

Agenda Memorandum Historic Preservation Commission

DATE	
SUBJE	CT
	Certificate of Appropriateness Request:
	Applicant:
	Location of subject property:
	PIN:
	Staff Report prepared by:

October 9, 2024

H-20-24 Brian Cone 61 Spring St NW 5620-78-4354 Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject property, 61 Spring St NW, is designated as "Fill/Intrusive" in the North Union Street Historic District (Exhibit A).
- "Two-story, plain brick main building contains paired vertical six-over-six windows with concrete lintels and sills. An inobtrusive auditorium with a simple arcade at the front was built around 1930 and is located at the rear of the main structure. A one-story, "low-slung" brick building with gable roof sheathed in white gravel is situated below street level. Location of the latter building and the landscaping prevent the school from being a noticeable intrusion in the district (Exhibit A).

DISCUSSION

On September 20, 2024, Brian Cone for Cabarrus County Board of Education, submitted a Certificate of Appropriateness application for the demolition of the Coltrane-Webb school at 61 Spring St. NW (Exhibit B).

Overview

The Coltrane-Webb Elementary School site consists of six (6) brick-and-mortar buildings and two (2) mobile units, totaling 58,200 square feet. Along with the buildings, all plumbing, mechanical, and electrical components associated with the structures, including covered walkway canopies and chain link fencing will be demolished. All existing site paving, stairs, ramps, retaining walls and other improvements are to remain. Forty-one (41) trees and mature shrubbery are in the area of demolition. The trees and shrubs required for the demolition of the buildings that are not in street view will be removed down to grade, leaving stumps and root systems in place.

The demolition and removal of the buildings, site features and trees will allow for the grading and construction of new driveways, parking lots, and the updated and modern 115,000-sqaure-foot STEM replacement elementary school.

Buildings

Two of the original buildings, a gym/auditorium and a classroom building, date back to pre-1938, with one of them being reconstructed as part of a 1979 addition. In 1948, a two-story brick classroom building and administrative offices were added, followed by a cafeteria in 1958, which was adjacent to the 1938 structure and later renovated during the 1979 classroom addition. A media center was added in 1970, and the 1979 expansion also included a single-story classroom building along Spring Street, along with renovations to other structures. The most recent addition was two offices built in 1988, located next to the 1948 administration building.

Trees

There are forty-one (41) trees in the area of demolition. Of these, twelve (12) Crape Myrtle trees along Spring St NW are planned to remain. The City Arborist, Robert Stroud, did assessments of the trees on 10/2/2024 and of the remaining 29, there are: six (6) Willow Oak, six (6) Sugar Maple, three (3) Loblolly Pine, three (3) Hackberry, two (2) Pecan, two (2) Red Maple, and one each of the following: Water Oak, Shumard Oak, Black Cherry, Cherry Blossom, Bradford Pear, Southern Magnolia and a Live Oak. All were given a low risk of failure. The Live Oak was identified as a significant species and the City Arborist remarked that the *"Tree is in remarkably good health. Preservation [is] strongly recommended due to species."*

The applicant states that they understand the sensitivity to existing, mature trees and the role they play within the historic district. They will make every effort possible to save these trees so long as the grading operations associated with the development of the site do not impact the area directly below the tree canopy. If they begin to intrude under the canopy, there is a much greater chance the tree will not survive. The applicant will work with the City Arborist, Robet Stroud, on the landscape features that are a part of this site so that we can align the municipal needs with the district needs as best they can.

The applicant states that they will provide a landscape plan at the November 13th HPC meeting, that will show locations of existing trees to remain, new replacement trees and required city plantings.

Pre-Demolition Work

- The applicant has provided photographs completely documenting the buildings and site that will be demolished to the Concord Planning & Neighborhood Development Department for their files and to share with SHPO, if needed.
- The applicant states that hazardous materials have been tested on-site and will be safely removed before demolition begins. Utility relocations will also be carried out to improve service for both the school and the surrounding community, and stormwater management systems will be installed to control water flow across the site.
- The Historic Preservation Commission staff was carbon copied on a letter from the State Historic Preservation Office (SHPO) to the NC Department of Public Instruction regarding the demolition and new construction with the following comments:

"The [National Register] nomination's assessment of the school is as "Fill/Intrusion" meaning that the property as "Fill" has neither a positive nor an especially negative impact on the characteristics of the district. As an "Intrusion" the school has a definite negative impact on the historical, architectural and/or cultural characteristics for which the district is significant.

While contained within a NRHP-listed district, the replacement of the Coltrane-Webb Elementary School will not adversely affect the North Union Historic District and does not require a comment from the North Carolina Historical Commission. However, removal and replacement of the school may require a Certificate of Appropriateness from the Concord Historic Preservation Commission.

Based on our knowledge of the area, it is unlikely that any archaeological resources that may be eligible for inclusion in the National Register of Historic Places will be affected by the project. We, therefore, recommend that no archaeological investigation be conducted in connection with this project."

