

DATE: July 11, 2018

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-19-18
<u>Applicant:</u>	Eileen Simpson
<u>Location of subject property:</u>	34 Spring St NW
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is site of a “Contributing” structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of home construction: 1925
- Eclectic, two-story, Colonial Revival. House has low hip, tiled roof that is reminiscent of the Mission Revival style. Exposed rafters beneath roof allude to bungalow period. The symmetrical three bay façade features classical details, such as the hip roof portico that is supported by four, fluted Doric columns. Notable brickwork consists of vertical and horizontal stretchers and brickwork surrounding principal door. Porch on north side added at unknown date to provide balance. (Exhibit A)
- Applicant is seeking to repair the front brick wall and install pier at lot line, and replace the front walkway with Pennsylvania Blue—Bluestone. Applicant is also seeking to add a kitchen garden patio with raised beds and walkway (Exhibit B). Portions of this project are re-applications for an expired COA issued in August 2017.

DISCUSSION:

The applicant is proposing to replace the tile brick on the front walkway with Pennsylvania bluestone in a random pattern. The applicant is not proposing any change in the footprint of the tiled area. The applicant has provided sample materials. This request is for a portion of the request that was originally heard in August 2017; however, at that time the applicant was requesting Nor Carla bluestone, she has since discovered it is no longer being quarried. The exterior perimeter of the sunroom and the side porch within the row lock are not part of this new (July 2018) request.

The applicant also renews her request to extend the front brick retaining wall 70” towards a survey stake and build a terminating pier. The proposed wall would match the existing in material and style, and the pier would also be built to match the existing. There was a significant amount of discussion about this portion of the request in August 2017 because the proposed termination point is not the original—a large tree destroyed a segment of the original wall, which actually terminated on a neighbor’s property. The Historic Preservation Commission approved the request in August 2017 as proposed, but the applicant did indicate she would try to work with her neighbor at that time.

The applicant is proposing as a part of this request to replace an existing walkway with Pennsylvania bluestone in a random pattern, build a patio with Pennsylvania blue bluestone, and build raised herb beds with stacked stone or stained wood. The new walkway would be approximately 23’4” at a width of approximately 3’6”, and the new patio would be approximately 12’11”x11’7”. The raised beds would be approximately 14” high. This portion of the project would involve the removal of a crepe myrtle.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory—Nomination Form

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Site Plans

Exhibit D: Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 4

4. 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.

Chapter 5 – Section 6: Porches

Porches which are original or are compatible with the design of the structure should be retained....

Design Guidelines and Recommendations

- 1. Alterations to original porches that have no historic basis are not appropriate.*

Chapter 5 –Section 9: Fences and Walls

The style of fence or wall should respond to the historic nature of the property....

Where walls are concerned, natural stone or brick-masonry walls are encouraged and should not be coated or painted. The type and color of stone and masonry should respond to the historic nature of the property. The transparency or openings in the walls will be considered on an individual basis. Poured-in-place concrete walls are discouraged. Concrete-masonry walls and walls constructed from railroad ties are prohibited.

Design Guidelines and Recommendations

- 1. Do not use high walls or fences to screen front yards.*
- 2. Use materials like stone, brick, wood and iron.*
- 4. Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.*

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.

Secretary of the Interior Standards for Rehabilitation: Building Site

Recommended: *Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archeological features that are important in defining the history of the site.*

Recommended: Retaining the historic relationship between buildings, landscape features, and open space.

Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

Not Recommended: Removing or relocating historic buildings or landscape features, thus destroying the historic relationship between buildings, landscape features, and open space.

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 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, Concord	#7	57

112. House
48 Spring Street, N.W.
ca. 1945
F

Two-story, white, frame Colonial Revival house with gable roof. Facade has impressive attached gable with full height portico and is supported by four columns. House blends with contributing neighbors in relation to size, design, and position, and therefore is not considered an intrusion.

113. L.T. Hartsell, Jr. House
42 Spring Street, N.W.
Under construction 1927-1928
C

Two-story, five-bay, brick, Neo-Federal home designed by Charlotte architect William H. Peeps. House has gable roof with gabled one bay appendages located on either side of main structure. Neo-Federal characteristics consist of a centered portico whose broken pediment is supported by thin Tuscan columns. Nice inset architrave embraces principal entrance. The latter also features fanlight and sidelights over panels. Sidelights are of leaded glass set in a rounded arch with header. Fenestrations are twelve-over-twelve sash and are topped with vertical stretcher lintel with keystone in center. Main building has molded modillion block cornice that is consistent with early American architecture. Situated at the south end of main building and shared with gable appendage is a partially exposed interior chimney. Another interior chimney rests on eastern slope of the gable. Gable appendages have short cornice returns. Additions include a 1938 or 1939 rear gable enclosure with a garage located beneath it.

114. L.T. Hartsell, Sr. House
34 Spring Street N.W.
ca. 1925 (AWB)
C

Eclectic, two-story, brick Colonial Revival designed by Charlotte architect Louis H. Asbury. House has low hip, tiled roof that is reminiscent of the Mission Revival style. Exposed rafters beneath roof allude to bungalow period. The symmetrical three bay facade features classical details, such as the hip roof portico that is supported by four, fluted Doric columns. First floor fenestrations are three part with two four-over-ones flanking an eight-over-one. Notable brickwork consists of vertical and horizontal stretchers and brickwork surrounding principal door.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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Continuation sheet

Item number

Page

Inventory List - North Union Street
Historic District, Concord

#7

58

Belt cornice separates floors. Front fenestrations on second floor are paired eight-over-ones. A single eight-over-one rests in the center. Two partially exposed original interior chimneys are located on either side of house. Porch on north side added at unknown date to provide balance. Porte-cochere is located southeast rear of house.

