

**DATE**

August 14, 2024

**SUBJECT**

Certificate of Appropriateness Request:

H-16-24

Applicant:

Michael and Cynthia Rohrer

Location of subject property:

65 Union St N

PIN:

5620-88-2600

Staff Report prepared by:

Fred Womble, Senior Planner/  
Kim Wallis, AICP, Senior Planner

**BACKGROUND**

- The subject property, 65 Union St N, is designated as a “Pivotal” structure in the North Union Street Historic District, built ca 1899 (Exhibit A).
- “Highly significant, two-story frame residence combining Queen Anne and Colonial Revival residence erected for James William Cannon (1852-1921), the founder of the Cannon Manufacturing Company. Picturesque façade consists of a projecting, two-story slanted bay and a domed turret flanking the central entrance bay; two dormers with parapet roofs further enrich the facade. Broad, wrap-around porch with Ionic columns, balustrade; and projecting, segmental-arched pediment over entrance. Portecochere on south side of house. An early twentieth-century garage stands at the rear of the property.” (Exhibit A).

**DISCUSSION**

On July 21, 2024, Michael and Cynthia Rohrer, applied for an “ex post facto” Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for the after-the-fact installation of brick retaining walls, low level/landscaping lighting installed within these retaining walls, a water fountain, and change in materials related to the driveway and accessory structure roof and steps (Exhibit B).

The applicants received a COA for renovations to their house and improvements to the rear of their property in July of 2021. The following installed work was part of that project but was not approved by the HPC or included in the COA (Exhibit E).

- **Brick retaining walls at the entrance off Grove Ave.** During grading, the applicants found that due to topography, retaining walls were needed to retain the soil on either side of the driveway. These match the height and brick material of the adjacent brick retaining walls that were approved and installed.
- **Low level/landscaping lighting installed within these retaining walls.** These lights were included for the applicant’s security and to help with visibility along Grove Avenue as this section of roadway is very dark and, up until recently, did not have a working streetlight.
- **Water fountain.** Fountains are a typical feature found in historic backyard gardens and this one helps to diffuse the sounds of traffic coming from Grove Avenue. The applicants didn’t realize this needed HPC approval.

The following items were installed with a change in material from what was approved in COA 2358:

- **Part of the new driveway off Grove Avenue is installed with concrete and cobblestone inlays, instead of the approved pea gravel.** Pea gravel was installed but the applicant found that the pea gravel in the section of the driveway at the entrance to Grove Avenue was washing into the road and cars were kicking the gravel out into the street. The existing driveway and parking area off Grove Avenue is paved with concrete.

- **Roof material on accessory structure is asphalt and not slate to match house as was approved.** The applicants could not get enough slate material to cover the roof, could not get a laborer to work on installation, and found the roof slope was too steep to install slate. The applicants installed an asphalt shingle that was close in design and color to complement the slate color on the existing house.
- **Steps leading to the 2<sup>nd</sup> story of the accessory structure are concrete and not the approved bluestone.** The applicants state that concrete steps are safer and more appropriate to the era, and more suited to the environment (Exhibit D).

### ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Applicant submitted Description and Photographs

Exhibit E: COA 2358 for Historic Case #H-07-21

### HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

#### **Approval Requirement Needs Table:**

- **Masonry Walls:** All walls in public view or over 18 inches in height require Commission Hearing and Approval.
- **Lighting (Exterior):** General illumination fixtures within public view require Commission Hearing and Approval.
- **Miscellaneous Improvements (Water Fountain):** Any type of alteration of exterior features of a building, site, or environment which is not specifically listed requires Commission Hearing and Approval.
- **Patios, Walks, and Driveways:** All new patios, walks, and driveways or changes of materials and design of existing requires Commission Hearing and Approval.
- **Roofing Material:** repairs which obscure or change original architectural features require Commission Hearing and Approval.
- **Steps:** Addition or alteration of external stairs or steps requires Commission Hearing and Approval.

#### **Chapter 5.2: Fencing & Walls**

##### Design Standards:

- Materials such as natural stone, brick, wood, and powder coated aluminum and iron are appropriate for use in the historic districts.
- Fence and wall materials and style shall coordinate with building and neighboring buildings, as well as other walls and fences in the area.

