

DATE: November 4, 2020

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-30-20
<u>Applicant:</u>	Locke Mill Plaza, Elizabeth Bean
<u>Location of subject property:</u>	1 Buffalo Ave. NW
<u>Staff Report prepared by:</u>	Katherine Godwin, Sr. Planner

BACKGROUND:

- The subject property, 1 Buffalo Ave. NW, is designated as a “Pivotal” structure in the North Union Street Historic District. (Exhibit A).
- Constructed: 1882, 1899. 1908
- Odell-Locke-Randolph Cotton Mill (NR): Extensive textile complex includes three principal sections. The oldest part and the oldest remaining textile building in Cabarrus County is a three-story brick structure, fourteen bays wide by five bays deep with low gable roof. Center of building’s south elevation is a four-story tower with corbeled cornice. Windows retain triple-hung sash on first floor and double-hung sash on upper stories, set in segmental-arched openings. Railroad siding separates this building from second major section that was built in 1895. This one-story brick structure with low gable roof and segmental-arched windows in twenty-five bays long by ten bays wide. Three stage tower dominates western side. First stage of tower contains mill’s main entrance. Water tower, located in upper portion of tower, and is visible through large, semi-circular windows on all four sides of tower’s third stage. Corbeled detail separates these windows from tower’s castellated cap. Third and largest section was built by Locke Company in 1908. This long one-and-two-story, forty-bay long, brick structure features tall segmental-arched windows with triple-hung sash. Two-story stair tower with brick hood molds over windows and corbeled brick cornice is located near center of southern side of building. Pilaster strips frame corners of the tower. Sawtooth-shaped skylights illuminate upper floor.

Complex located on vast property at the head of North Union Street. The history and setting of the property dominates the district and makes it one of Concord’s foremost industrial sites. (Exhibit A).

- Applicant is requesting to:
 - Install a keypad operated, automatic barrier gate to the entrance of the rear parking lot (ex post facto)
 - Install 4 brick pillars to limit vehicular access to the entrance of the rear parking lot
 - Install an automatic barrier gate to the exit of the rear parking lot (ex post facto)
 - Install 1 brick pillar to limit vehicular access to the exit of the rear parking lot (Exhibits B, D, and E).

DISCUSSION:

The applicant is proposing to install two automatic barrier gates to the entrance and exit of the rear parking lot ex post facto (Exhibits B, D, and F). The automatic barrier gates have a 16 ft long arm, and are controlled by sensors and a keypad for the entrance gate (Exhibits B, D, and F). According to the applicant, the gates were installed as a larger effort (including adding landscaping to the perimeter of the parking lot, additional signage, and cameras) to address illegal dumping issues of household bulk items and construction waste (Exhibit B and F). The gates went into operation on September 28, 2020 (Exhibit F).

Due to the width of the entrance and exit, vehicles can still bypass the barrier gate (Exhibits D and E). To address this issue, the applicant has installed temporary wooden posts, traffic cones, and metal sign posts to block traffic (Exhibit E). The applicant is proposing to install five (5) brick pillars measuring 2' wide by 2' long and 4' high (Exhibits B, D, and E). Four (4) of the pillars would be installed at the entrance off of Peachtree Ave NW and one (1) pillar would be installed at the exit on Locust St. NW (Exhibit D). The brick would closely match the brick of the building (Exhibits B, E, and F).

ATTACHMENTS

- Exhibit A: Historic Inventory Information
- Exhibit B: Application for Certificate of Appropriateness
- Exhibit C: Subject Property Map
- Exhibit D: Site Plans
- Exhibit E: Images and Materials
- Exhibit F: Email with Applicant

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 9: Fences and Walls

- *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.*
- *Do not use high walls or fences to screen front yards.*
- *Use materials such as natural stone, brick, wood, powder coated aluminum and iron.*
- *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

- *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.*
- *Parking areas should not be the focal point of the property, and should be located in such a manner as to minimize their visibility from the street.*
- *Excessive expanses of paving should be avoided.*
- *Use vegetation screen or berms to reduce reflection and visual confusion. Within residential areas, integrate parking areas into landscaping and surface with the appropriate materials such as*

concrete, brick, crushed stone or gravel. In general, asphalt should only be used for areas not visible from the street; its use will be considered on a case by case basis by the Historic Preservation Commission.

