

<b><u>DATE</u></b>	August 14, 2024
<b><u>SUBJECT</u></b>	
<u>Certificate of Appropriateness Request:</u>	H-18-24
<u>Applicant:</u>	Michael and Cynthia Rohrer
<u>Location of subject property:</u>	65 Union St N
<u>PIN:</u>	5620-88-2600
<u>Staff Report prepared by:</u>	Fred Womble, 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. Porte-cochere 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 a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to remove the existing front porch steps and to replace them with concrete steps. (Exhibit B).

The applicants are proposing to remove the wooden front steps and to replace them with concrete steps. The riser heights of the existing wooden stairs vary and do not meet current building code standards. (Exhibit D).

### **ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory  
Exhibit B: Application for Certificate of Appropriateness  
Exhibit C: Subject Property Map  
Exhibit D: Applicant submitted Description and Photographs

### **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

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

- **Stairs or Steps:** Removal, addition or alteration of external stairs or steps requires Commission Hearing and Approval.

#### **Chapter 6 – Section 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.

- Substitute materials shall be compatible with historic materials in appearance, physical properties, and general installation.

### **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

Inventory List - North Union Street  
Historic District

#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
<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>					
1	<b>Written Description</b> Describe clearly and in detail the project scope of work. <i>Remove front Stairs that are wood. Risers height not to code, Replace with Concrete Stairs</i>				
2	<b>Materials Description</b> Type/Width of siding, window trim, height/style of doors, etc. <i>See picture of Existing Stairs</i>				
3	<b>Photos of Existing Conditions</b> Clear digital photos of: <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>		X		
4	<b>Context Photographs</b> <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>			X	
5	<b>Site Plans - Existing + Proposed.</b> (Property survey, or scaled drawing accepted) <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>			X	

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>	X				
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>	X				
8	<b>Floor plans</b> As needed (usually optional).		X			

(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

Parcel ID (PIN): 5620-88-2600

Area (acres or square feet): \_\_\_\_\_

Current Zoning: R1 Historical

**OWNER INFORMATION**

Name: Michael & Cynthia Rohrer

Address: 65 Union St N

City: Concord State: NC Zip Code: 28025

Email Address: Miteo@Verticaltrident.com Phone: 704-791-0025

**APPLICANT INFORMATION**

Name: SAME

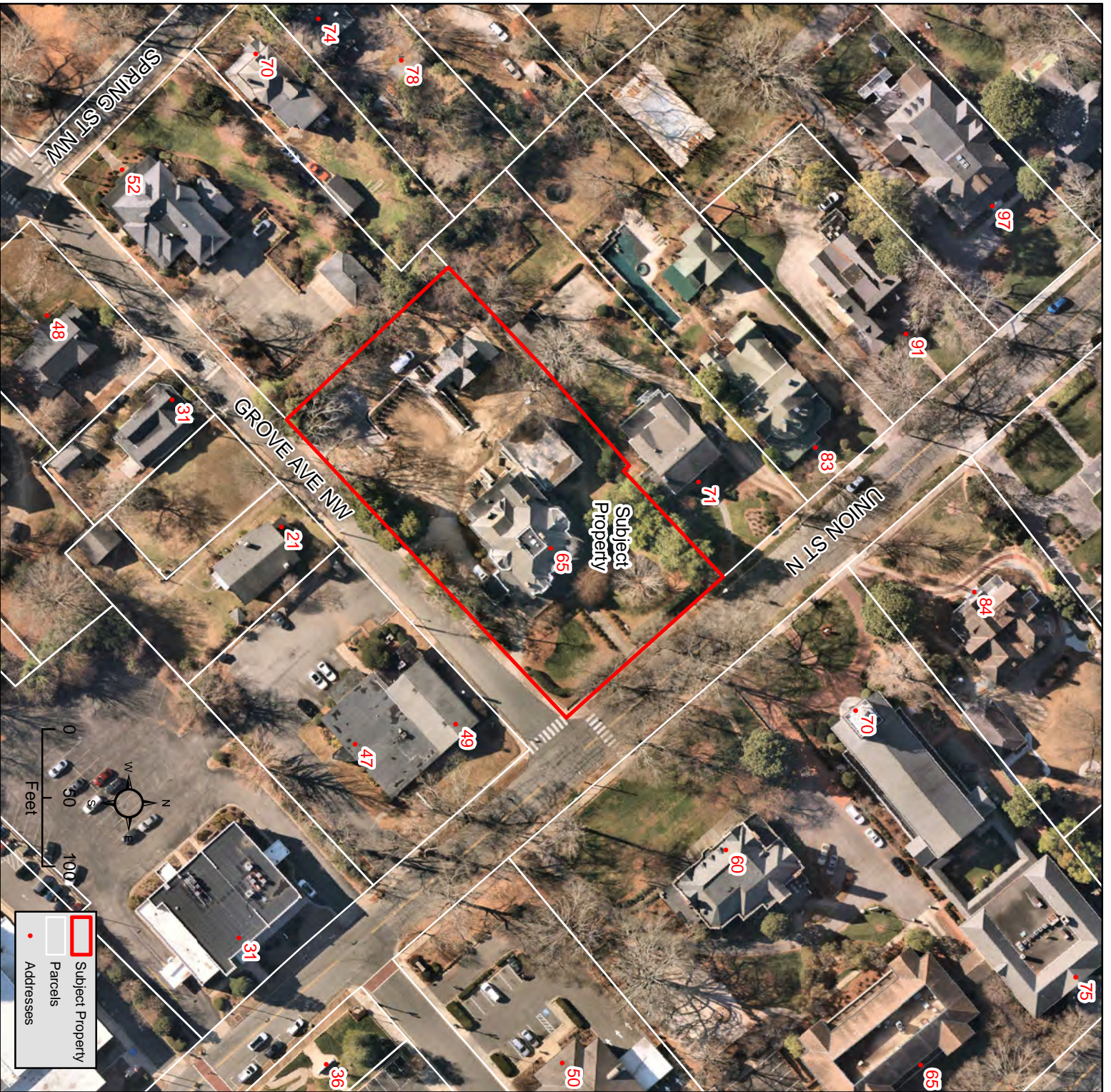
Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature of Owner: Michael Rohrer Date: 7/21/24

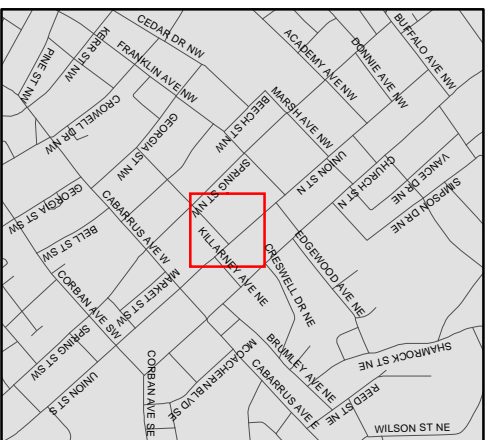
Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_



H-18-24

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.

Top step riser height is 10"  
Next 4 steps down riser height is 7"  
Bottom step riser height is 5"

Riser height = 10"

Riser height = 7"

Riser height = 7"

Riser height = 7"

Riser height = 7"

Riser height = 5"