

DATE: August 12, 2020

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-16-20
<u>Applicant:</u>	Cary Gluf
<u>Location of subject property:</u>	378 Union St. S
<u>Staff Report prepared by:</u>	Katherine Godwin, Sr. Planner

BACKGROUND:

- The subject property, 378 Union Street, South, is designated as a “Contributing” structure in the South Union Street Historic District. (Exhibit A).
- Date of Construction: ca. 1905
- Property is owned by Lisa and Robert Goldstein.
- “Simple, one-story, double-pile cottage of frame construction with a high, early pyramidal hip roof. Gable-front projection with cut-away corners forms southern (left) façade bay; this gable may have lost original cut-out decoration seen on contemporary houses in this block (see inv. #5, 14, and 15). The bungalow-derived wrap-around porch with tapered posts resting on brick base is undoubtedly a replacement” (Exhibit A).
- Applicant is wanting to:
 - Replace three gable vents with three 36”X36” wooden casement windows.

DISCUSSION:

NOTE: The original application and exhibit materials included a request to add a dormer and replace an attic vent on the rear façade of the home. That portion of the request was withdrawn by the applicant and new site plans and elevations were provided. Therefore, the Commission should disregard the dormer and vent replacement on the original application. The request is solely limited to replacing dormer vents on the front and sides elevations.

The owners are proposing to replace three decorative gable vents with three 36”X36” wooden casement windows (one in the front of the house, and two on the opposite side gables) (Exhibits B, D, F, and G). All newly proposed windows would consist of wood, in the two-over-two pattern, and contain exterior mullions to provide simulated divided light (Exhibit G).

ATTACHMENTS

Exhibit A: Historic Inventory Information
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Subject Property Map
Exhibit D: Project Description
Exhibit E: Site Plans
Exhibit F: Elevations and Images
Exhibit G: Materials
Exhibit H: Application Modification Email

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5- Section 5- Fenestrations:

- *Windows on most of the historical homes are of the double hung variety. Emphasis is on vertical rather than horizontal orientation of windows. The number of lights (panes) in the sash varies with the style and period of the house.*
- *Alteration in door and window openings, especially on the principal facade, should be avoided whenever possible, except as a restorative measure to return an opening to its original size. New openings should be located in areas where they are not visible from the street or in areas where they are compatible with the original design.*
- *New windows should be consistent or compatible with existing units. The emphasis of the new windows should be vertical rather than horizontal. Wood is the most appropriate material, and vinyl and aluminum clad windows are inappropriate in most instances.*
- *Choose windows that are appropriate for the style of building, maintain vertical emphasis, and avoid large single paned units.*

RECOMMENDATION:

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet	Item number	Page
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	11

verticality and its placement on the ridge overlooking the street.

10. J. W. B. Long House
392 S. Union St.
1921-1927 (SM)
C

Two-story, frame, double-pile house with hip roof and bungalow style details. Small hip-roofed dormer with broad eaves and exposed rafters centrally laced over second story. Full facade, hip-roofed, porch with tapered wood posts and balustrade. Other typical bungalow style details include 3/1 and 4/1 window sash and exposed rafters. House retains original, asymmetrically placed chimneys with corbeled caps. The residence is enhanced by mature trees and by the planting of the ridge slope with ivy.

11. Kate C. Archey House
386 S. Union St.
1921-1927 (SM)
C

Distinctive, one-and-a-half story frame bungalow with a side gable roof, a gable-front porch, and a porte-cochere which is engaged under the house's main roofline. The porch projects forward of the porte-cochere and is the dominant element of the facade - it is upheld by tapered wood columns on brick bases that rise from a brick retaining wall, and it has a three-part, vaguely Palladian ventilator-window set in the upper part of the gable. The porte-cochere has a similar ventilator-window in its gable end, and the gable-roofed dormer over southern (left) facade bay has another such opening. The house is sheathed in German siding and rests on a raised foundation. At the rear is a garage that was probably erected a short time after the house was built.

12. House
378 S. Union St.
ca. 1905
C

Simple, one-story, double-pile cottage of frame construction with a high, early pyramidal hip roof. Gable-front projection with cut-away corners forms southern (left) facade bay; this gable may have lost original cut-out decoration seen on contemporary houses in this block (see inv. #5, 14 and 15). The bungalow-derived wrap-around porch with tapered posts resting on brick bases is undoubtedly a replacement.



