

DATE

November 13, 2024

SUBJECT

Certificate of Appropriateness Request: H-22-24
Applicant: Zac & Lisa Moretz
Location of subject property: 56 Cabarrus Ave W
PIN: 5620-87-1679
Staff Report prepared by: Fred Womble, Senior Planner

BACKGROUND

- The subject property, 56 Cabarrus Ave W, is designated as a “Pivotal” structure in the North Union Street Historic District, circa 1874 -1882 (Exhibit A).
- “Two-and-a-half-story, frame, double-pile residence with mansard roof combines idioms of the Italianate and the Second Empire. House is similar to John Milton Odell's home (#2). Interior and exterior are -exceptionally rich in detail. Projecting center bay of facade features a paneled door with architrave and deeply recessed sidelights and transom. Central portion of the porch also projects. The porch is supported by square posts that rise from molded, paneled pedestals to a paneled frieze and long, sawn brackets with pendant-drops. The paired, segmental-arched windows of the first and second floors are trimmed with molded surrounds and bracketed hoods. Below second story cornice rests a stylish frieze that features crenelated moldings, pendant drop brackets, and panels with garland inserts. The mansard roof with segmental-arched dormers is topped with a paneled frieze and cornice that features the same garland inserts and pendant-drop brackets that are located above the first story. (Exhibit A).

DISCUSSION

On October 5, 2024, Zac Moretz applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for the installation of a 3-car two-story detached carriage house / garage in the rear yard (Exhibit A). The proposed carriage house/garage (approx. 1,040 sf) will utilize Hardiplank siding to match the existing principal structure, which is partly wood and partly Hardiplank sided, and have a second-story deck constructed of pressure-treated stained wood decking and a porch with wood railings and columns constructed of materials and color to match the house.

The carriage house portion of the structure will have new vinyl-clad windows to match the house—four (4) total 1/1 sash double windows, three (3) on the front elevation above the garage and one (1) on the left elevation over the porch facing the principal structure. There are two (2) 1/1 sash single windows proposed as well—both on the first floor and situated to either side of the double front door. Additional fenestrations will include four (4) small windows—two (2) on the rear elevation and two (2) on the right-side elevation, two (2) back doors—one on the lower level and the other on the second story of the right-side elevation, and a double front door made of salvaged wood to face the principal structure. The applicant’s proposed front doors will be similar in style to those at 98 Cabarrus Ave W.

The garage portion of the structure will have three (3) Hardiplank wood garage doors in colors to match the back porch floor of the principal structure. The garage doors each measure 8’ x 7’ and will be in the clear cypress material with double-paned clear glass windows.

The applicants propose a mansard-style roof and pitched roof over the porch to match the architecture of the existing principal structure. The proposed roof will have black architectural asphalt shingles, a frieze trim similar to the principal structure, and incorporate stylized drop pendant brackets along the front and side elevations beneath a hardiboard lap siding parapet. The parapet will hide an EPDM rubber roof from public view.

Additionally, the proposed carriage house/garage will be set back from side and rear property lines by five (5) feet and separated from the neighboring properties by an existing wooden privacy fence. Vehicular access to the structure will be achieved via an existing driveway and parking area. The siting of the proposed structure will not necessitate the removal of any trees. Any exterior HVAC compressors and equipment will be located in the rear yard.

The property is zoned C-1 (Light Commercial and Office) and residential units are permissible on upper floors in commercial developments.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Applicant submitted Site Plan, Elevations and Photographs.

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table:

- **Accessory Buildings (detached):** New construction requires Commission Hearing and Approval.

Chapter 4 – Local Standards and General Policies

The Secretary of the Interior’s Standards for Rehabilitation

- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterized the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environments.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Chapter 5-1: Landscaping and Trees

Design Standards

- 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.

Chapter 6–1: Siding & Exterior Material

Artificial or synthetic siding is not appropriate for additions on Pivotal and Contributing structures or for large accessory structures.

Design Standards

- Artificial and synthetic siding is permitted for new construction on a limited basis in coordination with this section and Chapter 7: “New Residential Construction.”

Chapter 6-2: Fenestrations (Windows and Doors)

New windows shall be consistent or compatible with existing units. The emphasis of the new windows shall be vertical rather than horizontal. Wood is the most appropriate material, and vinyl clad windows are inappropriate in most instances. Mixed composition synthetic windows may be used for new construction of accessory buildings on lots with buildings not designated as Pivotal or Contributing.

Design Standards

- 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.

Chapter 6-4: Roofs

Design Standards

- New construction shall avoid A-frame, dome, shed and flat-alone roof shapes.
- On new construction the roof shall not be more than one-half the building's height.
- Materials in new construction shall be consistent with the style of the original building; materials shall also be unobtrusive in texture as well as color.

Chapter 7-3: Accessory Structures

Design Standards

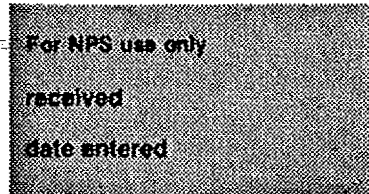
- Keep the proportion of new garages and accessory structures compatible with the proportion of the main house. Typically, these buildings were smaller in scale than the main house.
- New garages and accessory structures must use traditional roof forms, materials, and details compatible with the main building or historic accessory structures in the district.
- Locate new garages and accessory structures in rear yards and in traditional relationship to the main buildings.
- It is not appropriate to locate a garage or an outbuilding in front of the main building unless such a location is historically accurate for a specific site.
- All accessory structures shall remain detached from the main building.
- Metal utility sheds, metal carports, and metal garages are prohibited.
- Accessory buildings for Pivotal and Contributing structures shall complement the siding and roof material of the primary structure.
- Prefabricated storage buildings which are not visible from the street may utilize synthetic materials (excluding vinyl, metal or plastic) if they are equal to or less than 144 square feet.
- Prefabricated buildings shall have contemporary roof styles compatible with the primary structure. Gable or hip roofs are most appropriate. Barn style buildings are not appropriate.