#### **Chapter 5.4: Lighting (Exterior)**

##### Design Standards:

- Maintain subtle effects with selective spots of light rather than indiscriminate area lighting.
- Use lights to define spaces and accent vegetation.
- Hide non-decorative light fixtures.
- Do not use fixtures which are incompatible with existing details, styles, etc.

#### **Chapter 5.3: Driveways, Walkways, & Parking**

##### Design Standards:

- Within residential areas, integrate parking areas into landscaping and surface with

the appropriate materials such as concrete, brick, crushed stone or gravel.

#### **Chapter 6.4: Roofs**

##### **Design Standards:**

- Materials in new construction shall be consistent with the style of the original building; materials shall also be unobtrusive in texture as well as color.

#### **Chapter 6.3: Porches**

##### **Design Standards:**

- Identify, retain, and preserve character-defining architectural elements and details of entrances, porches, porte cocheres, and balconies including but not limited to form and configuration, roofs, cornices, piers, lattice, flooring, porch supports, columns, capitals, plinths, ceilings, rails, balusters, steps, brackets, and other decorative trim work.

#### **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 act accordingly.
2. If approved, applicant(s) should be informed of the following:
  - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
  - Completed project will be photographed to update the historic properties survey.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet	Item number	Page
<u>Inventory List - North Union Street</u> <u>Historic District</u>	#7	31

33. (Second) James William Cannon House  
65 North Union Street  
1899-1900  
P

Highly significant, two-story frame residence combining Queen Anne and Colonial Revival residence erected for James William Cannon (1852-1921), the founder of the Cannon Manufacturing Company. Picturesque facade consists of a projecting, two-story slanted bay and a domed turret flanking the central entrance bay; two dormers with parapet roofs further enrich the facade. Broad, wrap-around porch with Ionic columns, balustrade, and projecting, segmental-arched pediment over entrance. Porte-cochere on south side of house. An early twentieth century garage stands at the rear of the property.

34. Heilig B. Wilkinson House  
71 N. Union Street  
1930 (CD)  
C

Two-story, brick, late Colonial Revival residence with five-bay facade and handsome second story Palladian window. Semi-circular portico with Tuscan columns ornamented frieze topped with wrought-iron balustrade. Molded wood panels under first floor windows. Sunroom wing on south (left) side of house.

35. Fisher-Brown-Coltrane House  
83 North Union Street  
Erected 1882-1884 (OI), substantially enlarged (SM)  
C

Two-story frame house originally designed as a typical two-story single Italianate/Queen Anne style residence but greatly enlarged with a distinctive, circular addition to the front of the house between 1904 and 1906. The original section of the house has 4/4 sash windows, shingles in the gable ends, and bracketed eaves. The circular portion of the house has a high hip, nearly conical roof that is pierced by three small ventilator dormers and two tall interior chimneys that retain their corbeled stacks. The Tuscan columns supporting the porch are 1940s replacements of the Queen Anne style porch built at the time the house was enlarged.



# Application for Certificate of Appropriateness

An application will not be placed on the agenda until all required information and attachments, as listed in this document, are submitted and complete