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	19

1. Odell-Locke-Randolph Cotton Mill (NR)
1882, 1899, 1908
Buffalo Avenue
P

Extensive textile complex includes three principal sections. The oldest part and the oldest remaining textile building in Cabarrus County is a three-story brick structure, fourteen bays wide by five bays deep with low gable roof. Center of building's south elevation is a four-story tower with corbeled cornice. Windows retain triple-hung sash on first floor and double-hung sash on upper stories, set in segmental-arched openings. Railroad siding separates this building from second major section that was built in 1895. This one-story brick structure with low gable roof and segmental-arched windows in twenty-five bays long by ten bays wide. Three stage tower dominates western side. First stage of tower contains mill's main entrance. Water tower, located in upper portion of tower, and is visible through large, semi-circular windows on all four sides of tower's third stage. Corbeled detail separates these windows from tower's castellated cap. Third and largest section was built by Locke Company in 1908. This long one-and-two-story, forty-bay long, brick structure features tall segmental-arched windows with triple-hung sash. Two-story stair tower with brick hood molds over windows and corbeled brick cornice is located near center of southern side of building. Pilaster strips frame corners of the tower. Sawtooth-shaped skylights illuminate upper floor.

Complex located on vast property at the head of North Union Street. The history and setting of the property dominates the district and makes it one of Concord's foremost industrial sites.

2. John Milton Odell House
288 North Union Street
1882 (GM)
P

Highly important, two-and-a-half-story, frame house combining Italianate and Second Empire elements, erected for John Milton Odell (1831-1910), who reopened the mill at the head of North Union Street in 1877 (see inv. #1) and generated Concord's late nineteenth-century industrial growth. House has concave mansard roof pierced by dormers and trimmed with pendant drop brackets and a paneled frieze. Focal point of facade is projecting central bay, which rises from a three-sided, first floor

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: Locke Mill Plaza Homeowners Assoc., Inc.
Address: 1 Buffalo Ave.
City: Concord State: NC Zip Code: 28025 Telephone: 980-248-1756

OWNER INFORMATION

Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: 1 Buffalo Ave., Concord, NC P.I.N. # 56216120060000
Area (acres or square feet): 11.90ac Current Zoning: CUC-2 Land Use: Condos

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: Install automatic (coded) gate and
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Traffic Barrier gates (2) at entrance and exit of back parking lot. Brick columns (5) as illustrated on sketch, needed to prevent traffic from bypassing gates. Brick to be as close in color to building as possible.

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.

10/9/20
Date

Elizabeth C. Ben
Signature of Owner/Agent
Property Mgr. for Locke Mill Plaza

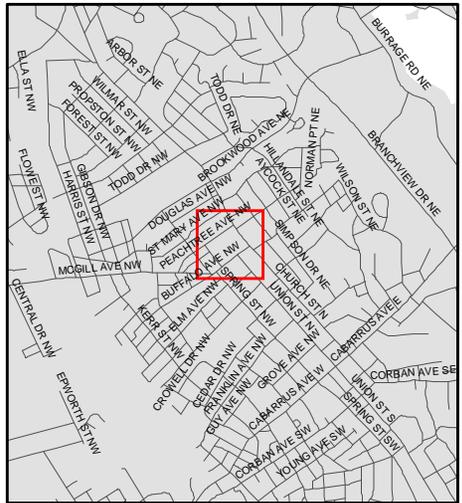


H-30-20

1 Buffalo Ave NW

PIN: 5621-61-2006

Exhibit C



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.