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**



| Continuation sheet | Item number | Page |
|---|-------------|------|
| <u>Inventory List - North Union Street Historic District, Concord</u> | #7 | 64 |

131. (Former) All Saints Episcopal Church
44 Cabarrus Avenue West
1890-1891
P

Extremely important church with lovely Gothic details. Nave displays a high-pitched gable roof with flared eaves. A similar roof design can be found at the front entrance. The projecting front vestibule is the main entrance and possibly is not original brickwork. The original brickwork is 1:5 common, however, brickwork at vestibule is laid in common bond and is not the same color as the original. Church has two buttresses at projecting corners and a single buttress where the vestibule adjoins main building. The nave at the south end has two buttresses at each corner. All of the buttresses have cement trim and are in two stages. However, the lower stage of the nave's buttresses are broader and are not as steeply pitched as those of the vestibule. The nave's fenestrations consist of paired lancet-arched windows. The four-stage bell tower, on the west side, features a four-paneled door with lancet transom containing stained glass. A corbeled cornice rest below the crenelated parapet that crowns the tower. The church is the oldest downtown sanctuary in the district. A mid-twentieth century Sunday School wing is quite harmonious with the original structure. The congregation moved to a larger facility in the early 1970s. Mary Frances Calder Ridenhour converted the sanctuary into a restaurant in 1970's that has since closed. The structure is now know as the Faith Covenant Church.

132. L'il General Store
50 Cabarrus Avenue West
ca. 1980
I

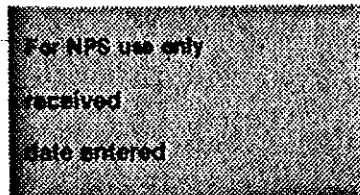
One story brick and concrete block structure with a gas island and a parking lot in the front. Most flagrant intrusion in the district.

133. Matthew O. Beatty House
56 Cabarrus Avenue, West
1874-1882
P

Two-and-a-half-story, frame, double-pile residence with mansard roof combines idioms of the Italianate and the Second Empire. House is similar to John Milton Odell's home (#2). Interior and exterior are exceptionally rich in detail. Projecting center bay of facade features a paneled door with architrave and deeply recessed sidelights and transom. Central portion of the porch also projects. The porch is supported by square posts that rise from molded, paneled pedestals to a paneled frieze and

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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| Continuation sheet | Item number | Page |
|---|-------------|------|
| Inventory List - North Union Street Historic District, Concord | #7 | 65 |

long, sawn brackets with pendant-drops. The paired, segmental-arched windows of the first and second floors are trimmed with molded surrounds and bracketed hoods. Below second story cornice rests a stylish frieze that features crenelated moldings, pendant-drop brackets, and panels with garland inserts. The mansard roof, with segmental-arched dormers is topped with a paneled frieze and cornice that features the same garland inserts and pendant-drop brackets that are located above the first story.

Matthew O. Beatty (1828-1898) was a builder and contractor. He was originally from Westmoreland County, Pennsylvania and came to Concord in 1870. The house was built within the early years of his 1874 marriage to Sarah Emaline Benson Swink Beatty. Sarah Beatty owned the land and the home remained in her family until the 1970s. T. Laine Harling, a contractor, and his wife Alice Arey have undertaken the restoration of the home.

134. House
64 Cabarrus Avenue, West
1892 (SM)
C

A one-story, frame, shingled bungalow with porch. Gable front supported by shingled pillars rising from a retaining wall. Slanted facade with ell and another bay on eastern elevation.

135. Vacant Lot
Between 64 and 74-78 Cabarrus Avenue West.
VL

Vacant lot that was a former site of a home.

136. Commerical Building
74-78 Cabarrus Avenue
I

One-story, brick, commerical building with a large front. Parking lot and three stories that include H & R Block, a beauty salon, and a vinyl siding shop.

137. Thomas Ross House
90 Cabarrus Avenue, West
1916 (SM)
C

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 | | | | |
|--|--|---|-------------------|-----|-----|----|-----|
| <p>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.</p> <p>COA Fee: \$40.00 After-the-Fact Fee: \$120.00</p> | | | Yes | N/A | Yes | No | N/A |
| 1 | <p>Written Description Describe clearly and in detail the project scope of work.</p> | X | | | | | |
| 2 | <p>Materials Description Type/Width of siding, window trim, height/style of doors, etc.</p> | X | | | | | |
| 3 | <p>Photos of Existing Conditions Clear digital photos of:</p> <ul style="list-style-type: none"> • All sides of the building(s) • Front yard • Rear yard • Trees to be removed • Significant site features | X | | | | | |
| 4 | <p>Context Photographs</p> <ul style="list-style-type: none"> • 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 features, as applicable. | X | | | | | |
| 5 | <p>Site Plans - Existing + Proposed. (Property survey, or scaled drawing accepted)</p> <ul style="list-style-type: none"> • 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 | | | | | |

| | | | | | | |
|---|--|---|---|--|--|--|
| 6 | 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. <ul style="list-style-type: none"> • Front • Rear • Left • Right | X | | | | |
| 7 | Architectural Details <ul style="list-style-type: none"> • Porch section (showing the column/beam alignment) • Railing detail • Roof detail (soffit, fascia) • Window detail (material, design, dimensions, trim) • Wall section <i>May include additional information as requested by the Commission as a condition for future review.</i> | X | | | | |
| 8 | Floor plans 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: 56 Cabarrus Ave. West