115. House
24 Spring Street, N.W.
1902 (SB)
C

Two-story, frame, Colonial Revival house has gable roof. Five-bay facade consists of gable portico supported by two columns. Door has classic molding with sidelights and arc transom. Possibly two later gable additions are located on either side of house. Plain exterior chimney located on southeast side of house. Rear, two-story ell has exterior end chimney on southeast side.

116. Annie E. Sappenfield
18 Spring Street, N.W.
1896 (Concord deed)
C

Two-story, frame, L-shape house has projecting two-story gable on south bay of three-bay facade. Multigabled roof with front gable running along entire south elevation. Sawn decorated brackets and drop pendants extend from front gable. Porch wraps around two bays of the south elevation.

William E. Cook and his wife sold the deed to this house "out of love and affection" to their daughter Annie Sappenfield in 1896 for the sum of five dollars.

117. House Former Parsonage of the (former) All Saints Episcopal Church
44 Cabarrus Avenue West
ca. 1930
C

Two-story, frame house features a gambrel roof with bracketed cornice. Gabled portico over main entrance is supported by paired, decorative, brackets, and is attached to molded belt cornice that separates the two

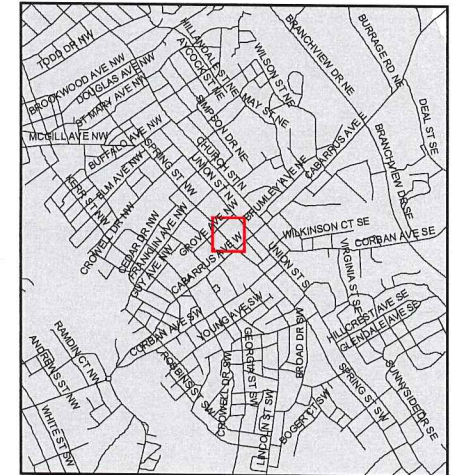


H-19-18

Eileen Simpson

34 Spring St NW

PIN: 5620-88-2152



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.

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: Eileen Simpson
Address: 34 Spring St NW
City: Concord State: NC Zip Code: 28025 Telephone: 704.564.2290

OWNER INFORMATION

Name: Eileen Simpson
Address: 34 Spring St NW
City: Concord State: NC Zip Code: 28025 Telephone: 704.564.2290

SUBJECT PROPERTY

Street Address: 34 Spring St NW Real ID# 12-026017300
Parcel# 56208821520000
P.I.N. # _____
Area (acres or square feet): .59 Current Zoning: Res Land Use: SFR-0101
Rm-2

Staff Use Only:
Application Received by: _____ Date: _____, 20 ____
Fee: \$20.00 Received by: _____ Date: _____, 20 ____
The application fee is nonrefundable.

Exhibit B

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: Repair front Brick wall & install pier at Lot line.
Replace front walkway with Pennsylvania Blue / Bluestone
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Brick wall - replace missing wall install pier - to match existing.
front walkway - remove damaged tile & replace with
Pennsylvania Blue - Bluestone - ~~same~~ within existing row lock.
Stone to be set in random pattern w/ grout.

**Required
Attachments/Submittals**

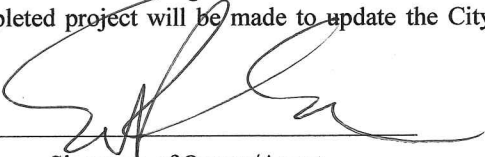
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if **16 folded copies** are submitted for distribution.
2. A photograph of the front of the house.
3. Photographs of site, project, or existing structures from 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. must 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.

6/9/18
Date


Signature of Owner/Agent

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: Eileen Simpson
 Address: 34 Spring St NW
 City: Concord State: NC Zip Code: 28025 Telephone: 704.564.2290

OWNER INFORMATION

Name: Same as above
 Address: _____
 City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: 34 Spring St NW P.I.N. # 56208821520000 parcel # Red Top # 12-026017300
 Area (acres or square feet): .59 Current Zoning: Res Km-2 Land Use: SFR 0100

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: Kitchen Garden Patio with raised beds and walkway
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
 - ① Replace existing walkway with PA Blue Bluestone random pattern
 - ② Build patio with PA Blue Bluestone, Build raised herb beds w/ stacked stone or stained wood w random pattern
 - ③ Remove existing Crepe Myrtle

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. must be submitted with application.
6. Detailed list of materials that will be used to complete the project.

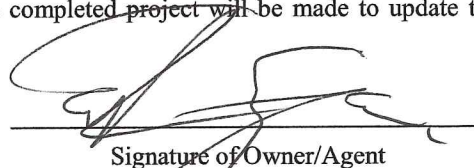
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Certification

