

DATE: July 10, 2019

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-16-19
<u>Applicant:</u>	Jon Hobbs
<u>Location of subject property:</u>	197 Union St S
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is site of a “Fill” structure and is located in the South Union Street Historic District. (Exhibit A)
- Date of construction: ca. 1940
- Two-story brick English cottage style house with façade composed of front two gables and tapered exterior chimney. The main roof of the house has a side gable roof with half-timbering in the ends.
- Applicant is seeking to replace 9 wooden/framed multi-paned windows with multi-layered argon gas filled, multi-hung, vinyl windows.

DISCUSSION:

The applicant seeks to replace 9 wooden windows with vinyl windows. The applicant has submitted that half of the windows on the house were vinyl when the house was purchased in 2006, and the HPC approved installation of vinyl windows in the dormer install with the upstairs renovation in 2010.

The following detail was included in the 2010 Staff Report:

“The requested dormer will have two windows which will be double hung energy efficient 1 over 1 and vinyl. The home currently has a variety of windows that vary in size, design and material. The majority of windows on the home are vinyl, including the windows directly below the proposed dormer and the windows above the front door. The applicant has proposed to make the new dormer windows match the windows above the front door for consistency.”

The Commission in 2010 found:

“The proposed new vinyl windows on the new dormer are appropriate, as the home is a fill structure and currently features a mix of wood and vinyl windows. The proposed windows would be consistent with the existing.”

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory—Nomination Form
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Applicant Letter and Supplementary Information
Exhibit D: 2010 Staff Report and Minutes

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 5: Fenestrations

There are a variety of existing patterns and forms of windows and doors within all the Historic Districts. Windows on most of the historical homes are of the double hung variety. Emphasis is on vertical rather than horizontal orientation of windows. The number of lights (panes) in the sash varies with the style and

period of the house. The typical doors in the Historic Districts are solid-paneled or with one or more light panels. New doors should be compatible with the period and style of the structure. Doors to avoid include flat-surfaced doors and those with conventional light panels.

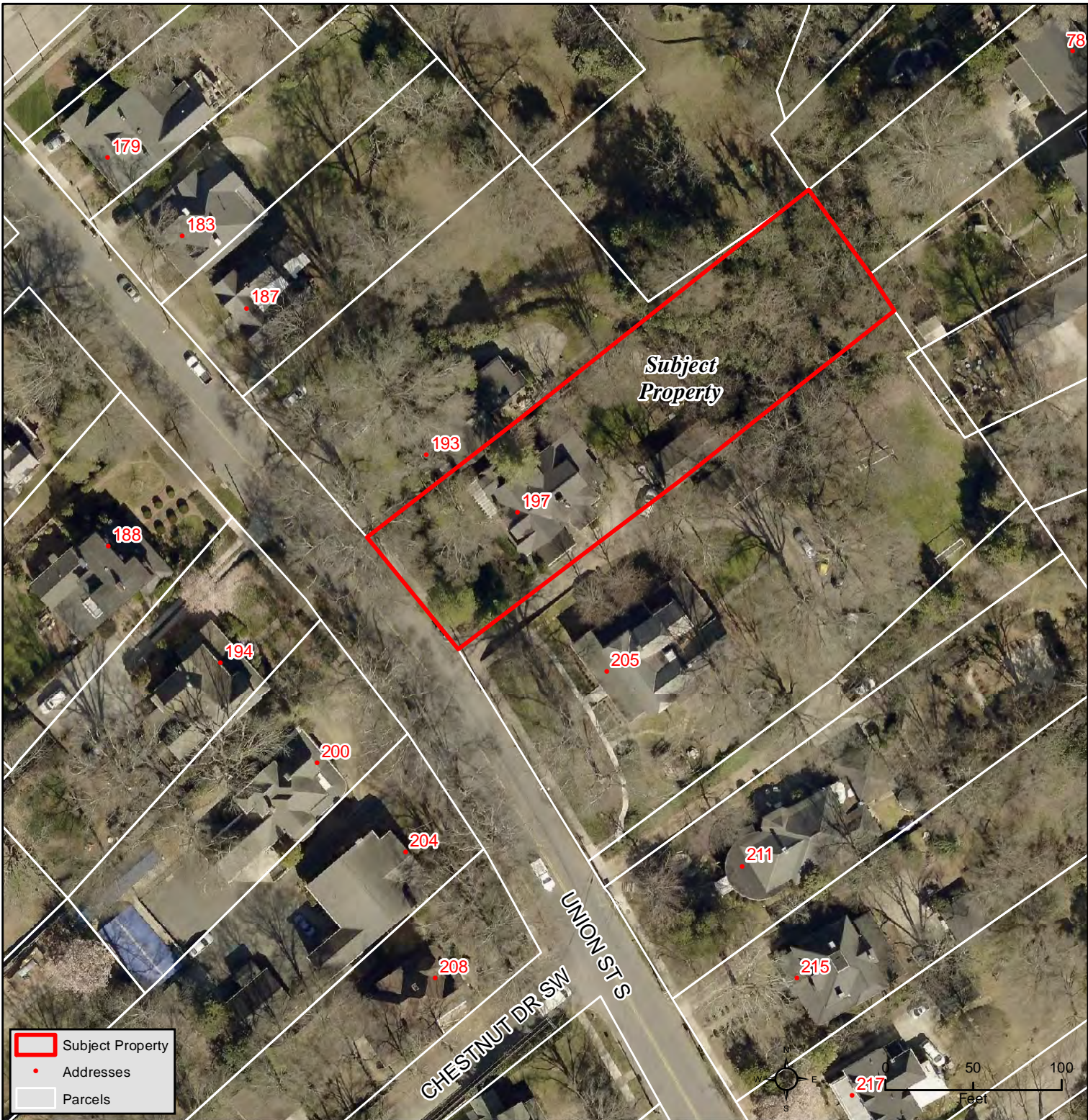
Whenever possible, the original windows and doors and their features (sashes, glass, lintels [sic], sills, architraves, shutters, door frames, pediments, hoods, steps, and hardware) should be preserved. In the event that only a portion of the existing windows need repair/replacement, replace only the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