Parcel ID (PIN): 5620-87-1679

Area (acres or square feet): .70 acre

Current Zoning: C-1

OWNER INFORMATION

Name: Intergalactic Properties LLC

Address: 56 Cabarrus Ave. West

City: Concord State: NC Zip Code: 28025

Email Address: zac@moretzlaw.com

Phone: 7047213513


APPLICANT INFORMATION

Name: Zac & Lisa Moretz

Address: 56 Cabarrus Ave. West City: Concord

State: NC Zip Code: 28025

Email Address: zac@moretzlaw.com Phone: 7047213513

Signature of Owner:  Date: 10/5/24

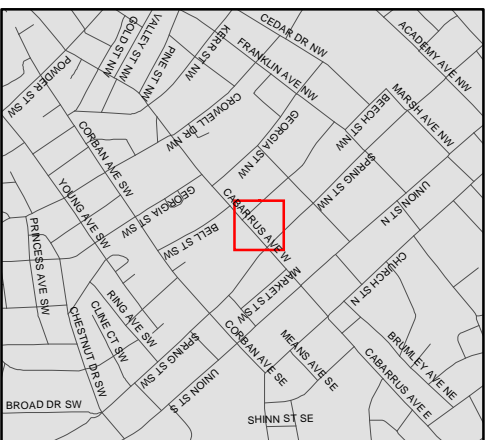
Signature of Applicant:  Date: 10/5/24



H-22-24

56 Cabarrus Ave W

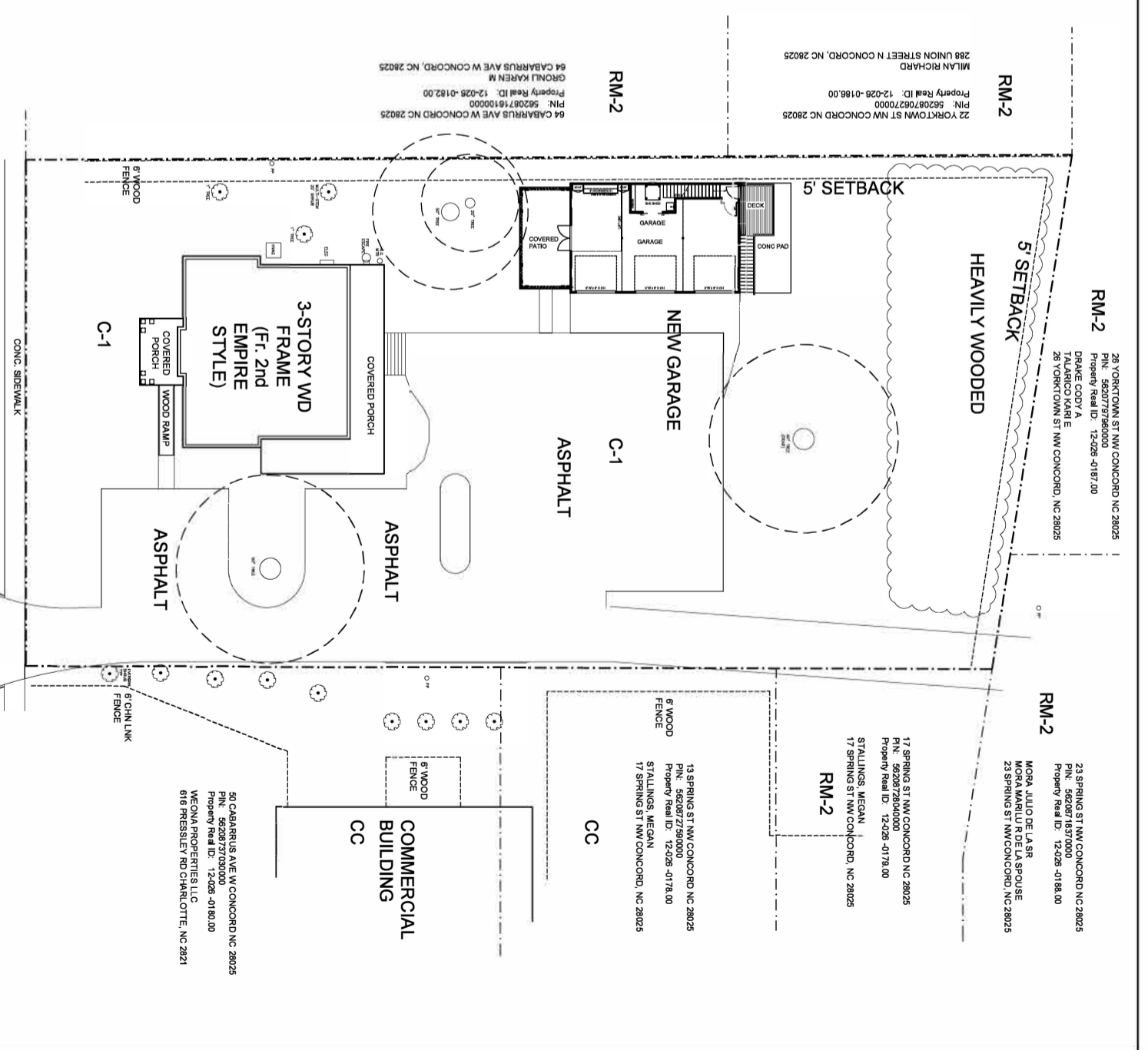
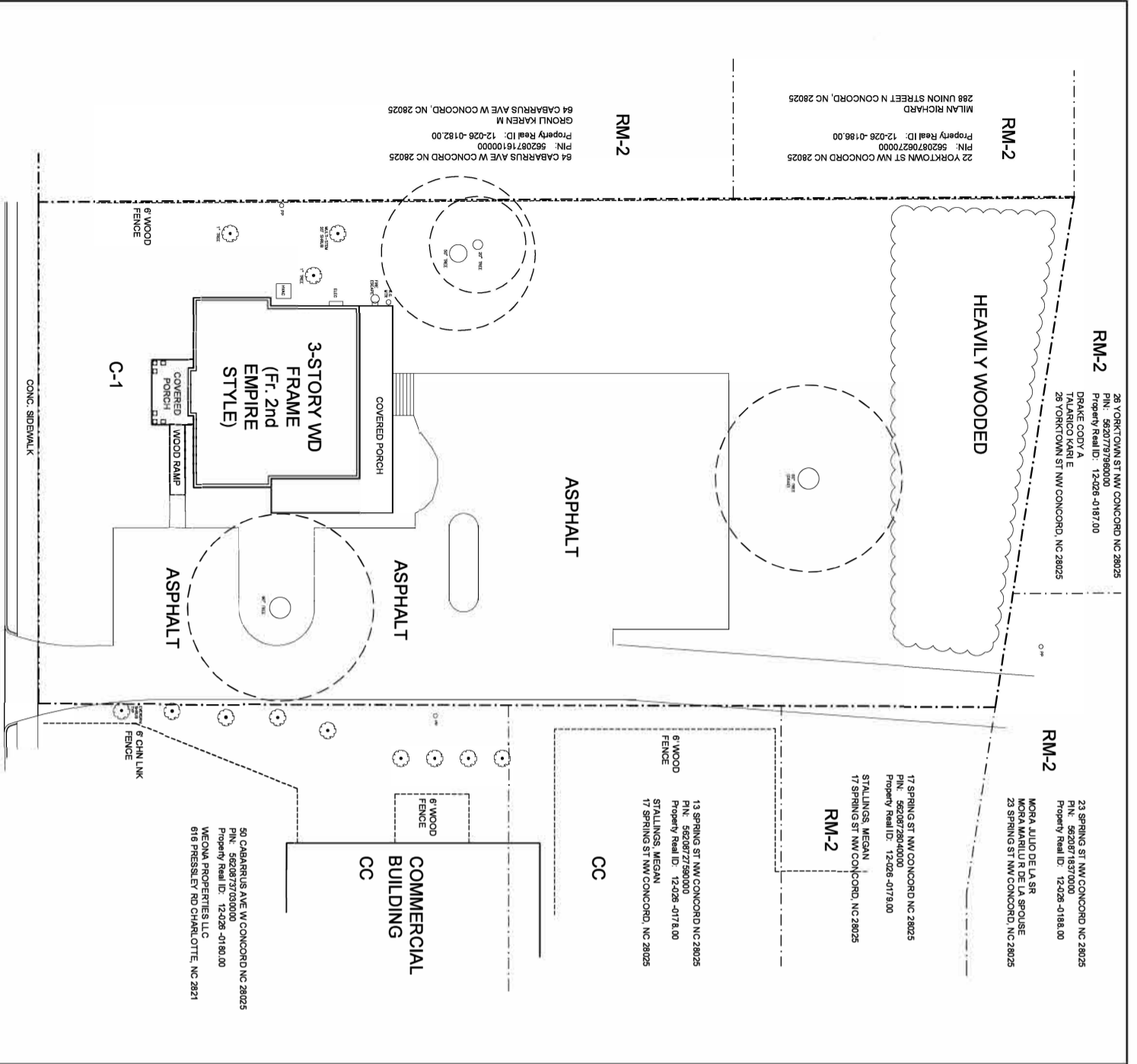
PIN: 5620-87-1679



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.



