

DATE: January 13, 2021

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-35-20
<u>Applicant:</u>	Aavis Jaye Clark Jr.
<u>Location of subject property:</u>	17 Georgia St. SW
<u>Staff Report prepared by:</u>	Katherine Godwin, Sr. Planner

BACKGROUND:

- The subject property, 17 Georgia St. SW, is an undesignated structure in the North Union Street Historic District. (Exhibit A).
- Nomination does not include any architectural details for the Aya House (17 Georgia St. SW). It's a two-story wood frame house with a double gable on the front façade, and an offset cross gable for the overall roof pattern. A portico extends from the north side of the structure, and the rear features an engaged, partially screened porch.
- Applicant is requesting a Certificate of Appropriateness to:
 - Modify a previously approved porch enclosure to include the installation of three double hung, wood windows and a steel exterior door; and,
 - Enclose two windows with wood siding to install showers in the first-story and second-story bathroom. (Exhibit B).

DISCUSSION:

The applicant proposes to modify a previously approved porch enclosure to include the installation of three double hung, wood windows and a steel exterior door; and enclose two windows with wood siding to install showers in the first-story and second-story bathroom (Exhibit B). On April 11, 2018, the Historic Preservation Commission heard case H-04-18 and approved, among other things, the enclosure of the rear, engaged and partially screed porch of the Aya House (17 Georgia St. SW) (Exhibit A). "The enclosure would be accomplished by replacing the screen with glass, and would result in two windows on the rear façade of the porch and one on the side" (Exhibit A). The applicant also proposed and was approved to install a wood door on the rear porch to match the replacement front door which was a wood door with nine lights (panes) in a three over three pattern over two wooden panels (Exhibit A). The recorded order also states that "the applicant has agreed to modify the proposed rear porch enclosure design to have smaller windows in keeping with those on the rest of the house in lieu of larger windows" (Exhibit A).

Since approval in 2018, the neighboring houses have experienced instances of criminal activity and the rear, screen porch has been converted to a laundry room. Therefore, the applicant has proposed some revisions to the approved enclosure (Exhibit B). For better safety, the applicant would like to install a solid steel, paneled door (measuring 34 ½" X 82") instead of the wooden door with light panes (Exhibits B, and D). For better insulation of the porch, the applicant would like to install three double hung wood windows with a six over six pattern to match existing window units (Exhibits B and D). There would be two windows

on the rear façade (measuring a total of 123" X 46") and one window installed on the side of the porch (measuring 84" X 46") (Exhibits B and D). The remainder of the porch walls would be enclosed using wood siding, painted white to match the rest of the house (Exhibits B and D).

The applicant would also like to remove and enclose two, small window openings on the rear of the house (measuring approximately 32 ½" X 38 ½") in order to install a shower in both the first-floor and second-floor bathroom (Exhibits B, D, and E). Wood siding, painted white to match the rest of the house would be used to enclose the openings (Exhibit D). This request was not part of the H-04-18 case and would require Historic Preservation Commission approval.

ATTACHMENTS

Exhibit A: Historic Preservation Commission Case H-04-18 Staff Report and Recorded Order

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map

Exhibit D: Renderings

Exhibit E: Images

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5- Section 4: Siding and Exterior Materials

- *There are a variety of materials available for use on the exterior of both existing structures and for new construction. Wood siding is the predominate exterior material within the Historic Districts, although some structures have masonry. The most common type of wood siding is clapboard, which consists of beveled boards that are thicker on the bottom, and are installed so there is some overlap.*
- *To the greatest extent possible, wood siding should be preserved and maintained.*
- *In the replacement of wood siding, materials should match the original as closely as possible. "Rough-sawn" siding should be avoided.*

Chapter 5- Section 5: Fenestrations

- *Windows on most of the historical homes are of the double hung variety. Emphasis is on vertical rather than horizontal orientation of windows. The number of lights (panes) in the sash varies with the style and period of the house.*
- *The typical doors in the Historic Districts are solid-paneled or with one or more light panels. New doors should be compatible with the period and style of the structure.*
- *Whenever possible, the original windows and doors and their features (sashes, glass, lintels, sills, architraves, shutters, door frames, pediments, hoods, steps, and hardware) should be preserved.*
- *If total replacement of a window or a door is necessary, one should be used that matches the original in dimension, configuration, material, and detail. Replacements should not alter the original door or window opening.*
- *Alteration in door and window openings, especially on the principal façade, should be avoided whenever possible, except as a restorative measure to return an opening to its original size. New*

openings should be located in areas where they are not visible from the street or in areas where they are compatible with the original design.