Alteration in door and window openings, especially on the principal façade, should be avoided whenever possible, except as a restorative measure to return an opening to its original size. New openings should be located in areas where they are not visible from the street or in areas where they are compatible with the original design.

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

RECOMMENDATION:

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
 - Completed project will be photographed to update the historic properties survey.



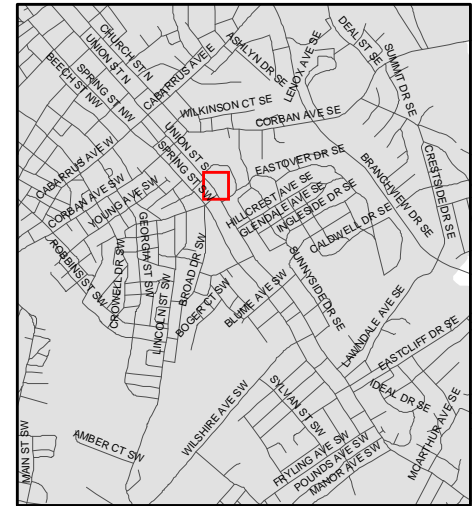
Subject Property
• Addresses
 Parcels



H-16-19

197 Union St S

PIN: 5630-06-5428



Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet	Item number	Page
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	28

two projecting front gables. House marred by unsympathetic enclosure of south (right) side of front porch.

- 61. House
187 S. Union St.
ca. 1910
F

One-story frame cottage side with gable roof and two decorative front gables, marred by removal of original porch and application of tarpaper brick.

- 62. House
193 S. Union St.
ca. 1940
F

Well-detailed, one-and-a-half story, English cottage style residence constructed of multi-colored brick. Facade has two fancifully shaped gables typical of the style. The smaller of these has flared sides containing the entrance, which is recessed behind a wide orbeled arch. The larger gable, which occupies the two northern (left) facade bays, slopes to shelter an open porch on the house's north side.

- 63. House
197 S. Union St.
ca. 1940
F

Two-story brick English cottage style house with facade composed of front two gables and tapered exterior chimney. The main roof of the house has a side gable roof with half-timbering in the ends.

- 64. Brown-Efird House
205 S. Union St.
ca. 1880, remodeled early 29th. c.
P

Impressive, two-story brick Italianate style residence which underwent major remodeling about 1915 but which retains many of its original features. These include clipped gable roofs on the main block and the pair of original rear windows; molded cornices with paneled friezes and pendant drop brackets; and segmental-arched window openings on the second floor facade and on the side elevations. Early twentieth



NORTH CAROLINA
High Performance Living



Application for
Certificate of Appropriateness

AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE AGENDA UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/OR ITEMS LISTED ON PAGE 2 ARE SUBMITTED.

APPLICANT INFORMATION

Name: Jon Hobbs

Address: 197 Union Street South

City: Concord State: NC Zip Code: 28025 Telephone: 704-794-8869

OWNER INFORMATION

Name: Same as above

Address: _____

City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: 197 Union Street South P.I.N. # 5630-06-5428

Area (acres or square feet): 0.6 Current Zoning: RV Land Use: SF Residential

**Staff Use
Only:**

Application Received by: _____ Date: _____, 20 _____

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

The application fee is nonrefundable.