63 CABARRUS AVE W UNIT A
CONCORD NC 28025
PIN: 56208724890001
Property Real ID: 12-029-0039.70

61 CABARRUS AVE W UNIT B
CONCORD NC 28025
PIN: 56208735340002
Property Real ID: 12-029-0039.11

59 CABARRUS AVE W UNIT A
CONCORD NC 28025
PIN: 56208735760000
Property Real ID: 12-029-0039.60

BENEL SABINA
63A CABARRUS AVE W
CONCORD, NC 28025

WHITLEY KAELIN DANIEL
61 CABARRUS AVE W UNIT B
CONCORD, NC 28025

CHARLESTOWNE ON CABARRUS LLC
8312 CALDWELL RD
HARRISBURG, NC 28075

63 CABARRUS AVE W UNIT A
CONCORD NC 28025
PIN: 56208724890001
Property Real ID: 12-029-0039.70

61 CABARRUS AVE W UNIT B
CONCORD NC 28025
PIN: 56208735340002
Property Real ID: 12-029-0039.11

59 CABARRUS AVE W UNIT A
CONCORD NC 28025
PIN: 56208735760000
Property Real ID: 12-029-0039.60

BENEL SABINA
63A CABARRUS AVE W
CONCORD, NC 28025

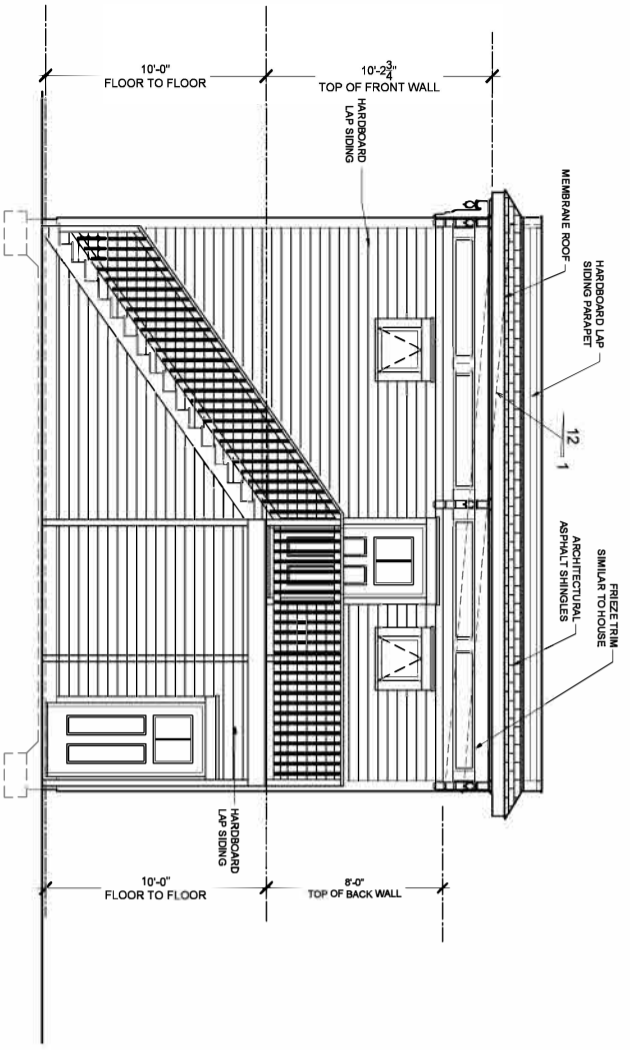
WHITLEY KAELIN DANIEL
61 CABARRUS AVE W UNIT B
CONCORD, NC 28025

CHARLESTOWNE ON CABARRUS LLC
8312 CALDWELL RD
HARRISBURG, NC 28075

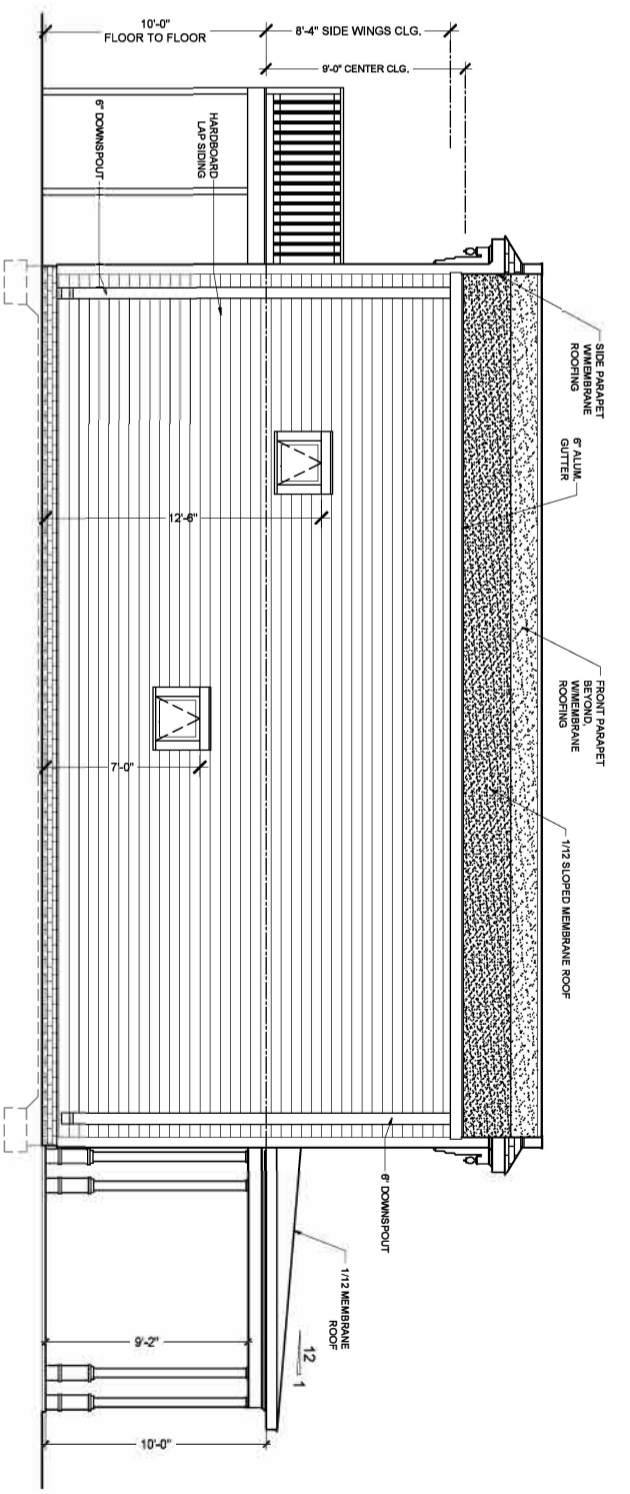
1 EXISTING SITE PLAN
A-1 1/8" = 1'-0"

