

**DATE:** September 11, 2019

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	H-19-19
<u>Applicant:</u>	Page Case—LaBella Associates, Olsinski Properties, LLC
<u>Location of subject property:</u>	67 Cabarrus Ave. W
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

**BACKGROUND:**

- The subject property is Contributing and is located in the North Union Street Historic District. (Exhibit A)
- Finest example of a two-story, single-pile, brick house that features Italianate characteristics. House has tall recessed windows and a pair of gabled eaves that are trimmed with thin bowed bargeboards. It's possible that the original gable roof featured similar trim. The three-bay façade's center gable is also of wood and has a rounded vent. The brackets under cornice at either end of gable are a later addition. House underwent extensive remodeling between 1911 and 1920. The gable roof became a hip roof sheathed in slate. A full wrap-around porch with turned balusters was added and the porch extends to both sides of the house. Porch supports are paired Tuscan colonettes on brick piers. Three colonettes flank the entrance bay. Two story section has two exterior end, single-shoulder step chimneys laid in common bond. House laid in 1:9 common bond.
- Under Construction 1872-1877.
- Applicant is seeking to modify the driveway and add some mechanical equipment as part of the commercial upfit to the property.

**DISCUSSION:**

After the approval granted in May 2019 for the commercial upfit to the property to include a handicap ramp, lighting, demolish the former kitchen, and other alterations, the applicant submitted a site plan for zoning review. One of the comments from the site plan review was that an NCDOT driveway permit would be required for the project. When the plans were sent to NCDOT, the Engineering Specialist reviewing the plan stated that the state would require a paved driveway twenty feet wide to a depth of fifteen feet within the property. The applicant submitted a revised site plan reflecting a 10' wide gravel driveway after it gets beyond fifteen feet onto the property.

The applicant's site plan also reflects the addition of a backflow prevention device. The applicant proposes to locate the backflow preventer near the principal structure to be screened with a wooden fence.

**ATTACHMENTS**

Exhibit A: Inventory  
Exhibit B: Application for Certificate of Appropriateness  
Exhibit C: Site Plan  
Exhibit D: Backflow Preventer Specifications and Screening

## **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:**

### **Chapter 5 –Section 10: Driveways, Walkways, and Parking**

*The first residential driveways constructed in the districts were fairly narrow, because cars were smaller than they are now. Some of these driveways consist of two parallel “runners” with a grass strip in between. These driveways should be retained, and the style can serve as a model for new driveways. When new driveways are constructed, they should be separated from existing driveways by a grass strip, and should be narrow, since double width driveways are out of scale with the relatively small lots in the districts. Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone brick, and pervious pavers.*

*Gravel may be appropriate in some instances for established commercial driveways and parking areas. The Zoning Ordinance dictates that some parking areas be paved; however, if the Historic Preservation Commission finds that gravel parking is more appropriate to the historic nature of the property, it can recommend to the Planning and Zoning Commission that a waiver of the paving requirement be granted. New nonresidential and some multifamily structures are subject to the Zoning Ordinance paving requirements and in the North Carolina State Building Code.*

*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.*

### **Chapter 5 – Section 12: Mechanical and Incidental Equipment**

*The Commission recognizes that mechanical equipment such as air conditioning and central heat units, compressors, and electrical service equipment are necessary modern conveniences. However, these items, along with solar hardware and satellite dishes, should be placed out of public view. Equipment that is visible from the street should utilize shrubbery or fencing for screening from the street and adjacent property. When possible, refrigerant lines, vent pipes, and similar features should be located on the inside of the structure.*

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#### Design Guidelines and Recommendations

- 1. Place mechanical equipment in areas which utilize existing features such as fences, walls, and landscaping to screen their view.*
- 2. Integrate new screening walls into the design of the structure, making them as inconspicuous as possible.*

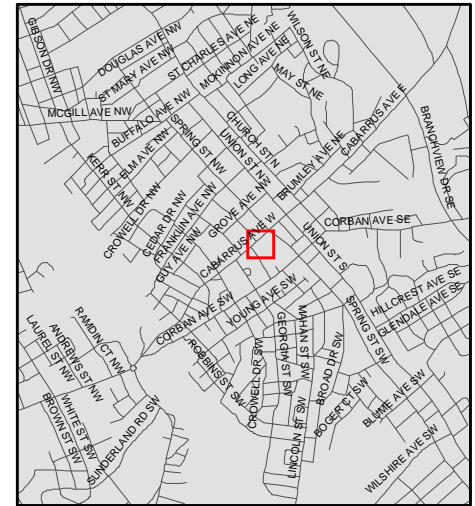
#### **RECOMMENDATION:**

- 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.*

H-19-19

67 Cabarrus Ave W

PIN: 5620-87-2378



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.