TO BE COMPLETED BY APPLICANT			STAFF USE ONLY		
	Yes	N/A	Yes	No	N/A
<p><b>Application Deadline:</b> Approximately one month (~ 30 days) prior to regularly scheduled HPC meeting. Please check with City Staff to confirm submission deadlines and meeting dates.  <b>COA Fee: \$40.00    After-the-Fact Fee: \$120.00</b></p>					
1	<p><b>Written Description</b> Describe clearly and in detail the project scope of work.</p>				
2	<p><b>Materials Description</b> Type/Width of siding, window trim, height/style of doors, etc.</p>				
3	<p><b>Photos of Existing Conditions</b> Clear digital photos of:</p> <ul style="list-style-type: none"> <li>• All sides of the building(s)</li> <li>• Front yard</li> <li>• Rear yard</li> <li>• Trees to be removed</li> <li>• Significant site features</li> </ul>				
4	<p><b>Context Photographs</b></p> <ul style="list-style-type: none"> <li>• Photos of structures on same block and across the street, include property address for each photo.</li> <li>• Photos of other properties in District with similar design features, as applicable.</li> </ul>				
5	<p><b>Site Plans - Existing + Proposed.</b> (Property survey, or scaled drawing accepted)</p> <ul style="list-style-type: none"> <li>• Lot Dimensions</li> <li>• Setback dimensions [side,rear,front (porch + thermal wall)]</li> <li>• Setback dimensions of neighboring properties</li> <li>• Drives, walks + alleys</li> <li>• Tree protection and/or tree removal + replanting</li> <li>• HVAC location</li> <li>• Fences/walls</li> <li>• Accessory buildings (garages, sheds, gazebos, etc.)</li> <li>• Easements/public rights of way</li> <li>• % of Rear Yard Coverage</li> </ul>				

6	<b>Elevation Drawings - Existing + Proposed</b> All drawings should include dimensions, materials, foundation height, topography, etc. For additions, the existing structure and proposed addition must be clearly shown. The plans must clearly identify the building elements to be demolished. <ul style="list-style-type: none"> <li>• Front</li> <li>• Rear</li> <li>• Left</li> <li>• Right</li> </ul>				
7	<b>Architectural Details</b> <ul style="list-style-type: none"> <li>• Porch section (showing the column/beam alignment)</li> <li>• Railing detail</li> <li>• Roof detail (soffit, fascia)</li> <li>• Window detail (material, design, dimensions, trim)</li> <li>• Wall section</li> </ul> <i>May include additional information as requested by the Commission as a condition for future review.</i>				
8	<b>Floor plans</b> As needed (usually optional).				

(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 Planning & Neighborhood Development. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to ensure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be used to update the City's historic districts inventory database.

**SUBJECT PROPERTY**

Address: 65 Union St N Concord, NC 28025 Parcel ID (PIN): 5620-88-2600  
Area (acres or square feet): 48,134 SF Current Zoning: R1 Historical

**OWNER INFORMATION**

Name: Michael & Cynthia Rohrer  
Address: 65 Union St N  
City: Concord State: NC Zip Code: 28025  
Email Address: Mike@VerticalTrident.com Phone: 704-791-0025