Time of Day and Notification of the Demolition Work

The applicant states that demolition work will occur between 7:00 AM and 6:00 PM, Monday through Saturday. Due to the project's size and scope, notifications to nearby property owners and the community will only be sent for significant events that may affect them. These could include early concrete pours required by weather conditions or large equipment and material deliveries that may temporarily stage on

adjacent roads. As a school district, there are minimal resources to send mailings to everyone and would seek the assistance of the City of Concord and their communications team to help notify the community. The district will have a website dedicated to the project that will provide updates on the schedule and activities taking place. They will provide information on access to this site to the adjacent community and surrounding area.

Securing the Site during Demolition

A 6' chain link safety and security fence will be installed around the entire property with screening to maintain a controlled working environment. Demolition crews will water down structures during demolition to reduce dust. Should additional needs arise for dust control and adjacent property protection, the contractor of record will be required to address these issues before proceeding further.

Post Demolition

The applicant states that for this project, the demolition COA and new construction COA are being submitted at different times to ensure that all components are met for both the Historic Preservation Commission and the Concord Development Ordinance. Additionally, there are financial and timeline components that the applicant is working to coordinate so that they can continue toward the opening of the school in August of 2026. The site plan was presented at the City of Concord's Design Review Committee (DRC) meeting on September 26 and the applicant is working closely with City Staff to address all comments prior to the November meeting of the Historic Preservation Commission. Planning Staff was consulted and felt that this was the best path forward.

Site development will follow demolition and begin in December 2024 or January 2025 (Exhibits D, E, F).

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, Site Plans, and Photographs
Exhibit E: Staff Submitted Tree Assessments and Photographs
Exhibit F: GS-24-1988-NAE Memo from the State Historic Preservation Office (SHPO)

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table:

Tree Removal: Removal of damaged, unhealthy or healthy trees in any location on the property requires Planning Staff Approval (Replacement is required).

Demolition: The demolition of any building or part thereof requires Commission Hearing and Approval.

Chapter 5-1: Landscaping and Trees <u>Design Standards</u>

- Removal of trees with a diameter at breast height (DBH) of 6" or more requires a COA. Consult with the City of Concord's City Arborist before removing these trees.
- All trees that are removed shall be replaced by a tree of similar species in an appropriate location unless no suitable location exists on the subject site. Refer to the Arbor Day Foundation website for information on tree replanting. Refer to the Acceptable Plant Species Table in the City of Concord's Development Ordinance which includes a list of tree species which are preferable for landscaping in this area of North Carolina.
- Trees removed within street view must also have the stumps removed below ground level.
- Consider placement, species and type of new trees to avoid damage to sidewalks, curbs, retaining walls, and foundations.

- Placement of all vegetation shall not interfere with utilities and vehicular traffic (sight-triangles).
- Design new construction or additions so that large trees and other significant site features, such as vistas and views, are preserved.
- Protect trees and plantings from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone of trees. Consult with the City Arborist to determine best management practices.
- Planting of parking lot landscaping and buffering materials for new or converted non-residential and multi-family dwellings must be in accordance with Article 11 in the City of Concord's Development Ordinance.

Chapter 8-1: Demolition

- Historic Preservation Commission approval is required for any demolition.
- In accordance with The City of Concord Development 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. However, the effective date of such a certificate may be delayed for a period of up to 365 days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the Historic Preservation Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period, the Historic Preservation Commission may negotiate with the owner and other parties in an effort to find a means of preserving the building. If the Historic Preservation Commission finds that the building has no particular significance or value toward maintaining the character of the District, it shall waive all or part of such period and authorize earlier demolition or removal.

Design Standards

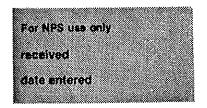
- A COA is required for any demolition of a structure in a historic district.
- Completely document the building in its original location through photographs (black & white and color) and provide a copy of the documentation to the Concord Planning & Neighborhood Development Department and the State Historic Preservation Office.
- Consult with a structural engineer who specializes or is knowledgeable about historic buildings to document the structural integrity of the building and determine if the building can be relocated to save it from demolition.
- A COA for post-demolition site development for the proposed use of the property after the building is removed to the Concord Historic Preservation Commission is required before or simultaneously with the COA for demolition. Refer to the standards for Site and Setting for additional information.
- Protect adjacent buildings and structures during the demolition.
- Protect archaeological resources during demolition.
- Report any archaeological findings to Concord's Planning and Neighborhood Development Department and the N.C. Office of State Archaeology immediately.
- Work with the HPC and other interested parties to salvage usable architectural materials and features.
- Maintain a secure site during the demolition and redevelopment process.
- Conduct demolition activities during specific times of the day and notify neighbors of activities.
- Following demolition, develop the site promptly, in accordance with the approved COA.

RECOMMENDATION

- 1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the <u>North and South Union Street Historic Districts</u> <u>Handbook</u> 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



Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	#7	61

This church is the second house of worship built by this congregation. The church was first organized in 1886. The original church was of Queen Anne design and was completed in 1889. At that time the church could accomodate two-hundred-and-fifty members. The church was enlarged in 1896 in order to double its seating capacity. The present church replaced the earlier building in 1924 and seats one thousand worshipers.

