, density and use of the property. The use of the property is residential apartments. Chair Gray stated that the fundamental challenge is not the proposed use, but that the Commission does not have a rendering of what it would like relative to retaining the integrity of the interior.

Commissioner Halloway made a motion that there was no objection to the preliminary design of the property and when the design is completed it comes back before the Historic Preservation Commission for official consideration of a Certificate of Appropriateness. Commissioner Coggins seconded the motion. The vote carried unanimously. **–The Vote: All Ayes. (NO OBJECTION)**

**LLD-01-18 – JUSTIN MUELLER HAS SUBMITTED A LOCAL LANDMARK REQUEST FOR 57 UNION ST. S PIN 5620-97-2749.**

Scott Sherrill introduced the case to the Commission.

Local historic landmark designations are designed to provide protection to historic resources that may or may not be in a local historic district and are authorized by NCGS 160A-400.5. This is the first review in the process and there are two critical documents for review and recommendation: the ordinance and the report. The ordinance is subject to review by the Planning and Zoning Commission in addition to the Historic Preservation Commission, and it includes the following elements:

<b>Ordinance Element</b>	<b>Staff Recommendation</b>
Landmark Boundary	Parcels 5620-97-2749
COA Review	Material alterations, restorations, moves, or demolition of: <ul style="list-style-type: none"> <li>• Site</li> <li>• Building exterior</li> <li>• Portions of the building interior: the bank</li> </ul>



	hall, including the decorative columns, decorative coffered ceiling, and marble floors; the lobby for the upper floors of the 5-story section, including the marble stairs, and individual elements such as the stainless steel bank vault door at the rear of the bank hall as set forth in the tax credit application.
No COA For	Ordinary maintenance or repair of any architectural feature in or on the property that does not involve a change of design, material, or outer appearance
Standards for Evaluation	<i>Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings</i>

City Council is the final approval authority for the designation ordinance, but both the Historic Preservation Commission and City Council hold a public hearing on the ordinance. The report of the Historic Preservation Commission is subject to review and comment by the State Historic Preservation Office.

Commissioner Milan read Ordinance Section 9.83C sent by Mr. Sherrill and stated that he does not believe the Commission has the inventory of all the properties in the City. Commissioner Milan stated that if the Commission starts down this road the people who are early in the process have a greater chance of getting approval. The Ordinance requires that the Commission prepares the inventory before making any landmark findings. Mr. Sherrill explained that the inventory list seen by the Commission on July 24, 2018 was pulled from HPO website which has all properties that have been surveyed in the City of Concord. The listing broke properties out in terms of those that were on the national registry and contributing structures in a National Registry district (excluding local districts). There were those on the study list. Commissioner Coggins stated that this is what the Commission has to work from. Chair Gray asked has the City of Concord utilized sufficient resources to identify buildings that satisfy the list. Commissioner Milan stated that he does not believe the Commission has done this and what distinguishes the subject building from the others. Commissioner Coggins explained that the applicant applying and doing the work is what distinguishes them. Commissioner Milan stated that the Ordinance states that this is to be done by the Commission and not the owners. Mr. Ashley stated that the district study for the Center City, as well as the book “Historic Architecture of Cabarrus County” has the buildings in their inventory. In terms of application for Landmark designation, it is essentially a zoning overlay, which can be initiated either by the individual property owner or City staff. Chair Gray stated that he understands the surveying work has already been done. Attorney Johnson stated he would concur with Mr. Ashley that an applicant can initiate a landmark designation application. The Ordinance does say the Commission must survey historical districts subject to City resources; however, that is just collecting a list of the City’s historical buildings. The documents previously referenced serve as the historical inventory.

Justin Mueller appeared before the Commission. Mr. Mueller explained that he is available to answer any questions the Commission may have. Mr. Mueller stated that it his intention to maintain the building.

Commissioner Ramseur made a motion that the building has historical significance and integrity for landmark designation. Commissioner Floyd seconded the motion. The vote carried unanimously. **–The Vote: All Ayes**

Commissioner Coggins made a motion to recommend advancing the report to the State for further review and to send the Ordinance to the Planning and Zoning Commission for further review. Commissioner Hallway seconded the motion. The vote carried unanimously. –**The Vote: All Ayes. (ADVANCED)**

**LLD-02-18 – EVERETT HELMS/NEKCO LLC HAS SUBMITTED A LOCAL LANDMARK REQUEST FOR 30 UNION ST. S PIN 5620-87-9749.**

Scott Sherrill introduced the case to the Commission.

Local historic landmark designations are designed to provide protection to historic resources that may or may not be in a local historic district and are authorized by NCGS 160A-400.5. This is the first review in the process and there are two critical documents for review and recommendation: the ordinance and the report. The ordinance is subject to review by the Planning and Zoning Commission in addition to the Historic Preservation Commission, and it includes the following elements:

<b>Ordinance Element</b>	<b>Staff Recommendation</b>
Landmark Boundary	Parcels 5620-87-9749
COA Review	Material alterations, restorations, moves, or demolition of: <ul style="list-style-type: none"> <li>• Site</li> <li>• Building exterior</li> <li>• Portions of the building interior: original pressed-metal ceiling and wood floors refurbished in conjunction with the 2018 rehabilitation</li> </ul>
No COA For	Ordinary maintenance or repair of any architectural feature in or on the property that does not involve a change of design, material, or outer appearance
Standards for Evaluation	<i>Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings</i>

City Council is the final approval authority for the designation ordinance, but both the Historic Preservation Commission and City Council hold a public hearing on the ordinance. The report of the Historic Preservation Commission is subject to review and comment by the State Historic Preservation Office.

Commissioner Hallway stated that the building looks modern and the windows are new. There were very recent changes to the front and entrances on the side. Chair Gray stated that Ms. Fearnbach’s report states that the updates are reasonable for its time. It is a very old building from an architectural point of view, and at one point in time, was Woolworth store. Commissioner Ramseur explained that every retail building up and down Union Street has undergone substantial changes on the street level. Upper levels were maintained or covered up. Commissioner Milan stated that if the subject building is a landmark then all of the buildings could be considered landmarks. The building has been changed substantially. The Consensus of the Commission was the building may not be appropriate for landmark designation. Mr. Sherrill explained that the Commission only has an advisory role in this decision and the City Council has the final say.

Commissioner Halloway made a motion that the preliminary decision of the Commission is 30 Union Street is not worthy of Landmark designation. Commissioner Milan seconded the motion. The vote carried unanimously. **–The Vote: Yays – 3, Nays –1, Abstain – 1. (TABLED)**

Commission Halloway made a motion to table the request until the next Historic Preservation Commission meeting on September 12, 2018. Commissioner Coggins seconded the motion. The vote carried unanimously. **–The Vote: All Ayes.**

**ADJOURNMENT:**

A motion was made and carried to adjourn the meeting at 8:57 p.m.

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Chairman – Dr. Lee Gray

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Secretary – Angela Baldwin