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6/26/18

Date

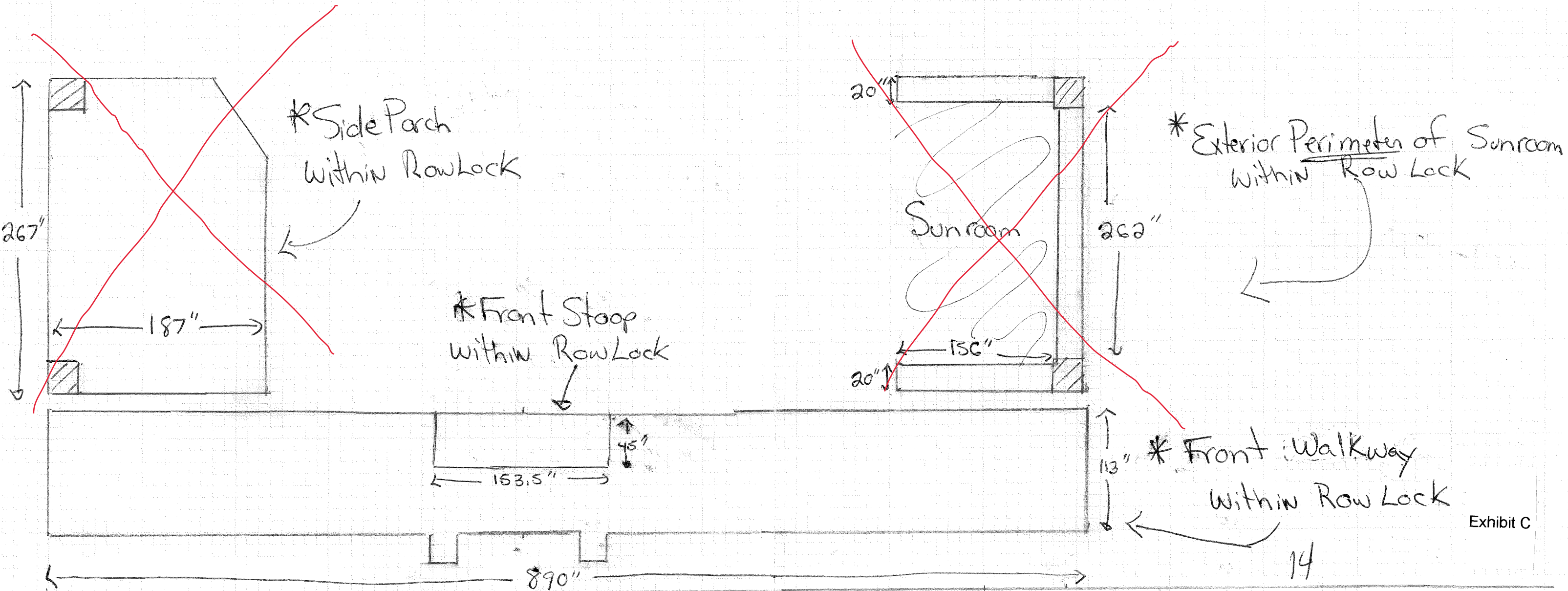


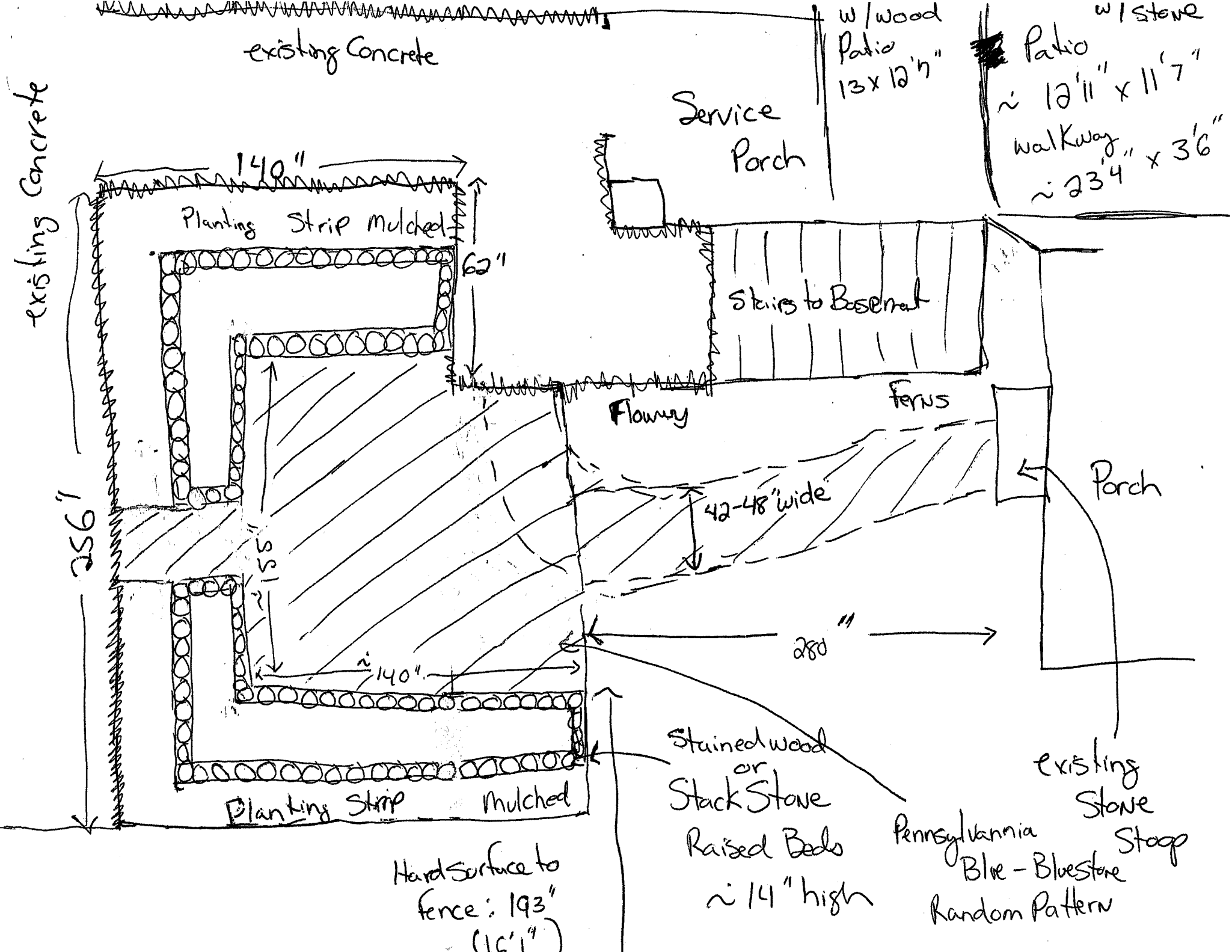
Signature of Owner/Agent

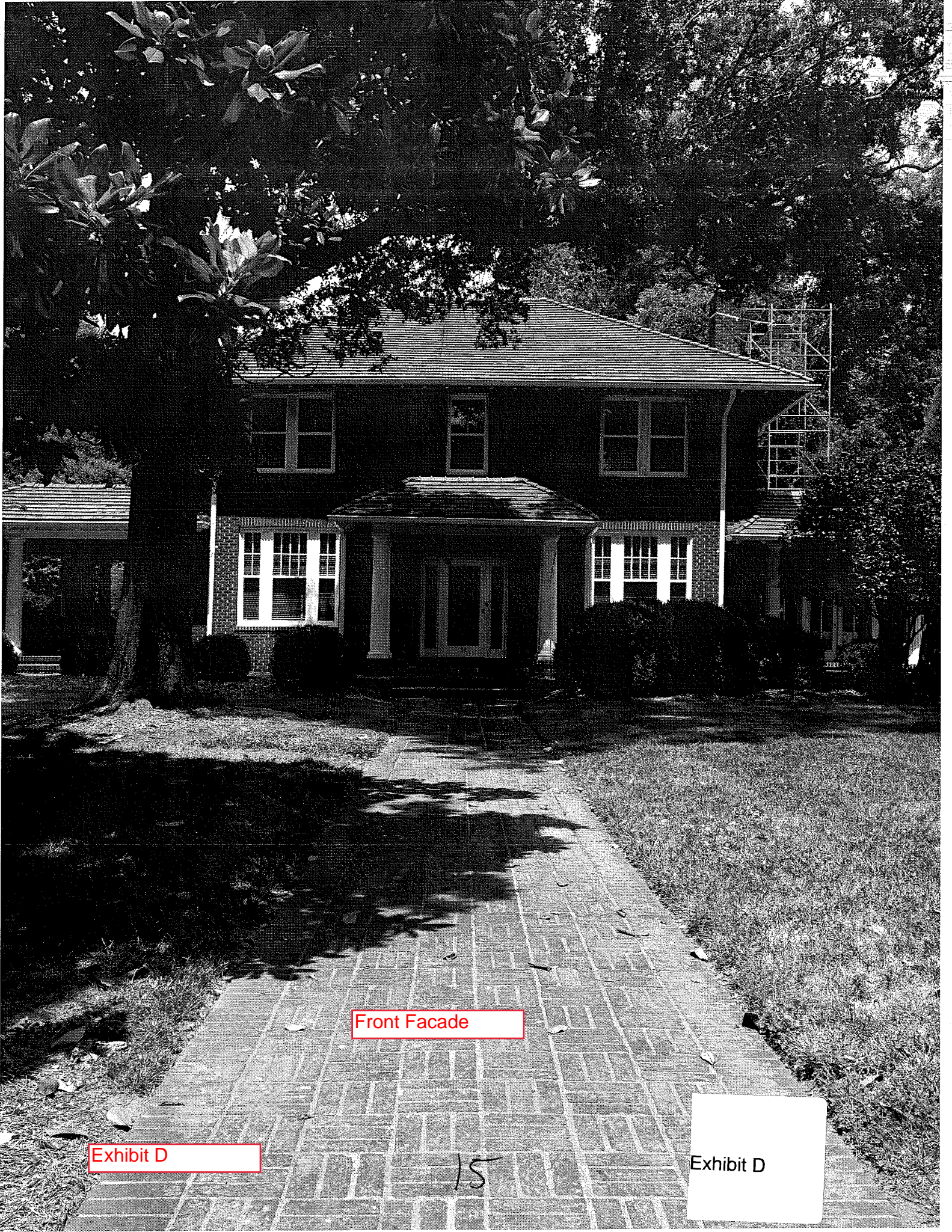
34 Spring Street NW
Concord, NC 28025

1 Sq = 10"

- Sunroom - Exterior Perimeter
- Front Walkway & Door Stoap
- Side Porch