123. Coltrane-Webb School 61 Spring Street, N.W. c. 1920s F/I

> Two-story, plain brick main building contains paired vertical six-oversix windows with concrete lintels and sills. An inobtrusive auditorium with a simple arcade at the front was built around 1930 and is located at the rear of the main structure. A one-story, "low-slung" brick building with gable roof sheathed in white gravel is situated below street level. Location of the latter building and the landscaping prevent the school from being a noticeable intrustion in the district.

124. House

111 Spring Street, N.W.
ca. 1905
C

Cottage style, frame house features Queen Anne and Colonial Revival details. The house has a high hip roof with a flat top. Two interior chimneys pierce the roof. Facade features a projecting front shingle gable. Wrap-around porch is supported by paired classical columns. Two sets of these columns have been replaced with wrought iron. There are two projecting bays on the north side of house. House has a rear ell. The southewest wing also has a high hip roof.

125. J.L. Hartsell House 125 Spring Street, N.W. ca. 1905 P.

> Notable two story, frame residence that blends Queen Anne and Colonial Revival architecture. The three-bay facade has typical Queen Anne asymmetrical massing. The projecting three-sided, slanted southern bay is topped with a witches-cap roof that is crowned with a finial. Another Queen Anne feature is the mixture of texture. The first floor facade is covered with weatherborads and the second floor is sheathed with square, slate, cut shingles. Main roof is pyramidal and is topped with a large finial.

Application for **Certificate of Appropriateness** An application will not be placed on the agenda until all required information and

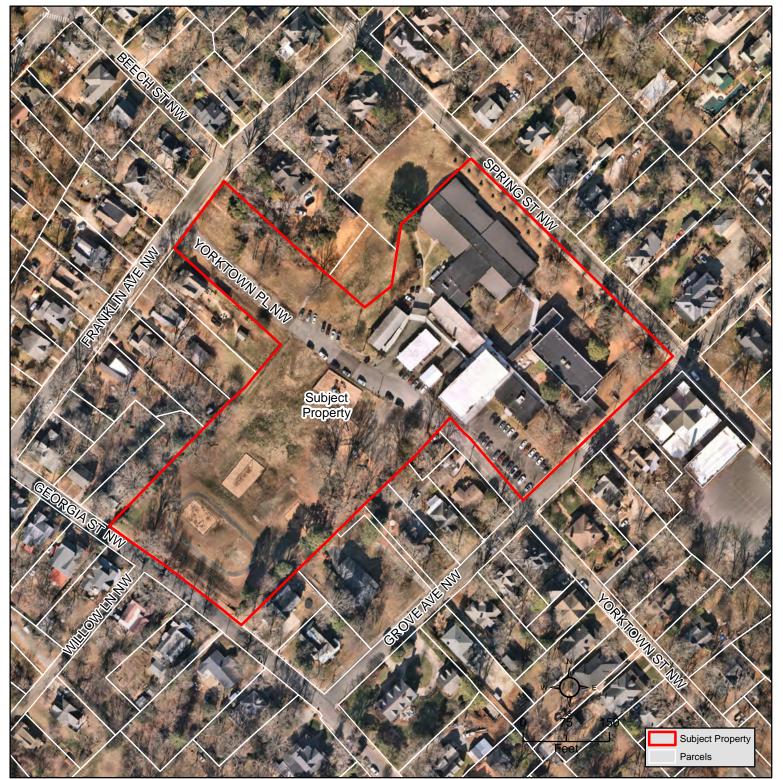
attachments, as listed in this document, are submitted and complete

	TO BE COMPLETED BY APPLICANT			U	STAFF SE ON	
	 Application Deadline: Approximately one month (~ 30 days) prior to regularly scheduled HPC meeting. Please check with City Staff to confirm submission deadlines and meeting dates. COA Fee: \$40.00 After-the-Fact Fee: \$120.00 	Yes	N/A	Yes	No	N/A
1	Written Description Describe clearly and in detail the project scope of work.	x				
2	Materials Description Type/Width of siding, window trim, height/style of doors, etc.	x				
3	 Photos of Existing Conditions Clear digital photos of: All sides of the building(s) Front yard Rear yard Trees to be removed Significant site features Context Photographs Photos of structures on same block and across the street, include property address for each photo. Photos of other properties in District with similar design 	x	x			
5	 Photos of other properties in District with similar design features, as applicable. Site Plans - Existing + Proposed. (Property survey, or scaled drawing accepted) Lot Dimensions Setback dimensions [side,rear,front (porch + thermal wall)] Setback dimensions of neighboring properties Drives, walks + alleys Tree protection and/or tree removal + replanting HVAC location Fences/walls Accessory buildings (garages, sheds, gazebos, etc.) Easements/public rights of way % of Rear Yard Coverage 	x				

	Elevation Drawings - Existing + Proposed 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.	x		
6	 Front Rear Left Right 			
7	 Architectural Details Porch section (showing the column/beam alignment) Railing detail Roof detail (soffit, fascia) Window detail (material, design, dimensions, trim) Wall section May include additional information as requested by the Commission as a condition for future review. 	Х		
8	Floor plans As needed (usually optional).	Х		

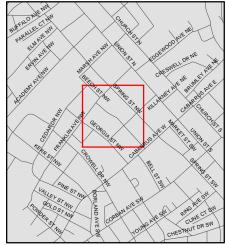
(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Planning & Neighborhood Development. (2) I understand 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:	Parcel ID (PIN):
Area (acres or square feet):	Current Zoning:
OWNER INFORMATION	
Name:	
Address:	
City: State: Zip Code	e:
Email Address:	Phone:
APPLICANT INFORMATION	
Name:	
Address:	City:
State: Zip Code:	
Email Address:	Phone:
Signature of Owner:	Date
Signature of Applicant:	Date: Page 2 of 2



H-20-24 61 Spring St NW PIN: 5620-78-4354





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.