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

72

150. Doctor Henderson House  
67 Cabarrus Avenue, West  
Under Constrction 1872-1877  
C

Finest example of a two-story, single-pile, brick house that features Italianate characteristics. House has tall recessed windows and a pair of gabled ells that are trimmed with thin-bowed bargeboards. It's possible that the original gable roof featured similiar trim. The three-bay facade's fenestrations are one-over-one sash with wooden lintels and sills. Decorative center gable is also of wood and has a rounded vent. The brackets under cornice at either end of gable are a later addition. House underwent extensive remodeling between 1911 and 1920. The gable roof became a hip roof sheathed in slate. A full wrap-around porch with turned balusters was added and the porch extends to both sides of the house. Porch supports are paired Tuscan collonettes on brick piers. Three collonettes flank the entrance bay. Two story section has two exterior end, single-shoulder step chimneys laid in common bond. House laid in 1:9 common bond.

151. Vacant Lot  
Between 67 Cabarrus Avenue and Spring Street  
VL

Large lot intersects Cabarrus Avenue and Spring Street and serves as a buffer in the district.

152. Parking Lot  
Corner of 31 Bell Street S.W. and Cabarrus Avenue  
PL

Paved parking lot that is no longer in service.

153. House  
31 Bell Street, S.W.  
1924  
C

L-shaped frame cottage with symmetrically molded door surrounds. Gable L at facade features a boxed cornice with returns and vent. Fenestrations are two-over-two sash. Alterations have taken place on wrap-around porch and windows.



**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: Page Case, LaBella Associates  
Address: 400 S. Tryon St, Ste. 1300  
City: Charlotte State: NC Zip Code: 28285 Telephone: 704.376.6423

**OWNER INFORMATION**

Name: OLSINSKI PROPERTIES LLC  
Address: 67 CABARRUS AVE W  
City: Concord State: NC Zip Code: 28025 Telephone: (704) 405-2580

**SUBJECT PROPERTY**

Street Address: 67 CABARRUS AVE W P.I.N. # 56208723780000  
Area (acres or square feet): 0.463 AC Current Zoning: CC Land Use: CC

**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: Remodel & addition of ADA ramp and Parking spaces

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2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
Existing two story brick residential structure, change of use to business. Renovation includes bathroom remodeled for ADA compliance. Also includes addition of wooden ADA ramp & paved ADA parking space in the rear of the building. Addition of NCDOT required driveway apron

**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.

08/28/2019

Date

Signature of Owner/Agent

NO FIELD SURVEYING WAS PROVIDED BY LABELLA ASSOCIATES. THE SURVEY INFORMATION IS BASED UPON A SURVEY COMPLETED AND SEALED BY JACKIE G. DUNCAN PLS ON MARCH 19th, 2019.