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: Mr. Cary J Gluf
Address: 181 Glendale Ave SE
City: Concord State: NC Zip Code: 28025 Telephone: 980.621.0037

OWNER INFORMATION

Name: Lisa & Robert Goldstein
Address: 2331 Riverfront Pkwy
City: Cuyahoga Falls State: OH Zip Code: 44221 Telephone: 734.585.5807

Current residents: Todd & Jacquie Tinsley

SUBJECT PROPERTY

Street Address: 378 Union Street South P.I.N. # 56301443950000
Area (acres or square feet): 0.324 AC Current Zoning: RM-2 Land Use: Residential

**Staff Use
Only:**

Application Received by: _____ Date: _____, 20 ____

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

The application fee is nonrefundable.

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: Owners are proposing an attic build-out which will require some minor exterior changes.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.): **three** Plans, specifications, and renderings are included with this submission. ~~Replacing four gable three vents with four 36"x36" casement (egress) windows. Adding a 9'-6" wide dormer on the back of the house which will include two 36"x36" casement windows and a metal roof.~~

Dormer and fourth window on rear of the structure withdrawn from application by applicant via email correspondence on 7/30/2020 (Exhibit H).

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.

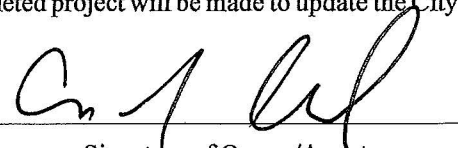
****Applications may be submitted electronically.****

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.

July 2, 2020

Date



Signature of Owner/Agent

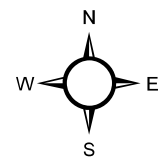
H-16-20

Mr. Cary J Gluf

Attic addition,
replacement of
gable vents with
casement windows,
dormer addition with
additional casement
windows

378 Union St. S

PIN 5630-14-4395



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, its employees or agents, make no warranty of merchantability or fitness for any purpose, express or implied, and assumes 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.