4401 Old Airport Road PO Box 388 Concord, NC 28026-0388

(704) 260-5671

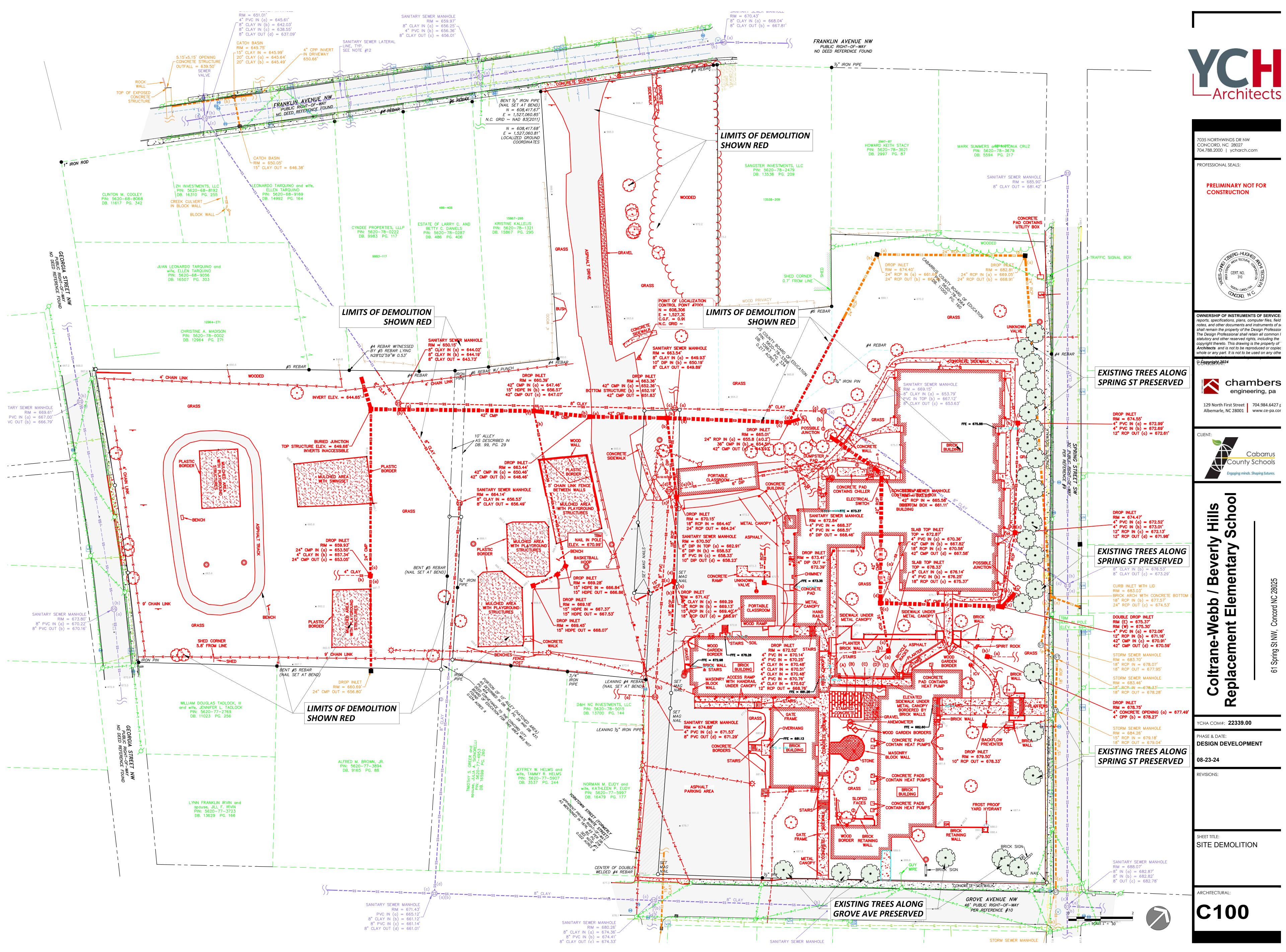
- To: Kim Wallis, AICP Senior Planner City of Concord
- From: Cabarrus County Schools Department of Construction
- Date: September 27, 2024
- Re: Demolition Narrative Coltrane-Webb STEM Elementary School 61 Spring St., NW

The Coltrane Webb Elementary School site consists of six brick-and-mortar buildings and two mobile units, totaling 58,200 square feet, all slated for demolition to make way for a new 115,000-square-foot elementary school. Two of the original buildings, a gym/auditorium and a classroom building, date back to pre-1938, with one of them being reconstructed as part of a 1979 addition.