Exhibit B



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: REPLACEMENT OF LOWER LEVEL ROAD FACIOLY WINDOWS
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.): THE EXISTING 9 WOODEN FRAMED MULTI-PANED WINDOWS WITH MULTI-LAYERED ARGON GAS FILLED MULTI-HUNG WINDOWS. THIS REPLACEMENT PROJECT IS BEING COMPLETED AT THE DIRECTION OF THE VA LOAN STIPULATIONS AND CONTRACT.

Required Attachments/Submittals
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if 16 folded copies are submitted for distribution.
2. A photograph of the front of the house.
3. Photographs of site, project, or existing structures from a "before" perspective
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
6. Detailed list of materials that will be used to complete the project.
Applications may be submitted electronically.

Certification

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

May 22, 2019
Date

[Signature]
Signature of Owner/Agent

COA Supporting Information

Jon L. Hobbs
197 Union Street, South
Concord, NC 28025

Proposed Remodeling: Replacement of original lower level road facing windows

Reasoning:

The house was refinanced in September, 2018. As a requirement of the VA Loan the lower lever front windows are required to be replaced or reglazed. Replacement is the most economical and environmentally favored and energy efficient choice. Esthetically, this will allow all of the windows to be vinyl seeing that half were vinyl when we purchased the house in 2006 and when HPC approved the installation of Vinyl windows in the dormer install with the upstairs renovation in 2008.

Therefore, we have contracted with Universal Windows to replace the nine (9) lower windows. Not only will the new windows look similar to the existing windows, they will provide the necessary protection so the old storm windows can be removed.

Included is the information requested by the HOC guidelines. Thank you for your consideration.

Street View:



The Windows to be replaced:











Old Storm Windows



Glazing Falling Off

Replacement Information:



Jon Hobbs
 197 Union Street S
 Concord, NC 28025

Page 1 of 8
 7047948869
 Calvin865@aol.com
 Date: 12/29/2018
 Rep: Thomas Jensen

Additional Customer Information

Job Site Address	
197 Union Street S Concord, NC 28025	
Year Home Built	1932
Source	Canvass

Windows

	Window Style	Double Hung	Location	Front of house 1st floor
	Quantity	9	Innergy	Yes
	Vinyl Color	White	Size	32 x 62
	Hardware	Standard	Screen Type	Standard
	Screen Style	Half	Grid Style/Type	Colonial - Contour
	Grid Position	All	Cap Type	G8
	Cap Color	Glacier White		
	Window Package	Plus - Double Pane Insulated Glass / Argon / Super Spacer / Low-E Stacked		

****Classic Package does not meet Energy Star requirements****

The windows will have the same window pane configuration and the inserts will have architectural frames which will be representative of the existing wooden counter parts.



The windows will have the same configuration and size, fitted to each window.



The Inserts will closely resemble the previous wooden frames.

DATE: June 17, 2010

SUBJECT:

Certificate of Appropriateness Request : H-11-10

Applicants/Owners: Jon and DeAnne Hobbs

Location of Subject Property: 197 Union St. South

Staff Report prepared by: Starla A. Rogers, Planner

BACKGROUND:

- Property located in the South Union Street Historic District
- Date of Construction: 1940
- Classification: Fill
- Structure is a two-story English cottage.
- Applicants have requested to add a new dormer, front porch trellis, and modify a portion of the side roof in order to create a covered entryway.
- The property is zoned RV (Residential Village).

DISCUSSION:

Included in the Commission's packets are photographs from the 2006 Inventory depicting the subject property as well as drawings of the proposed changes including elevations of the front and side of the dwelling.

The applicant intends to convert existing second floor attic space to livable space and to make it more functional by adding a dormer to the front of the home. The requested dormer will have two windows which will be double hung energy efficient 1 over 1 and vinyl. The home currently has a variety of windows that vary in size, design and material. The majority of windows on the home are vinyl, including the windows directly below the proposed dormer and the windows above the front door. The applicant has proposed to make the new dormer windows match the windows above the front door for consistency. The dormer will match existing dormers on the side and rear of the dwelling including materials and design. Materials include wood, architectural shingles, and stucco. In addition the applicant has proposed to install two 14 inch by 30-inch skylights on the opposite side of the gabled roof to allow light into the newly renovated space.

Additionally, the applicant has requested to modify the side entry roof in order to create a sheltered entrance. As can be seen on the site plan and elevation drawings, the overhang is proposed to extend approximately 3 ½ feet toward the driveway and 1 foot further off each other side. The requested modification would alter the existing shed style overhang into an additional gable. The cantilevered roof extension would have wooden support elements on the side wall facing the driveway. Details of the proposed gable would match the gable of which it will become an extension.