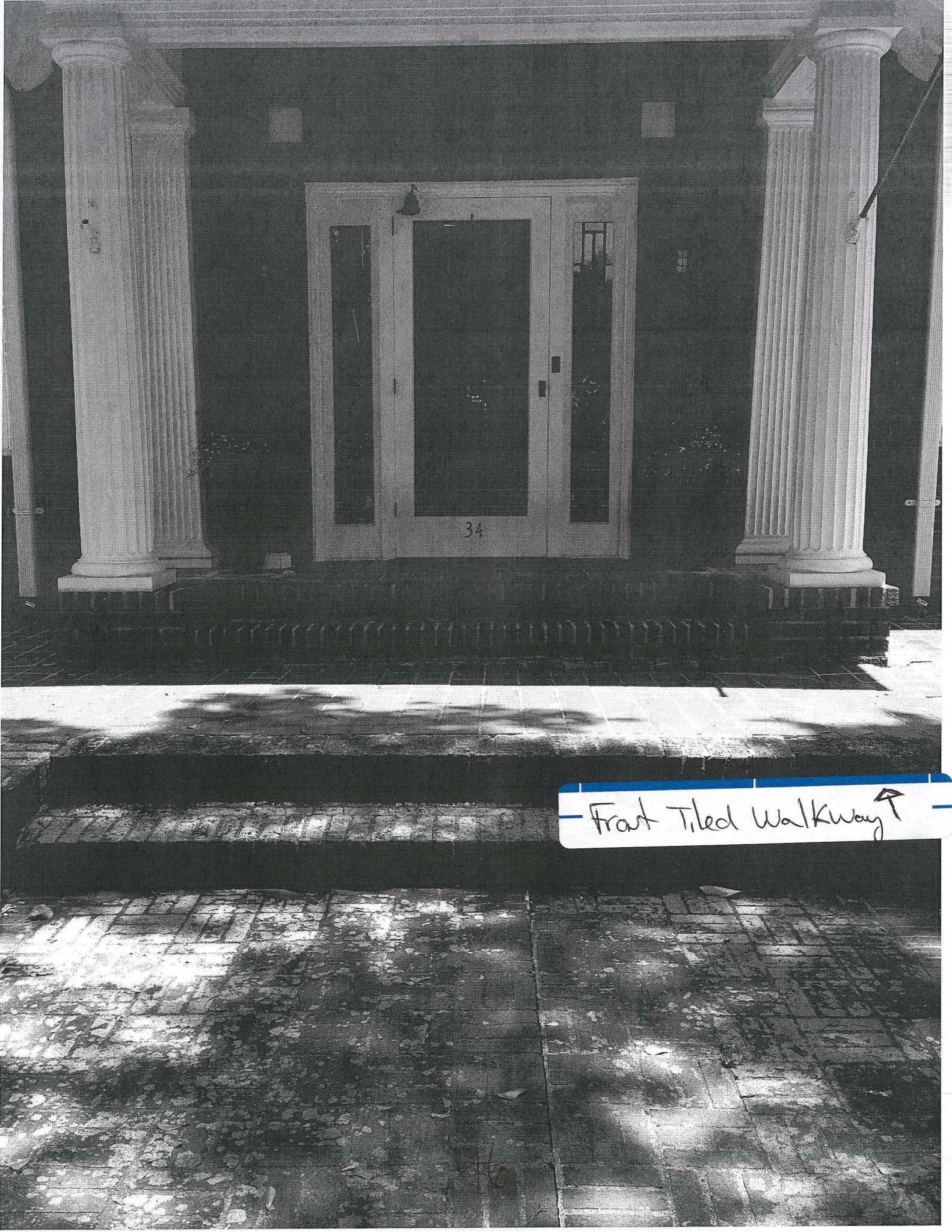


Front Facade

Exhibit D

15

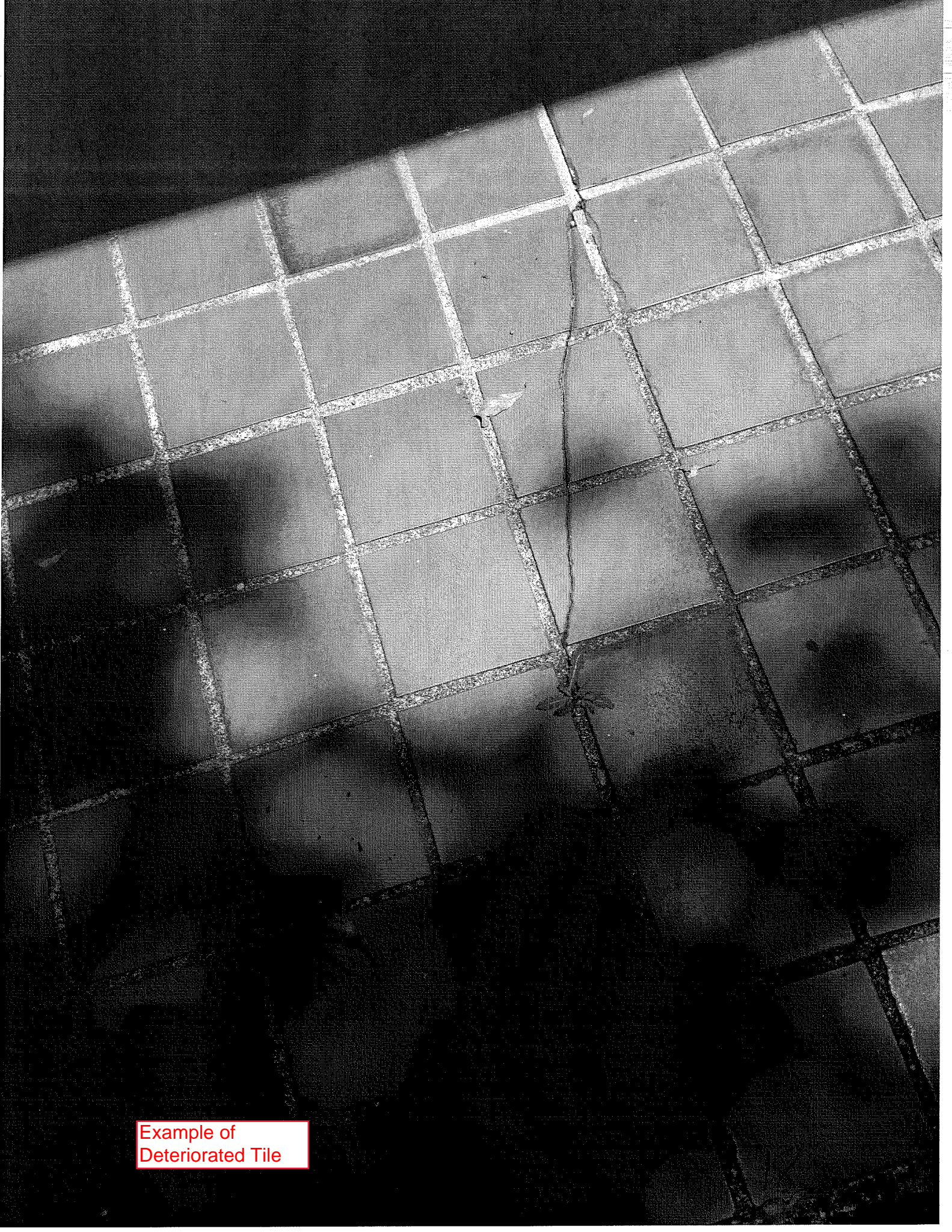
Exhibit D



Front Tiled Walkway ↑



Front Door Stoop



Example of
Deteriorated Tile

Exhibit G

Front Wall Request

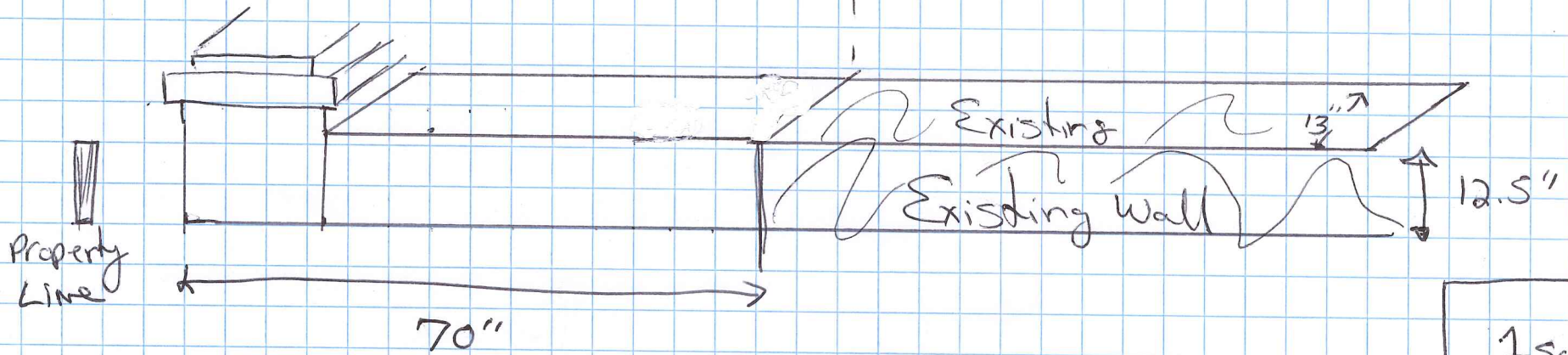
34 Spring Street N.W.
Concord, NC 28025

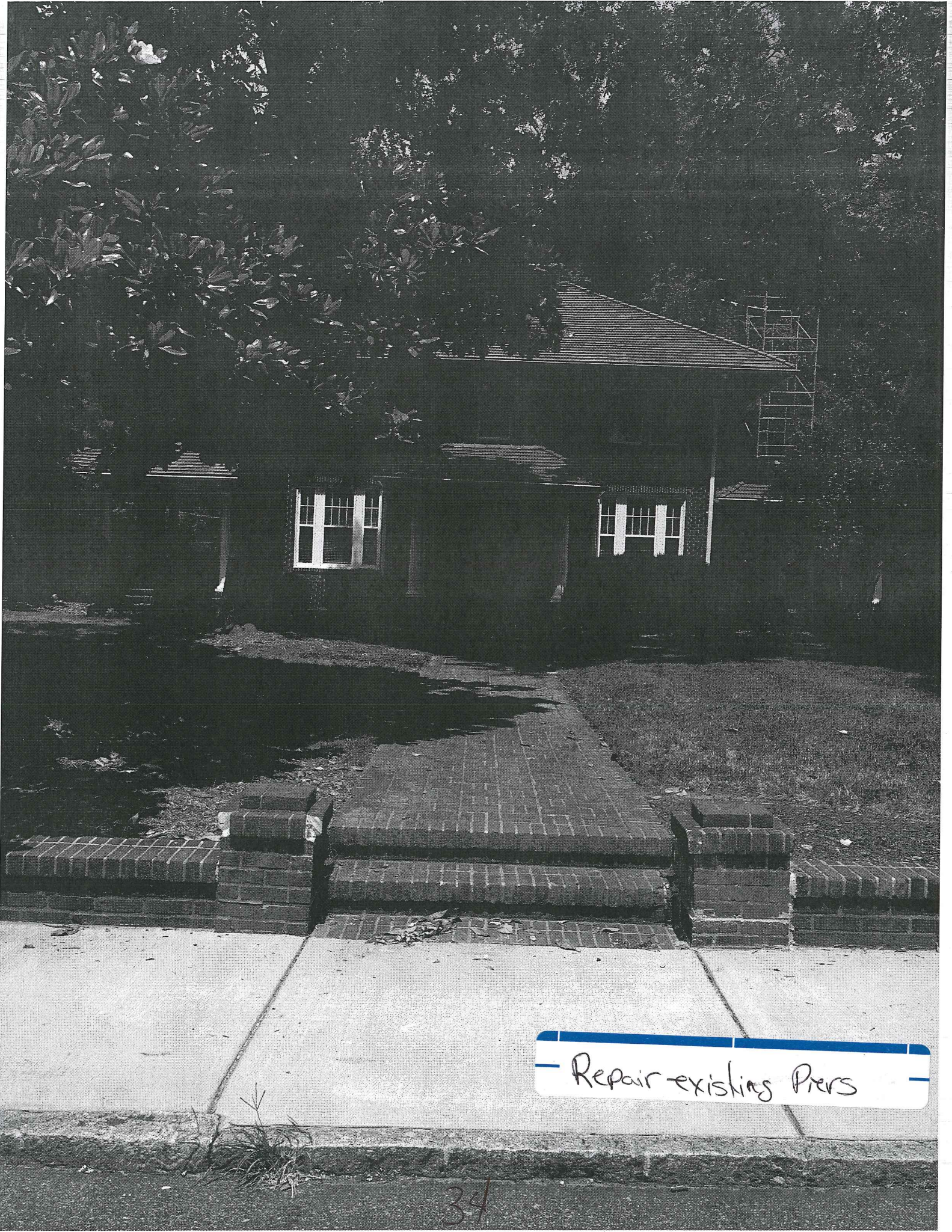
- Front Wall Repair / Modification

