

DATE: December 13, 2023

SUBJECT:

Certificate of Appropriateness Request: H-25-23
Applicants: Margarito Zavala
Location of Subject Property: 253 Church St NE
PINs: 5621-60-9675
Staff Report Prepared by: Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject property is located in the North Union Street Historic Overlay District but is not included in the survey inventory (Exhibit A).
- Classification: Unclassified-local district only
- The subject property is within the zoning overlay for the Historic District but is not classified within the survey inventory as Pivotal, Contributing, Fill, or Intrusive. The properties along Church Street were included in the zoning overlay to protect/buffer the Union Street historically classified structures from future incompatible development (Exhibit A).
- Two-story, wood paneled, white Colonial Revival house with a hipped roof and dormer, front porch, shutters and cement stairs. Nice features include the dentil trim molding and Doric columns. The date of construction was circa 1911.

DISCUSSION

On November 28, 2023, Margarito Zavala applied for an “ex post facto” Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 requesting after-the-fact approval of the installation of vinyl siding over the existing wood siding on the house and porch (Exhibit B).

The applicant states that the wood siding was too damaged from the elements to try to repair and re-paint it (Exhibits D and E). The original wood siding is 5” lap siding painted white. The replacement vinyl siding is 5” Dutch lap vinyl siding, painted white (Exhibit D).

ATTACHMENTS

Exhibit A: Historic Inventory Information
Exhibit B: Certificate of Appropriateness Application
Exhibit C: Subject Property Map
Exhibit D: Photographs supplied by Applicant
Exhibit E: Photographs supplied by Staff

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Siding and Exterior Material

Alteration of siding from one material to another (shingles to clapboard etc). and applications of any simulated materials, aluminum siding, plastic siding, etc. requires Commission hearing and approval.

Chapter 5 – Section 4: Siding and Exterior Materials

The historic integrity of structures should not be compromised by altering the original siding, even if the proposed siding is composed of historically accurate materials (example: wood siding to shingle siding) unless proof can be provided that the proposed alteration has a historic basis.

A number of artificial sidings have been developed since the construction of many of the structures in the Districts. Artificial products that are found on some structures may include asbestos shingles or vinyl or aluminum siding. Artificial or synthetic siding is not appropriate for additions on Pivotal and Contributing structures or for large accessory structures. Artificial and synthetic siding, when used for additions or accessory structures on lots containing noncontributing, fill, or intrusive structures, may be considered on a case by case basis.

Design Standards: Siding and Exterior Materials

- 1. To the greatest extent possible, wood siding should be preserved and maintained.*
- 2. In the replacement of wood siding, materials should match the original as closely as possible. "Rough-sawn" siding should be avoided.*
- 3. The use of artificial siding to cover original siding is prohibited.*
- 4. The removal of artificial siding and restoration of original siding materials is encouraged.*
- 5. Artificial and synthetic siding is permitted for new construction on a limited basis in coordination with this section and Chapter 4: "Local Standards and General Policies" of this Handbook*

RECOMMENDATION:

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North & South Union Street Historic District 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**

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received
date entered

Continuation sheet

Item number

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Boundary Justification

#10

1

The boundaries of the North Union Street Historic District includes those portions of the district's thoroughfares that developed prior to 1930, and retain a high proportion of their original pre-1930 structures. The proposed district lies within the local historic district, and consists of six blocks of North Union Street, and small sections of Marsh Avenue N. W., Franklin Avenue N. W., Grove Avenue N. W., Spring Street N. W., Cabarrus Avenue West, Bell Street S. W., White Street N. W., Georgia Street N. W., two houses on Edgewood Avenue N. E., and two structures on Buffalo Avenue N. W. Fortunately, many of the properties rest on large lots and are within a two to four block radius of North Union Street, thus creating a cohesive district. Some of the houses that lie within the local historic district have been excluded from this proposal. These properties lie in a heavy commercial district and have either been adapted for local businesses or are in poor condition. Consequently, these structures distract from the refined neighborhood element that exist in the proposed North Union Street District.

The areas to east and west of the North Union Street District were excluded for several reasons. The boundary to the east runs parallel to North Union Street and Church Street. These properties have already been discussed in the preceding paragraph. The western boundary is extremely irregular. The area northwest of the district is comprised of mill house structures that have less architectural significance to the district at large. Also, there are a number of commercial buildings bordering the northwest boundary that would be considered serious intrusions. The southwest boundary extends further in a westerly direction because of the large number of contributing structures. However, the boundary ends in a somewhat dilapidated commercial district that obviously developed after 1930.

The northern boundary is the easiest to define as it borders along Peachtree Street N. W. and encloses the former Odell-Locke-Randolph Mill (#1). The latter marks the beginning of the district. The boundary excludes the area north of the district because it is the post-World War II commercial district that developed along Church Street as the city of Concord expanded in a northerly direction.

The southern boundary is erratic, however, the traditional business district borders the residences on North Union Street and Spring Street. This part of the boundary provides a good buffer to the district. The contributing and pivotal structures along Bell Street S. E. and Cabarrus Avenue West are surrounded by post 1950 commercial development. However, this area includes a large number of contributing properties with historical and architecture significance as well as several pivotal structures such as the (Former) All Saints Episcopal Church (#131) and the First United Presbyterian Church (#142). Moreover, the properties along Bell Street (#152-166) borders Barber Scotia College, which provides a strong measure of protection against commercial development in this vicinity.