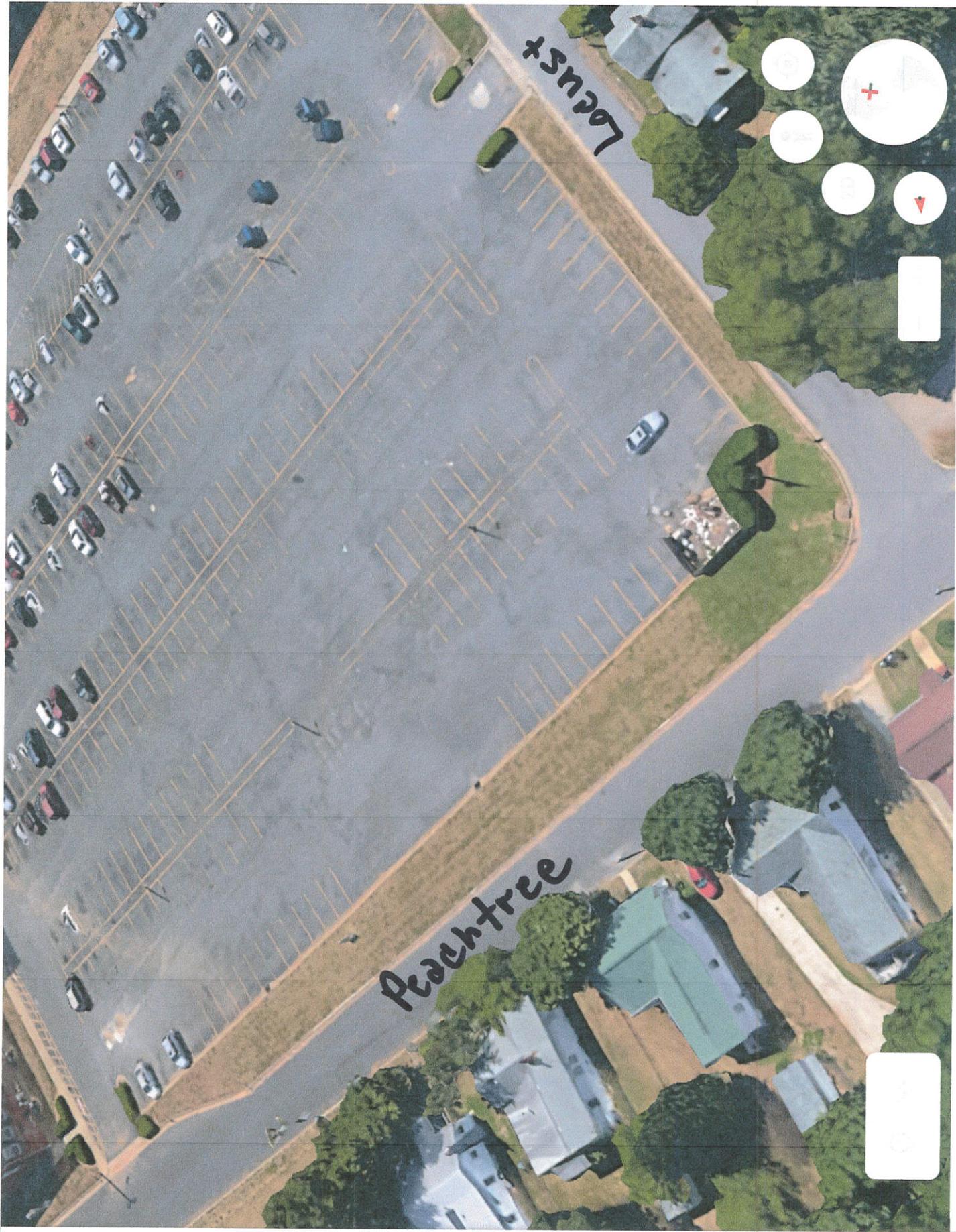