(will not extend to adjacent neighbors wall)

* Match existing

33





Repair existing Piers

34

Survey Stake ↓

35

Front wall

Survey Stake



Front Wall

36



6/26/13



47 Spring St NW

Exhibit K

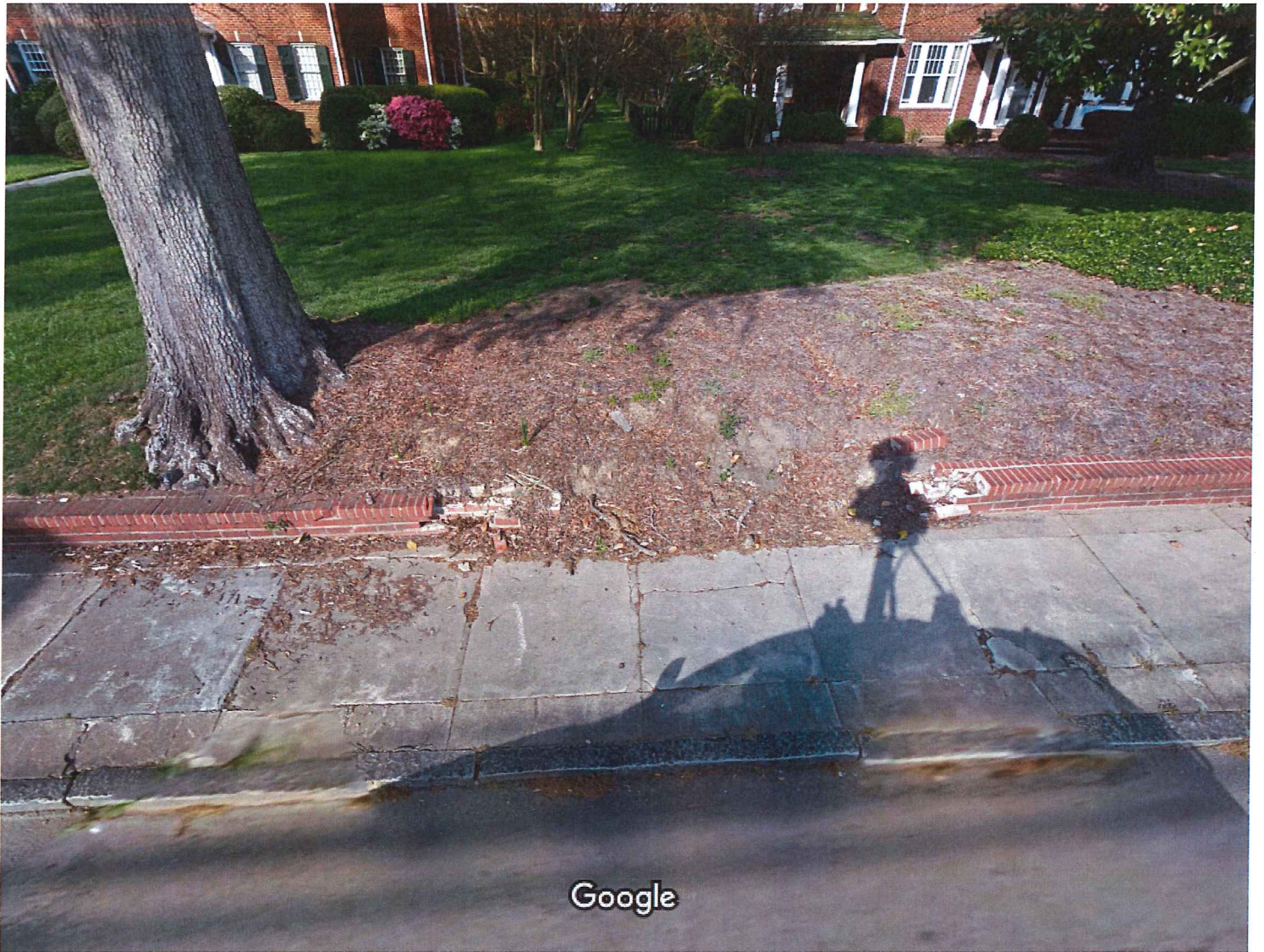
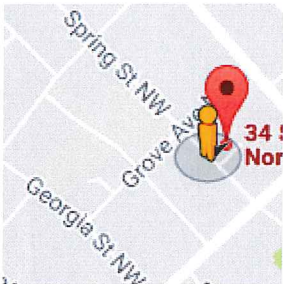


Image capture: Mar 2016 © 2017 Google United States

Concord, North Carolina

Street View - Mar 2016





Walkway to be replaced




Patio area and
crepe myrtle for
removal



Demarcation of raised beds, patio, and crepe myrtle for removal



Demarcation for raised beds

A photograph showing a garden area. In the foreground, there is a concrete patio with several large, irregular slabs. To the right of the patio is a grassy area with some fallen leaves. In the background, there is a brick house with a white door and a window. A large tree with multiple trunks stands in the garden. There are several potted plants, including some in terracotta pots and some in wire cages. A black metal bench is visible in the garden. A white fence is in the distance. The overall scene is a well-maintained garden area.

