

**DATE:** March 8, 2023  
**SUBJECT:**  
Certificate of Appropriateness Request: H-18-22  
Applicant: Memorial Garden Association  
Location of subject property: 36 Spring St. SW  
PIN 5620-87-7218  
Staff Report prepared by: William J Ellis, Planner

**BACKGROUND:**

- Located on Spring Street in downtown Concord, Memorial Garden sits on land purchased in 1804 for the original log-cabin sanctuary of First Presbyterian Church. Although the church buildings have long since moved, the garden continues to be a cherished and beloved part of the congregation's history and heritage. Stone paths wind throughout the church's 200-year-old cemetery, guiding visitors up and down gently sloping hillsides past ancient oaks, waterfalls, butterflies, sculpted hollies, and intricately carved white Italian marble markers.
- The current chapter of Memorial Garden began in 1930, when Mrs. Sallie Phifer Williamson committed herself to restoring the church's cemetery as a memorial to her mother. Renaming the plot "Memorial Garden," she faithfully maintained and improved the grounds until her death in 1937. Her son, Marshal Phifer Williamson, continued his mother's work on the garden until his own death in 1966. Today, the family's work and dedication continue through a generous trust endowed by Mr. Williamson to support the garden.

**Modifications to the site include:**

- Demolition of portion of the current structure (Jones-Yorke Room), and addition to the structure
- Clearing of brush and bushes to extend structure
- Grading

**Goal:** Construct a larger structure and add glass for viewing of the memorial garden.

**DISCUSSION:**

On July 29, 2022, the Memorial Garden Association applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for the partial demolition of the existing structure and construction of a community room (Exhibit B).

Currently, the Memorial Garden has a structure dating from the 1960s-1970s. The current building has vinyl siding, a brick foundation, and staircase along the side. The Memorial Garden Association is proposing demolition of the current building for an expansion. The brick portion of the building will be modified. The proposed siding will consist of fiber cement (Hardiplank) and additional glass windows will be installed to enhance the viewing experience of the Garden.

The applicant has employed a firm that utilizes ground penetrating radar (GPR) to ensure that modifications to the structure will not disturb unmarked graves.

### **Left Elevation:**

The applicant is proposing an enlargement of the windows and removal of the door leading to the brick steps. The brick wall foundation will be removed as the windows and siding will extend to the ground.

### **Rear Elevation:**

The applicant is proposing a three paned window to be added to the rear wall of the building. New brick veneer will be added to match existing brick to allow the extension of the foundation to the left side of the building. A portion of the retaining wall on the rear property line will be removed so the matching brick veneer can be extended. An entry door and roll-up door will be added for entry for basement storage space.

### **Front Elevation:**

The applicant is proposing an entirely new look to the front of the building. This new look will include commercial strength double doors made of wood and steel and will be flanked to the left and right by three paned windows that extend close to ground level for optimal outside viewing of the garden. In addition to those windows, a smaller two paned window will be added near the middle of the building. All of the windows will be new and wood cased. An entry door will be added to the right side of the front elevation as another access point.

### **Right Elevation:**

The applicant is proposing minimal changes to the right elevation. The added brick veneer will replace a portion of the retaining wall located at the rear property line. Landscaping (trees and bushes) will be located outside of the building.

### **ATTACHMENTS**

- Exhibit A: Subject Property Map
- Exhibit B: Application for Certificate of Appropriateness
- Exhibit C: Site Plan
- Exhibit D: Existing Elevations
- Exhibit E: Proposed Floor Plan
- Exhibit F: Proposed Elevations
- Exhibit G: Proposed Rendering
- Exhibit H: Example of Proposed Lighting
- Exhibit I: Example of Proposed Doors
- Exhibit J: Example of Proposed Windows
- Exhibit K: Current Photographs

### **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:**

#### **Chapter 4 – Local Standards and General Policies**

***Alterations:** Alterations having no historical basis shall be avoided whenever possible. Any type of alteration of exterior features of a building, site, or environment within the Historic Districts which is not specifically listed within these regulations shall be referred to the Historic Preservation Commission for action on the issuance of a Certificate of Appropriateness.*

- *All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.*
- *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.*

- *Contemporary design for alterations and additions to existing properties shall be encouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- *New additions or alterations shall be construed in such a manner as to preserve the essential form and integrity of the structure, should the addition or alteration be removed.*

**Approval Requirement Needs Table: New Construction or Additions**

*All new construction and additions require Commission Hearing and Approval.*

**Chapter 5 – Section 1: New Principle Structure Construction**

- *New construction shall coordinate in material, scale, size, site position, spatial relationship and details with immediate neighbors within one hundred feet (100') of the proposed construction.*
- *Where feasible, roof forms should be consistent and compatible to others in the district. Large flat expanses of walls or roofs should be avoided.*
- *New construction should avoid A-frame, dome, shed, and flat roofs.*
- *Locate and size window and door openings so they are compatible in placement, orientation, spacing, proportion, size and scale with the surrounding historic buildings.*
- *The Historic Preservation Commission encourages compatible contemporary design in order to reflect accurately the differences between historic buildings and newer structures.*
- *Introduce features such as porches, chimneys, bays and architectural details as appropriate so that the texture of new residential structures is compatible with surrounding historic structures. Detailing on new structures should be consistent with its overall scheme and design.*
- *Contemporary substitute materials such as Hardie Plank may be approved on a case by case basis for new structures. In order to qualify for use in new construction, these materials must have a demonstrated record of overall quality and durability. The physical properties of substitute materials must be similar to those of the historic materials they mimic. When considering substitute materials, the closer an element is to the viewer, the more closely the material and craftsmanship should match the original. The appropriateness of substitute materials shall be reviewed on an individual basis.*
- *Vinyl siding for new construction is not appropriate.*

**Chapter 5 - Section 2: New Addition Construction**

- *Reduce the visual impact of an addition on a historic building by limiting its scale and size. Do not overpower the site or substantially alter the site's proportion of built area to green space.*
- *New additions should be compatible in character but use a contemporary design in order to differentiate additions from the historic structure.*
- *Select exterior surface siding and details that are compatible with the existing building in material, texture, color, and character.*

**Approval Requirement Needs Table: Siding**

*Alteration of siding from one material to another (shingles to clapboard etc). Applications of any simulated materials, aluminum siding, plastic siding, etc. require Commission Hearing and Approval.*

**Chapter 5 - Section 4: Siding and Exterior Materials**

- *There are a variety of materials available for use on the exterior of both existing structures and for new construction. Wood siding is the predominate exterior material within the Historic Districts, although some structures have masonry.*

- *Because artificial siding is not considered an authentic, historical material, it is prohibited from being used on structures defined by the Commission as Pivotal and Contributing to the Historic Districts, or for large accessory structures.*

**Approval Requirement Needs Table: Doors**

*Replacement of original doors, changes in door openings, stained glass panels, security grills or bars require Commission Hearing and Approval.*

**Approval Requirement Needs Table: Windows**

*Replacement/changes in window design, removal of original windows, window components and changes in the window openings, and addition of shutters not original to building and stained-glass windows require Commission Hearing and Approval.*

**Chapter 5 - Section 5- Fenestrations:**

- *New doors should be compatible with the period and style of the structure.*
- *Alteration in door and window openings, especially on the principle 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.*
- *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.*
- *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.*
- *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.*
- *Choose windows that are appropriate for the style of building, maintain vertical emphasis, and avoid large single paned units.*
- *Use doors that are appropriate for the style of building while avoiding flat-surfaced doors, those with small decorative glass panels, and pre-finished window/side lite art glass units.*
- *Avoid unpainted aluminum storm doors, and select a style which does not distort or change the appearance of the inner door.*

**Approval Requirement Needs Table: Roof Shape/ Roofing Material**

*Repairs or changes which alter roof shape, roofing repair or replacement with materials currently existing inappropriate to style and period of building or repairs which obscure or change original architectural features, and replacement of shingles with a lighter color require Commission Hearing and Approval.*

**Chapter 5 - Section 7: Roofing**

- *Use materials in new construction that are consistent with the style of the building; materials should be unobtrusive in texture as well as color.*
- *New construction should avoid the roof being more than one-half the building's height.*
- *New construction should avoid A-frame, dome, shed and flat-alone roof shapes.*
- *Roof shapes, texture and material should be compatible with new construction as well as with immediate buildings*
- *When replacing asphalt shingles, darker color shingles should be used since they are more historically appropriate.*



**Approval Requirement Needs Table: Landscaping**

*Removal of healthy trees or pruning of limbs over six inches in diameter in any location on the property, tree topping, removal of more than one-third of green surface of canopy, or leaving stubs larger than 3 inches in diameter requires Commission Hearing and Approval.*

**Chapter 5 – Section 8: Landscaping and Trees**

- *Property owners should provide proper care and maintenance for the existing landscape and landscape patterns.*
- *Trees which are removed shall be replaced by a species which, upon maturity, is similar in scale to the removed specimen. For example, canopy trees shall be replaced with canopy trees, and understory trees with understory trees.*
- *Residential uses should maintain the four characteristic placements for canopy: to soften building ground line, to separate public/private edge, to separate the boundary of the property, and to maintain property lines. It is also recommended that placement be varied and types of vegetation enhance the appearance of the existing property yet maintain and preserve its historical significance.*

**Approval Requirement Needs Table: Fencing and Gates**

*All types require Commission Hearing and Approval.*

**Chapter 5 – Section 9: Fences and Walls**

- *Chain link or plastic materials are prohibited. Adding slats to existing chain link fences for screening purposes is prohibited.*
- *However, where chain link fences already exist, they should be accompanied by landscaping materials, which will “climb” the fence and act as a screen.*

**Approval Requirement 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:**

- *New walkways should consist of appropriate natural material including gravel, concrete, stone, brick or pervious pavers. Walkways should avoid prefabricated and imprinted stepping stones within front yards. Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.*
- *Trees should be planted or retained in order to maintain the tree canopy and to minimize the focus of the parking areas.*

**Approval Requirement Needs Table: Lighting**

*Removal or alteration of significant architectural fixtures or Additions of permanent, general illumination fixtures within public view require Commission Hearing and Approval.*

**Chapter 5 – Section 11: Lighting and Transformers**

- *In commercial areas, lights are used to accent building facades and signs.*
- *New exterior lighting units that produce higher levels of lighting or a fixture that is visible from the street are discouraged and require review and approval from the Historic Preservation Commission.*
- *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.*

**Approval Requirement Needs Table: Demolition**

*Demolition of any building or part thereof requires Commission Hearing and Approval.*

**Chapter 5 – Section 14: Demolition**

- *Historic Preservation Commission approval is required for any demolition.*
- *In accordance with The City of Concord Zoning Ordinance - Historic Preservation Overlay Districts, Delay in Demolition, - states that an application for a Certificate of Appropriateness authorizing the demolition of a building or structure within the District may not be denied.*

**RECOMMENDATION:**

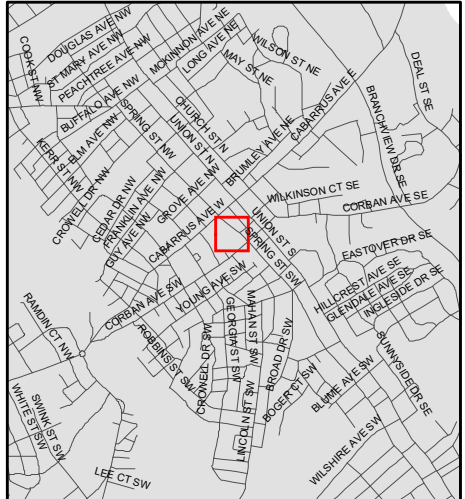
1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and act accordingly.
2. If approved, applicant(s) should be informed of the following:
  - City staff 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.



H-18-22

36 Spring St SW

PIN: 5620-87-7218



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.

**Exhibit A H-18-22**





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: Memorial Garden Association  
Address: 36 Spring Street  
City: Concord State: NC Zip Code: 28025 Telephone: N/A  
Email: N/A

**OWNER INFORMATION**

Name: First Presbyterian Church  
Address: 70 Union Street North  
City: Concord State: NC Zip Code: 28025 Telephone: (704) 788-2100  
Email: I am the one to contact about Memorial Garden: kelling@vnet.net

**SUBJECT PROPERTY**

Street Address: 36 Spring Street Concord NC P.I.N. # \_\_\_\_\_  
Area (acres or square feet): 2.3 acres Current Zoning: CC Land Use: garden/cemetery

**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: *enlargement of the building and enhancement of the interior room that is open to the public for use*
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):

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**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., may 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.

7/29/2022  
Date

*Chris K. Kelling*  
Signature of Owner/Agent  
President, Board of Directors  
Memorial Garden Association

# JONES YORKE ROOM MEMORIAL GARDEN

36 SPRING STREET SW  
CONCORD, NC 28025




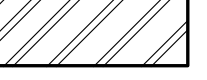

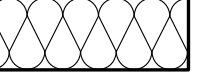
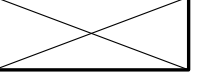
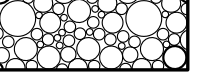

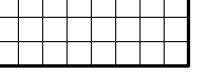
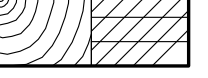

## INDEX OF DRAWINGS

CS1	COVER SHEET
	SURVEY
SP1	SITE PLAN
EC1	EXISTING CONDITIONS
A1	PLANS
A2	ELEVATIONS
A3	SECTIONS & SCHEDULES
A4	DETAILS
	SKETCH 1
	SKETCH 2
	SKETCH 3
	SKETCH 4

## IMPORTANT PROJECT NOTES

- 1) PAINT ALL PROTRUSIONS THROUGH WALLS TO MATCH SURFACE MATERIAL. PROTRUSIONS THROUGH ROOFS TO BE PAINTED OR PRE-FINISHED BLACK.
- 2) PROVIDE PREFINISHED GUTTERS. LOCATE DOWNSPOUTS AS PER DRAWINGS OR AS DIRECTED BY ARCHITECT.
- 3) PROVIDE WARRANTIES & MANUALS FOR ALL APPLIANCES & EQUIPMENT SUPPLIED.
- 4) CONFIRM ALL UTILITY CONNECTION LOCATIONS & OTHER INFORMATION WITH REPRESENTATIVES OF THE OWNER AND THE UTILITY COMPANY ON SITE PRIOR TO CONSTRUCTION.
- 5) PROVIDE GALVANIZED BRAKE-METAL FLASHING
- 6) PROVIDE 6" HIGH BLACK METAL NUMBERS FOR ADDRESSES. STYLE "TIMES NEW ROMAN" OR SIMILAR. LOCATION BY ARCHITECT.
- 7) PIPE DOWNSPOUT DRAINS UNDERGROUND TO DAYLIGHT OR TO STORM WATER SYSTEM. USE FLEXIBLE, NON-PERFORATED PIPE. - 5' LONG MIN OR AS REQ'D BY CODE.
- 8) PROVIDE A COPY OF SOIL TREATMENT REPORT FROM TERMITE PROTECTION COMPANY BEFORE FRAMING INSPECTION.
- 9) DO NOT ADD WATER TO CONCRETE DURING DELIVERY, AT THE SITE OR DURING PLACEMENT.
- 10) BUILDING WRAP TO HAVE DRAIN CHANNELS OR OTHER DRAINABLE FEATURE. SEAL ALL JOINTS IN BUILDING WRAP.
- 11) RANGE HOOD EXHAUST TO RUN IN FURR-DOWNS ABOVE KITCHEN CABINETS UNLESS NOTED OTHERWISE. PROVIDE 1-HR RATED CEILING ABOVE. COORDINATE DUCT SIZE WITH HOOD TYPE. COORDINATE DUCT SIZE WITH DIMENSIONS OF FURR-DOWN BEFORE FRAMING.
- 12) PROTECT PLUMBING AND SPRINKLER PIPES FROM FREEZING. LOCATE ON CONDITIONED SIDE OF ALL INSULATION, INCLUDING WALLS AND ATTICS.
- 13) USE SILL SEALER BETWEEN SUB-FLOOR AND WALL PLATE.
- 14) ROOFS - PROVIDE KICKOUT FLASHING WHERE ROOF SLOPES ABUT WALLS.