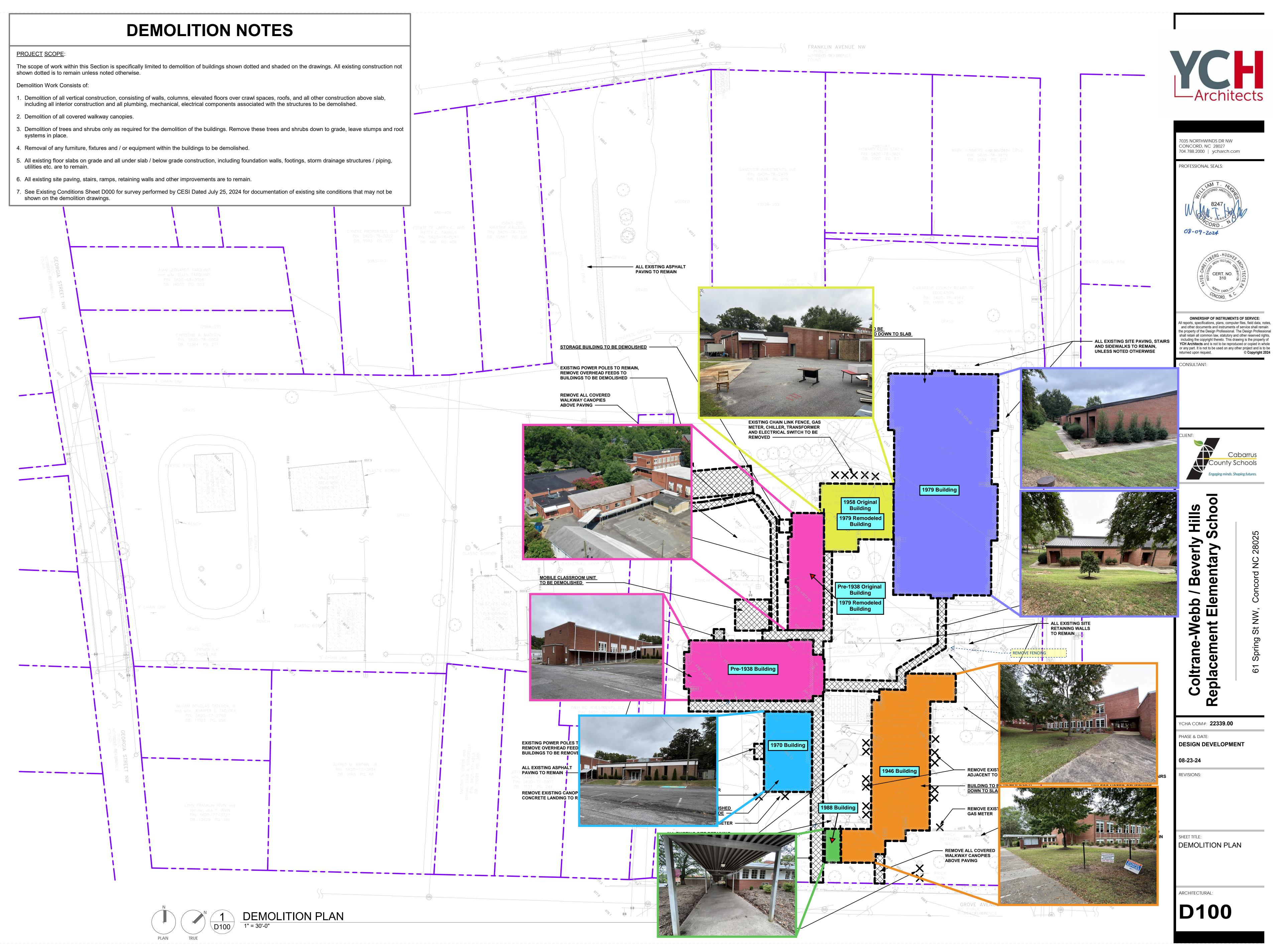
In 1948, a two-story brick classroom building and administrative offices were added, followed by a cafeteria in 1958, which was adjacent to the 1938 structure and later renovated during the 1979 classroom addition. A media center was added in 1970, and the 1979 expansion also included a single-story classroom building along Spring Street, along with renovations to other structures. The most recent addition was two offices built in 1988, located next to the 1948 administration building.