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: Margrito Zavala
Address: P.O. Box 112
City: Concord State: NC Zip Code: 28026 Telephone: 616-295-1738

OWNER INFORMATION

Name: ZH Investments, LLC (Margrito Zavala - owner/manager)
Address: P.O. Box 112
City: Concord State: NC Zip Code: 28026 Telephone: 616-295-1738

SUBJECT PROPERTY

Street Address: 253 Church St. N Concord P.I.N. # 56216096750000
Area (acres or square feet): 60 x 121 (.165 of an acre) Current Zoning: C-1 Land Use:

Staff Use Only: Application Received by: Date: Fee: \$20.00 Received by: Date: 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: Siding Replacement

2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Installing double dutch lap vinyl siding over the wood siding, wood siding is too damaged by the elements to try to paint it. Both wood & vinyl siding are 5" white.

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. **Digital copies are preferred.**
2. Detailed written description of the project.
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 if applicable.
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.

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.

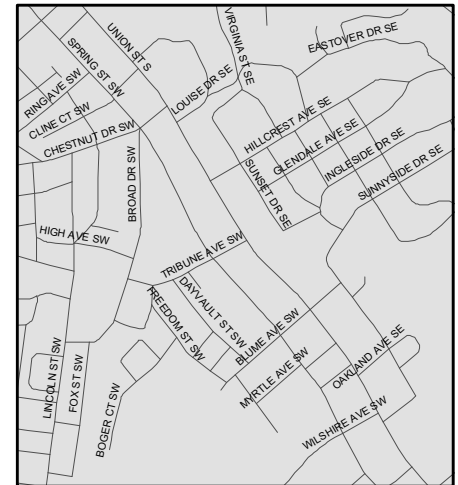
11/25/2023
Date

[Signature]
Signature of Owner/Agent

H-25-23

253 Church St N

PIN: 5621-60-9675

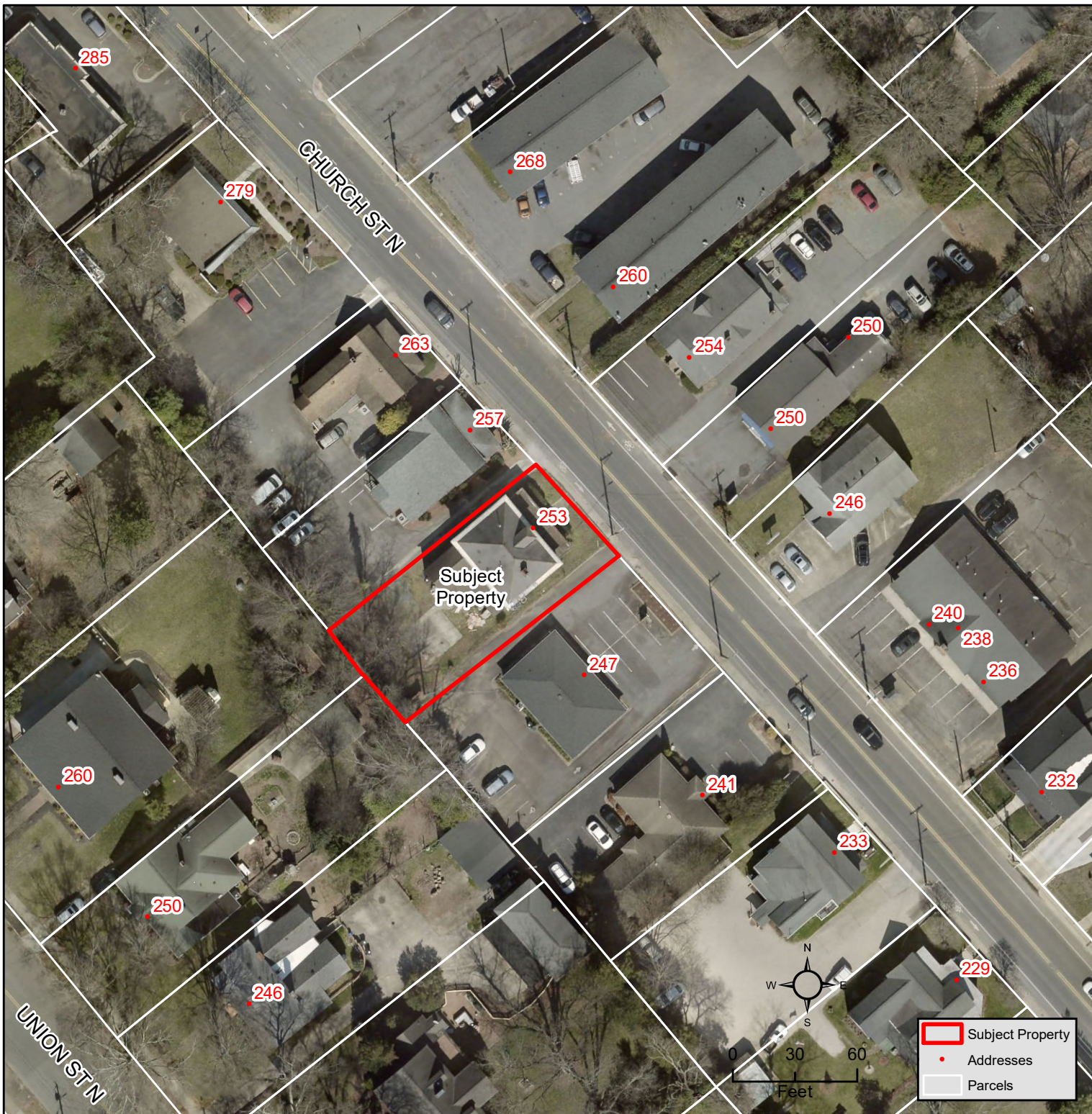


Source: City of Concord
Planning Department

Disclaimer

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EXHIBIT C









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