

**DATE:** November 9<sup>th</sup>, 2021

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	H-16-21
<u>Applicant:</u>	John & Elena Leinweber
<u>Location of subject property:</u>	96 Cabarrus Ave. West
<u>Staff Report prepared by:</u>	Kristen Boyd Sullivan, Sr. Planner

**BACKGROUND:**

- The subject property, 96 Cabarrus Ave. West, is designated as a “Contributing” structure in the North Union Street Historic District. (Exhibit A).
- Constructed: ca. 1895
- “Notable Queen Anne, frame house has some Colonial Revival details. Many of its Queen Anne features are typical of other Concord homes of the same style and period. A bold projecting three-sided, two-story, slanted bay provides a unique focal point. The bay has a clipped-gable roof with flared eaves and projects over the attic windows. Projection supported by curve bracket. Flared eaves project over the bay’s cut-away corners and rest on large scroll-type brackets. Front of second story has lovely elliptical stained-glass window. Porch does not fully extend the façade, but wraps around one bay of east elevation. Roof or porch is supported by four-pared, classical Tuscan colonnettes resting on tall, paneled bases. Principal door with transom is situated on east side of slanted bay. Main hip roof is also flared and has broad eaves. Simple Colonial Revival details can be found in molded trim surrounding windows and molded frieze and corner pilasters. One interior chimney with corbeled cap is located behind gable. Another interior chimney with corbeled details is located at the rear of the house. The Leslie House was originally built for four sisters, who were unmarried at the time” (Exhibit A).
- Applicant is proposing to:
  - Extend the existing concrete driveway runners approximately 60’ into the rear of the property.
  - Add a new stamped concrete parking pad, approximately 20’ x 35’ in the rear yard.

**DISCUSSION:**

The applicant is proposing to extend the existing concrete driveway runners, each measuring 3’ 6” wide for an additional length of approximately 66’ into the rear yard. A grass strip measuring approximately 3’ down the center would remain unpaved (Exhibits B, D, & E). The driveway would lead to a stamped concrete parking pad, 35’ in length by 20’ wide, in the rear yard (Exhibits B, D, and E).

## **ATTACHMENTS**

Exhibit A: Historic Inventory Information

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map

Exhibit D: Site Plan

Exhibit E: Images and Materials

## **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:**

### **Approval Requirements Needs Table**

- *Patios, Walks, and Driveways: All new patios, walks, and driveways require Commission Hearing and Approval.*

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

- *The first residential driveways constructed in the districts were fairly narrow, because cars were smaller than they are now. Some of these driveways consist of two parallel “runners” with a grass strip in between. These driveways should be retained and the style can serve as a model for new driveways. When new driveways are constructed, they should be separated from existing driveways by a grass strip, and should be narrow, since double width driveways are out of scale with the relatively small lots in the districts.*
- *Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.*
- *Parking areas should not be the focal point of the property, and should be located in such a manner as to minimize their visibility from the street.*

### **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 ServiceNational Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

Page

Inventory List - North Union Street  
Historic District, Concord

#7

66

Fine Neo-Federal, two-story house with gable roof features a lovely brick wall and a deep setback. The gable roof is pierced with exterior end chimney with corbeled cap and a interior end chimney. Three-bay facade has projecting two-story, central gable with box cornice and returns. Classical details can be found with the door that has flanking fluted pilasters and sidelights on either side of pilasters. Above the door rests a four-paneled transom, a molded frieze, architrave, and unusual broken pediment. Second floor of central gable has small arched windows with shutters. First floor windows feature lintels. Ross was a salesman and first superintendent of Cannon Mills in Kannapolis. His widow Laura was principal of Concord High School.

138. Leslie House  
96 Cabarrus Avenue, West  
ca. 1895  
C

Notable Queen Anne, frame house has some Colonial Revival details. Many of its Queen Anne features are typical of other Concord homes of the same style and period. A bold projecting three-sided, two-story, slanted bay provides a unique focal point. The bay has a clipped-gable roof with flaired eaves and projects over the attic windows. Projection supported by curve bracket. Flaired eaves project over the bay's cut-away corners and rest on large scroll-type brackets. Front of second story has lovely elliptical stained glass window. Porch does not fully extend the facade, but wraps around one bay of east elevation. Roof or porch is supported by four-paired, classical Tuscan colonnettes resting on tall, paneled bases. Principal door with transom is situated on east side of slanted bay. Main hip roof is also flaired and has broad eaves. Simple Colonial Revival details can be found in molded trim surrounding windows and molded frieze and corner pilasters. One interior chimney with corbeled cap is located behind gable. Another interior chimney with corbeled details is located at the rear of the house.