The applicant has also requested to install a decorative wooden trellis across the existing front porch slab of the home. The trellis would extend from the left side of the home (facing the front of the house) to the brick arched entryway on the front door. The applicant intends to paint the wooden trellis white to match other details on the home. In addition, as stated in the application, the trellis is proposed to be topped

with a transparent or translucent flat roof material to shelter the porch below. In the future the applicant may plant creeping greenery to cover the trellis.

Attachments include:

- Application
- Location map
- “Approved” prospective photographs submitted by the applicants
- Photographs from the 2006 survey

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 - Section 1:

- All new construction on existing structure(s) should be compatible with existing details, styles, etc
- Where feasible, roof forms should be consistent and compatible to others in the District.

Chapter 5 – Section 3:

- New windows should be consistent or compatible with existing units. The emphasis of new windows should be vertical rather than horizontal. Wood is the most appropriate material, and vinyl and aluminum clad windows are inappropriate in most instances.
- Windows and doors should be appropriate for the style of the building.

Chapter 5 – Section 5:

- Skylights are not generally appropriate for historic structures. In most instances, the addition of new dormers are preferred to skylights, provided that the dormer is architecturally compatible with the rest of the structure. However, when skylights are considered, they should be placed so as to be inconspicuous as possible. New skylights should be flat rather than “bubble” type.
1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
 2. If approved, applicant(s) should be informed of the following:
 - City staff and Commission may make periodic on-site visits to ensure the project is completed as approved.
 - Completed project will be photographed to update the historic properties survey.

**HISTORIC PRESERVATION COMMISSION MEETING
MINUTES
June 17, 2010**

Members Present: Heath Ritchie, Chairman
Robert Steel, Vice-Chairman
Pedro Cayado, Jr.
Joanne Gonnerman
Jennifer Pluck
Catherine Carriker

Alternate Members:

Members Absent: Edward Hood
Abigail Claar
Elaine Cox

Attorney to Commission: Valerie Kolczynski

Staff

Present: Margaret Pearson, Development Services Director
Starla A. Rogers, Planner
Angela Baldwin, Executive Assistant

Cases

Heard: Case H-09-10 – George Mongold – 71 Union Street, North
Case H-11-10 – Jon and DeAnne Hobbs – 197 Union Street, South
Case H-12-10 – Barbara Sheppard – 31 Yorktown St. NW

CALL TO ORDER:

Chairman Ritchie called the meeting to order at 7:01 p.m.

APPROVAL OF THE MINUTES:

Commissioner Carriker moved to approve the February 18, 2010, minutes with corrections. Commissioner Cayado seconded and the motion carried unanimously. **The Vote: All Ayes.**

ADMINISTRATION OF THE OATH:

Chairman Ritchie swore in Starla Rogers, George Mongold, Cary Gluf, DeAnne Hobbs, Alex Porter, and Barbara Sheppard to speak before the Commission.

CASE H-09-10 - GEORGE MONGOLD HAS SUBMITTED A CERTIFICATE OF APPROPRIATENESS APPLICATION IN ORDER TO REMOVE A TREE FROM THE PROPERTY LOCATED AT 71 UNION STREET NORTH. (PIN 5620-88-0686)

Starla Rogers presented the case to the Commission.

The applicant has submitted a request to remove one 95-foot tall oak tree. The subject oak tree is located in the front yard, and is shown in the submitted photograph. The applicant has also submitted a Tree Hazard Evaluation form, completed by Bill Leake with the City of Concord's Electric Department. According to the tree hazard evaluation, the tree is suffering from Hypoxylon canker, which is spreading through the limbs and causing tree dieback.

The Tree Hazard Evaluation form states that the subject tree has a high risk of limb failure, with a hazard rating of "6" and removal is recommended. The applicants have proposed to plant an elm tree in the front yard as a replacement tree.

Chairman Ritchie asked if there were any questions for Ms. Rogers.

George Mongold, of 71 Union Street, North appeared before the Commission. Mr. Mongold explained that they do not want to remove the tree but the risk of if falling on their house is significant since it is in close proximity. He explained that they plan to replace the tree with an American elm or a Maple tree. Also, they intend to plant it farther a way from their house.

No one appeared in opposition to the request. Chairman Ritchie stated that the public hearing would be left open for questions only.