2 PROPOSED SITE PLAN
A-1 1/8" = 1'-0"

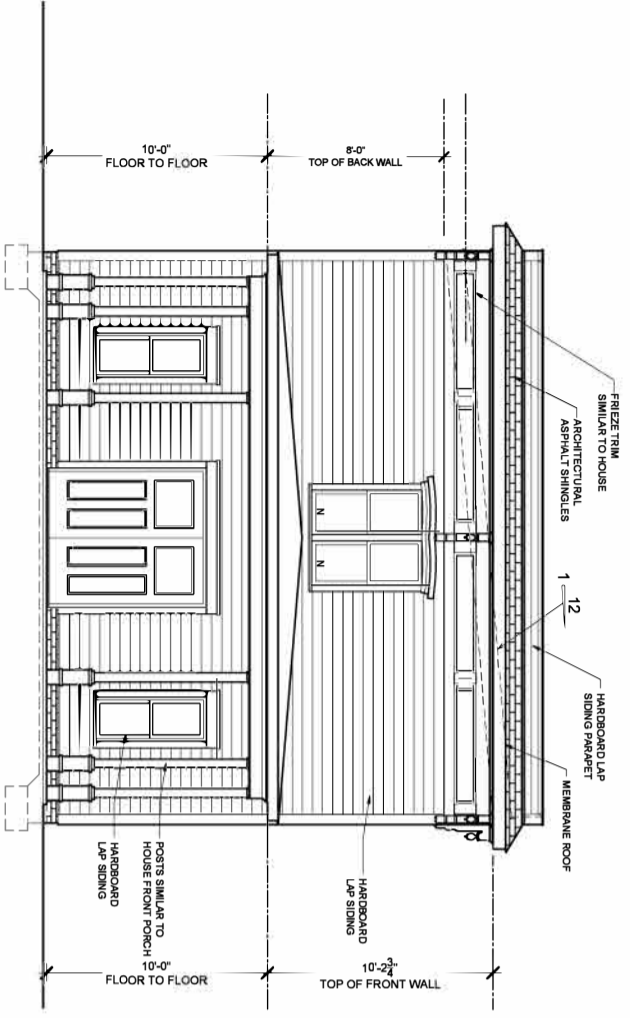
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|---|--|--|
| <p>DATE: 04.23.2023 DESIGN: 07.17.2023 FINAL: 02.06.2024</p> <p>REVISIONS: 1. 05.15.24 2nd FLR. APT</p> | <p>PROJECT TITLE: NEW DETACHED GARAGE FOR: ZAC & LISA 56 CABARRUS AVE S CONCORD, NC</p> | <p>CJG Designs CARY J GLUF The CABEM Corporation</p> <p>147 GLENDALE AVE SE CONCORD NC 28025 C 980.621.0037 cjgdesigns@earthlink.net www.cjgdesigns.net</p> |
| | <p>SHEET TITLE: SITE PLANS</p> | |
| <p>DRAWING NUMBER: MD-A-1 DRAWN BY: C. J. GLUF CHECKED BY:</p> | <p>SHEET A-1 TOTAL # OF SHEETS</p> | <p><small>NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 2. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 3. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 4. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 5. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 6. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 7. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 8. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 9. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 10. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.</small></p> |