## LEGEND

			
CONCRETE	EARTH	PLASTER	STEEL
			
CMU	INSULATION	WOOD	STONE FILL
			
BRICK	RIGID INSULATION	WOOD TRIM / PLYWOOD	QUARRY TILE

## ABBREVIATIONS

AC. TILE	ACOUSTICAL TILE	INT.	INTERIOR
A.F.F.	ABOVE FINISH FLOOR	JST. BRG.	JOIST BEARING
ALUM.	ALUMINUM	JT.	JOINT
BD.	BOARD	M.O.	MASONRY OPENING
B.R.	BULLET RESISTIVE	MAX.	MAXIMUM
CL	CENTERLINE	MECH.	MECHANICAL
C.J.	CONTROL JOINT	MET.	METAL
CEIL.	CEILING	MIN.	MINIMUM
CMU	CONCRETE MASONRY UNIT	N.I.C.	NOT IN CONTRACT
COL.	COLUMN	N.T.S.	NOT TO SCALE
CONC.	CONCRETE	O.C.	ON CENTER
CONT.	CONTINUOUS	P.T.D.	PAINTED
DET.	DETAIL	PLAS. LAM.	PLASTIC LAMINATE
DIA.	DIAMETER	RES.	RESILIENT
DN.	DOWN	REQD.	REQUIRED
DBL.	DOUBLE	R.D.	ROOF DRAIN
DWG.	DRAWING	R.L.	ROOF LEADER
E.W.C.	ELECTRIC WATER COOLER	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR	S.C.	SOLID CORE
EQ.	EQUAL	S.S.	STAINLESS STEEL
EQUIP.	EQUIPMENT	STRUCT.	STRUCTURE
EXT.	EXTERIOR	SUSP.	SUSPENDED
FIN. FL.	FINISH FLOOR	T.O.( )	TOP OF (ITEM)
F.E.	FIRE EXTINGUISHER	TYP.	TYPICAL
F.D.	FLOOR DRAIN	VERT.	VERTICAL
GALV.	GALVANIZED	V.C.T.	VINYL COMPOSITION TILE
GA.	GAUGE	V.W.C.	VINYL WALL COVERING
GYP.	GYPSPUM	W.W.F.	WELDED WIRE FABRIC
H.C.	HOLLOW CORE	WD.	WOOD
H.M.	HOLLOW METAL		

## STATEMENT OF SPECIAL INSPECTIONS

### SCHEDULE OF SPECIAL INSPECTION SERVICES

- NO SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT
- SPECIAL INSPECTIONS REQUIRED

**Exhibit C H-18-22**

Jones Yorke Room  
Memorial Garden  
36 Spring Street SW  
Concord, NC 28025

O'Brien Architecture PLLC  
121 Bull Mountain Road  
Asheville, NC 28805  
828.348.4302  
Info@OBrienAIA.com

NOT FOR CONSTRUCTION

Submittal:  
HPC SUBMITTAL SET

Date: JAN 30, 2023

Drawn: Checked:

Rev. 1 Date:

Re:

Rev. 2 Date:

Re:

Rev. 3 Date:

Re:

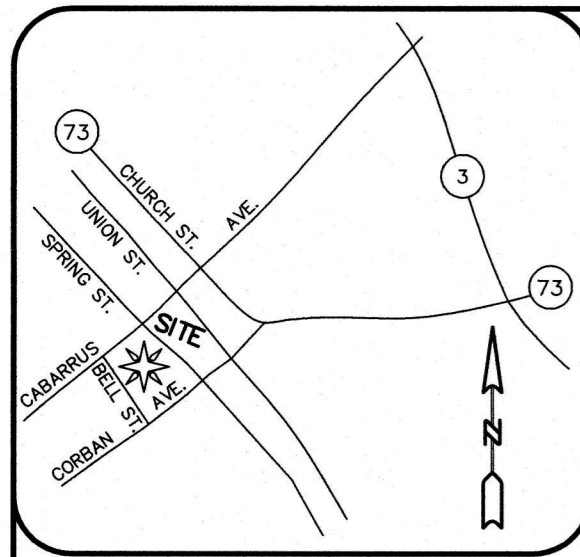
COVER SHEET

Sheet Number: of

CS1

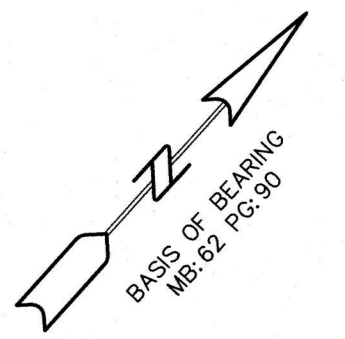
Plate





VICINITY MAP  
NOT TO SCALE

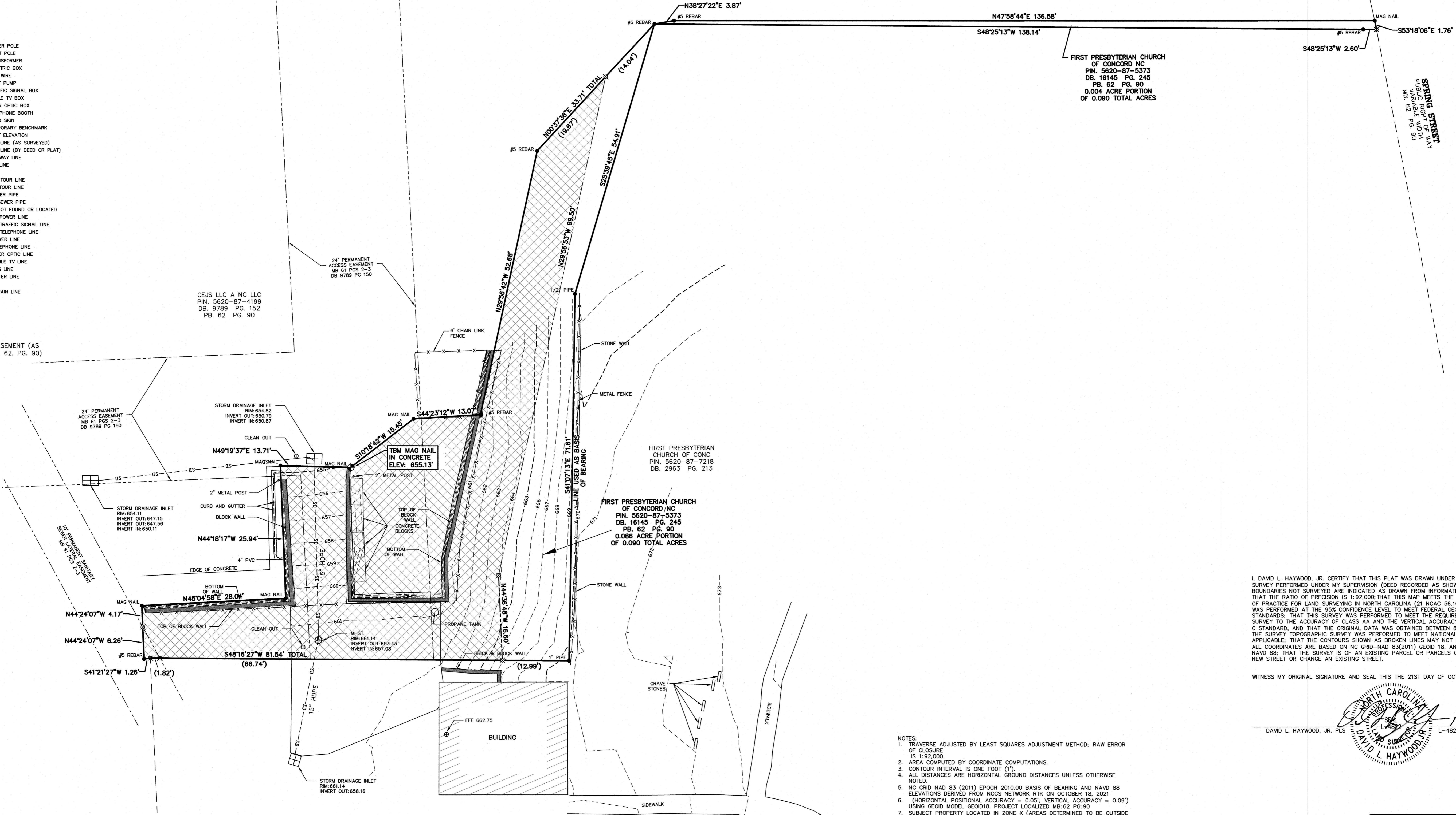
CEJS LLC A NC LLC  
PIN. 5620-87-4199  
DB. 9789 PG. 152  
PB. 62 PG. 90



- LEGEND**
- EIP (AS DESCRIBED)
  - SIP (#5 REBAR W/CAP)
  - NPS (NO POINT SET)
  - WATER MANHOLE
  - FIRE HYDRANT
  - WATER VALVE
  - WATER VAULT
  - STORM MANHOLE
  - CATCH BASIN
  - DROP INLET
  - TELEPHONE POLE
  - TELEPHONE PEDESTAL
  - TELEPHONE MANHOLE
  - POWER POLE
  - LIGHT POLE
  - TRANSFORMER
  - ELECTRIC BOX
  - GUY WIRE
  - HEAT PUMP
  - TRAFFIC SIGNAL BOX
  - CABLE TV BOX
  - FIBER OPTIC BOX
  - TELEPHONE BOOTH
  - ROAD SIGN
  - TEMPORARY BENCHMARK
  - 475.7 SPOT ELEVATION
  - BOUNDARY LINE (AS SURVEYED)
  - BOUNDARY LINE (BY DEED OR PLAT)
  - RIGHT-OF-WAY LINE
  - EASEMENT LINE
  - THE LINE
  - MAJOR CONTOUR LINE
  - MINOR CONTOUR LINE
  - SD --- STORM SEWER PIPE
  - SS --- SANITARY SEWER PIPE
  - SD --- PIPE END NOT FOUND OR LOCATED
  - P --- OVERHEAD POWER LINE
  - TS --- OVERHEAD TRAFFIC SIGNAL LINE
  - T --- OVERHEAD TELEPHONE LINE
  - B --- BURIED POWER LINE
  - T --- BURIED TELEPHONE LINE
  - FD --- BURIED FIBER OPTIC LINE
  - TV --- BURIED CABLE TV LINE
  - G --- BURIED GAS LINE
  - W --- BURIED WATER LINE
  - X --- FENCE LINE
  - D --- DITCH / DRAIN LINE
  - TREE LINE

PERMANENT EASEMENT (AS SHOWN ON MB. 62, PG. 90)

CEJS LLC A NC LLC  
PIN. 5620-87-4199  
DB. 9789 PG. 152  
PB. 62 PG. 90



I, DAVID L. HAYWOOD, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED RECORDED AS SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THE RATIO OF PRECISION IS 1:92,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC SURVEY TO THE ACCURACY OF CLASS AA AND THE VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS C STANDARD; AND THAT THE ORIGINAL DATA WAS OBTAINED BETWEEN 8/25/2022 - 10/18/2022; THAT THE SURVEY TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET NATIONAL MAP ACCURACY STANDARDS AS APPLICABLE; THAT THE CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NC GRID-NAD 83(2011) GEOID 18, AND ALL ELEVATIONS ARE BASED ON NAVD 88; THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 21ST DAY OF OCTOBER, 2022.

DAVID L. HAYWOOD, JR. PLS  
  
 10/21/22  
 L-4822

- NOTES:**
1. TRAVERSE ADJUSTED BY LEAST SQUARES ADJUSTMENT METHOD; RAW ERROR OF CLOSURE IS 1:92,000.
  2. AREA COMPUTED BY COORDINATE COMPUTATIONS.
  3. CONTOUR INTERVAL IS ONE FOOT (1').
  4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  5. NC GRID NAD 83 (2011) EPOCH 2010.00 BASIS OF BEARING AND NAVD 88 ELEVATIONS DERIVED FROM NCGS NETWORK RTK ON OCTOBER 18, 2021 (HORIZONTAL POSITIONAL ACCURACY = 0.05', VERTICAL ACCURACY = 0.09') USING GEOID MODEL GEOID18, PROJECT LOCALIZED MB 62 PG 90
  6. SUBJECT PROPERTY LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER F.I.R.M MAP NUMBER 3710562000, EFFECTIVE DATE 11-16-2018.
  7. NO UNDERGROUND UTILITIES MARKED OR LOCATED WITH THIS SURVEY
  8. THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

- REFERENCES:**
1. ALL DEEDS AND MAPS SHOWN HEREON.
  2. MAP TITLED "BOUNDARY SURVEY FOR MEMORIAL GARDENS" BY CONCORD ENGINEERING & SURVEYING, INC., DATED 6-5-98; JOB NO. 98-05-40.
  3. MAP TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR PROPERTY OF CITY OF CONCORD" BY CONCORD ENGINEERING & SURVEYING, INC.; LAST REVISED 02-14-2008; JOB NO.: 050816.002.
  4. RECOMBINATION PLAT FOR THE CITY OF CONCORD BY THE CITY OF CONCORD ENGINEERING DEPARTMENT; LAST REVISED 11-21-2011; MB 61 PGS. 2 AND 3.

**BOUNDARY & TOPOGRAPHIC SURVEY OF:**  
**FIRST PRESBYTERIAN CHURCH OF CONCORD**  
 NO.12 TOWNSHIP, CITY OF CONCORD, CABARRUS CO., NORTH CAROLINA

FOR CLIENT:  
 FIRST PRESBYTERIAN CHURCH OF CONCORD  
 P.O. BOX 789  
 CONCORD, NC, 28027

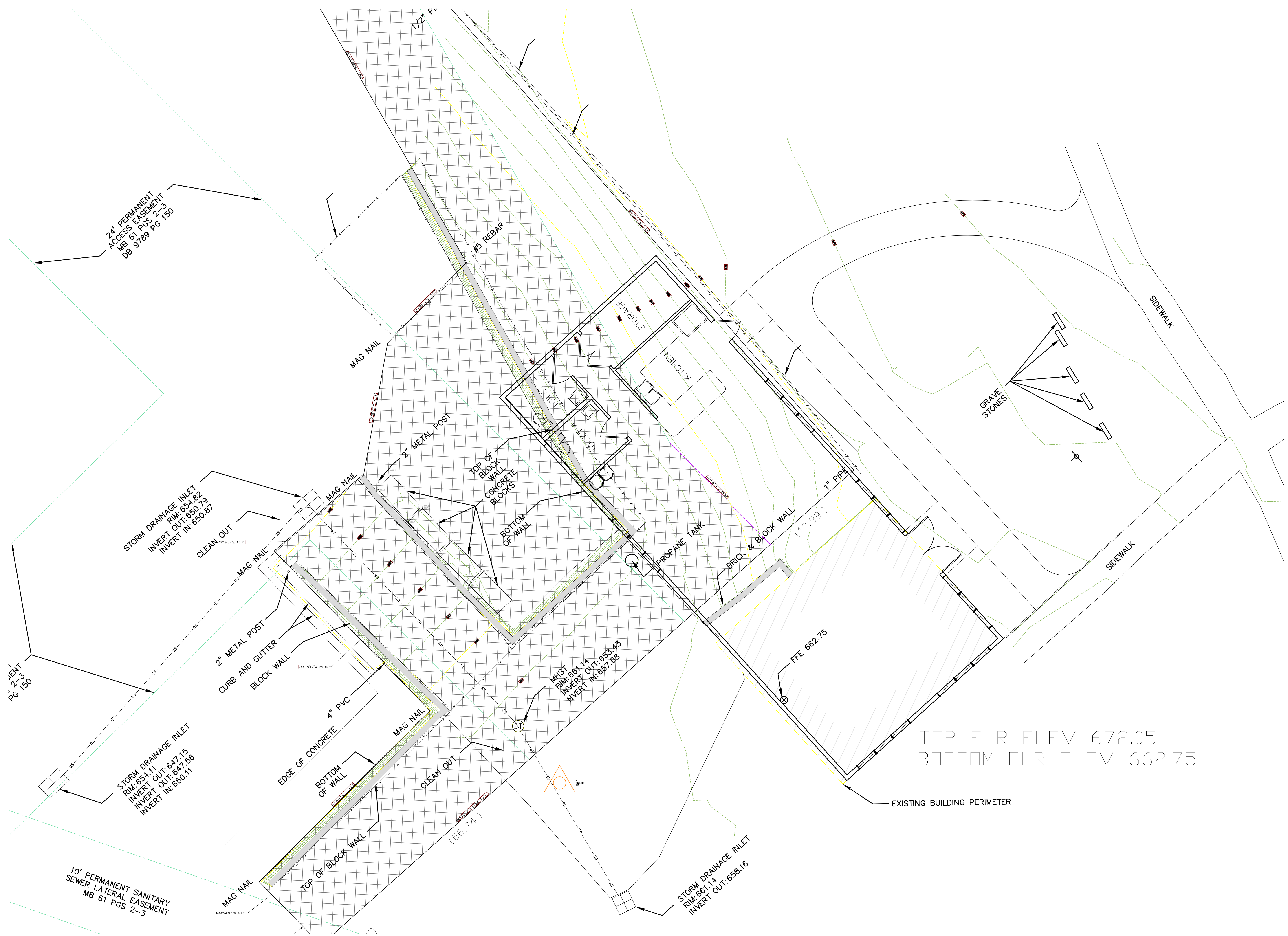
DATE: OCTOBER 21, 2022  
 SCALE: 1" = 10'  
 JOB NO.: 220647.000