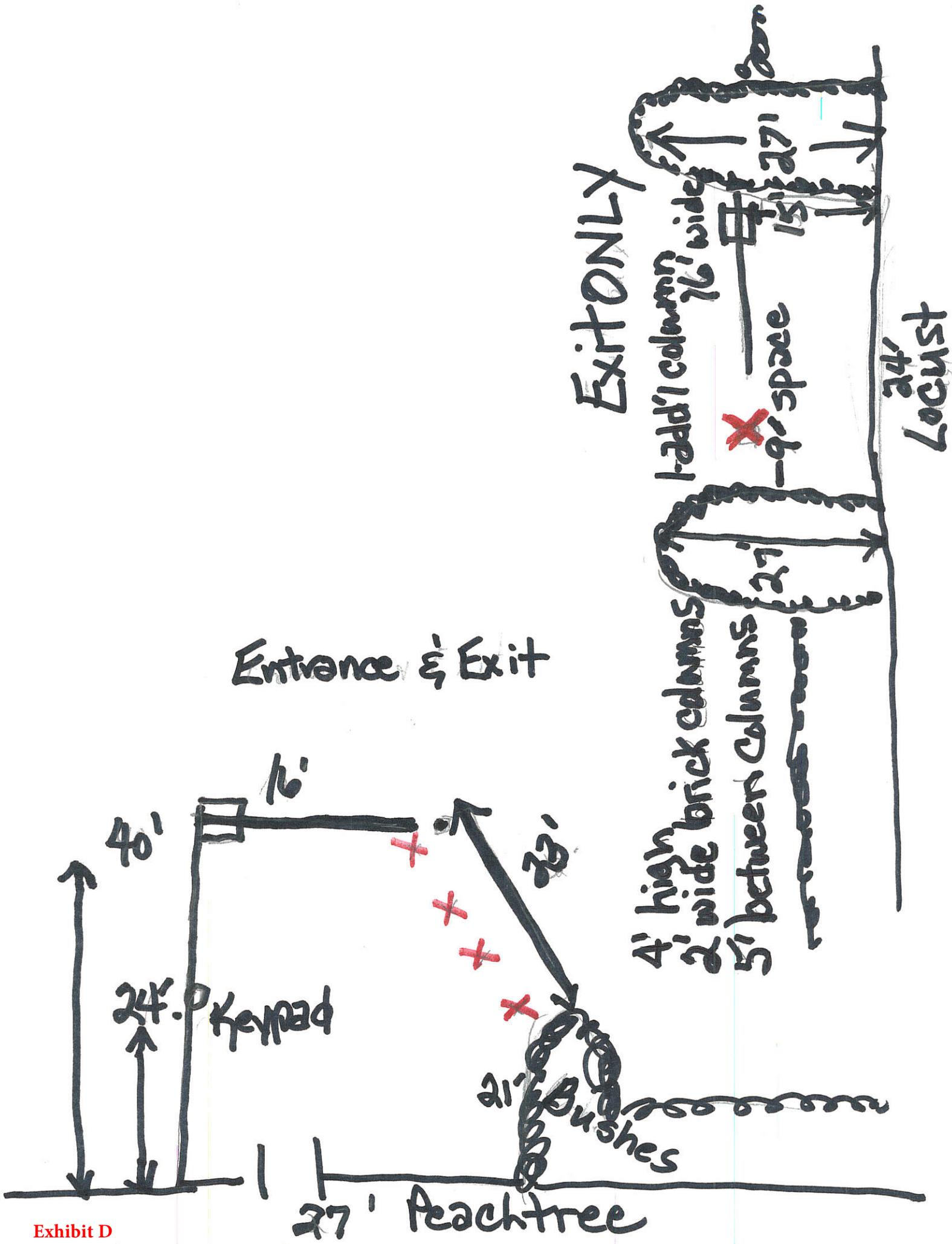