The Leslie House was originally built for four sisters, who were unmarried at the time.



**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: John & Elena Leinweber  
Address: 96 Cabarrus Avenue West  
City: Concord State: NC Zip Code: 28025 Telephone: 704-516-5700

**OWNER INFORMATION**

Name: John & Elena Leinweber  
Address: 96 Cabarrus Avenue West  
City: Concord State: NC Zip Code: 28025 Telephone: 704-516-5700

**SUBJECT PROPERTY**

Street Address: 96 Cabarrus Avenue West P.I.N. # \_\_\_\_\_  
Area (acres or square feet): .43 Current Zoning: \_\_\_\_\_ Land Use: \_\_\_\_\_  
**Single Family**

**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: Adding on to the existing Driveway
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):

Extending the Ribbon Driveway 60 feet to a concrete parking area. The Ribbon Driveway will be colored brown to blend in with the existing sandstone and the parking area will be stamped London Cobblestone.

**Required Attachments/Submittals**

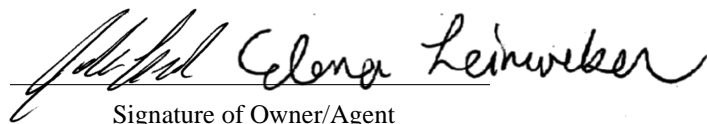
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. **Digital copies are preferred.**
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a “before” perspective.
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.

10/14/2021

Date

  
Signature of Owner/Agent

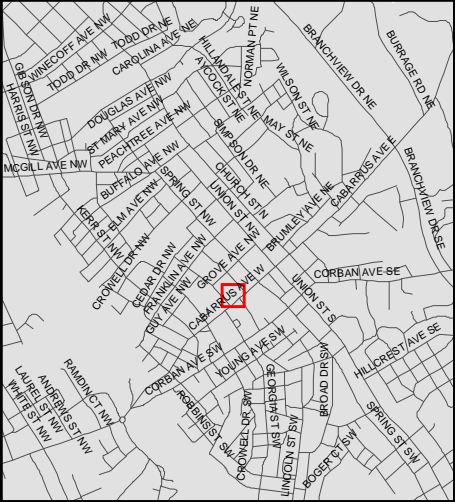




**H-16-21**

**96 Cabarrus Ave W**

**PIN: 5620-77-8400**



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.