COMPUTED BY: OV & MLT  
 DRAWN BY: MLT  
 CHECKED BY: DLH

SCALE IN FEET

**CEJS** CIVIL - GEOTECHNICAL - SURVEYING  
 N.C. FIRM LICENSE NO. C-0283  
 45 SPRING STREET SW CONCORD (704) 786-5404  
 CONCORD, NC 28025  
 © 2022 ACAD FILE: 220647.000.DWG





Jones Yorke Room  
 Memorial Garden  
 36 Spring Street SW  
 Concord, NC 28025

O'Brien Architecture PLLC  
 121 Bull Mountain Road  
 Asheville, NC 28805  
 828.348.4302  
 info@OBrienAIA.com

NOT FOR CONSTRUCTION

Submittal:  
**HPC SUBMITTAL SET**

Date: JAN 30, 2023

Drawn: \_\_\_\_\_ Checked: \_\_\_\_\_

Rev. 1 Date: \_\_\_\_\_  
 Re: \_\_\_\_\_

Rev. 2 Date: \_\_\_\_\_  
 Re: \_\_\_\_\_

Rev. 3 Date: \_\_\_\_\_  
 Re: \_\_\_\_\_

SITE PLAN

Sheet Number: \_\_\_\_\_ of \_\_\_\_\_  
**SP1**  
 Plate

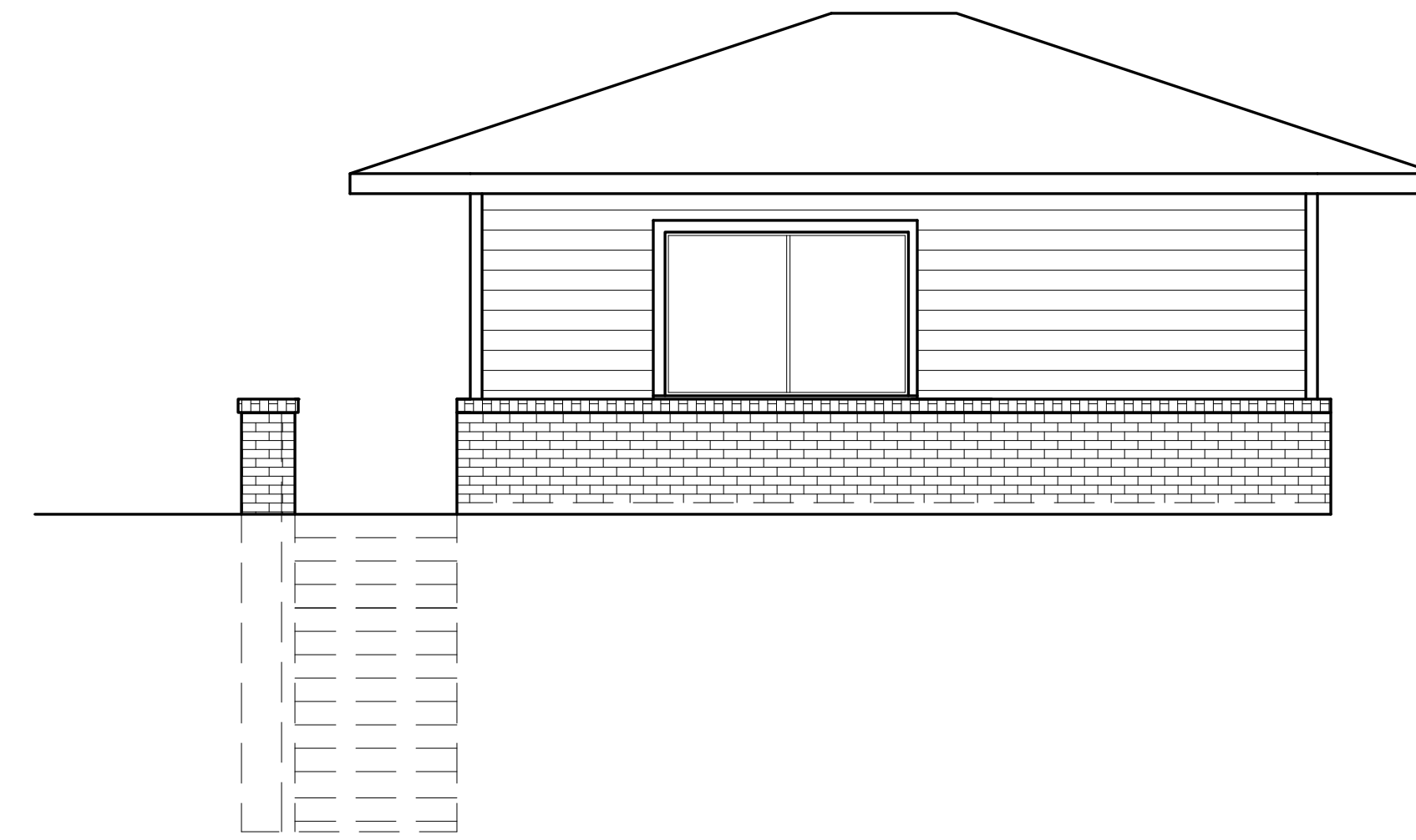




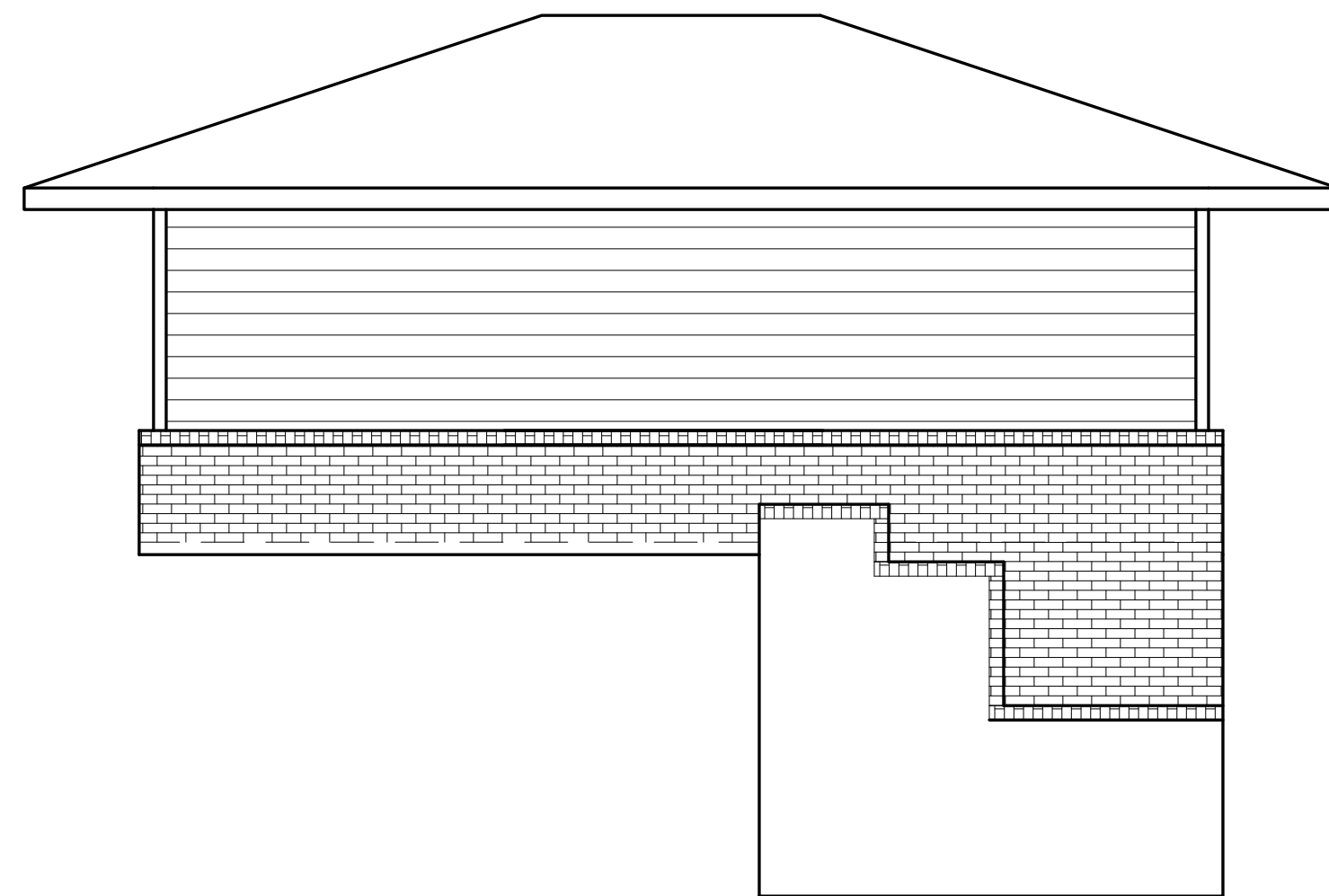
1 EXISTING LEFT SIDE ELEVATION  
EC1 1/4" = 1'-0"



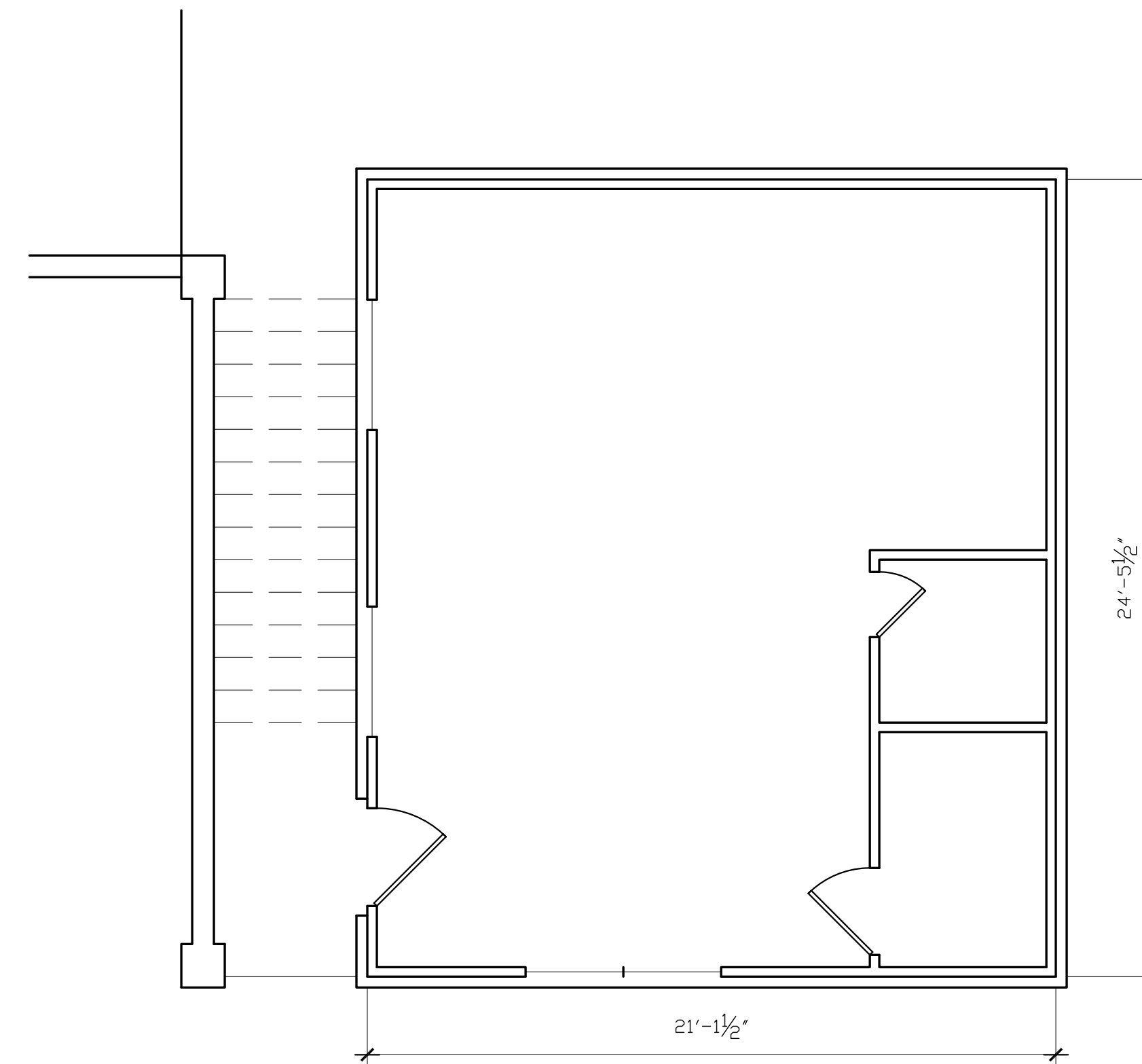
2 EXISTING REAR ELEVATION  
EC1 1/4" = 1'-0"