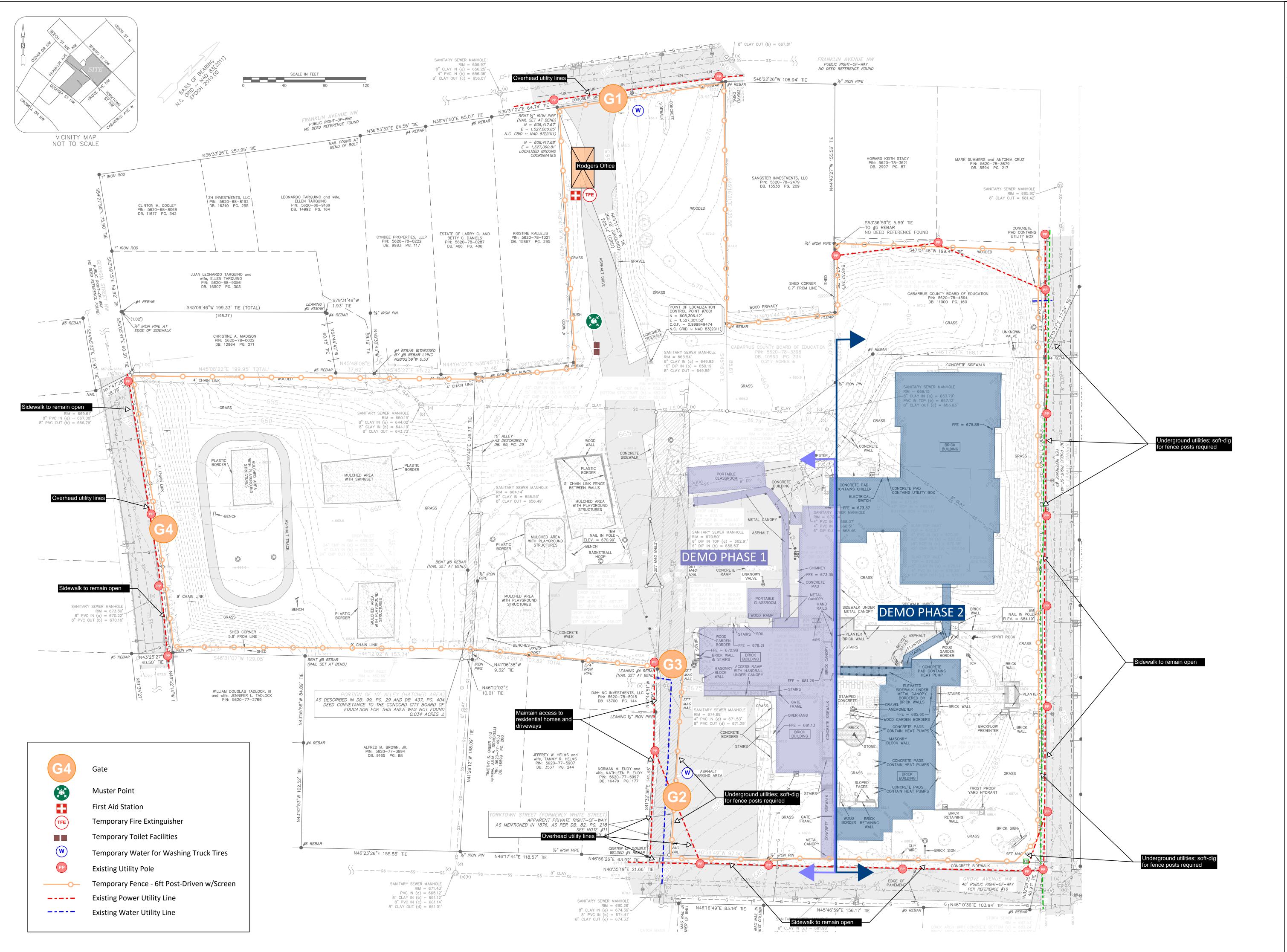
All existing structures will be demolished to allow for grading and construction of new driveways, parking lots, and the new school building.

Hazardous materials have been tested on-site and will be safely removed before demolition begins. Utility relocations will also be carried out to improve service for both the school and the surrounding community, and stormwater management systems will be installed to control water flow across the site.



- systems in place.
- utilities etc. are to remain.
- shown on the demolition drawings.



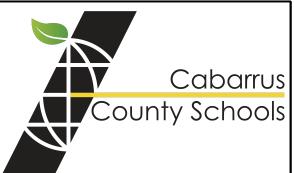




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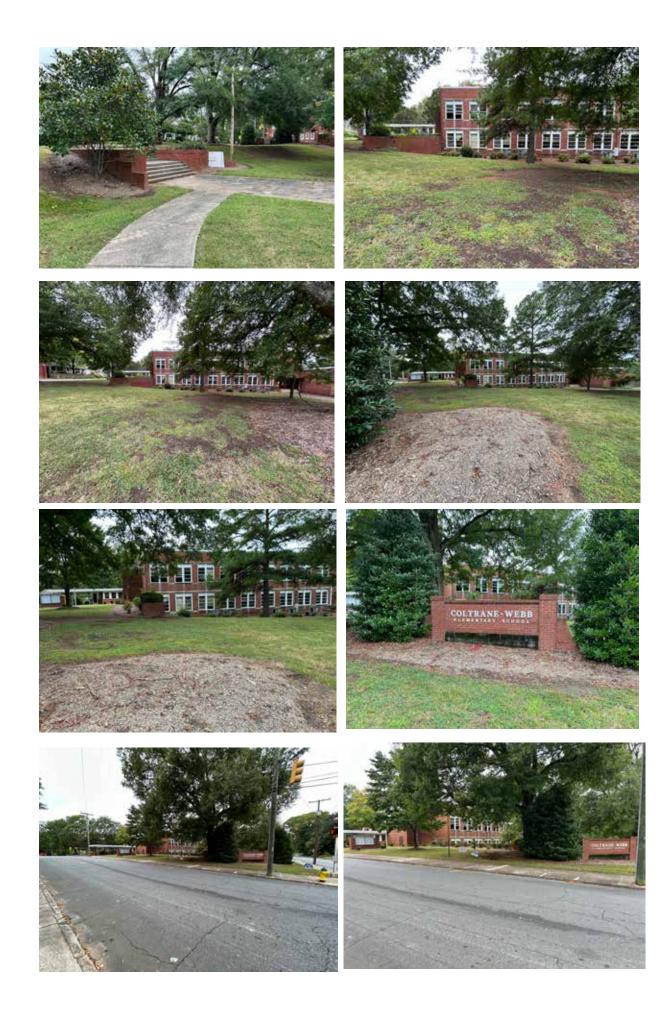










