Commissioner Pluck made a motion to accept the Findings of Fact as amended. Commissioner Gonnerman seconded the motion. The vote carried unanimously. **–The Vote: All Ayes.**

FINDINGS OF FACT:

1. The subject property is located at 71 Union Street, North, Concord. The owners are George and Julia Mongold. George and Julia acquired the property on the 16th day of June, 1992 by deed recorded in the Cabarrus Registry, in Deed Book 888, Page 240.
2. The subject property is located in an RM-1 (Residential Medium Density) zoning district and in the North Union Street Historic District.
3. The subject property is designated a "Contributing" structure 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 May 20, 2010, an application for a Certificate of Appropriateness, under Concord Development Ordinance (CDO) §9.8, was presented in order to receive a Certificate of Appropriateness to remove an oak tree.
6. The subject tree is located in the front yard of 71 Union Street, North, adjacent to the home.
7. A tree hazard evaluation has been submitted and indicates that the subject oak tree is approximately 95 feet tall.
8. According to the tree hazard evaluation, the tree suffers from a hypoxion stem canker, which causes a high risk of limb failure. The hazard rating was six and in the moderate range. Removal has been recommended.
9. According to the applicant, after removal, replacement is proposed with a hard wood canopy tree.

10. The tree replacement location is proposed to be in the front yard of the dwelling, but moved closer to the street and further away from the home to reduce damage caused by limbs.
11. Photographs have been submitted indicating the subject tree.
12. The homeowners are concerned with the safety hazards associated with tree and limb failure.
13. Removal of healthy trees 12 inches and over in diameter measure four feet above ground outside street rights-of-way or more than 15 feet from the street pavement, measured to the center of the tree requires Commission approval. Handbook, Appendix B.

Vice-Chairman Steel made a motion to adopt the Conclusions of Law. Commissioner Pluck seconded the motion and the vote carried unanimously. **–The Vote: All Ayes.**

CONCLUSIONS OF LAW:

Based on the standards of the Handbook, and the City of Concord Code of Ordinances, including the standards listed above, the Commission finds that:

1. The subject tree is in poor health, and poses a safety hazard. Therefore, removal is appropriate.
2. A replacement canopy tree will be incorporated in the landscape plan of the property, meeting the requirements of the Handbook.

Vice-Chairman Steel made a motion to approve the Certificate of Appropriateness and for the Chairman to be allowed to sign out of session. Seconded by Commissioner Carriker, the motion carried unanimously. **–The Vote: All Ayes (Approved)**

CASE H-11-10 - JON AND DEANNE HOBBS HAVE SUBMITTED A CERTIFICATE OF APPROPRIATENESS APPLICATION TO EXECUTE SEVERAL EXTERIOR RENOVATIONS TO THE PROPERTY LOCATED AT 197 UNION ST. SOUTH, INCLUDING BUT NOT LIMITED TO THE ADDITION OF A NEW DORMER, ROOF EXTENSION/OVERHANG, AND A NEW TRELIS STYLE PORCH COVERING. (PIN 5630-06-5428)

Starla Rogers presented the case to the Commission.

The applicant intends to convert existing second floor attic space to livable space and to make it more functional by adding a dormer to the front of the home. The requested dormer will have two windows, which will be double hung energy efficient 1 over 1 and vinyl. The home currently has a variety of windows that vary in size, design and material. The majority of windows on the home are vinyl, including the windows directly below the proposed dormer and the windows above the front door. The applicant has proposed to make the new dormer windows match the windows above the front door for consistency. The dormer will match existing dormers on the side and rear of the dwelling including materials and design. Materials include wood, architectural shingles, and stucco. In addition the applicant has proposed to install two 14 inch by 30-inch skylights on the opposite side of the gabled roof to allow light into the newly renovated space. Additionally, the applicant has requested to modify the side entry roof in order to create a sheltered entrance. As can be seen on the site plan and elevation drawings, the overhang is proposed to extend approximately 3 ½ feet toward the driveway and 1 foot further off each other side. The requested modification would alter the existing shed style overhang into an additional gable. The cantilevered roof extension would have wooden support elements on the

sidewall facing the driveway. Details of the proposed gable would match the gable of which it will become an extension. The applicant has also requested to install a decorative wooden trellis across the existing front porch slab of the home. The trellis would extend from the left side of the home (facing the front of the house) to the brick arched entryway on the front door. The applicant intends to paint the wooden trellis white to match other details on the home. In addition, as stated in the application, the trellis is proposed to be topped with a transparent or translucent flat roof material to shelter the porch below. In the future the applicant may plant creeping greenery to cover the trellis.

Cary Gluf and DeAnne Hobbs, applicant 197 Union Street, South, both appeared before the Commission. Mr. Gluf explained that Ms. Hobbs is trying to recover some attic space to separate their twins and the addition of the dormer will make the space more practical. The trellis will have a translucent flat covering so the family can be shielded from the sun and rain making it possible for them to enjoy the porch. The front yard is elevated about five or six feet so no matter what is put on top of the trellis it will not be visible.