Exhibit D

100%

Camera: 335 m 35°25'02"N 80°35'28"W 217 m



Entrance & Exit

Exhibit D

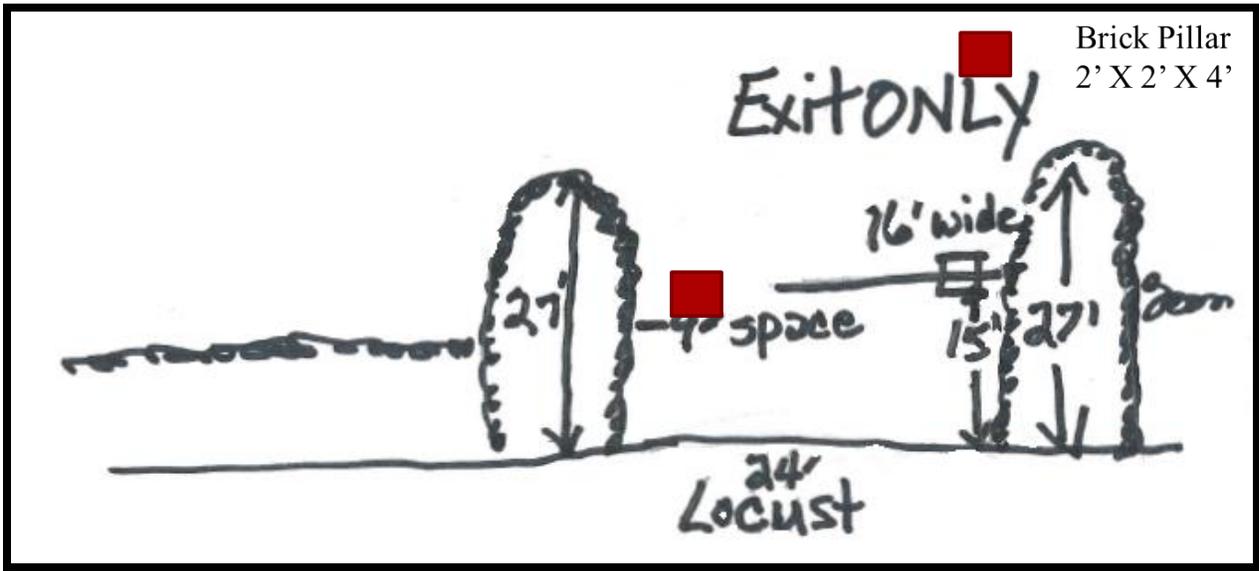
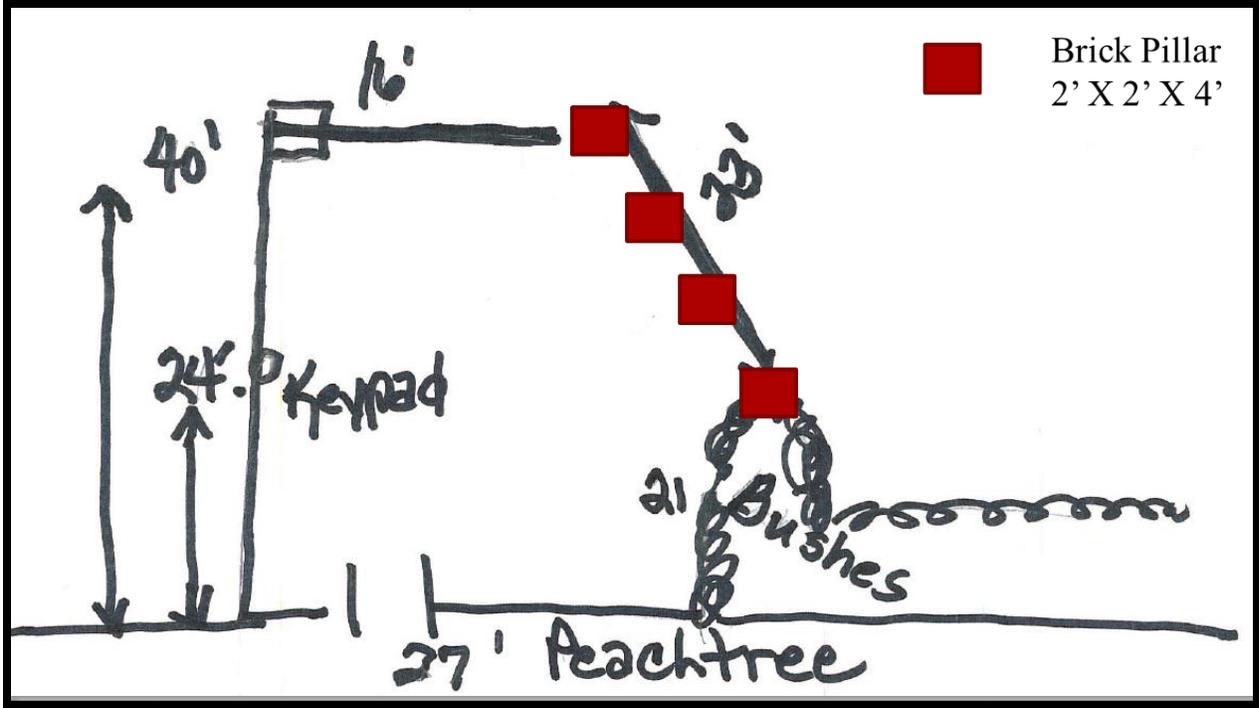