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Assesso	r(s)	Time frame	Tools	used				
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Target number	Target description			Target within drip line Target	within 1 x Ht. Target within 1.5 x Ht.	Occupancy rate 1-rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
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	of failures	Site Factors						
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De Br Ov Pr Cr Re Fl	— Crown nbalanced crown LCR % ead twigs/branches % overall Max. dia. roken/Hangers Number Max. dia. ver-extended branches runing history rown cleaned Thinned Raised educed Topped Lion-tailed ush cuts Other lain concern(s)	Codominant Weak attachmen Previous branch Dead/Missing ba Conks Response growth	ts failures rk Cankers/Ga Heartwoo	lls/Burls □ d decay □	Cavity, Simila Sapwo	Included /Nest hole r branches pr pod damage/	d bark [% cir resent [decay [
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Cc Sa Lig Ca Le Re M Lo Lo	— Trunk — add/Missing bark Abnormal bark texture/color dominant stems Included bark Cracks pwood damage/decay Cankers/Galls/Burls Sap ooze ghtning damage Heartwood decay Conks/Mushrooms avity/Nest hole% circ. Depth Poor taper an° Corrected? esponse growth ain concern(s) aid on defect N/A Minor Moderate Significant kelihood of failure probable Possible Probable Imminent	Dead Dead Ooze Cracl Root Resp Mair Load	r buried/Not visible	/ 🗆 / 🗆% ed roots 🗆 Soil w 	Conks, circ. Distance eakness	Stem gi /Mushrooms from trunk rate Sign		_

Risk Categorization																										
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Client _			Date			Time		
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Tree spe	ecies	_dbh	Height		Crown	spread dia		
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	Та	rget Assessment						
Target number	Target description				Target within 1 x Ht. Target within	Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
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De Br O' Pr Cr Re Fl	nbalanced crown LCR% ead twigs/branches% overall Max. dia roken/Hangers Number Max. dia ver-extended branches runing history rown cleaned Thinned Raised educed Topped Lion-tailed ush cuts Other lain concern(s)	Weak attachment Previous branch fa Dead/Missing barl Conks Response growth	s ailures < Cankers/G Heartwo	Galls/Burls	Cav Sim Sap 	ity/Nest hole ilar branches p wood damage/	d bark [% cir resent ['decay [□ rc. □
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Client _			Date		7	Time		
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	Tree Defects and Conditi — Crow	ions Affecting the m and Branche		Failure				
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Cc Sa Lig Ca Le Re M	— Trunk — Abnormal bark texture/color [dominant stems] Included bark] Cracks [pwood damage/decay] Cankers/Galls/Burls] Sap ooze [ghtning damage] Heartwood decay] Conks/Mushrooms [wity/Nest hole% circ. Depth Poor taper [an° Corrected? esponse growth ain concern(s) mad on defect N/A] Minor] Moderate] Significant	Dead Ooze Cracks Root p Root p Main	buried/Not visil	cay 🗆 iity 🗆 aged roots I Soil	oth Conk _% circ.] Distan weaknes	Stem gi s/Mushrooms ce from trunk s 🗆		

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Target number	Target description			Target within drip line Target	Within 1 x Ht. Oz Target within au 1.5 x Ht.	Occupancy rate 1-rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
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Inspection limitations
None
Visibility
Access
Vines
Root collar buried Describe

Client			Date		Ti	me		
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Tree sp	ecies	dbh	Height	Cre	own sp	read dia.		
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Inspection limitations
None
Visibility
Access
Vines
Root collar buried Describe

Client			Date		Ti	me		
	s/Tree location							
Tree sp	ecies	dbh	Height	Cre	own sp	read dia.		
	 pr(s)							
		Farget Assessment						
	1 [larget Assessment				r		r
Target number	Target description			Target within drip line target	Target within a	Occupancy rate 1-rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
1								
2								
3								
4								
		Site Factors						
History	of failures		Topograp	hy Flat□ Slo	pe🗆 _	%	Aspect	
Vigor L Pests	ng wind direction Common weather Strong win Tree He ow D Normal D High D Foliage None (seasonal) failure profile Branches D Trunk D Roots D Describe_	ealth and Species P Image: Description None (dead) Abiotic	rofile	_% Chlor	otic	% Ne	crotic _	
species		Load Factors						
Recent	or planned change in load factors Tree Defects and Cond — Crov		Likelihood of Fa					
D Bi O Pi Ci Ri Fi	nbalanced crown LCR% ead twigs/branches% overall Max. dia roken/Hangers Number Max. dia ver-extended branches runing history rown cleaned Thinned Raised Hush cuts Other fain concern(s)	Codominant Weak attachment Previous branch f Dead/Missing bar Conks Response growth	is iailures ik Cankers/Ga Heartwoo	Ills/Burls □ d decay □ _	Cavity/ Simila Sapwo	Included /Nest hole r branches pr pod damage/	d bark [% cir resent [decay [□ c. □ □
\	oad on defect N/A I Minor I Moderative Minor Moderative Improbable Possible Probab	-						- -
\rightarrow	— Trunk —		— Roo	ts and Ro	ot Co		rdling E	ر ^د