PRELIMINARY NOT  
FOR CONSTRUCTION



RENOVATION  
&  
CHANGE OF USE

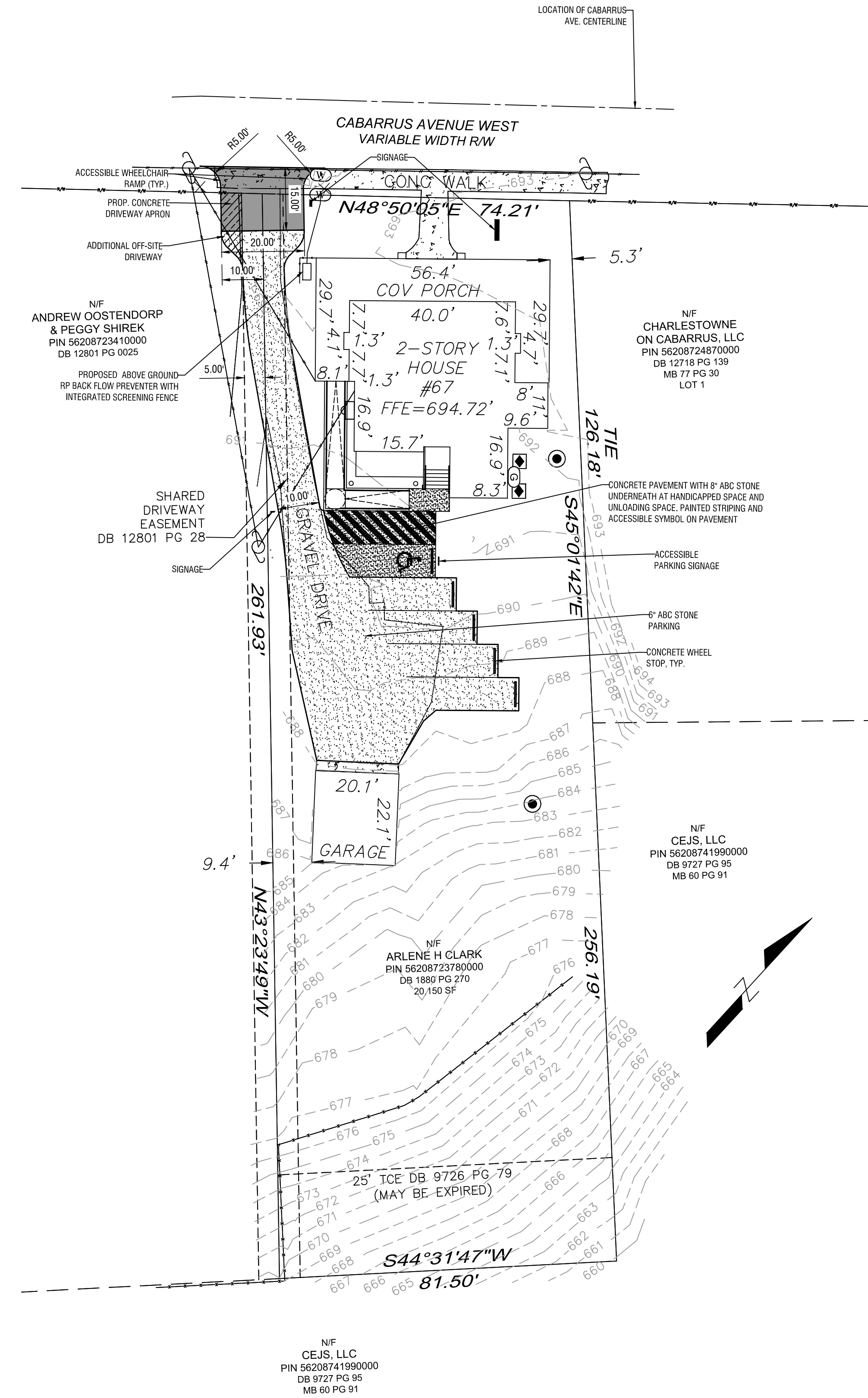
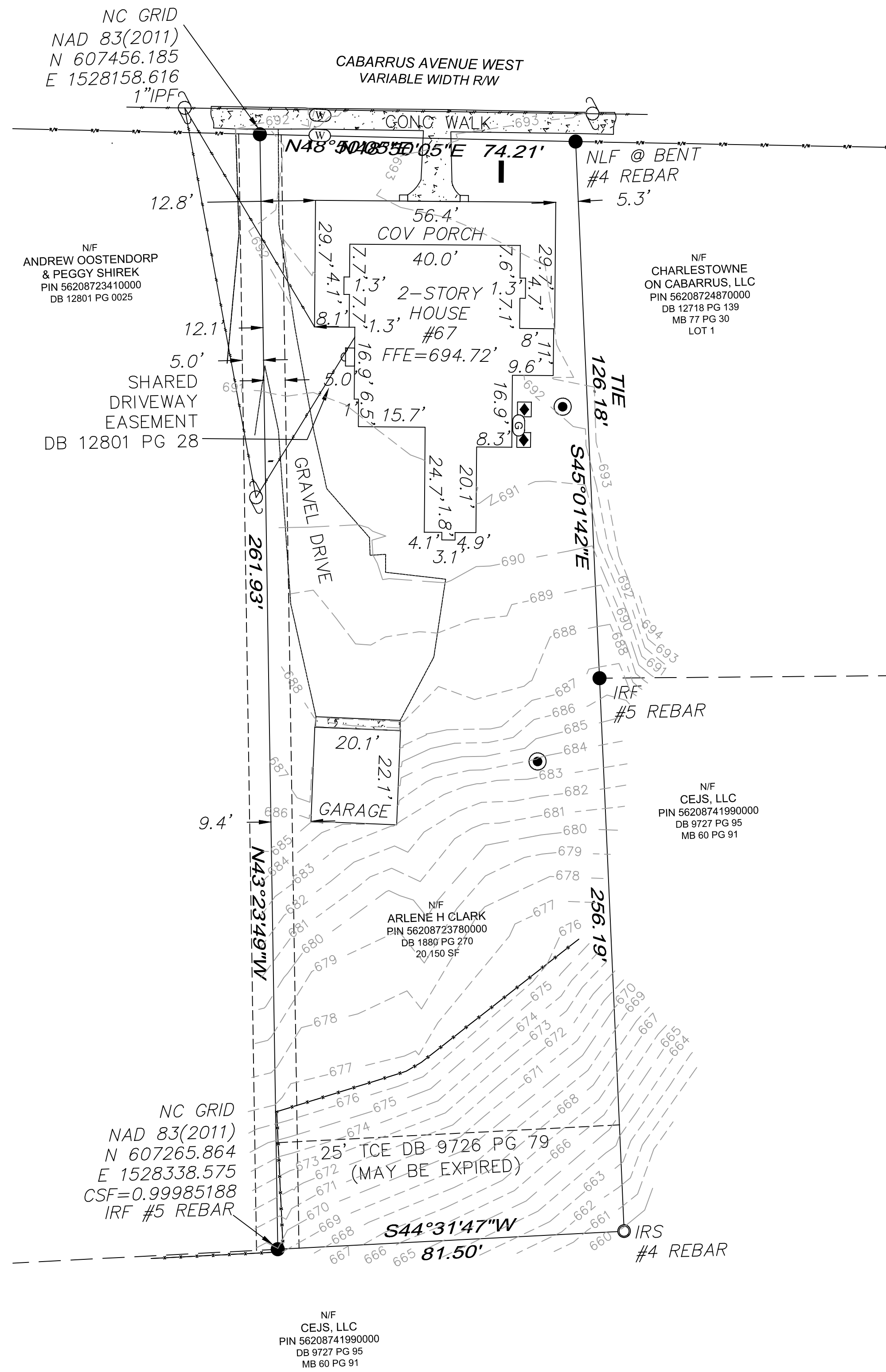
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CONCORD, NC