Exhibit D



Exhibit E



Exhibit E



Exhibit E



Exhibit E



Exhibit E



Exhibit E



Exhibit E



Exhibit E



Exhibit E

Katherine Godwin

From: beth bean <bethsproperties@gmail.com>
Sent: Friday, October 16, 2020 4:49 PM
To: Katherine Godwin
Cc: Chris Ferriss; Starla Rogers; Brian Loflin; David Klein
Subject: Re: Additional Questions for Locke Mill Plaza

[NOTICE: EXTERNAL EMAIL]

- Who suggested/approved the screening removal and when/why? **The City requested removal so that they could remove items from the bulky area with their equipment.**
- You are good with switching the entrance/exit off of Peachtree to just entrance correct? **Correct**
- You are okay with aligning the brick columns with where there are currently the wooden post and traffic cones or the sign with the understanding that the reflector and any signs will then be attached to the brick column? **Correct**
- Do you have any additional proof of the illegal dumping or fines/ hardships you were experiencing because of the dumping- additional expenses/ complaints etc. Just trying to build up your case and show proof of the need to act quickly to address the problem by putting in the gates and removing the screening **Yes. We have emails and a letter from the Concord Code Enforcement.**
- Just to be sure there will be no fencing, just the brick column- asking because the picture of the column submitted with the application has fencing attached **No Fencing**
- Will the column be capped with cement (as shown in the picture) or completely brick? Any additional specification on the materials for the columns or gates you can give me? **Solid Brick. The type of brick will be sent next week.**
- Approximately when were the gates put in? landscaping? Trying to show that this has been an ongoing problem with multiple approaches being taken to address it. **Landscaping was put in place mid-June, and the gates were installed The gates went into operation on 9/28/20**
- Any plans to move or screen the additional dumpsters? **Not at this time**

Thank you for meeting with us today. Just let me know if you need anything else.

Sincerely,

On Fri, Oct 16, 2020 at 3:08 PM Katherine Godwin <godwink@concordnc.gov> wrote:

Hi Beth and Chris,

Thanks for meeting with us today. It has been really helpful as I am working on the presentation and staff report for your case. I still had a couple of questions just to make sure I am capturing everything correctly.

- Who suggested/approved the screening removal and when/why?
- You are good with switching the entrance/exit off of Peachtree to just entrance correct?
- You are okay with aligning the brick columns with where there are currently the wooden post and traffic cones or the sign with the understanding that the reflector and any signs will then be attached to the brick column?