Vice-Chairman Steel asked if there is any difficulty in matching the dormer with the brick on the front instead of putting up the stucco finish.

Mr. Gluf explained that when a brick dormer is added to a home, it must be supported which is the reason a lot of brick homes do not have brick dormers. He stated that in this case there is no support for the addition of brick to the dormer and the weight of any brick would not be supported appropriately. Therefore, the stucco would be appropriate.

Alex Porter, neighbor, spoke in favor of the request. He explained that the dormer would look very odd if it was brick and it would be too much weight on the roof. The stucco and wood on the dormer is appropriate.

No one appeared in opposition to the request. Chairman Ritchie stated that the public hearing would be left open for questions only.

Vice-Chairman Steel stated that he had concerns with a plastic roof on the trellis. Mr. Gluf explained that a traditional porch would change the complete design and look of the house.

Commissioner Pluck made a motion to accept the Findings of Fact. Commissioner Cayado seconded the motion. The vote carried unanimously. **–The Vote: All Ayes.**

FINDINGS OF FACT:

1. The subject property is located at 197 Union Street, South, Concord. The owners are Jon and DeAnne Hobbs. Jon and DeAnne acquired the property by deed recorded in the Cabarrus County Register of Deed Book 6883, Page 115 on July 17th, 2006.
2. The subject property is zoned RV (Residential Village) and is located in the South Union Street Historic Overlay District.
3. The subject property is designated as a “Fill” structure in the Concord Historic Districts Handbook (June 2001 ed.), (the “Handbook”) Chapter 3 and also by the N.C. 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 17, 2010, an application for a Certificate of Appropriateness was presented under Concord Development Ordinance (CDO) §9.8 requesting to add a new dormer,

- front porch trellis, and modify a portion of the side roof in order to create a covered entryway.
6. The home was constructed in 1940 and is a two-story English cottage with a gable roof.
 7. The applicant intends to convert existing second floor attic space to livable space and to make it more functional by adding a dormer to the front of the home.
 8. The proposed new dormer will be located on the left front side of the dwelling (facing the home).
 9. The requested dormer will have two 24 inch by 48 inch windows, which will be double hung energy efficient, 1 over 1, and vinyl to match the vinyl windows above the front door for consistency.
 10. The home currently has a variety of windows that vary in size, design and material and the majority of windows on the home are vinyl, including the windows directly below the proposed dormer and the windows above the front door.
 11. New dormer materials include wood, architectural shingles, and stucco.
 12. The new dormer will feature two new 14 inch by 30-inch skylights on the opposite side of the gabled roof to allow light into the newly renovated space. The proposed skylights will be flat glass rather than “bubbled.”
 13. The proposed skylights will not be visible from the street.
 14. The applicant has requested to modify the side entryway roof, on the driveway side of the home, in order to create a sheltered entrance.
 15. The proposed modification would create an additional gable to be located directly below the existing gable and would extend the overhang approximately 3 ½ feet toward the driveway and 1 foot further off each other side.
 16. The cantilevered roof extension would have wooden support elements on the side wall facing the driveway. Details of the proposed gable would match the gable of which it will become an extension.
 17. The applicant has also requested to install a decorative wooden trellis across the existing front porch slab of the home extending from the left side of the home (facing the front of the house) to the brick arched entryway on the front door.
 18. The applicant intends to paint the wooden trellis white to match other details on the home and install a transparent or translucent flat roof material to shelter the porch below.
 19. Chapter 5 - Section 1: - “All new construction on existing structure(s) should be compatible with existing details, styles, etc.”
 20. Chapter 5 - Section 1: - “Where feasible, roof forms should be consistent and compatible to others in the District.”
 21. Chapter 5 – Section 3: - “New windows should be consistent or compatible with existing units. The emphasis of new windows should be vertical rather than horizontal. Wood is the most appropriate material, and vinyl and aluminum clad windows are inappropriate in most instances.”
 22. Chapter 5 – Section 3: - “Windows and doors should be appropriate for the style of the building.”
 23. Chapter 5 – Section 5: - “Skylights are not generally appropriate for historic structures. In most instances, the addition of new dormers are preferred to skylights, provided that the dormer is architecturally compatible with the rest of the structure. However, when skylights are considered, they should be placed so as to be inconspicuous as possible. New skylights should be flat rather than “bubble” type.”