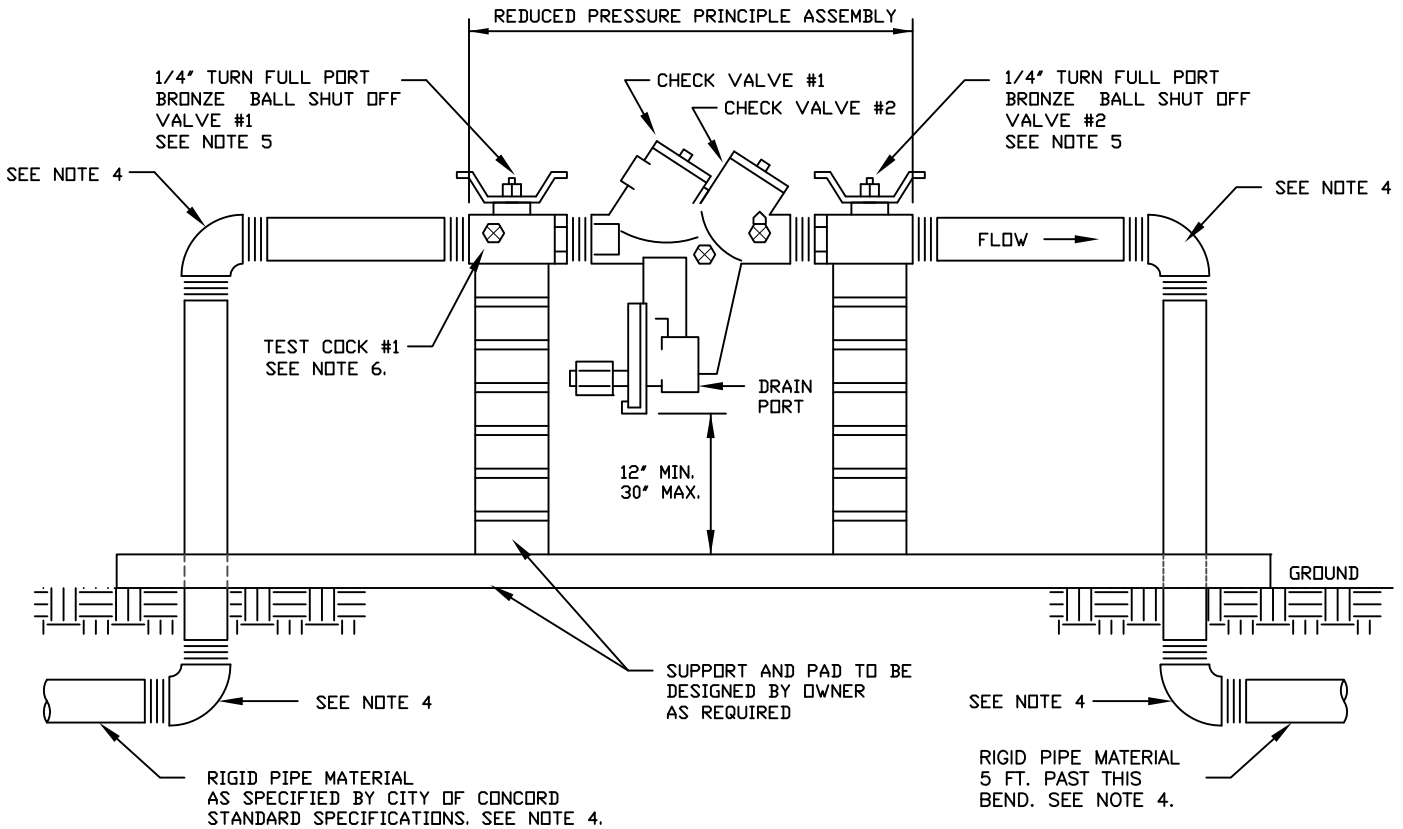
NO.	DATE	DESCRIPTION
PROJECT NO.:	2190898	
REVISIONS:		
DRAWN BY:		
APPROVED BY:		
ISSUED FOR:	CONSTRUCTION	
DATE:	06/17/2019	
DRAWING NAME:		