3 EXISTING FRONT ELEVATION  
EC1 1/4" = 1'-0"



4 EXISTING RIGHT SIDE ELEVATION  
EC1 1/4" = 1'-0"



5 EXISTING FLOOR PLAN  
EC1 1/4" = 1'-0"

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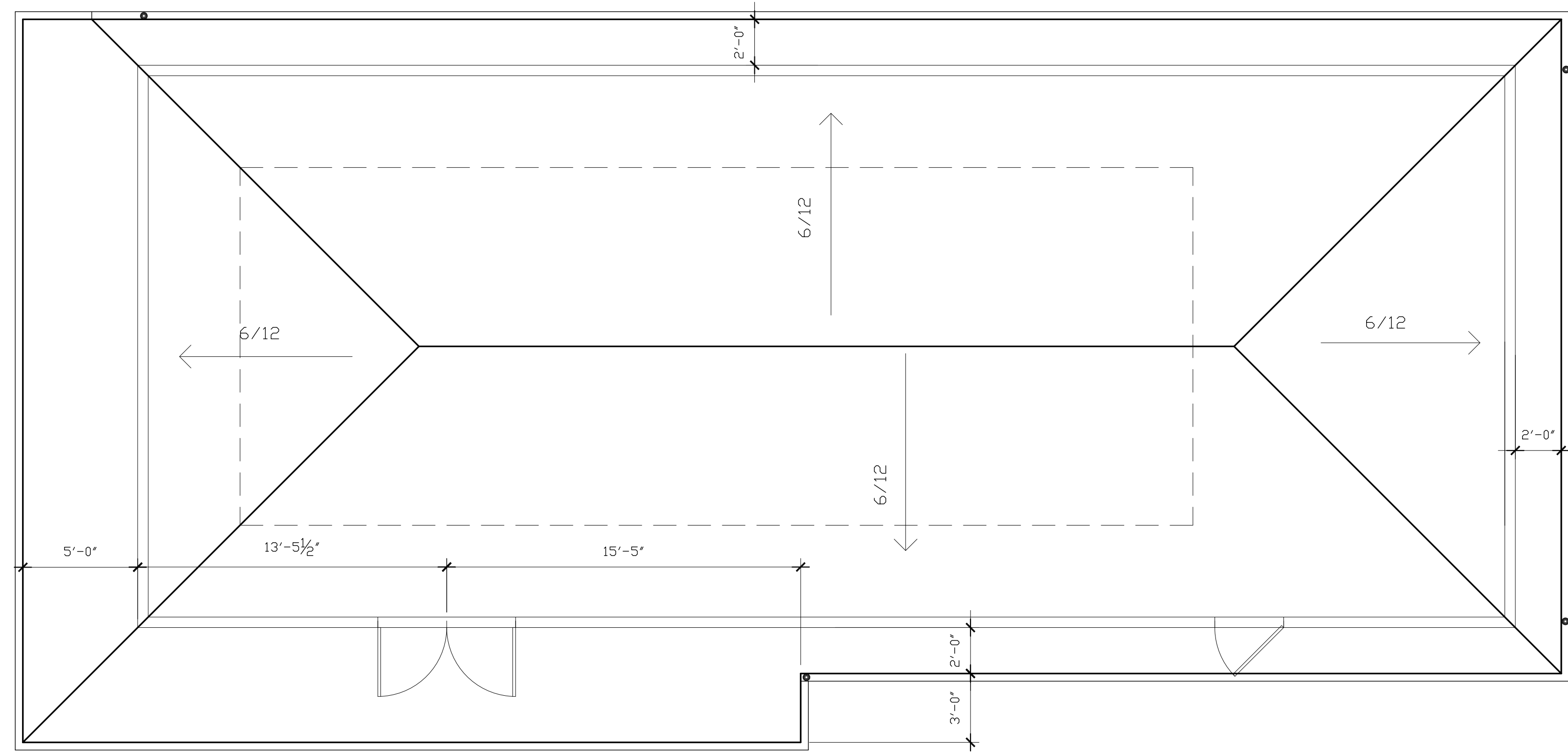
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Re: \_\_\_\_\_  
Rev. 2 Date: \_\_\_\_\_  
Re: \_\_\_\_\_  
Rev. 3 Date: \_\_\_\_\_  
Re: \_\_\_\_\_

EXISTING  
CONDITIONS

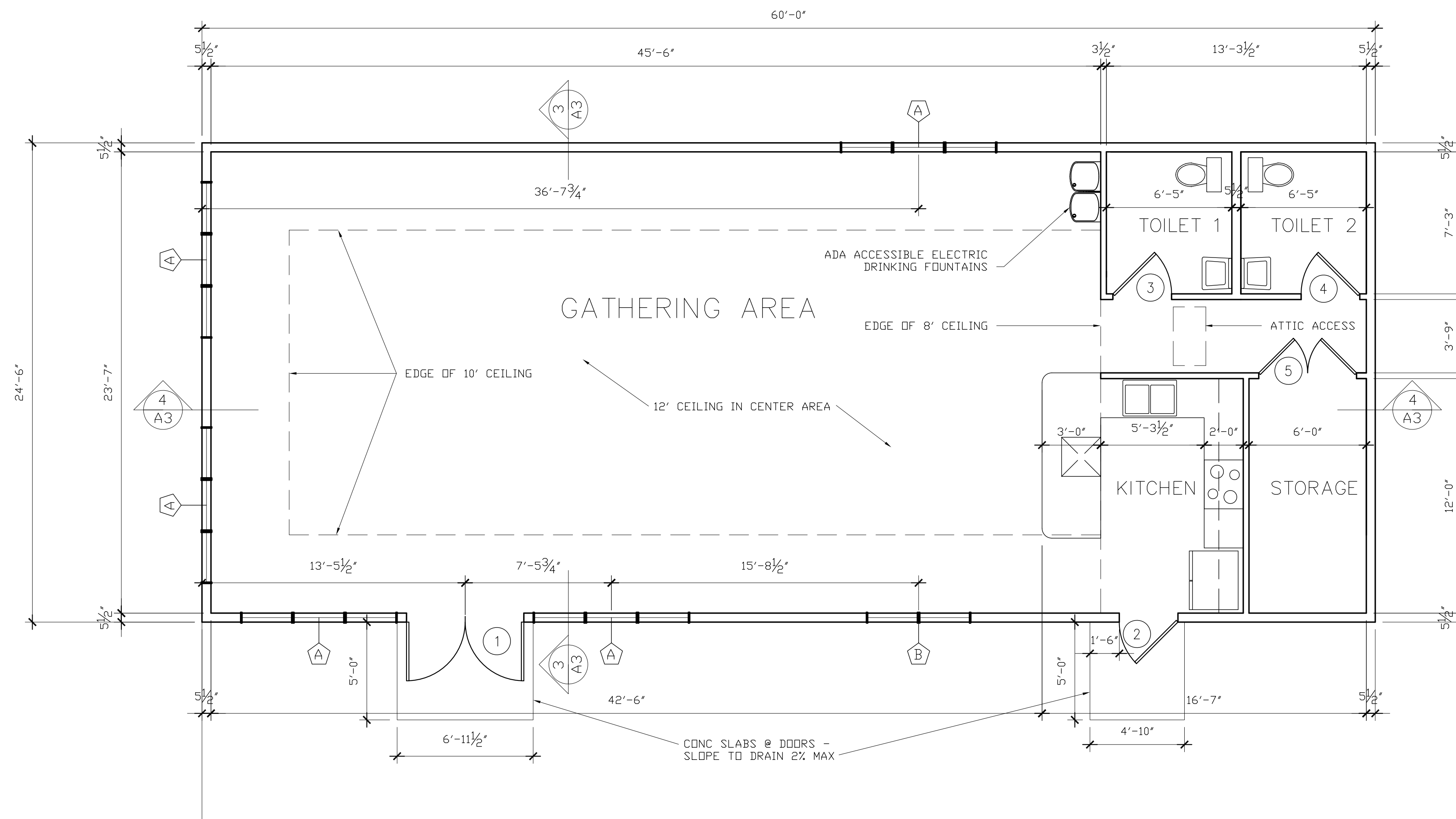
Sheet Number: \_\_\_\_\_ of \_\_\_\_\_

EC1  
Plate

Exhibit D H-18-22



2 ROOF PLAN  
A1 1/4" = 1'-0"



2 FLOOR PLAN  
A1 1/4" = 1'-0"

**Exhibit E H-18-22**

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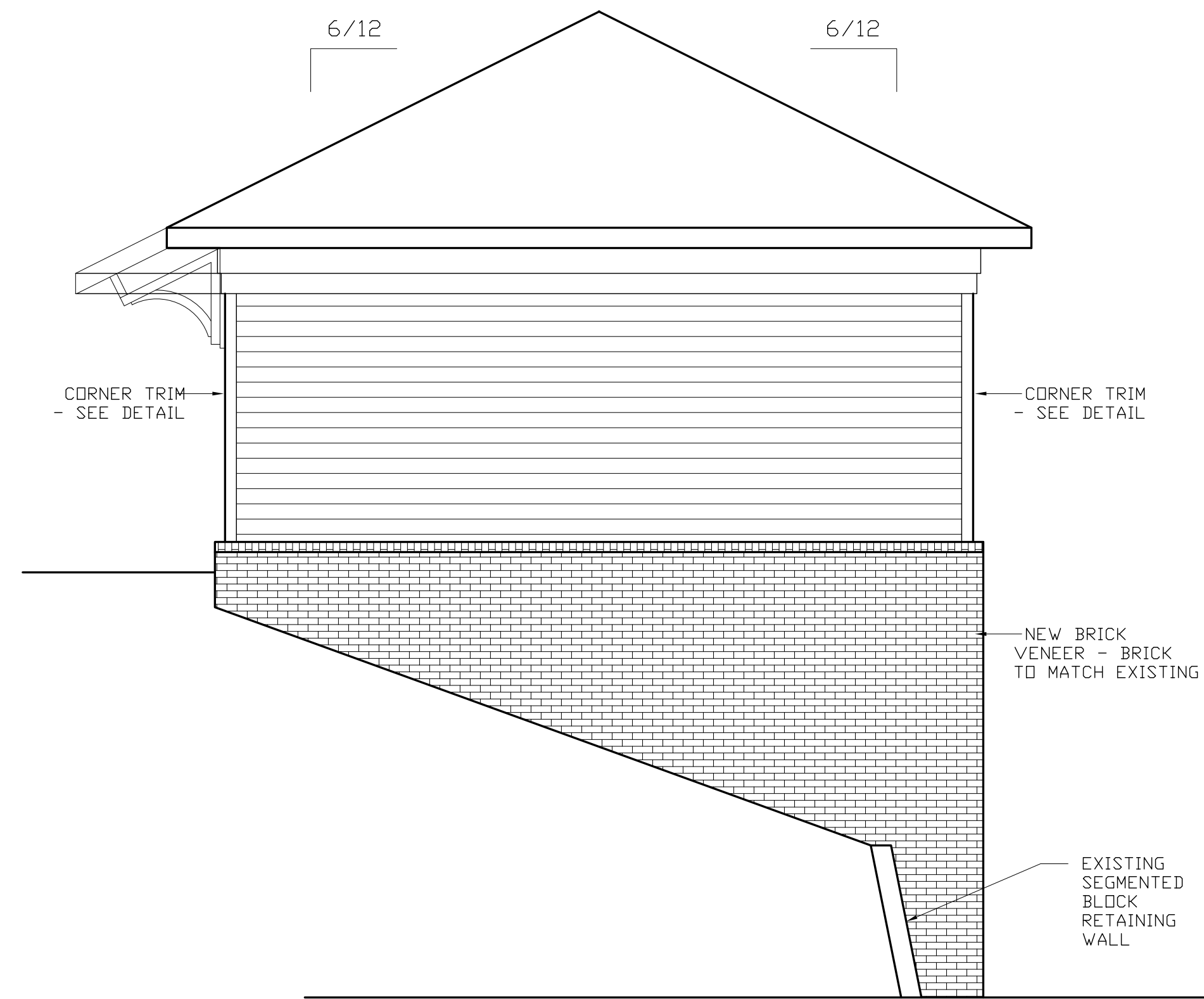
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Re: \_\_\_\_\_  
Rev. 2 Date: \_\_\_\_\_  
Re: \_\_\_\_\_  
Rev. 3 Date: \_\_\_\_\_  
Re: \_\_\_\_\_

PLANS

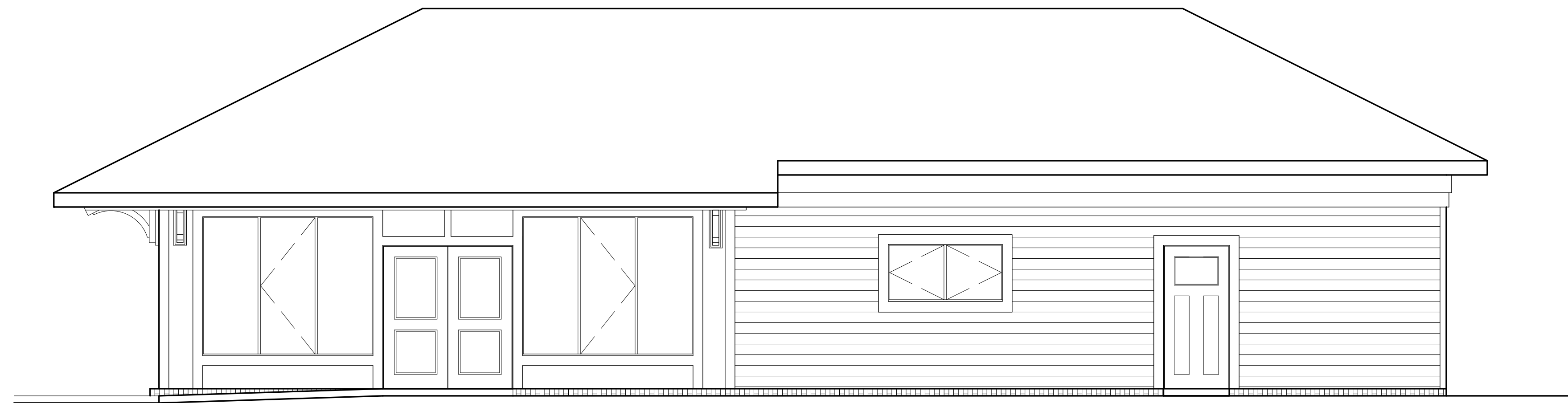
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A1

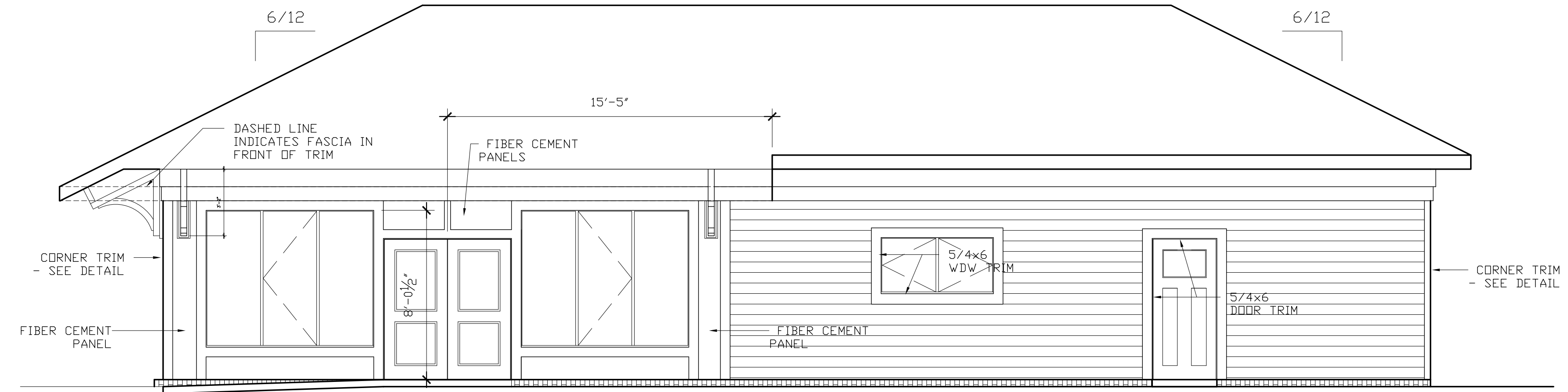
Plate



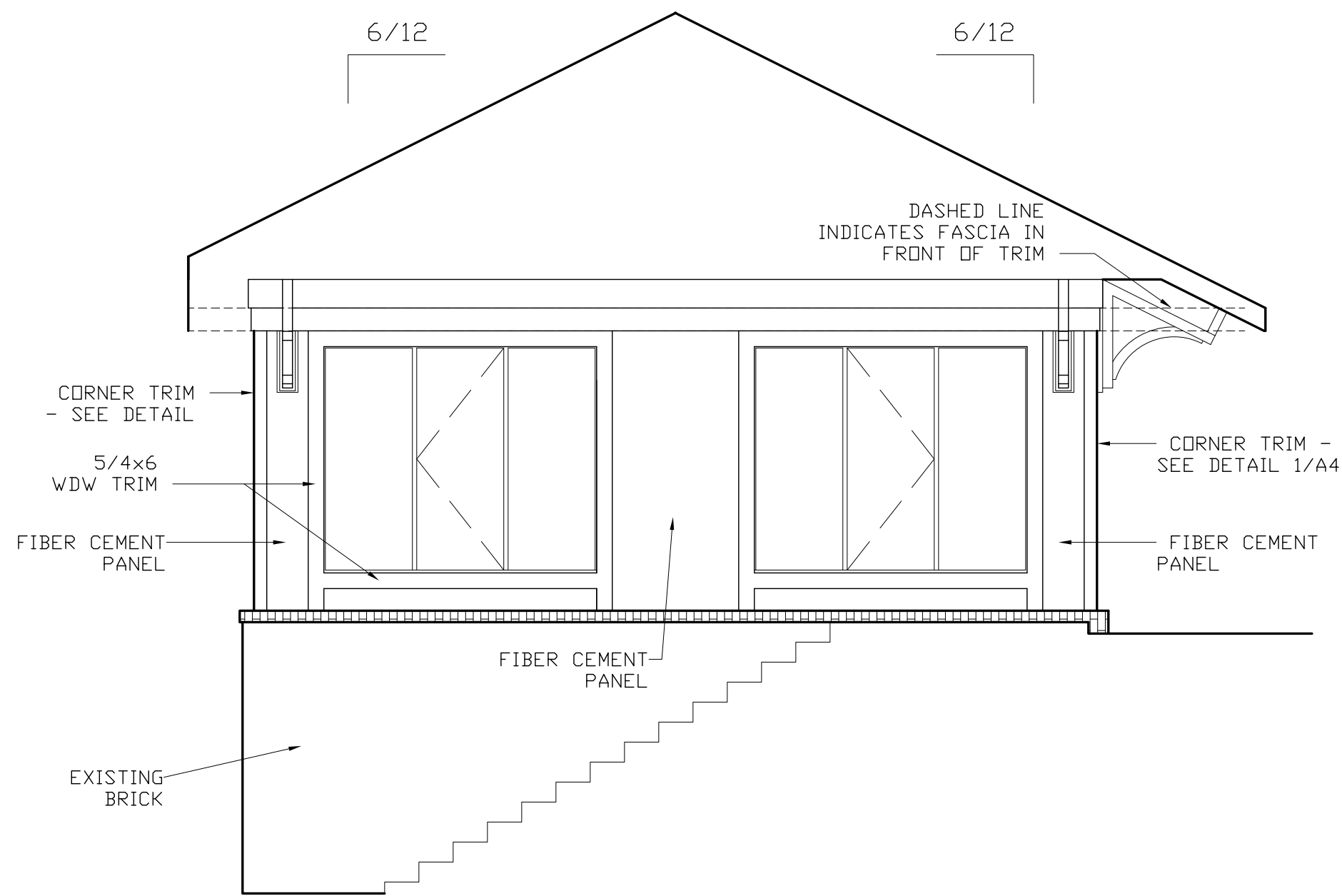
1 RIGHT SIDE ELEVATION  
A2 1/4" = 1'-0"