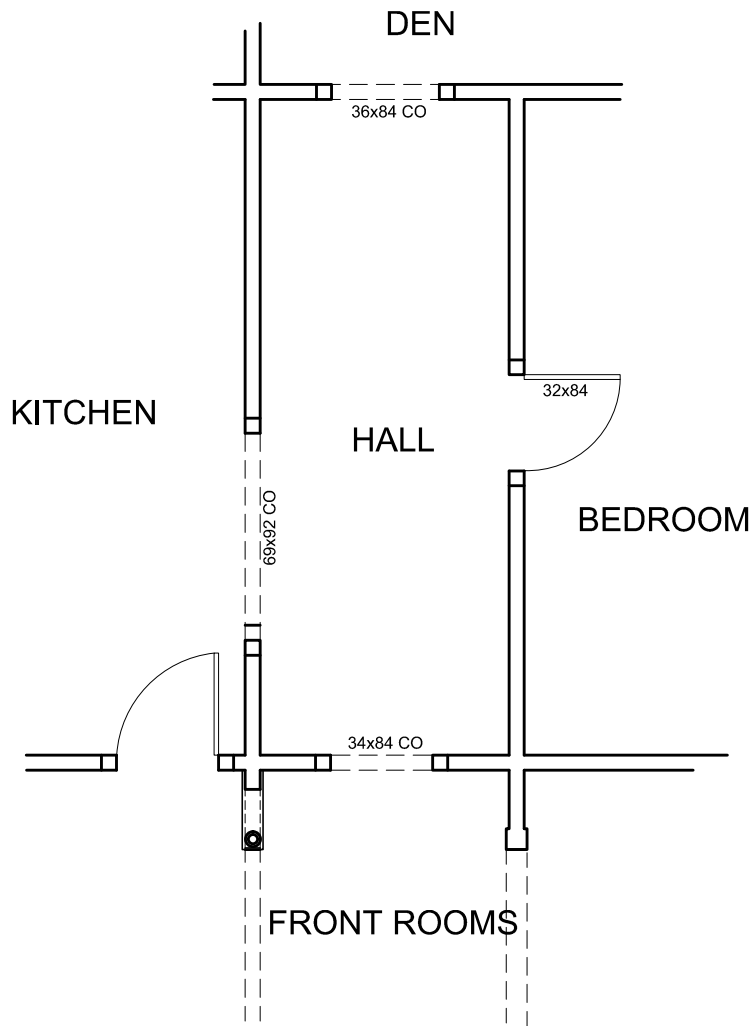


Exhibit C

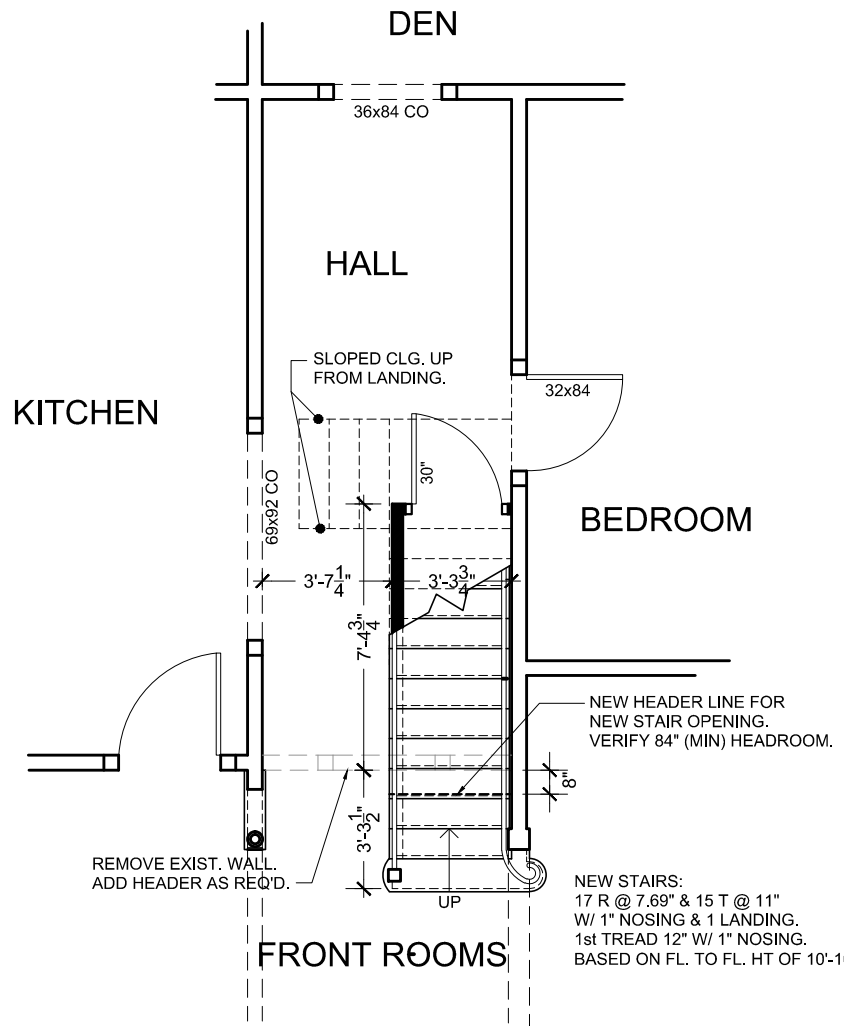
Tinsley Attic Project
378 Union Street South

Project Description:

1. Owners are proposing to add approximately 678 sf of living space in their attic. Exterior changes include replacing three decorative gable vents with three 36”x36” casement windows as described in the following specifications and shown in the rendering of the front of the house. One location is on the front. The other two locations are on opposite side gables.



1 EXIST. PARTIAL 1st FLOOR PLAN
A-1 3/16" = 1'-0"



2 NEW PARTIAL 1st FLOOR PLAN
A-1 3/16" = 1'-0"

NOTE: ALL DIMENSIONS, CENTER TO CENTER, UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE CORRECTED AS NECESSARY TO ACCOMMODATE ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CLIENT SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF ALL EXISTING AND PROPOSED WORK BEFORE CONSTRUCTION. THE DESIGNER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF ALL EXISTING AND PROPOSED WORK BEFORE CONSTRUCTION. THE DESIGNER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF ALL EXISTING AND PROPOSED WORK BEFORE CONSTRUCTION. THE DESIGNER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF ALL EXISTING AND PROPOSED WORK BEFORE CONSTRUCTION.