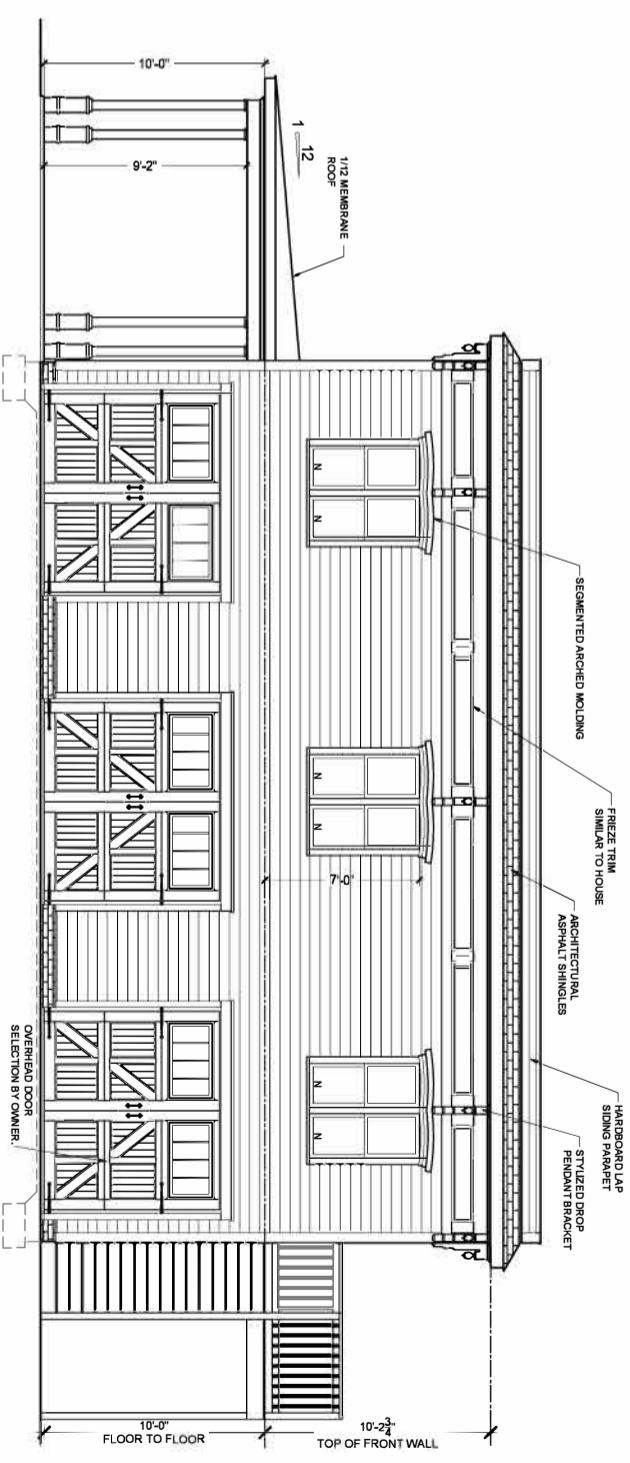
4 RIGHT ELEVATION
A-3 1/4" = 1'-0"



2 REAR ELEVATION
A-3 1/4" = 1'-0"



3 LEFT ELEVATION
A-3 1/4" = 1'-0"



1 FRONT ELEVATION
A-3 1/4" = 1'-0"

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE TO BE AS SHOWN UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING TO PROTECT THE OWNER FROM ALL RISKS OF LOSS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT AND TOOLS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRANSPORTATION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNICATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT AND TOOLS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRANSPORTATION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNICATIONS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.

CJG Designs
CARY J GLUF The CABEM Corporation
147 GLENDALE AVE SE CONCORD NC 28025
C 980.621.0037
cjpgdesigns@earthlink.net www.cjpgdesigns.net

PROJECT TITLE: NEW DETACHED GARAGE FOR:
ZAC & LISA CONCORD, NC
56 CABARRUS AVE S
DATE: 04.23.2023
DESIGN: 07.17.2023
FINAL: 02.08.2024
REVISIONS:
1. 05.15.24 2nd FLR. APT
DRAWING NUMBER: MD-A-3
DRAWN BY: C. J. GLUF
CHECKED BY:
SHEET
A-3
TOTAL # OF SHEETS

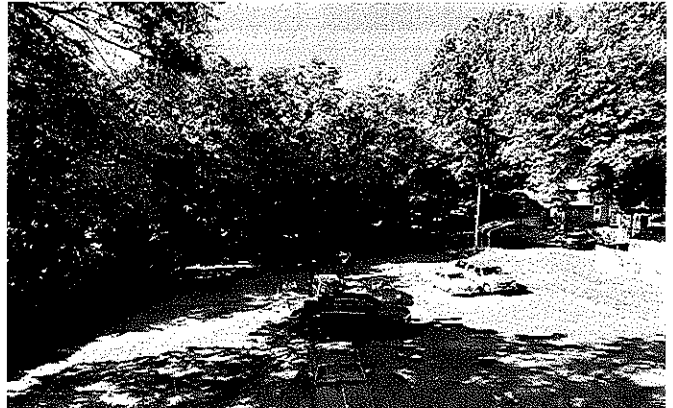
SHEET
A-3
TOTAL # OF SHEETS

Attachment to Application for Certificate of Appropriateness
Moretz New Carriage House
56 Cabarrus Ave. West – North Union Historic District

1. Add a new 3-car, two-story detached carriage house/garage designed to match existing home in backyard.
2. Hardiplank siding painted to match house; wood railings to match house; new vinyl-clad windows & back door trimmed to match house; salvaged wood double main door on front porch facing main house; pressure-treated stained wood decking; Hardieplank wood garage doors in color to match back porch floor of house, sample attached; architectural shingles for porch roof; EPDM rubber main roof hidden by parapet.
3. Photos of home and backyard below. No trees or anything else to be removed.



Building site



Backyard



Front of house









888





Americas's Favorite Doors®

Clopaydoor.com

Your Clopay Door Imagination System™ Summary

After Image



Before Image



The options included in this application when you select a stock image represent the most common size doors. If you do not see the specific size or design you need, please consult your local dealer or retailer for more information. Size, actual door, and certain designs may vary from screen presentation.