Commissioner Gonnerman made a motion to adopt the Conclusions of Law. Commissioner Pluck seconded the motion and the vote carried unanimously. –**The Vote: All Ayes.**

CONCLUSIONS OF LAW:

Based on the standards of the Handbook, and the City of Concord Code of Ordinances, including the standards listed above, the Commission finds that:

1. Installation of the new dormer is appropriate as dormers are preferred to skylights when visible from the street and the style and materials proposed for the new dormer are consistent with existing.
2. Installation of the new skylights is appropriate as they are flat and not visible from the street.
3. The proposed new vinyl windows on the new dormer are appropriate, as the home is a fill structure and currently features a mix of wood and vinyl windows. The proposed windows would be consistent with the existing.
4. Altering the side entry roof would eliminate a shed style roof and make that portion of the roof consistent with other roof forms on the home.
5. The proposed trellis would be painted white to match existing details on the home and is therefore appropriate.

Commissioner Gonnerman made a motion to approve the Certificate of Appropriateness and for the Chairman to be allowed to sign out of session. Seconded by Commissioner Pluck, the motion carried unanimously. –**The Vote: All Ayes (Approved)**

CASE H-12-10 - BARBARA SHEPPARD HAS SUBMITTED A CERTIFICATE OF APPROPRIATENESS APPLICATION TO ALTER THE EXISTING FRONT PORCH STEPS ON THE HOME LOCATED AT 31 YORKTOWN ST. NW. (PIN 5620-77-7666)

Starla Rogers presented the case to the Commission.

The applicant contacted the Development Services Department due to the deterioration of the existing front porch. The applicant intends to repair the front porch including the wooden columns and the brick bases. According to the applicant, the wooden portion of the columns was rotten and the brick bases were cracked and the majority of the bricks had begun to crumble causing the columns to lean and sag. During repair of the front porch, the applicant preserved as many of the bricks from the columns possible, to be used on site for a future project. Replacement brick columns were designed to match the most prominent type of brick on the front of the home, as the home currently features a minimum of six different types/colors of brick. As part of the applicant's request, she has proposed not to repaint the brick columns and to leave them natural in order to match other brick features on the home. In addition, there is one existing concrete step down from the front porch with a 16-inch rise. This rise between the step and the front porch has proved to be a dangerous inconvenience for the applicant and the applicant's previous family members who had owned the home. The applicant has requested to replace the one concrete step with two brick steps and the small side columns (designed for flower pots) with brick columns and a decorative brick cap. According to the applicant, the concrete step and concrete columns on either side were added to the home by her grandparents in the 1950's. All other foundation portions of the home are brick and the proposed brick steps and columns are intended to improve accessibility and make the home aesthetically more consistent.

During a period of time when the applicant was out of town on business, the contractor began repair on the porch but replaced the concrete columns on either side of the stairs without permission and not to the specification desired by the applicant.

Barbara Sheppard, of 31 Yorktown St. NW Concord, NC appeared before the Commission. Ms. Sheppard stated that this is a restoration project to improve the overall look of the house.

Commissioner Carriker asked about the painting of the columns. Ms. Rogers explained that they were painted before the contractor tore the columns down and replaced them. The applicant wishes to leave them unpainted. She stated that it is not within the Historic Preservation Commission's jurisdiction to require them to be repainted.

Ms. Sheppard explained that the columns were not painted on the original house; however, they were painted later in the 1950's. She stated that it was exposed brick.

No one appeared in opposition to the request. Chairman Ritchie stated that the public hearing would be left open for questions only.

Commissioner Cayado made a motion to accept the Findings of Fact. Commissioner Carriker seconded the motion. The vote carried unanimously. **–The Vote: All Ayes.**

FINDINGS OF FACT:

1. The subject property is located at 31 Yorktown Street, NW Concord. The owner is Barbara K. Sheppard. Barbara K. Sheppard acquired the property by deed recorded in the Cabarrus County Register of Deed Book 3661, Page 317 on January 30th, 2002.
2. The subject property is zoned RM-2 (Residential Medium Density) and is located in the North Union Street Historic Overlay District.
3. The subject property is designated as a "Contributing" structure in the Concord Historic Districts Handbook (June 2001 ed.), (the "Handbook") Chapter 3 and also by the N.C. 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 17, 2010, an application for a Certificate of Appropriateness was presented under Concord Development Ordinance (CDO) §9.8 requesting to remove paint from the brick porch columns and to modify the front porch step and side columns from concrete to brick for better accessibility and aesthetics.
6. The subject home was constructed in 1910 and is a one-story home with a pyramid roof and vinyl siding, sitting on a brick foundation.
7. The front porch of the home has a wooden floor and brick column bases, supporting wooden columns and the porch roof.
8. The bricks on the porch had begun to crumble and the wooden portions of the columns had rotted.
9. The applicant had the porch repaired matching it's exact previous design with new wood and brick.
10. The applicant salvaged as much of the brick columns as possible to be used on site for another project.
11. The new brick used to rebuild the columns matches the brick on the existing front porch foundation.
12. The applicant has stated that there are six (6) or more styles of brick on the home.