DRAWN BY: **CJG Designs**
CARRY J. GILJUF
181 GLENDALE AVE SE CONCORD, NC 28025
C-980.627.0037
cjd@cjgdesigns.com
www.cjgdesigns.net

PROJECT:
ATTIC CONVERSION
TODD & JACQUI TINSLEY
CONCORD, NC
378 UNION STREET SOUTH
PARTIAL 1st FLOOR PLANS

DATE: 07.01.2020

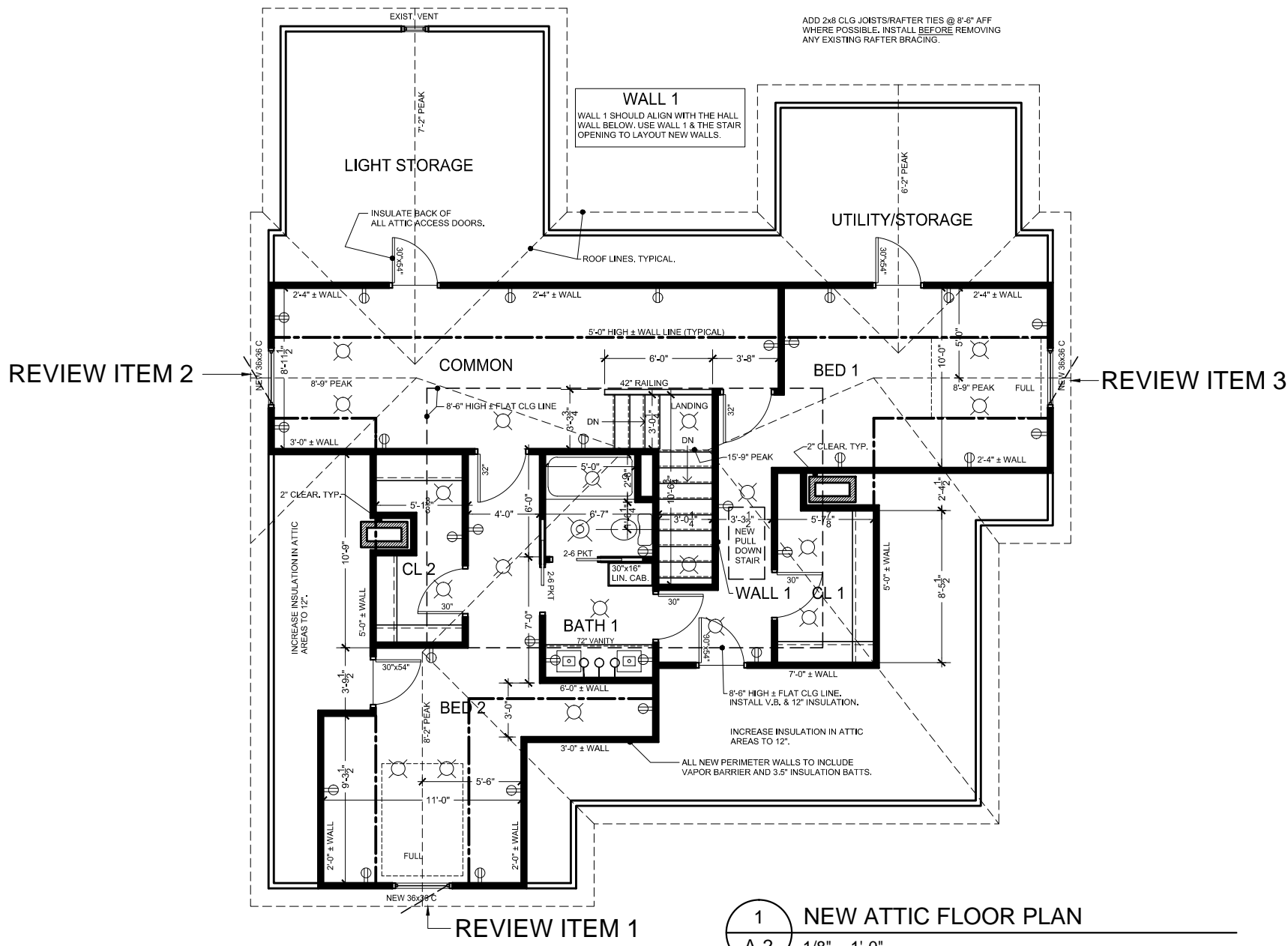
REVISIONS:
1. 8.3.2020 NO DORMER

DRAWING NUMBER: TN- A-1
DRAWN BY: C. J. GILJUF
CHECKED BY: CJG

A-1

DETAIL

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE OF WALLS AND PARTITIONS ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION. ALL DIMENSIONS TO FACE OF WALLS AND PARTITIONS ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION. ALL DIMENSIONS TO FACE OF WALLS AND PARTITIONS ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.