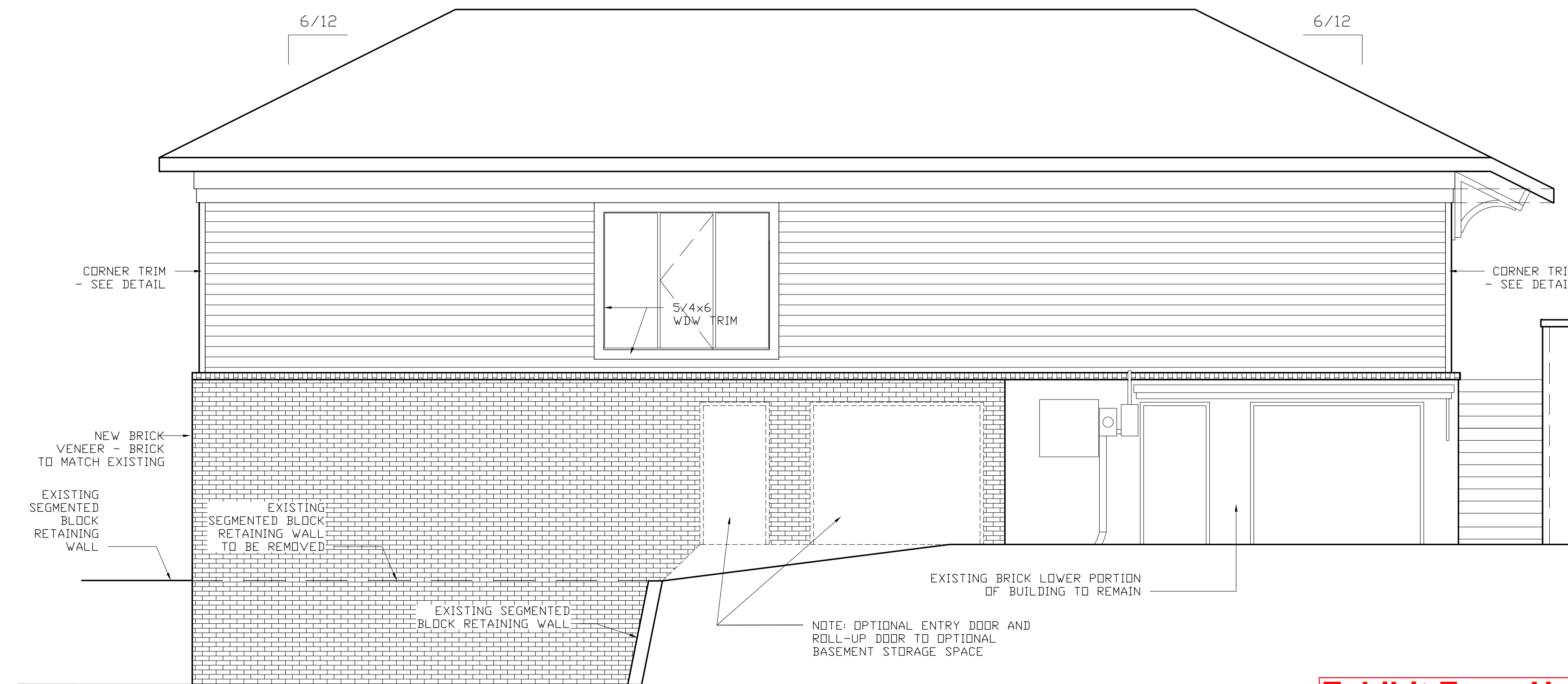
2 FRONT ELEVATION  
A2 1/4" = 1'-0" SHOWING FASCIA



3 FRONT ELEVATION  
A2 1/4" = 1'-0" SHOWING WDW & DOOR TRIM



4 LEFT SIDE ELEVATION  
A2 1/4" = 1'-0"



5 REAR ELEVATION  
A2 1/4" = 1'-0"

**Exhibit F H-18-22**

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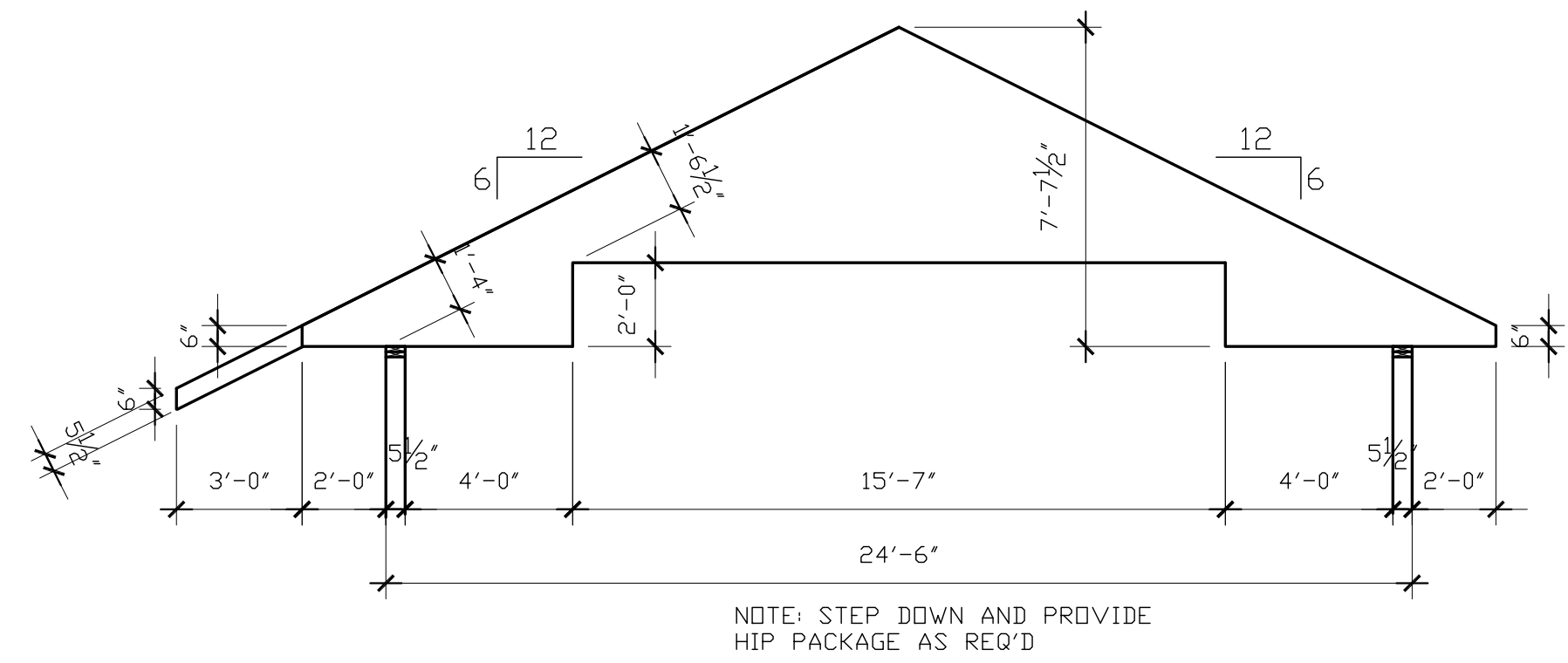
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Rev. 2 Date: \_\_\_\_\_  
Re: \_\_\_\_\_  
Rev. 3 Date: \_\_\_\_\_  
Re: \_\_\_\_\_

ELEVATIONS

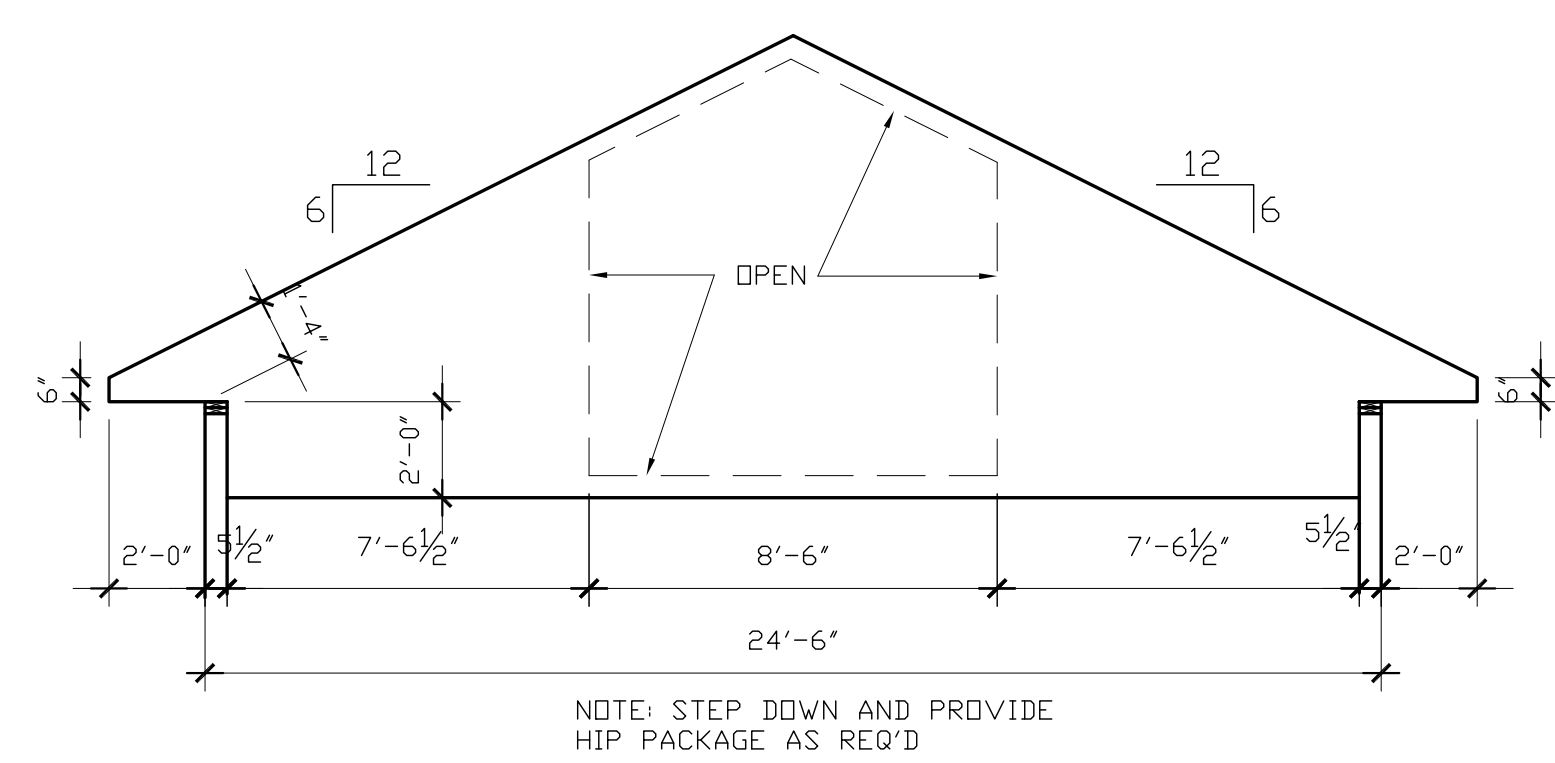
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A2