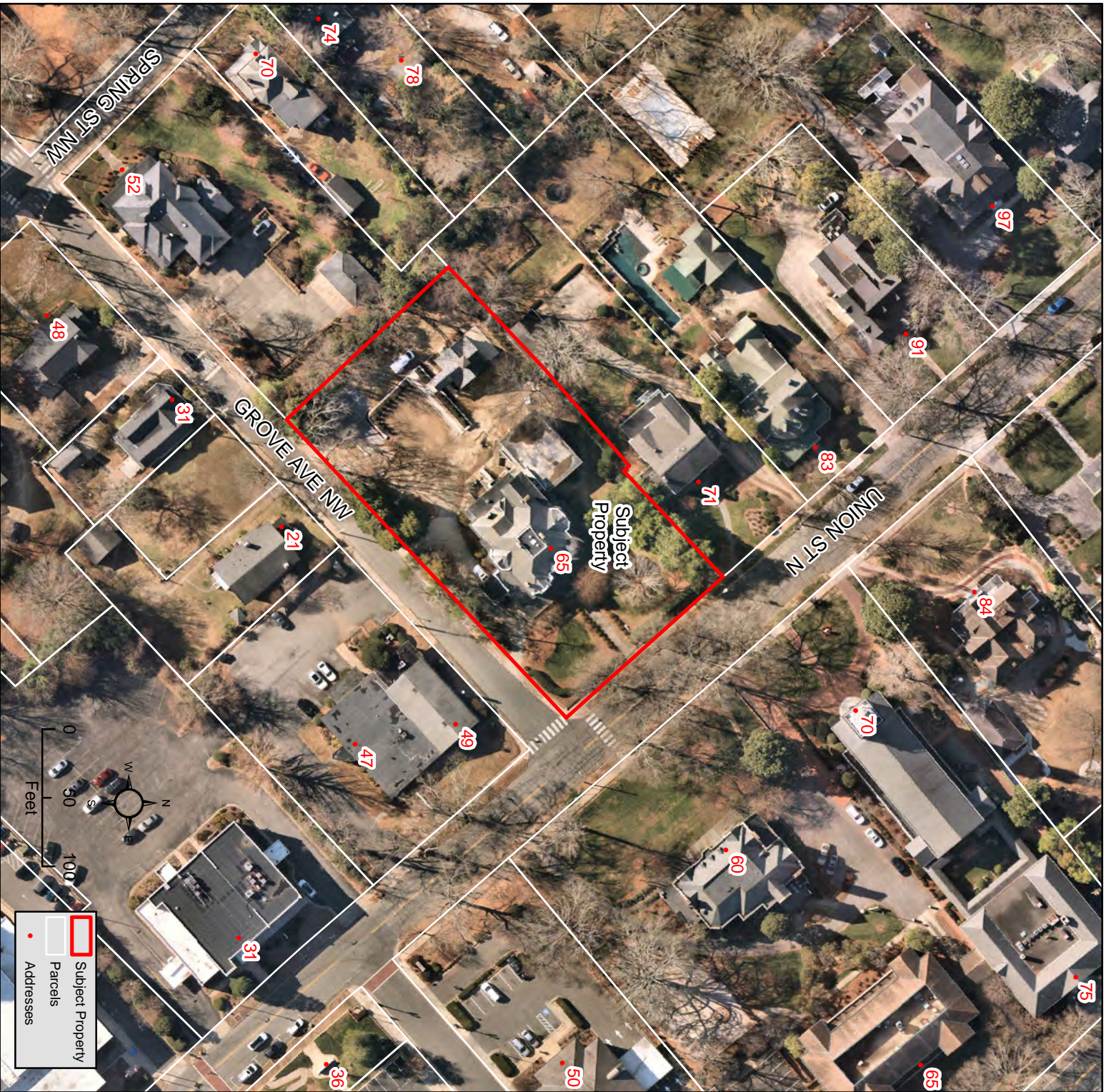
**APPLICANT INFORMATION**

Name: same  
Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature of Owner:  Date: 7/21/24

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

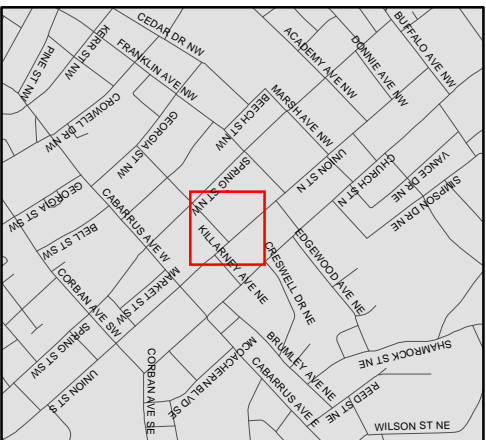




H-16-24

65 Union St N

PIN: 5620-88-2600



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, 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.



