

<b><u>DATE</u></b>	August 14, 2024
<b><u>SUBJECT</u></b>	
<u>Certificate of Appropriateness Request:</u>	H-17-24
<u>Applicant:</u>	Chad VanKeuren
<u>Location of subject property:</u>	120 Union St N
<u>PIN:</u>	5620-79-9239
<u>Staff Report prepared by:</u>	Kim Wallis, AICP, Senior Planner

### **BACKGROUND**

- The subject property, 120 Union St N, is designated as a “Contributing” structure in the North Union Street Historic District, built ca 1916 (Exhibit A).
- “One-and-a-half-story, frame, Colonial Revival house with gambrel roof. House has broad, one-bay, pedimented portico with Tuscan columns and board, pedimented dormer with four windows. Windows have 9/1 sash; round-headed windows light attic on both sides of house” (Exhibit A).

### **DISCUSSION**

On July 12, 2024, Chad VanKeuren, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for the demolition of a brick chimney in the rear center house (Exhibit B).

The applicant states reasons for proposing to remove the chimney, as follows:

- The mortar in the chimney is severely deteriorated. This degradation compromises the chimney's structural stability, posing a potential safety hazard to the property and its occupants.
- The chimney is situated centrally between the kitchen and dining room. This placement disrupts the aesthetic flow and functionality of these key living areas, limiting remodeling, design improvements, and usability of the space.
- The chimney was originally used for a coal furnace, which is no longer in operation. There is no visible opening to the chimney throughout the entire house, and the only connection is in the basement where the furnace used to pipe into. The chimney now serves no practical purpose (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 Photographs

### **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

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

- **Roofing Material:** repairs which obscure or change original architectural features require Commission Hearing and Approval.

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

Original features on chimneys such as corbeling shall be preserved. Enlarging, altering, removing, or shortening chimneys shall be avoided.

## **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>Invesntory List - North Union Street Historic District, Concord</u>	#7	27

Italianate houses in Concord, which display trim typical of the style but retain a horizontal quality reflecting the traditional house forms of the North Carolina piedmont, the main block of the house has a tall, narrow form not unlike the Italianate townhouses then being built in cities of the northeast. One-story wings on both sides of the house, however, make possible a spacious first floor plan. House retains much of its Italianate exterior trim, including a paneled frieze with a sawnwork border and intricately sawn brackets. The porch, supported by thick brick piers, was the major element of a remodeling of the house undertaken in the 1920s.

James William Cannon, about whom there is additional discussion in the essay on the district's significance, lived in this house until 1899, when he erected the house at 65 North Union Street, and sold this property to Amanda Boger, the wife of farmer and businessman Martin Boger (1844-1921). After Boger's death the house passed to his daughter, Pearl Boger Lafferty, the wife of pharmacist Parks Lafferty, who had the house remodeled during the 1920s.

- 25. I.I. Davis House  
118 North Union Street  
ca. 1916 (SM)  
C

One-and-a-half-story, frame, Colonial Revival house with gambrel roof. House has broad, one-bay, pedimented portico with Tuscan columns and board, pedimented dormer with four windows. Windows have 9/1 sash; round-headed windows light attic on both sides of house. I.I. Davis was Assistant Secretary-Treasurer to the Hartsell Mills Company

- 26. William J. Hill House  
116 North Union Street  
1906  
C

Two-story, frame house with Queen Anne and Colonial Revival elements, recently rescued from a long period of neglect. Main block has side gable roof; north (left) facade bay projects forward and has gable-front roof. Front and side gables have fish scale shingles and dentil trim. Wrap-around porch with Tuscan columns, pediment over entrance bay, and balustrade. William J. Hill was the founder and president of W.J. Hill Company.

# *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				
<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>			Yes	N/A	Yes	No	N/A
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>						

<b>6</b>	<p><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.</p> <ul style="list-style-type: none"> <li>• Front</li> <li>• Rear</li> <li>• Left</li> <li>• Right</li> </ul>					
<b>7</b>	<p><b>Architectural Details</b></p> <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> <p><i>May include additional information as requested by the Commission as a condition for future review.</i></p>					
<b>8</b>	<p><b>Floor plans</b> As needed (usually optional).</p>					

*(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: **120 Union Street North, Concord, NC, 28025**