Existing Concrete Ribbon Driveway - 96 Cabarrus Ave. West



EXHIBIT E



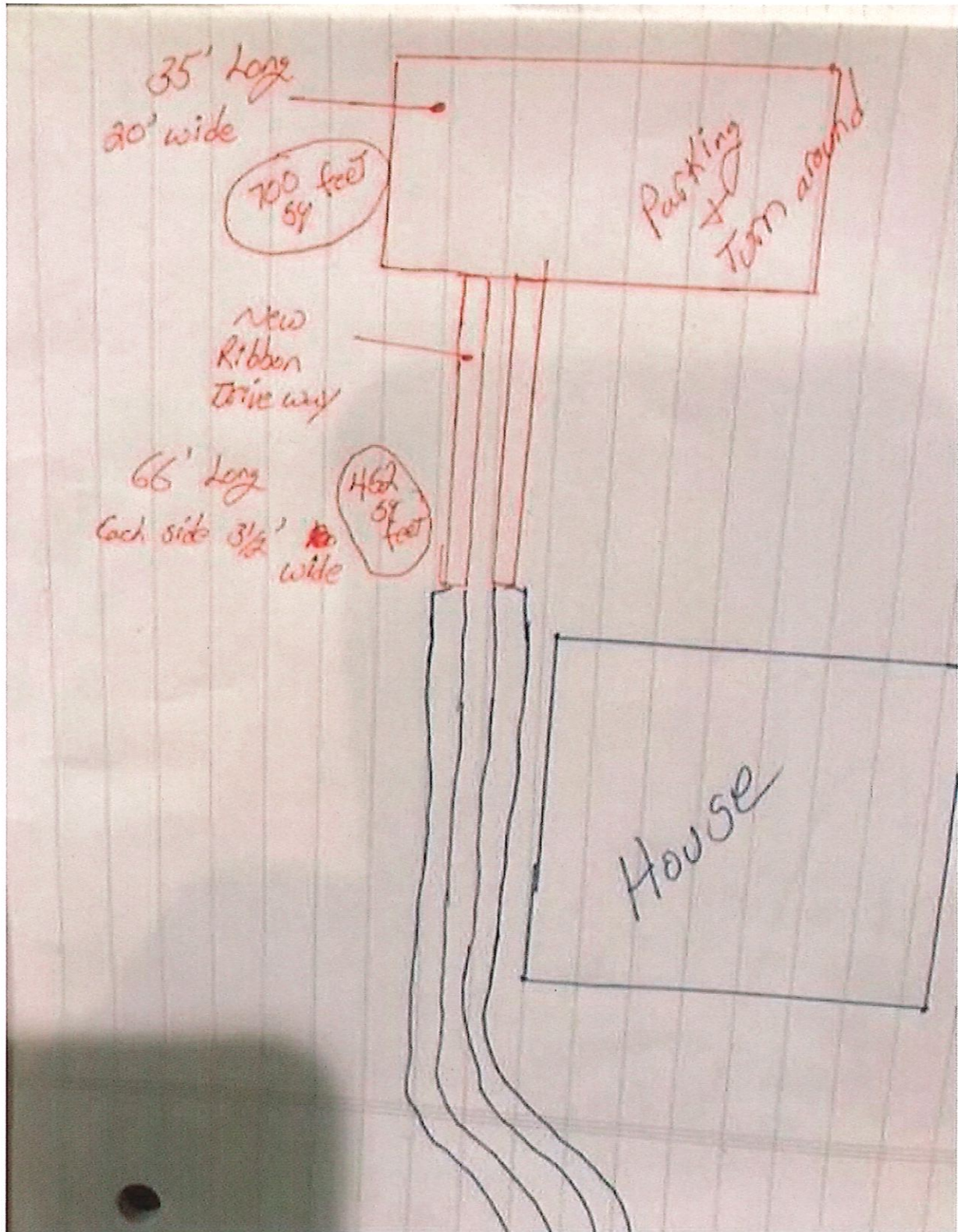
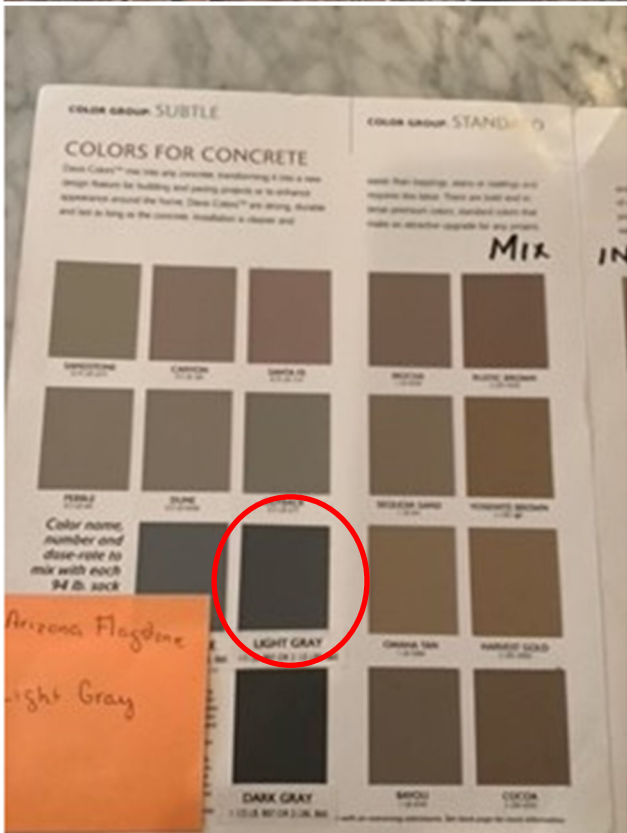


EXHIBIT D





Stamped Concrete  
in Arizona Flagstone  
Pattern. Color will  
be Light Gray.