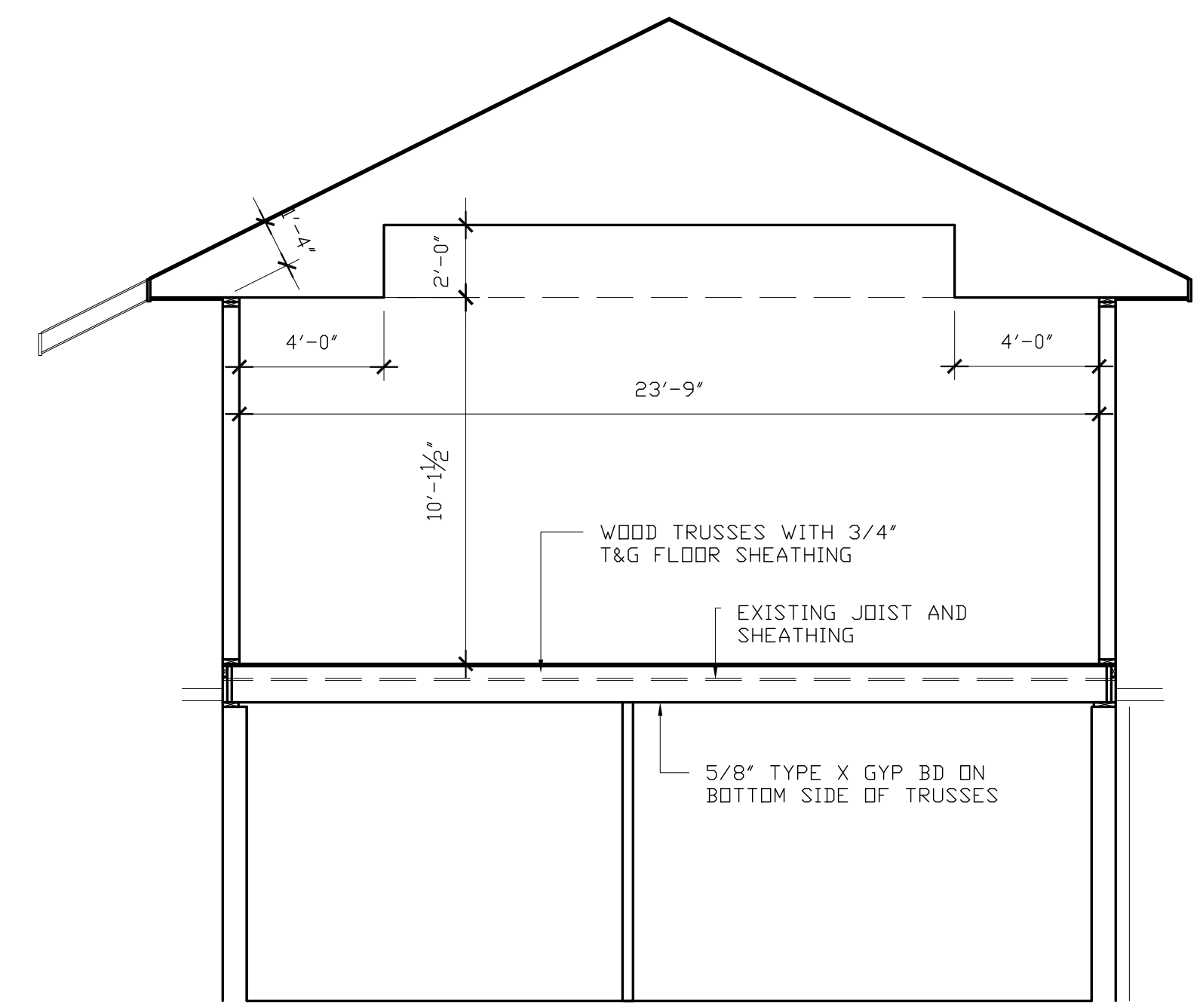
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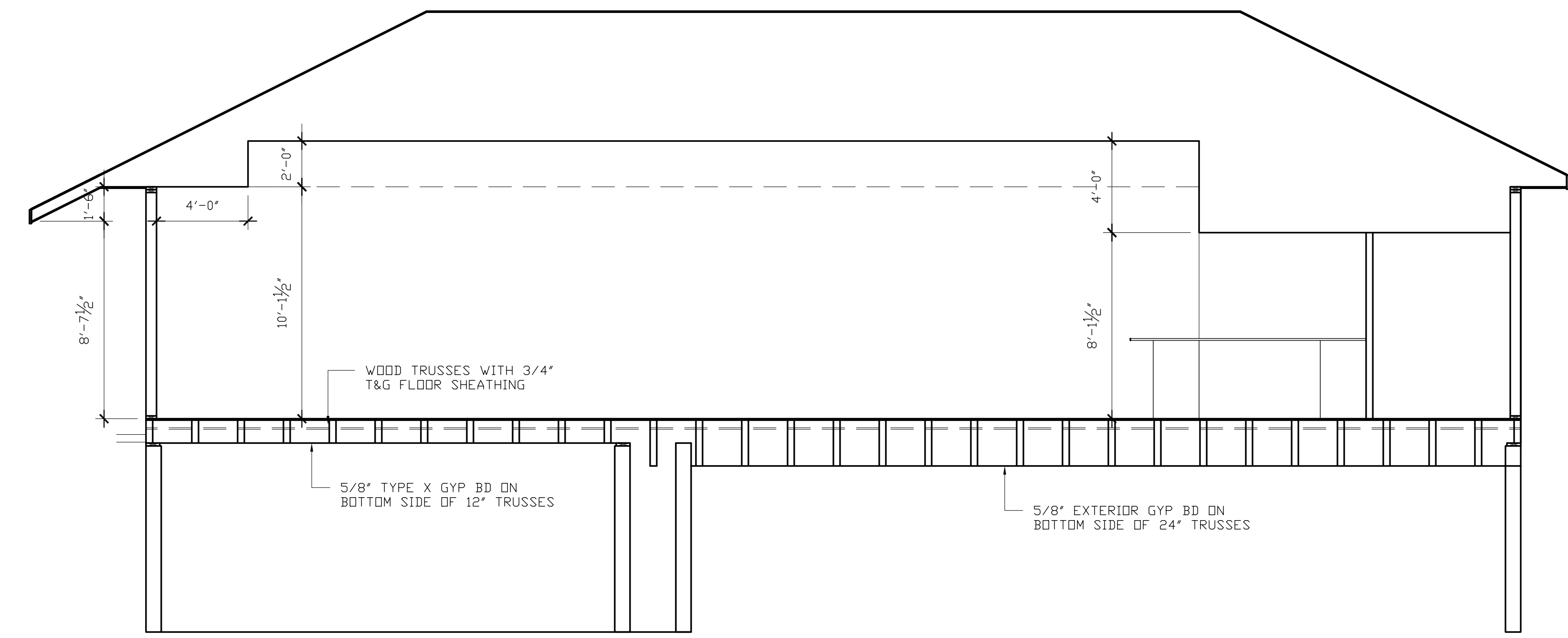
1 TRUSS PROFILE @ GATHERING AREA  
A3 1/4" = 1'-0"



2 TRUSS PROFILE @ DROPPED CEILING AREA  
A3 1/4" = 1'-0"



3 CROSS SECTION @ EXISTING BUILDING  
A3 1/4" = 1'-0"

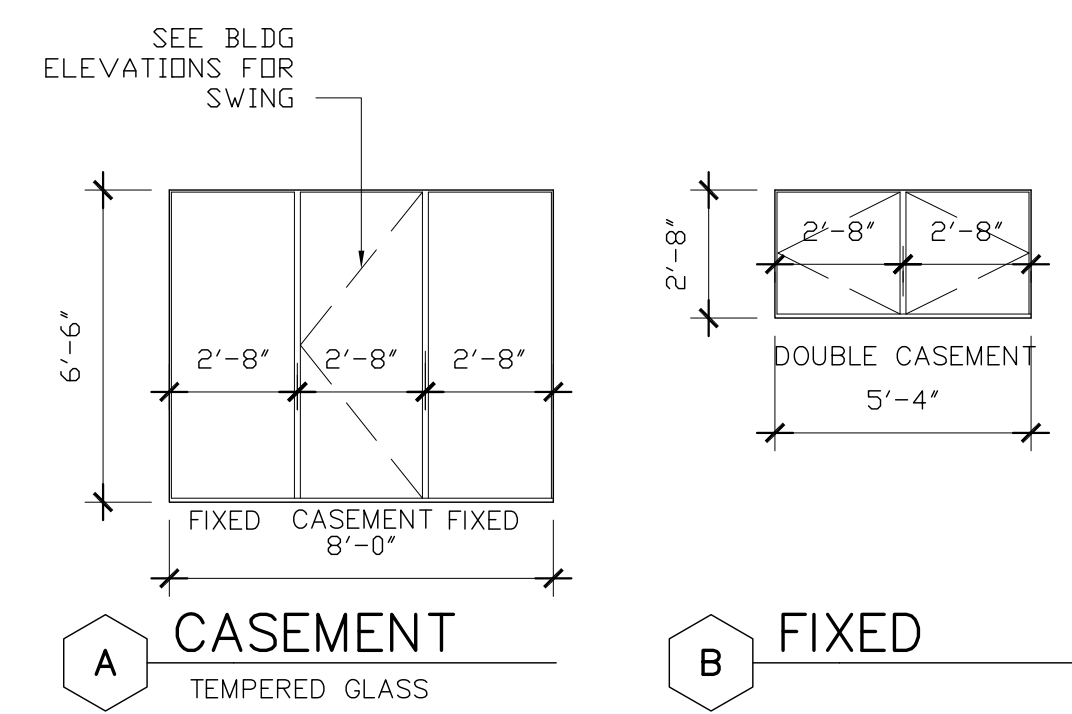


4 LONG SECTION  
A3 1/4" = 1'-0"

WINDOW SCHEDULE

WINDOW NO.	TYPE	DETAIL	HEAD	JAMB	SILL	NOTES:
A	CASEMENT	2/A6	6/A6	9/A6	10/A6	TEMPERED GLASS
B	FIXED	2/A6	6/A6	9/A6	10/A6	

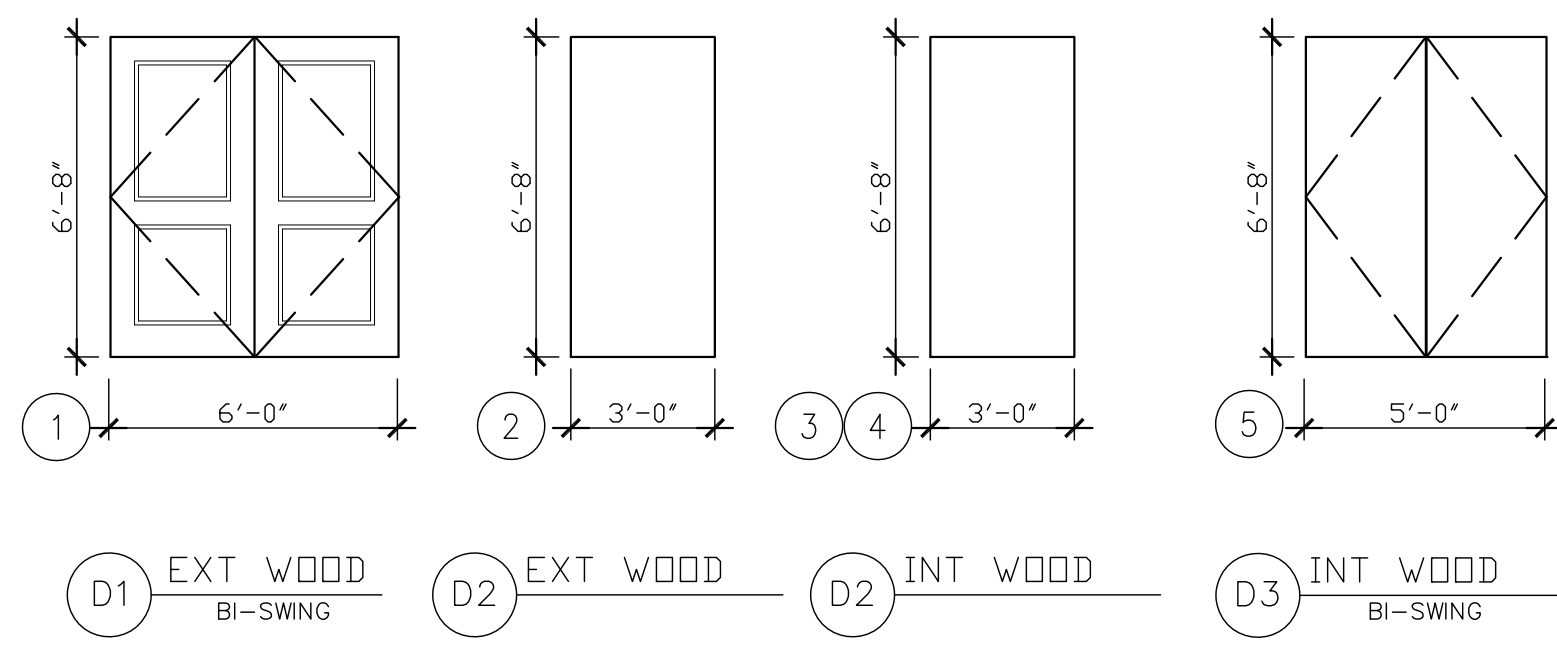
- WINDOW NOTES:
- ALL WINDOW HEAD TRIM TO RECEIVE GALVANIZED "DRIP CAP" FLASHING OR EQUAL
  - SIZES INDICATED ARE INTENDED TO FIT STANDARD SIZES FOR OPERABLE WINDOWS. SLIGHT VARIATIONS ARE ACCEPTABLE W/ ARCHITECT'S APPROVAL.



DOOR SCHEDULE

DOOR NO.	SIZE	TYPE	MATERIAL	SWG	FRAME MATERIAL	DETAIL HEAD	JAMB	SILL	NOTES
1	(2) 3'-0"x6'-8"	D1	WOOD	BI-SWING	WOOD	3/A6	7/A6	10/A6	W/ INSULATED LITES PROVIDE PANIC HARDWARE
2	3'-0"x6'-8"	D2	WOOD	LEFT HAND	WOOD	3/A6	7/A6	10/A6	PROVIDE PANIC HARDWARE
3	3'-0"x6'-8"	D3	WOOD	LEFT HAND	WOOD	4/A6	8/A6	----	
4	3'-0"x6'-8"	D3	WOOD	RIGHT HAND	WOOD	4/A6	8/A6	----	
5	(2) 2'-6"x6'-8"	D4	WOOD	BI-SWING	WOOD	4/A6	8/A6	----	

- DOOR NOTES:
- ALL EXTERIOR DOOR HEADER TRIM TO RECEIVE GALVANIZED "DRIP CAP" FLASHING OR EQUAL
  - PROVIDE ADA-COMPLIANT THRESHOLDS AT ALL EXTERIOR DOORS



FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS		CEILING			REMARKS
			MATERIAL	FINISH	MATERIAL	TYPE/FINISH	HEIGHT	
GATHERING AREA	VNYL	WD	CWB	PAINTED	CWB	SMOOTH	12'-0"	
KITCHEN	VNYL	WD	CWB	PAINTED	CWB	SMOOTH	8'-0"	
TOILET ROOM 1	VNYL	WD	CWB	PAINTED	CWB	SMOOTH	8'-0"	
TOILET ROOM 2	VNYL	WD	CWB	PAINTED	CWB	SMOOTH	8'-0"	
STORAGE	VNYL	WD	CWB	PAINTED	CWB	SMOOTH	8'-0"	
HALL	VNYL	WD	CWB	PAINTED	CWB	SMOOTH	8'-0"	