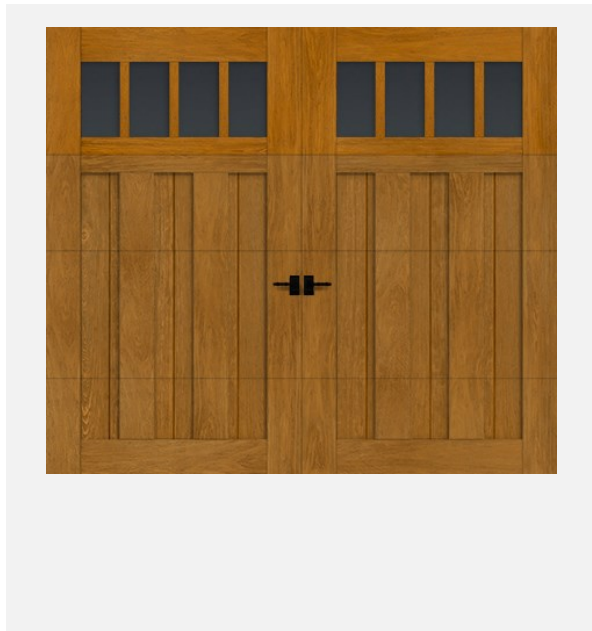


Americas's Favorite Doors®

Clopaydoor.com

Your Completed Doors

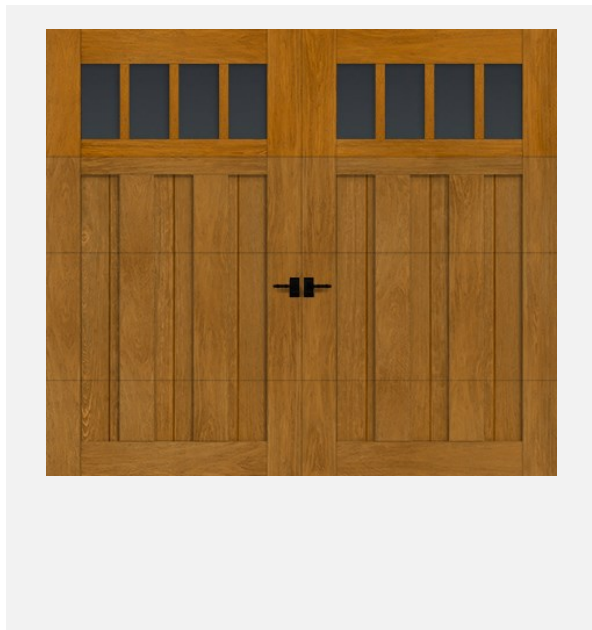
1 Garage Door



Canyon Ridge® Carriage House 5-Layer

| | | | |
|-----------------------|---|---------------------|-------------------------------------|
| Size: | 8' 0" X 7' 0" | Top Section: | REC14 |
| Style: | CAN2-Design13 | Glass: | Double Pane Clear Glass (Insulated) |
| Construction: | 5-Layer 2" Intellicore® Insulation R-Value 20.4 | Handle: | Twisted L Handle (dummy) x 1 |
| Base Color: | Medium Finish | StepPlate: | Standard Step Plate Included x 1 |
| Overlay Color: | Medium Finish | Hinges: | No Hinge |
| Material : | Clear Cypress with Clear Cypress Overlay | | |

2 Garage Door



Canyon Ridge® Carriage House 5-Layer

| | | | |
|-----------------------|---|---------------------|-------------------------------------|
| Size: | 8' 0" X 7' 0" | Top Section: | REC14 |
| Style: | CAN2-Design13 | Glass: | Double Pane Clear Glass (Insulated) |
| Construction: | 5-Layer 2" Intellicore® Insulation R-Value 20.4 | Handle: | Twisted L Handle (dummy) x 1 |
| Base Color: | Medium Finish | StepPlate: | Standard Step Plate Included x 1 |
| Overlay Color: | Medium Finish | Hinges: | No Hinge |
| Material : | Clear Cypress with Clear Cypress Overlay | | |

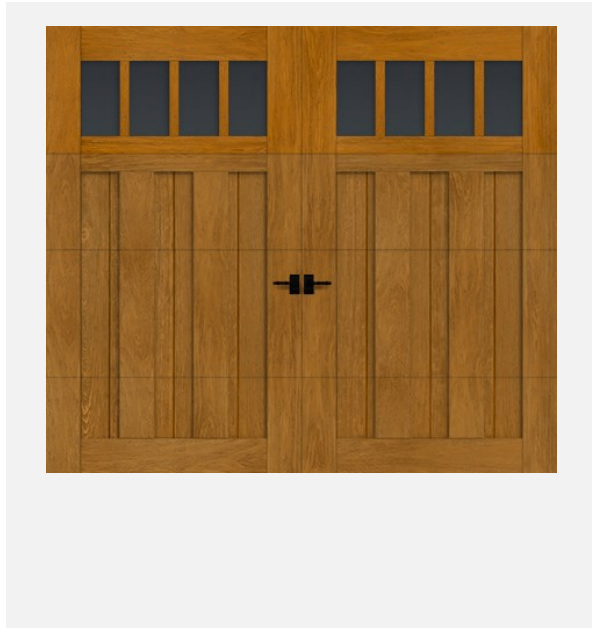


Americas's Favorite Doors®

Clopaydoor.com

Your Completed Doors

3 Garage Door



Canyon Ridge® Carriage House 5-Layer

- | | |
|---|-------------------------------------|
| Size: | Top Section: |
| 8' 0" X 7' 0" | REC14 |
| Style: | Glass: |
| CAN2-Design13 | Double Pane Clear Glass (Insulated) |
| Construction: | Handle: |
| 5-Layer 2" Intellicore® Insulation R-Value 20.4 | Twisted L Handle (dummy) x 1 |
| Base Color: | StepPlate: |
| Medium Finish | Standard Step Plate Included x 1 |
| Overlay Color: | Hinges: |
| Medium Finish | No Hinge |
| Material : | |
| Clear Cypress with Clear Cypress Overlay | |