1 NEW ATTIC FLOOR PLAN
A-2 1/8" = 1'-0"

DRAWN BY: **CJG Designs**
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 181 GLENDALE AVE SE CONCORD, NC 28025
 C-980.671.0037
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PROJECT: **ATTIC CONVERSION**
TODD & JACQUI TINSLEY
 CONCORD, NC
 378 UNION STREET SOUTH
NEW ATTIC FLOOR PLAN

DATE: 07.01.2020
 REVISIONS:
 1. 8.3.2020 NO DORMER
 .
 DRAWING NUMBER: TRN- A-2
 DRAWN BY: C. J. GILJUF
 CHECKED BY: CJG

A-2
 DETAIL

Tinsley Attic Project
378 Union Street South



Existing View from Street



Proposed Front View. Showing new front gable casement window.

Tinsley Attic Project
378 Union Street South



Existing Left (viewed from front) gable. Vent to be replaced with 36"x36" casement window.



Existing Right (viewed from front) gable. Vent to be replaced with 36"x36" casement window.

Other materials:

Any new siding and trim will be clear wood, to match the profile, exposure and details of the existing house.

Tinsley Attic Project
378 Union Street South

Proposed Windows

MO (mm)	1-4 1/2 (419)	1-8 1/2 (521)	2-0 1/2 (522)	2-4 1/2 (724)	2-8 1/2 (826)	3-0 1/2 (927)
RO (mm)	1-5 (432)	1-9 (533)	2-1 (635)	2-5 (737)	2-9 (838)	3-1 (940)
FS (mm)	1-4 (406)	1-8 (508)	2-0 (610)	2-4 (711)	2-8 (813)	3-0 (914)
DLO (mm)	0-10 25/32 (274)	1-2 25/32 (376)	1-6 25/32 (477)	1-10 25/32 (579)	2-2 25/32 (680)	2-6 25/32 (782)
2-7 3/8 (767)						
2-7 5/8 (803)						
2-7 7/8 (761)						
2-7 1/8 (862)						
2-1 3/8 (866)						
2-1 5/8 (902)						
2-1 7/8 (862)						
2-1 28/32 (666)						
2-1 28/32 (666)						


Using ELCA3735 E (Egress) Wood Interior and Exterior. 5/8” SDL mullions will be used to divide the glass into 4 equal squares.

Exhibit G


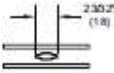
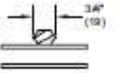









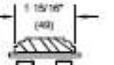


Proposed Window Details

Wood Ultimate Casement Collection

Insulating Glass Lite Options




MARVIN
WOODWORKING SYSTEMS
 Built around you!

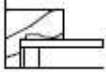
 Insulating Glass	 Aluminum 1 1/16" Contour GBG	 3/4" Grille	 1 1/8" Grille
 5/8" SDL	 5/8" SDL W/Spacer		
 7/8" SDL	 7/8" SDL W/Spacer Bar		
 1 1/8" SDL	 1 1/8" SDL W/Spacer Bar	 1 11/16" IG ADL	
 1 15/16" SDL	 1 15/16" SDL W/T no Spacer Bar		
 2 13/32" SDL	 2 13/32" SDL W/T no Spacer Bar		

NOTE: ADL is not available with CE mark


Ovolo



Square



Ogee



Ver 2015.1 2015-02-23

WUCA COLL-3

19972255
Marvin Architectural Detail Manual

From: cjpgdesigns <cjpgdesigns@earthlink.net>
Sent: Wednesday, July 29, 2020 5:30 PM
To: Katherine Godwin <godwink@ConcordNC.gov>
Subject: RE: Owner Information for 378 Union St. S

[NOTICE: EXTERNAL EMAIL]

Dormer and rear window are out. Out of town for a few days.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Katherine Godwin <godwink@ConcordNC.gov>
Date: 7/29/20 1:27 PM (GMT-06:00)
To: Cary J Gluf <cjpgdesigns@earthlink.net>
Subject: RE: Owner Information for 378 Union St. S

Hi Cary,

Hope you are doing well. I'm in the process of preparing staff reports and written orders and wanted to see if there was any determination on the dormer. Also are the existing windows on 378 Union St S a 2 over 2 style? Thanks!

Katherine

Exhibit H