View towards patio

Recorded order for
Case H-24-17

FILED
CABARRUS COUNTY NC
WAYNE NIXON
REGISTER OF DEEDS
FILED Feb 01, 2018
AT 11:14 am
BOOK 12864
START PAGE 0146
END PAGE 0148
INSTRUMENT # 02405
EXCISE TAX \$0.00
MKL

SCANNED AND RETURNED

Mail to: City of Concord, Planning Dept., PO Box 308, Concord, NC 28026 PIN#5620-88-2152

NORTH CAROLINA ORDER OF THE CITY OF CONCORD
CABARRUS COUNTY HISTORIC PRESERVATION COMMISSION CASE # H-24-17

This matter came before the Historic Preservation Commission (hereinafter the "Commission") on August 9, 2017. The Commission, heard sworn testimony from the following witnesses: Scott Sherrill, Eileen Simpson, and Ray Morgan, and considered the following exhibits: A, B, C, D, E, F, G, H, I, J, and K. Based upon competent, material, and substantial evidence, the Commission makes these:

FINDINGS OF FACT:

1. The subject property is located at 34 Spring St NW, Concord, NC. The owner is Eileen Simpson. Ms. Simpson acquired the property by deed recorded in Cabarrus County Register of Deeds Book 12573, Page 193, as recorded on July 10, 2017.
2. The subject property is located in a RM-2 (Medium Density Residential) zoning district and in the North Union Street Historic District.
3. The subject property is designated as "Contributing" (Exhibit A) in the Concord Historic Districts Handbook (June 2001 ed.), (the "Handbook") Chapter 3 and also by the NC State Historic Preservation Office.
4. The Handbook is an ordinance of the City of Concord duly adopted by the City Council and incorporated into the Code of Ordinances by reference.
5. On July 23, 2017, Eileen Simpson submitted an application (Exhibit B) for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to replace the deteriorated brick tile on the front and side porches, stoop, and around the sunroom, to repair the brick wall to the property line, to install a new pier, and to repair the existing damaged piers (Exhibits B, C, and G).
6. The applicant submitted photographs of the property (Exhibits D and H).
7. The applicant submitted images and samples of proposed materials (Exhibits E, F, and I).

3 pgs 26-

Based upon these Findings of Fact, the Commission makes these:

CONCLUSIONS OF LAW

1. This matter is properly before the Commission pursuant to N.C. Gen. Stat. § 160A-400.7, et seq. and the Concord Development Ordinance.
2. Pursuant to the Handbook Approval Requirement Needs Chapter 4, Chapter 5 – Section 6: Porches, and Chapter 5 – Section 9: Fences and Walls:
 - Commission Hearing and Approval Required For: “altering the porch” and “All walls in public view or over 18 inches in height.”
 - 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.
 - Porches which are original or are compatible with the design of the structure should be retained.
 - The style of fence or wall should respond to the historic nature of the property.
 - Do not use high walls or fences to screen front yards.
 - Use materials like stone, brick, wood and iron.
 - Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.
3. The following criteria shall be considered, when relevant, by the Commission in reviewing applications for a Certificate of Appropriateness. All applications for Certificates of Appropriateness shall be subject to review based upon the Design Guidelines then in effect. These guidelines are set forth in a manual prepared and adopted by the Commission:
 - lot coverage, defined as the percentage of lot area covered by primary structures;
 - setback, defined as the distance from the lot lines to the building(s);
 - building height;
 - exterior building materials;
 - proportion, shape, positioning, location, pattern and sizes of any elements of fenestration;
 - surface textures;
 - structural condition and soundness;
 - walls--physical ingredients, such as brick, stone or wood walls, wrought iron fences, evergreen landscape masses, building facades, or combination of these;
 - color (new construction only and not for existing residences); and
 - effect of trees and other landscape elements.
4. The application is congruous with the historic aspects of the district.

Based upon these Findings of Fact, Conclusions of Law, standards of the Handbook, and the City of Concord Code of Ordinances, including the standards listed above, the Commission issues this **ORDER:**

THE COMMISSION APPROVES A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE DETERIORATED BRICK TILE ON THE FRONT AND SIDE PORCHES, STOOP, AND AROUND THE SUNROOM, TO REPAIR THE BRICK WALL TO THE PROPERTY LINE, TO INSTALL A NEW PIER, AND TO REPAIR THE EXISTING DAMAGED PIERS.

SO ORDERED this the 9th day of August, 2017 by the Historic Preservation Commission.

CITY OF CONCORD
HISTORIC PRESERVATION COMMISSION

BY: Lee Gray
(Chairman – Dr. Lee Gray)

ATTEST:
Angela Baldwin
Secretary

NORTH CAROLINA
CABARRUS COUNTY

I, Alicia J. Broadway, a notary public for said county and state, do hereby certify that Angela Baldwin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 1st day of February, 2018.

Alicia J. Broadway
Notary Public Alicia J. Broadway
My commission expires: May 23, 2021