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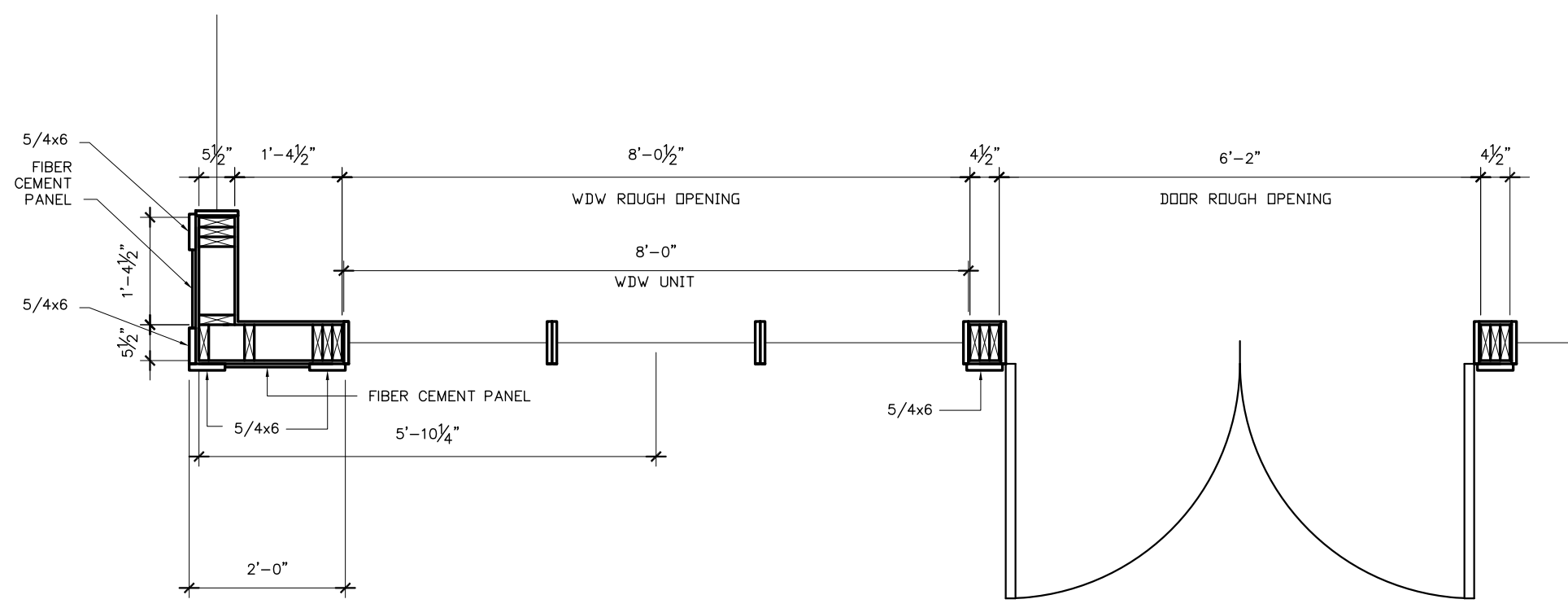
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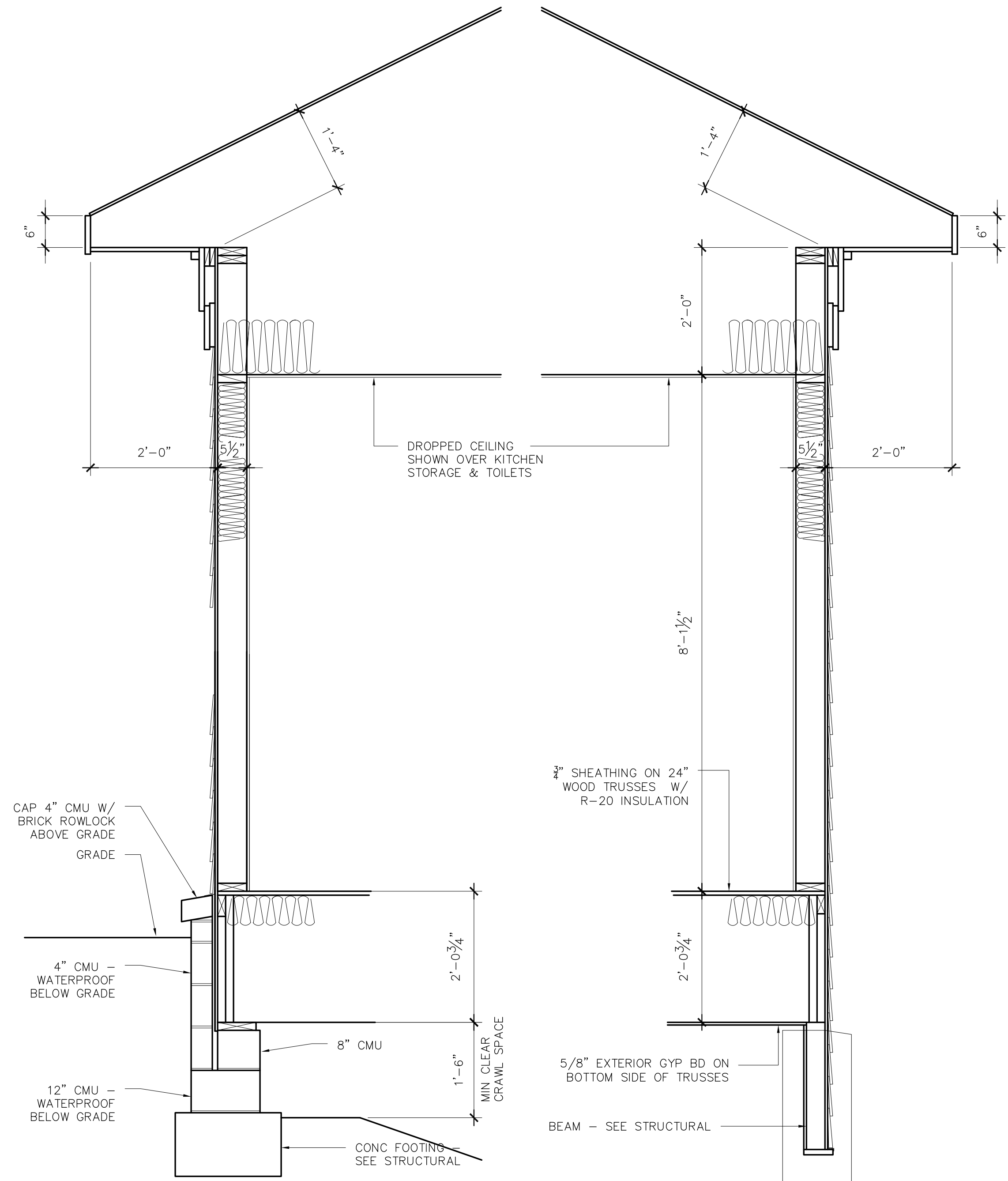
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Date: JAN 30, 2023  
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SECTIONS & SCHEDULES

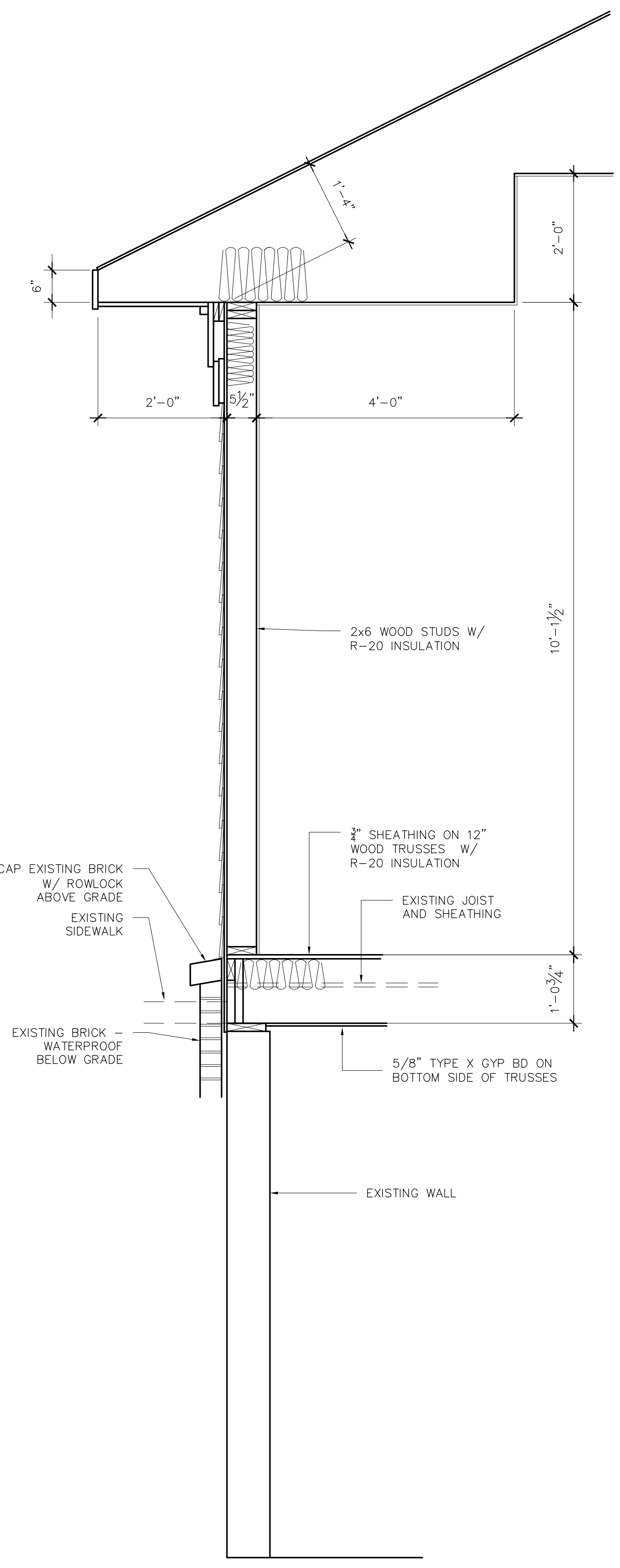
Sheet Number: of  
A3  
Plate



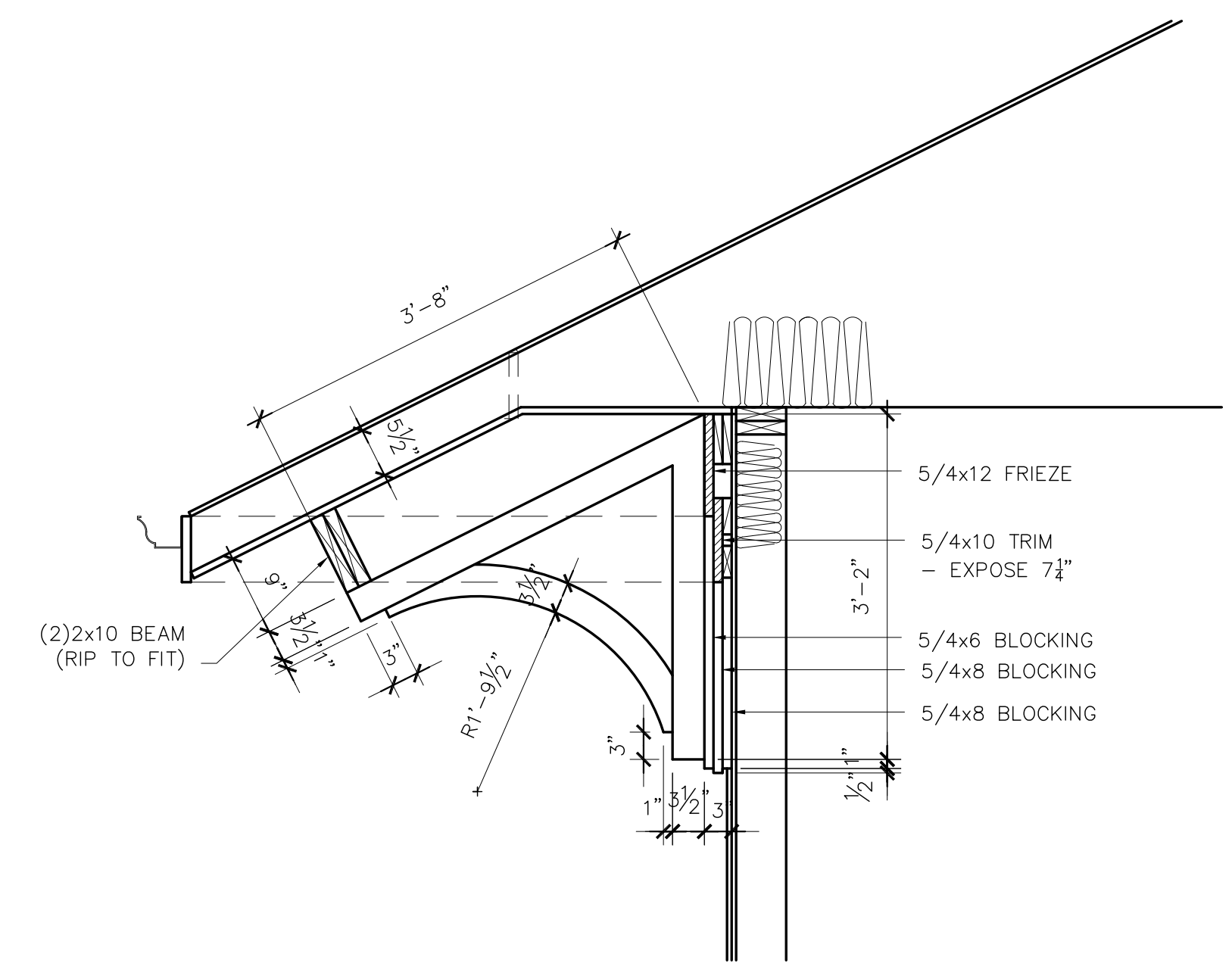
1 PLAN DETAIL @ CORNER  
A4 1/2" = 1'-0"



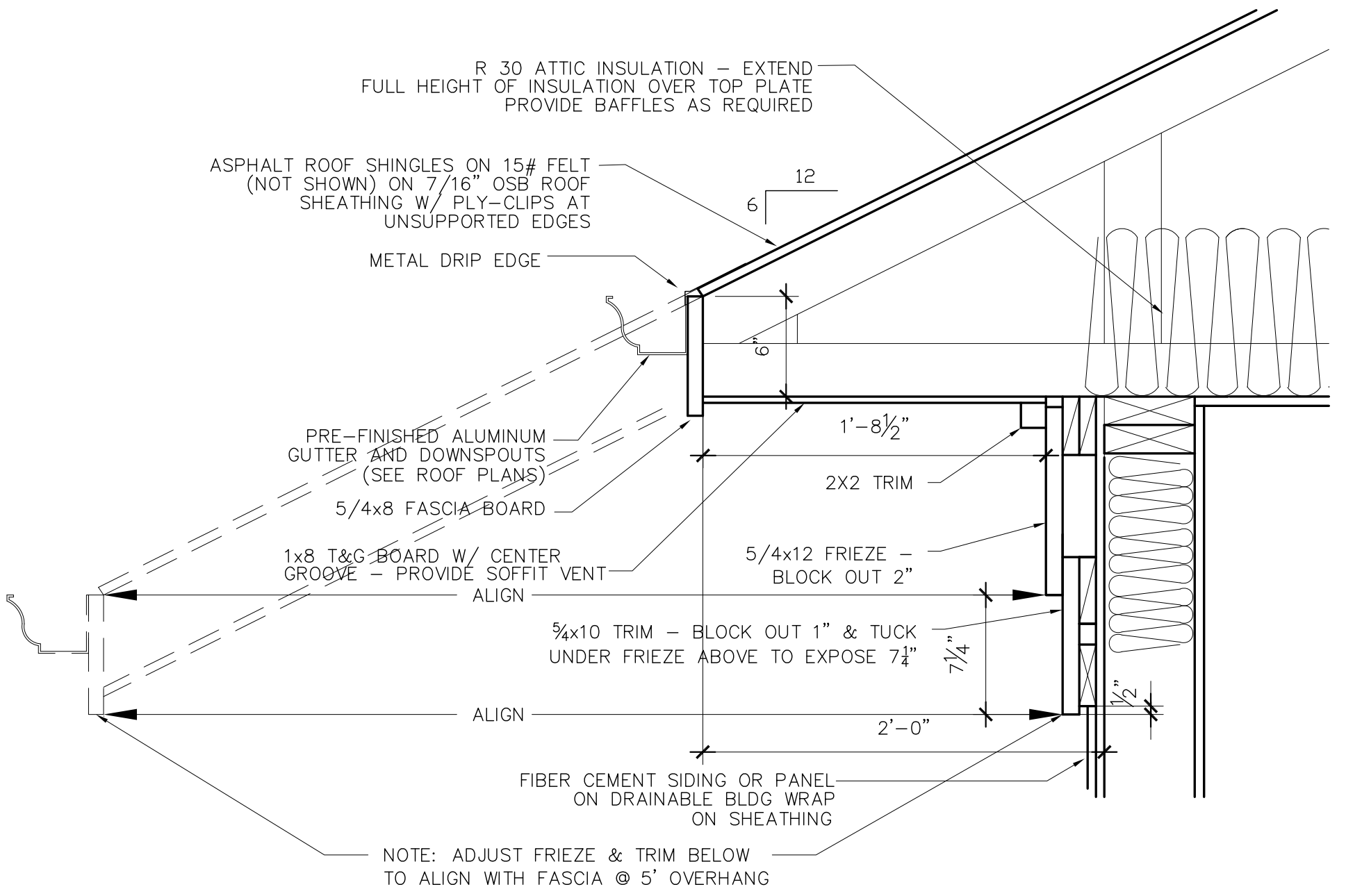
4 WALL SECTION @ NEW BLDG AREA  
A4 3/4" = 1'-0"