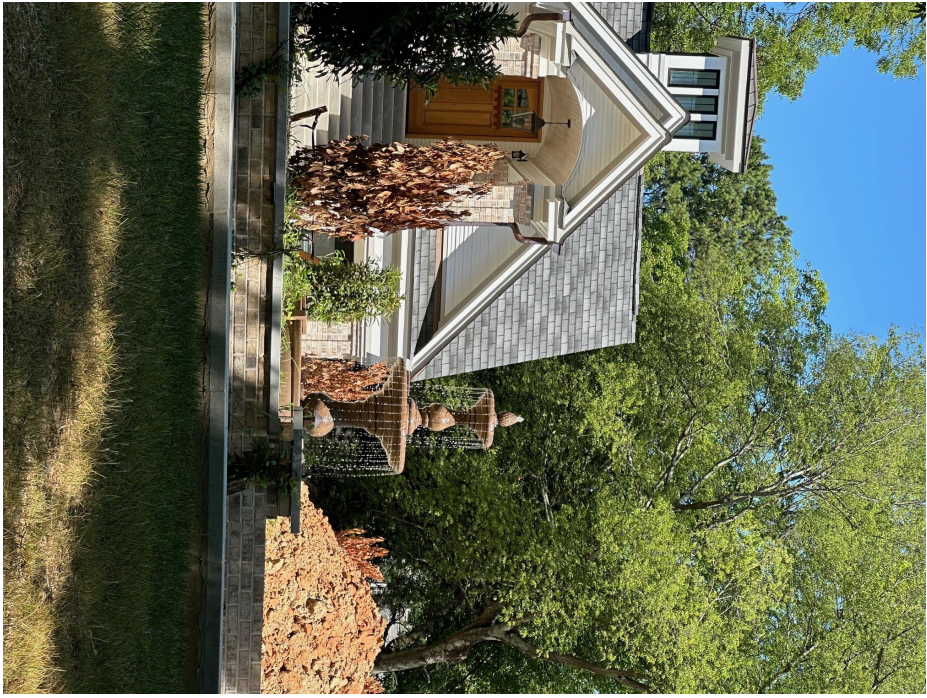
The applicants request an ex post facto COA for the after-the-fact installation of the following items:

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- **Steps leading to the 2<sup>nd</sup> story of the accessory structure are concrete and not the approved bluestone.** The applicants state that concrete steps are more safe and appropriate to the era, and more suited to the environment.