EXISTING  
CONDITIONS/  
SITE PLAN

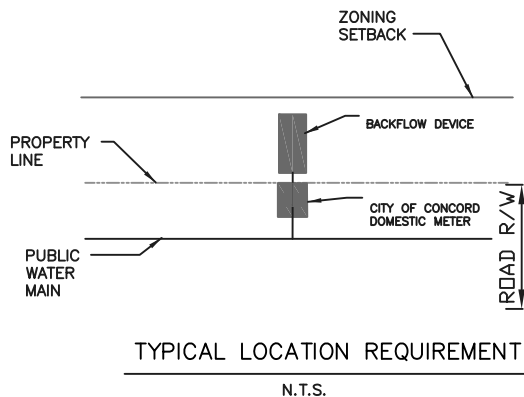
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A001





- NOTES:
1. REDUCED PRESSURE ASSEMBLIES (RP) MUST CONFORM TO CITY OF CONCORD SPECIFICATIONS.
  2. A 4-INCH THICK CONCRETE PAD SHALL BE PROVIDED. SUPPORT PEDESTAL(S) SHALL BE PROVIDED AS NEEDED. SUPPORT PEDESTALS(S) SHALL NOT BLOCK RELIEF VALVE OR DRAIN PORT.
  3. PROTECTIVE ENCLOSURE SHALL CONFORM WITH ASSE1060 AND SHALL BE IN ACCORDANCE CITY OF CONCORD SPECIFICATIONS, ORDINANCE, AND BACKFLOW MANUAL.
  4. RIGID PIPE AND FITTINGS SHALL BE 3/4" TO 2" BRASS, K-COPPER, OR GALVANIZED PIPE.
  5. THE CITY OF CONCORD APPROVED 3/4" TO 2" RP INCLUDES SHUT OFF VALVES #1 AND #2. AS PART OF THE ASSEMBLY. NO SUBSTITUTIONS SHALL BE PERMITTED.
  6. TEST COCK #1 SHALL BE UPSTREAM OF SHUT OFF VALVE #1 AND IS PART OF THE APPROVED ASSEMBLY.



### STANDARD DETAIL BACKFLOW PREVENTION

ABOVE GROUND 3/4" INCH TO 2 INCH  
REDUCED PRESSURE ASSEMBLY  
(RP)

3	9-13-07	SM	DOMESTIC DETAIL, PIPE EDITS
2	8-30-06	SM	LOCATION DETAIL
1	10-8-96	MP	PAD
No.	Date	By	REVISION
Drawn By:		Checked By:	Approved By:
MP/SVM			
Date			Sht of
11/94			1 15