13. The brick portion of the support columns had previously been painted white but the applicant proposes to leave the columns unpainted in order to match other brick features on the home.
14. No other brick features on the home are painted.
15. According to the applicant, the home had previously belonged to her grandmother.
16. In the 1950's, her grandmother's family installed one concrete step that leads to the front porch and two concrete pillars on either side of that step.
17. The top of the concrete step is sixteen (16) inches below the wooden porch floor and can be difficult to access.
18. The applicant proposes to remove the concrete step and concrete side pillars to be replaced with brick to match the new columns and the front porch foundation.
19. During repair of the front porch, the contractor replaced the side pillars without permission from the applicant or the Historic Preservation Commission.
20. The applicant has stated that the proposed changes to the side pillars would include decorative brick caps as indicated in a drawing and photograph included in the Commission's packets.
21. Chapter 5-Section 4 – "Major alterations to original porches should be avoided."
22. Chapter 5-Section 4 – "The replacement of wooden steps with precast concrete should be avoided."

Commissioner Carriker made a motion to adopt the Conclusions of Law. Commissioner Gonnerman seconded the motion and the vote carried unanimously. –**The Vote: All Ayes.**

CONCLUSIONS OF LAW:

Based on the standards of the *Handbook*, and the City of Concord Code of Ordinances, including the standards listed above, the Commission finds that:

1. The concrete step and concrete side pillars are not original to the home and brick is an appropriate material for the Historic District. Replacement with brick is therefore appropriate.

Commissioner Cayado made a motion to approve the Certificate of Appropriateness and for the Chairman to be allowed to sign out of session. Seconded by Commissioner Gonnerman, the motion carried unanimously. –**The Vote: All Ayes (Approved)**

OTHER BUSINESS:

PROPOSED DOWNTOWN HISTORIC DISTRICT:

Alex Porter stated that he foresees possible roadblocks for the proposed Historic Preservation of Downtown because it will add another layer of bureaucracy. He stated that the consultant said the Downtown Historic District would raise taxes. He feels that the Downtown Historic District would provide a tax increase for the City, which means property values, would be raised. Therefore, property owners would have to raise the rent for tenants.

Vice-Chairman Steel clarified that the consultant was referring to the increase in business downtown and that would provide additional revenue for the City.

Mr. Porter stated that the Commission should fight for boundaries to include parking lots.

Chairman Ritchie explained that the Commission does ask property owners to give up flexibility to protect other property owners. The purpose of the Commission is to ensure that the feel of Downtown Concord would stay basically like it is. He stated that the parking lots are very difficult because there is nothing historic that merits a parking lot. Also, the concern of preservation is not to control property areas, it to maintain the look and feel of the buildings and the architecture.

Chairman Ritchie asked Mr. Porter if he had any suggestions on how the Commission could find out how the other owners feel.

Mr. Porter stated that he is disappointed that there are not more business owners present at the meeting to give their input. However, he feels that most of the business owners feel like he does.

Commissioner Cayado asked Ms. Rogers how many people have contacted her Ms. Rogers stated that she has received two phone calls. They were calling to make sure that if the overlay is approved the Commission is not going to force them to change their buildings to make them look more historic. She informed them that they would only have to appear before the Commission for new exterior changes.

Vice-Chairman Steel asked if there was enough time to wait until July's meeting to vote on the Downtown Historic District so additional input could be acquired from business owners.

Ms. Rogers stated that the budget request would roll over to the next fiscal year; therefore, the money is still available.

Chairman Ritchie stated that he does not think it will hurt to ask for additional input from the business owners.

The Commission asked Ms. Rogers to send out the same letter/FAQ modified inviting business owners to the Historic Preservation Commission meeting scheduled for July 15, 2010.

Mr. Porter stated that perhaps the Commission should call the business owners and invite them personally to offer their input and to attend the meeting. Chairman Ritchie stated that he would be willing to call the business owners because the Commission wants everyone to feel as comfortable as they can about the proposed Downtown Historic District.

OTHER BUSINESS:

Ms. Kolczynski informed the Commission that she did see the Arboguard contract go through the system last week so the cutting down of the damaged trees is eminent.

The Commission thanked Chairman Ritchie for his work on the Historic Preservation Commission. Chairman Ritchie stated that it has been a pleasure working with everybody associated with the Commission.

ADJOURNMENT

Chairman Ritchie adjourned the meeting at 8:20 p.m.

Heath Ritchie, Chairman

Angela Baldwin, Secretary