Parcel ID (PIN): **5620-79-9239**

Area (acres or square feet): **0.20 acres**

Current Zoning: **RM-1**

**OWNER INFORMATION**

Name: **Chad VanKeuren**

Address: **120 Union Street North**

City: **Concord**

State: **NC**

Zip Code: **28025**

Email Address: **cvank8@gmail.com**

Phone: **+1 646-406-1486**

**APPLICANT INFORMATION**

Name: **Chad VanKeuren**

Address: **120 Union Street North**


City: **Concord**

State: **NC**

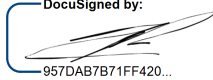
Zip Code: **28025**

Email Address: **cvank8@gmail.com**

Phone: **+1 646-406-1486**

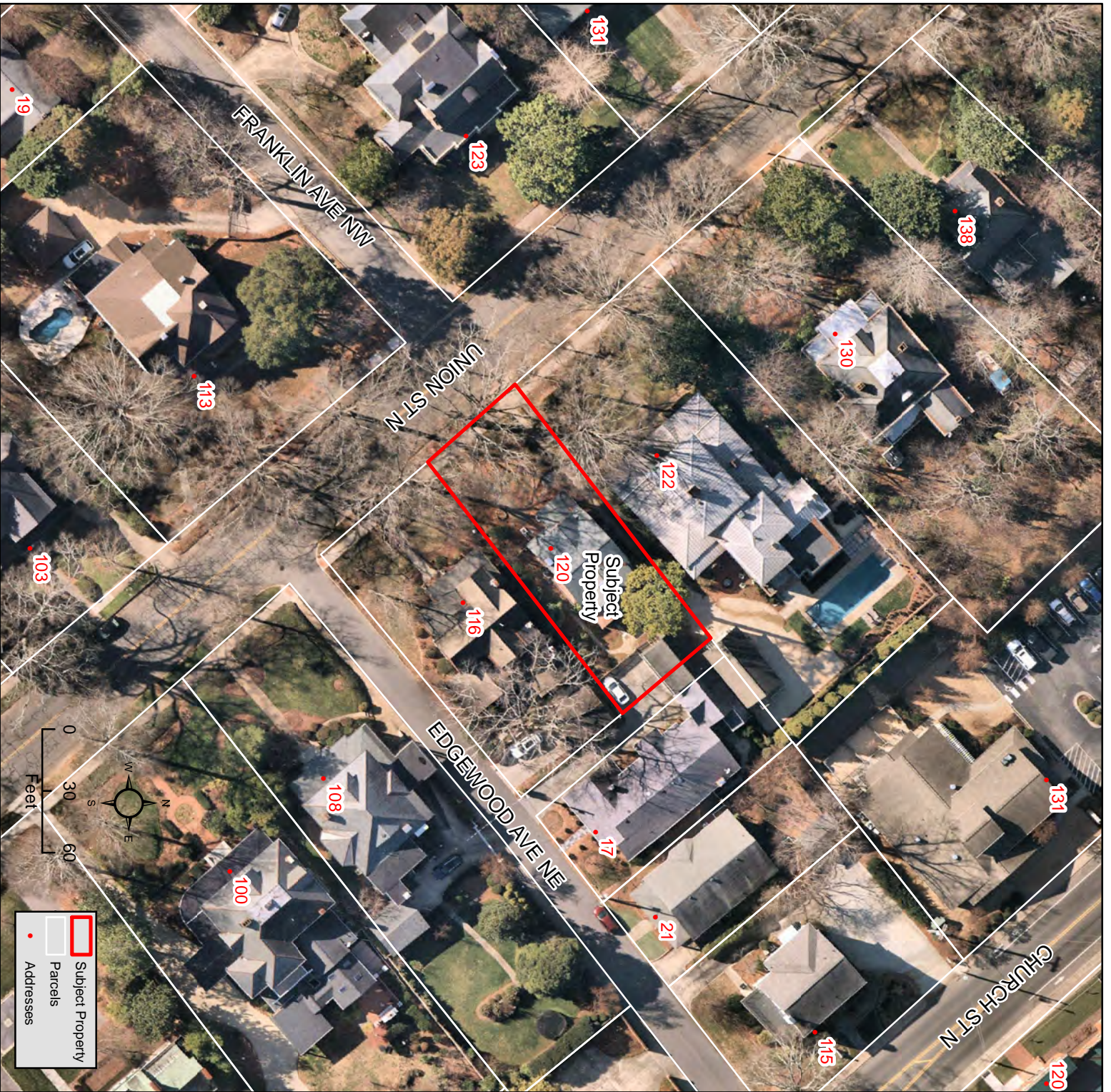
Signature of Owner: 

Date: **07-12-2024**

Signature of Applicant: 

Date: **07-12-2024**



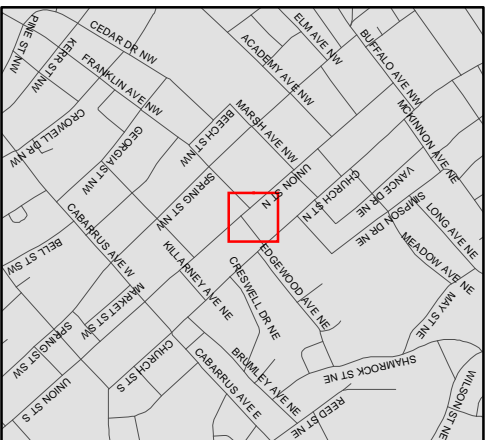


H-17-24

120 Union St N

PIN: 5620-79-9239

EXHIBIT C



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.



## Purpose of Chimney Removal

The primary reasons for the proposed removal of the chimney are significant structural issues, its impractical location within the property, and its inability to be used. Detailed assessments have highlighted the following concerns:

1. **Mortar Degradation and Structural Integrity:** The mortar in the chimney is severely deteriorated. This degradation compromises the chimney's structural stability, posing a potential safety hazard to the property and its occupants.
2. **Location and Layout:** The chimney is situated centrally between the kitchen and dining room. This placement disrupts the aesthetic flow and functionality of these key living areas, limiting remodelling, design improvements, and usability of the space.
3. **Lack of Practical Use:** The chimney was originally used for a coal furnace, which is no longer in operation. There is no visible opening to the chimney throughout the entire house, and the only connection is in the basement where the furnace used to pipe into. The chimney now serves no practical purpose.

Existing Center-Rear Chimney



View looking towards rear house



View in attic



2nd floor closet with chimney inside