Carriage house roof and fountain



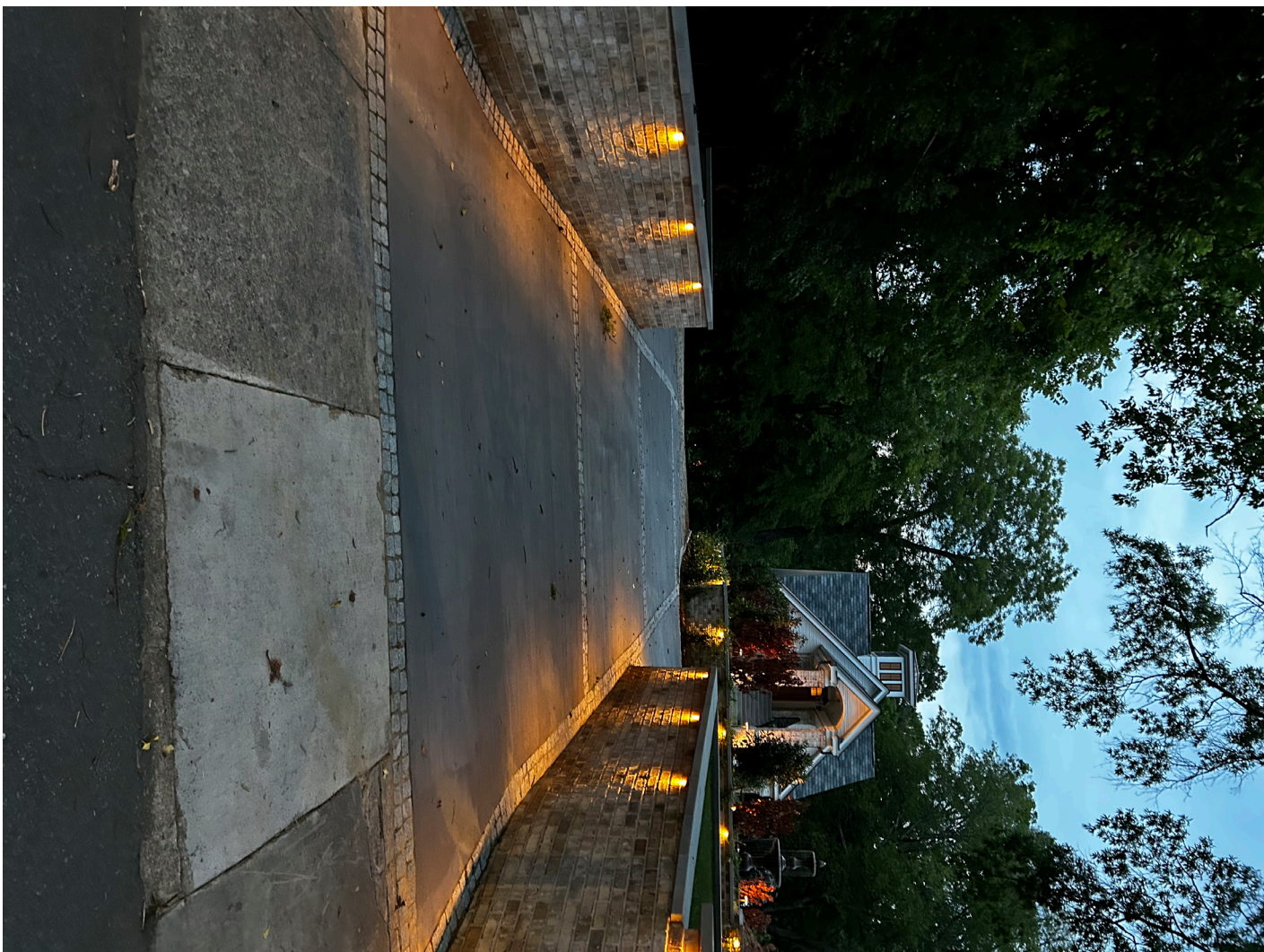


driveway and retaining walls





retaining walls at entrance and lights





# CERTIFICATE OF APPROPRIATENESS

Has Been Issued by the Historic Preservation Commission  
of the City of Concord to:

Applicant: Michael and Cynthia Rohrer, Cluck Design Collaboration

Location: 65 Union St. N

Project: EXTEND THE EXISTING DRIVEWAY WITH PEA GRAVEL, REGRADE THE REAR YARD, ADD RETAINING WALLS APPROXIMATELY 5'9" IN HEIGHT, REMOVE ONE CANOPY TREE IN THE REAR YARD AND REPLACE WITH A NEW CANOPY TREE IN THE REAR YARD, ADD AN ACCESSORY STRUCTURE IN THE REAR YARD, MODIFY THE REAR FAÇADE OF THE MAIN HOUSE, INLCUDING NEW PORCHES, DOORS, WINDOWS, AND STAIRS, MODIFY THE REAR OF THE ANNEX BY REMOVING AND ADDING NEW WINDOWS AND DOORS, ADDITION OF NEW LIVING SPACE ON SECOND STORY OF THE ANNEX WITH NEW ROOF AND ADDITION OF HALLWAY CONNECTING TO THE MAIN HOUSE, REMOVAL AND ADDITION OF WINDOWS AND DOORS AND NEW CHIMNEY ON THE RIGHT FAÇADE OF THE ANNEX, REMOVAL OF EXISTING WINDOWS AND ADDITION OF BAY WINDOW AND TWO (2) ADDITIONAL WINDOWS ON THE FRONT FAÇADE OF THE ANNEX.

City Staff Member: 

Date: 8/12/2021

No.: 2358

## NOTICE:

- ALTHOUGH THE HISTORIC PRESERVATION COMMISSION HAS APPROVED THIS CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR MODIFICATIONS TO YOUR HISTORICALLY DESIGNATED PROPERTY, A REQUIRED **30-DAY APPEAL PERIOD** IS LEVIED BY THE NORTH CAROLINA GENERAL STATUTES. DURING THIS APPEAL PERIOD, AN AGGRIEVED PARTY MAY REQUEST A HEARING BEFORE THE BOARD OF ADJUSTMENT AND IT IS POSSIBLE THAT YOUR APPROVAL COULD BE OVERTURNED. ANY WORK CONDUCTED PRIOR TO THE EXPIRATION OF THE 30-DAY APPEAL PERIOD IS AT THE RISK OF THE CONDUCTING PARTY AS OVERTURNED APPROVALS MAY RESULT IN AN ORDER OF WORK REVERSAL AND THE INCURRENCE OF ADDITIONAL EXPENSES.
- THIS **MUST BE POSTED** AT THE BUILDING SITE.
- COA **EXPIRES** AFTER SIX (6) MONTHS IF WORK HAS NOT COMMENCED.

EXHIBIT E