									Risk Cate	egor	izati	ion														
														1	ikel	ihoo	d									
umber							e	number			Failu	ıre			Imp	act			ure &			Со	nseq	uen	ces	
Condition number	Tree p	art		ondition of concerr		Part size	Fall distance	Target nur	Target protection	Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely	Negligible	Minor	Significant	Severe	Risk rating of part (from Matrix 2)
1																										
2																										
3																										
4																										
Matr	ix I . Likel	ihood	l matr	rix.	1																					+
Like	elihood			Like	lihood	of Imp	acting	Target				_														
of	Failure	Very	low	Lov	N	L I	Nedium	n	High																	
Im	minent	Unli		Somewha	at likely	1	Likely		Very likely			-	-			_			-							
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Po	ssible	Unli	kely	Unlik	ely	l	Jnlikely	′	Somewhat like	ly		_														
Imp	robable	Unli	kely	Unlik	ely	(Jnlikely	/	Unlikely			-	_			_				_			_	-+		
Matr	ix 2. Risk	rating	g matr	ix.								_														
Li	kelihood	of			Cons	equer	ces of	Failure																		
					Min	or	Signi	ficant	Severe			-	-			-			-					+		
	-00				Mode			igh	Extreme			_				_							_			
	Likely Low Moderate							igh	High				1				1						' NL	orth		
Sor	newhat l	likely		Low	LO۱	N		erate	Moderate														INC			
	Unlikely	y		Low	Lov	N	Lo	w	Low																	
Note	es, expla	anatio	ons, o	descriptio	ons																					

Inspection limitations
INone
Visibility
IAccess
Vines
Root collar buried Describe _____













Live Oak









North Carolina Department of Natural and Cultural Resources

State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper Secretary D. Reid Wilson

October 1, 2024

MEMORANDUM

TO: Jon D. Long School Planning NC Department of Public Instruction jon.long@dpi.nc.gov

Office of Archives and History

Deputy Secretary, Darin J. Waters, Ph.D.

Ramona M. Bartos, Deputy Runona M. Bartos State Historic Preservation Officer FROM:

SUBJECT: Demolish and reconstruct Coltrane-Webb STEM Elementary School, 61 Spring Street NW, Concord, Cabarrus County, GS 24-1988

Thank you for your August 28, 2024, letter transmitting the feasibility and cost analysis for the abovereferenced school that indicates the desirability of constructing new school buildings in lieu of renovating the existing buildings. We have reviewed the information provided and offer the following comments.

The Coltrane-Webb STEM Elementary School is located within the North Union Street National Register Historic District (CA0611) which is also a locally designated historic district (CA1104).

Listed in the National Register of Historic Places (NRHP) in 1986, the school is described in the 1995 nomination as follows.

Two-story, plain brick main building contains paired vertical six-over six windows with concrete lintels and sills. An inobtrusive auditorium with a simple arcade at the front was built around 1930 and is located at the rear of the main structure. A one-story, "low-slung" brick building with gable roof sheathed in white gravel is situated below street level. Location of the latter; building and the landscaping prevent the school from being a noticeable intrusion in the district.

The nomination's assessment of the school is as "Fill/Intrusion" meaning that the property as "Fill" has neither a positive nor an especially negative impact on the characteristics of the district. As an "Intrusion" the school has a definite negative impact on the historical, architectural and/or cultural characteristics for which the district is significant.

While contained within a NRHP-listed district, the replacement of the Coltrane-Webb Elementary School will not adversely affect the North Union Historic District and does not require a comment from the North Carolina Historical Commission. However, removal and replacement of the school may require a Certificate of Appropriateness from the Concord Historic Preservation Commission.

Location: 109 East Jones Street, Raleigh NC 27601 Mailing Address: 4617 Mail Service Center, Raleigh NC 27699-4617 Telephone/Fax: (919) 814-6570/814-6898

Based on our knowledge of the area, it is unlikely that any archaeological resources that may be eligible for inclusion in the National Register of Historic Places will be affected by the project. We, therefore, recommend that no archaeological investigation be conducted in connection with this project.

These comments are made in accord with G.S. 121-12(a) and Executive Order XVI. If you have questions regarding them, please contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or <u>environmental.review@dncr.nc.gov</u>. In all future communication concerning this project, please cite the above-referenced tracking number.

cc: Dr. Darin Waters, SHPO Deans Eatman, Deputy Secretary Brian Cone, Cabarrus County Schools Kim Wallis, Concord HPC darin.waters@dncr.nc.gov deans.eatman@dncr.nc.gov brian.cone@cabarrus.k12.nc.us wallisk@concordnc.gov

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