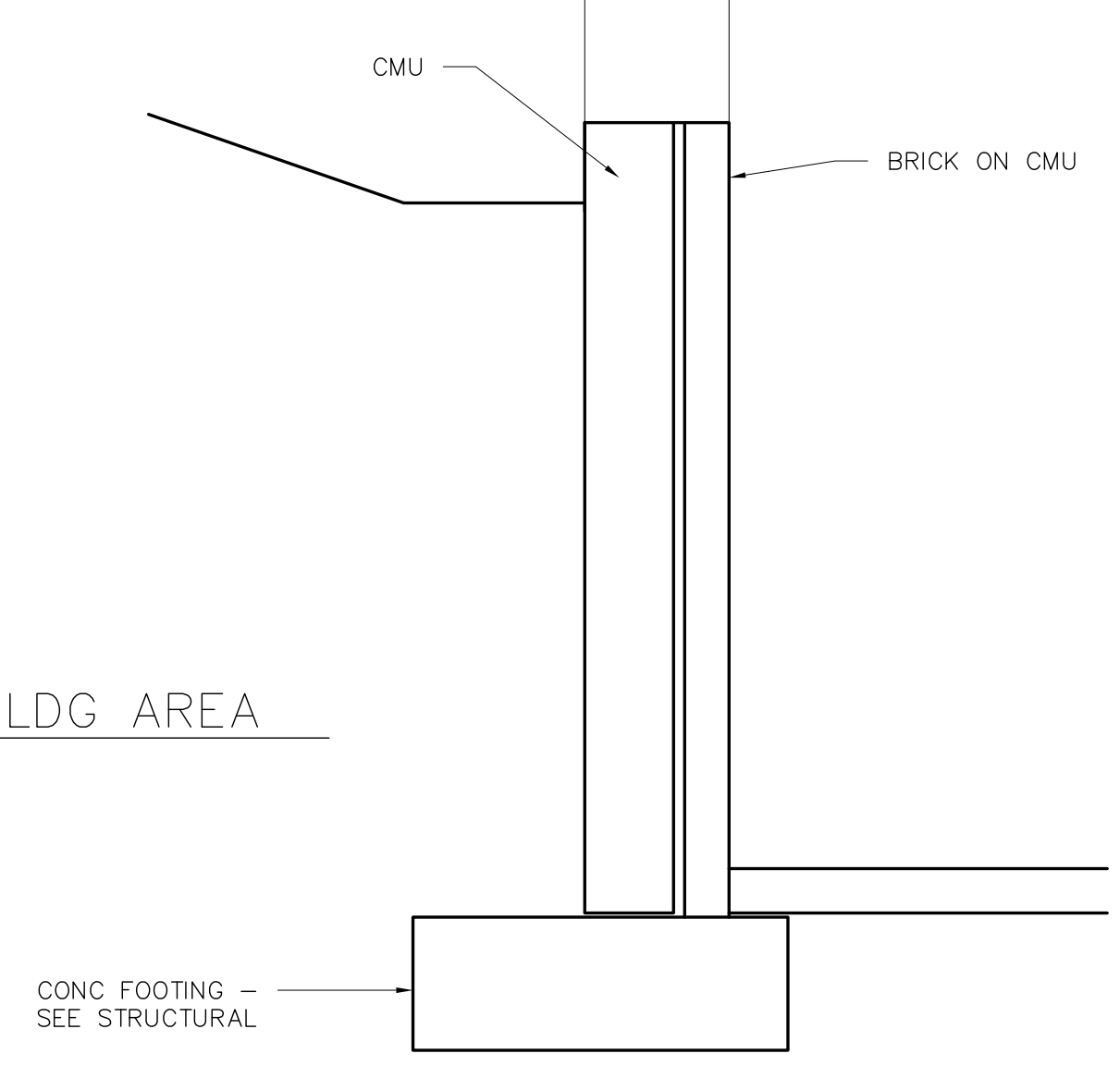
5 WALL SECTION @ EXISTING BUILDING  
A4 3/4" = 1'-0"



2 BRACKET DETAIL  
A4 3/4" = 1'-0"



3 FASCIA DETAIL  
A4 1 1/2" = 1'-0"



Jones Yorke Room  
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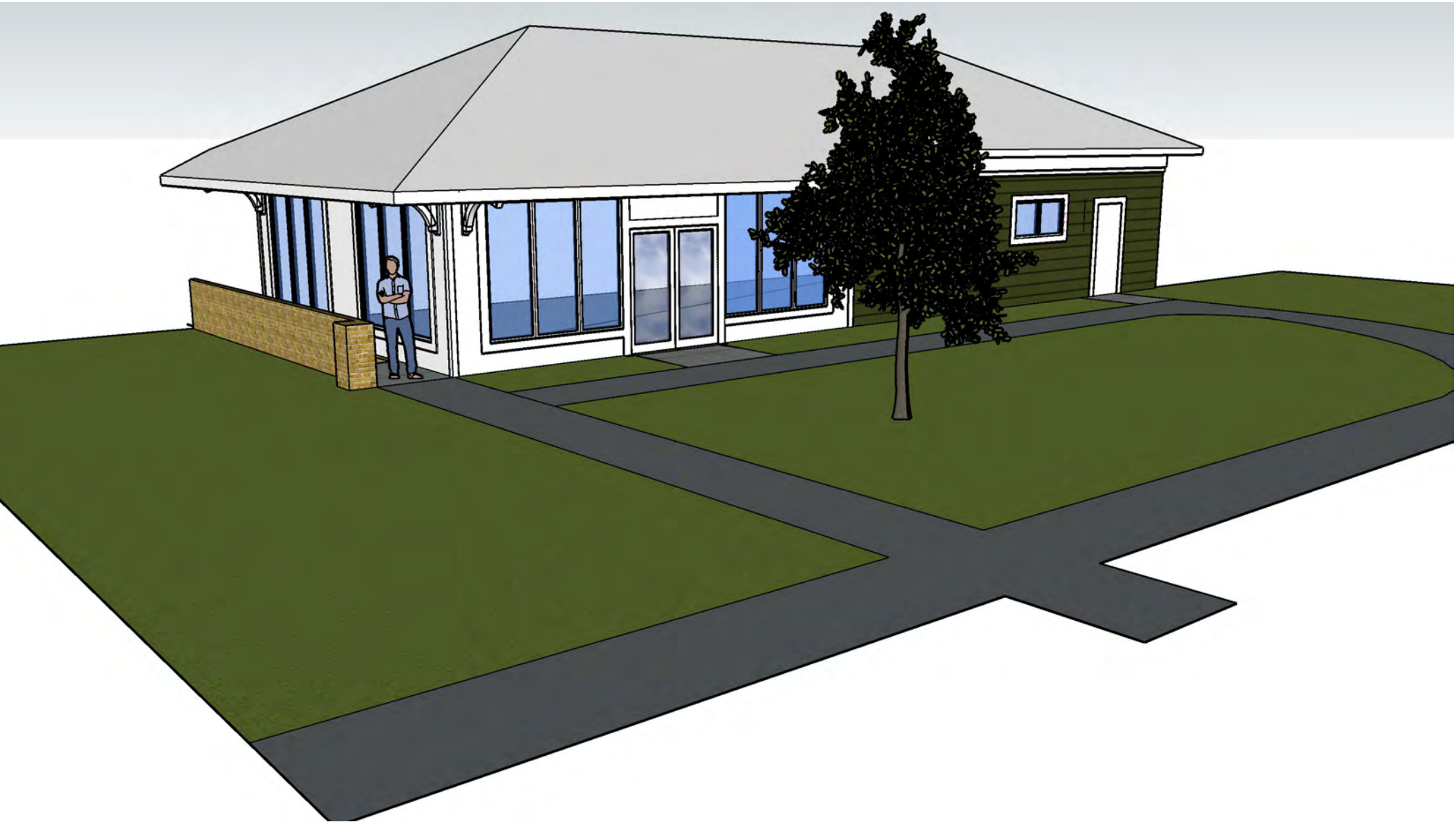
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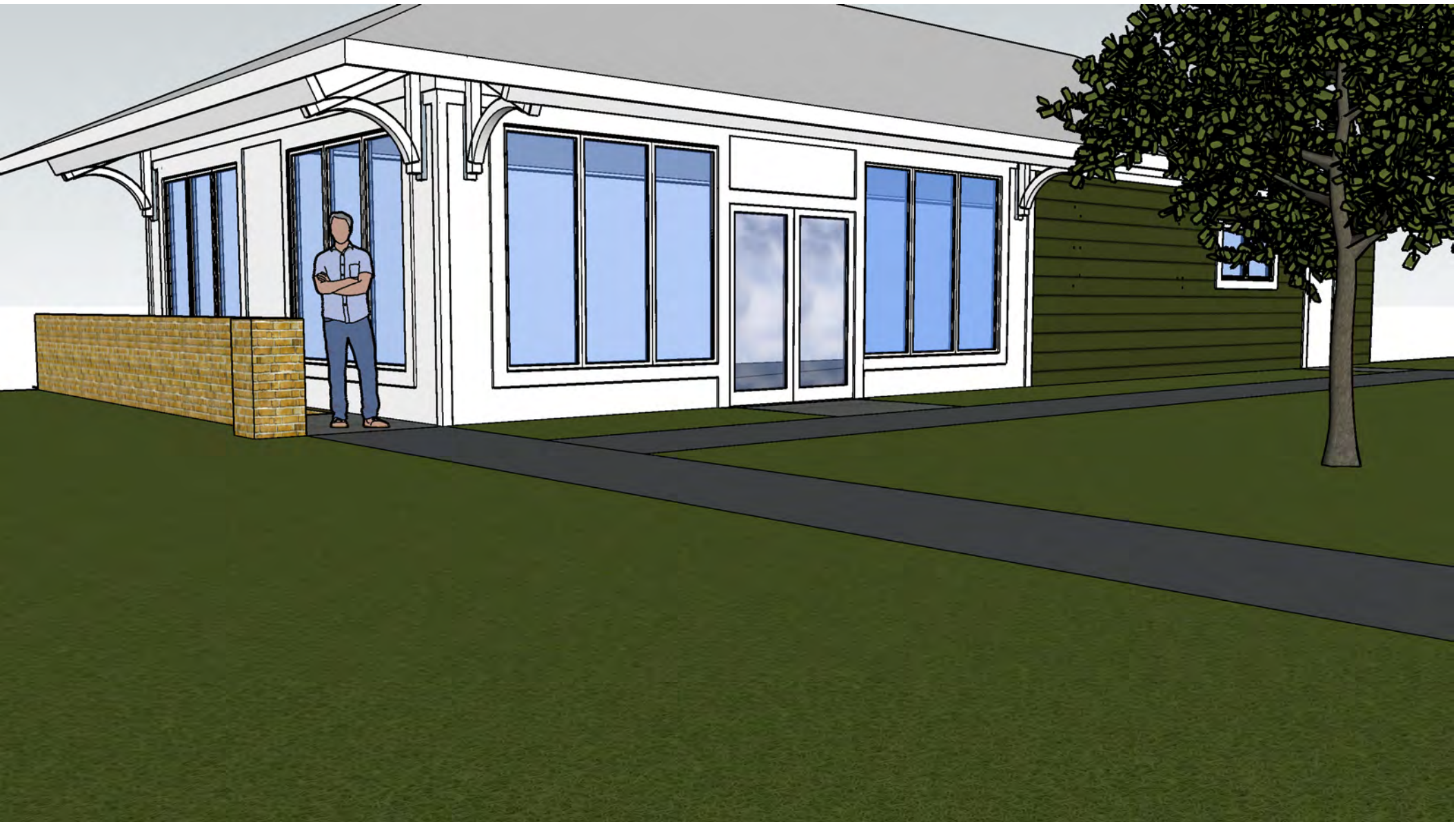
DETAILS  
Sheet Number: of  
A4  
Plate





**Exhibit G**

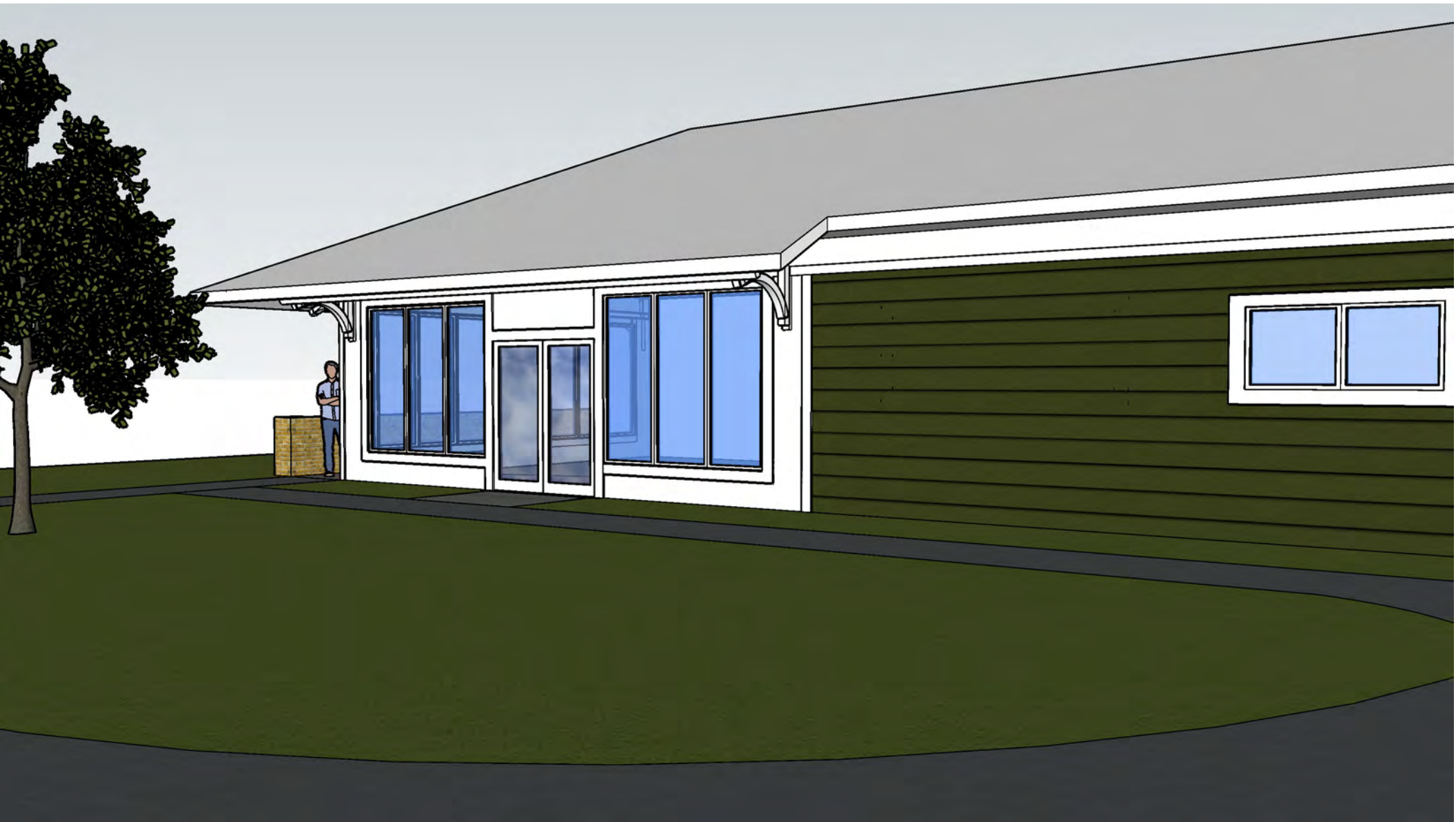
**H-18-22**













**Exhibit H H-18-22**



# ULTIMATE COMMERCIAL DOOR



Ultimate Commercial door



Commercial door

## ULTIMATE COMMERCIAL DOOR

The Ultimate Commercial door combines sophisticated design with the rugged durability to stand up to years of commercial use. Available in a wide variety of design and customization options, they're manufactured with different construction and assembly processes from our residential doors.



INTERIOR



EXTERIOR



PANIC RIM, CLOSER, REMOVABLE MULLION, AND SILL OPTIONS



# ULTIMATE CASEMENT NARROW FRAME



Casement Narrow Frame window with White hardware

Photographer: Reed Brown



Casement Narrow Frame windows in Ebony

## ULTIMATE CASEMENT NARROW FRAME

The Ultimate Casement Narrow Frame window is a contemporary option with a flush exterior and narrow jamb, ideal for frame-in-frame replacement and allowing quick and easy installation without disturbing the existing frame or interior wall. With its sleek design and square profiles, this window is a great fit for new construction or remodeling projects that call for slim lines and maximum views.



CASEMENT NARROW FRAME INTERIOR WITH FOLDING HANDLE



CASEMENT NARROW FRAME EXTERIOR WITH FOLDING HANDLE



CASEMENT PUSH OUT NARROW FRAME INTERIOR WITH HANDLE IN OIL RUBBED BRONZE



**Exhibit J H-18-22**





Front View



Left Side View





Rear View



Right Side View





Current Rear with Stair View