- *New windows should be consistent or compatible with existing units. The emphasis of the new windows should be vertical rather than horizontal. Wood is the most appropriate material, and vinyl and aluminum clad windows are inappropriate in most instances.*
- *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 while avoiding flat-surfaced doors, those with small decorative glass panels, and pre-finished window/side lite art glass units.*

Chapter 5- Section 6: Porches

- *The enclosure of original porches, particularly front porches, should be avoided.*
- *Enclosing original side and rear porches with solid walls should also be avoided. However, their conversion to “sun parlors” may be appropriate in some instances. Windows in these enclosures should be smaller multi-paned, and compatible with existing windows. Large expanses of glass are not appropriate.*
- *Alterations to original porches that have no historic basis are not appropriate.*
- *Enclosure of side or rear porches and balconies is discouraged. If enclosure of a side or rear porch is required for a new use, design the enclosure so that the historic character and features of the porch are preserved.*

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.

DATE: April 11, 2018

SUBJECT:

Certificate of Appropriateness Request: H-04-18
Applicant: Aavis Clark/Westminster Presbyterian Church
Location of subject property: 127 Cabarrus Ave. W
Staff Report prepared by: Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is site of a "Pivotal" structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of home construction: 1880
- Oldest extant house of worship in Concord is of vernacular design with some remnants of the Greek Revival tradition. Building laid in 1:5 common bond and features a gabled nave, square three-stage bell tower and a stair tower that was built into and projects from nave. The belfry replaced with a flat roof during remodeling at an undetermined date. Church also has Gothic ornamentation in the bell tower with its stone-trimmed buttresses and the corbeled brickwork below the tower's third stage and under the cornice. Corbeled brickwork also trims the cornices of the façade bay's flanking towers.

Above the horseshoe entrance is a large keystone and a stone representation of a tablet. All fenestrations are topped with two-part rounded arches. Voussoirs are alternating vertical stretchers with paired headers. A raised header row tops each window. All windows have stained glass panes, some of which were added during the early twentieth century.

- Nomination does not include any architectural details for the Aya House (17 Georgia St. SW). It's a two-story wood frame house with a double gable on the front façade, and an offset cross gable for the overall roof pattern. A portico extends from the north side of the structure, and the rear features an engaged, partially screened porch.
- Applicant is seeking approval to replace the doors, window sills, and modify the foundation venting on the church structure.
- Applicant is seeking approval to replace windows, replace doors, enclose the rear porch, make modifications to the driveway, remove trees, remove shutters, replace columns, and repair the chimney cap at the Aya House.

Exhibit A

DISCUSSION:

Church (127 Cabarrus Ave. W)

The applicant is seeking approval to replace the existing doors of the church with wooden doors in a style similar to that of the Forest Hill United Methodist Church Historic Sanctuary, but designed to fit within the existing door openings.

The applicant is also proposing to replace the existing window sills with new wooden window sills.

The applicant is also proposing to modify the venting on the church structure to prevent small rodents from entering via the vents. The applicant is currently seeking a vendor who can provide the new venting.

Aya House (17 Georgia St SW)

Applicant is seeking approval to replace the original windows at 17 Georgia St with VictorBilt wood windows that match the existing styles and have true divided light. The applicant is also proposing to remove the shutters from the front façade of the house.

The applicant is proposing to enclose the rear porch, adding a door to the outside, which would match the proposed replacement for the front door. The applicant is proposing to replace five doors in total on the structure, with all matching. The enclosure would be accomplished by replacing the screen with glass, and would result in two windows on the rear façade of the porch and one on the side.

The applicant is proposing to pave the rear driveway, but is currently working on a site plan, so this portion of the request may be delayed. The current driveway is mostly dirt.

The applicant is proposing to remove two trees: Tree #1 is subject to Historic Preservation approval; Tree #3 will be approved at the staff level. Tree #1 has a hazard rating of 4.

The applicant is also proposing to the replace the columns on the front and north facades and repair the chimney cap.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory—Nomination Form

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Photographs of existing church doors

Exhibit D: Model replacement door

Exhibit E: Existing window sills on church structure

Exhibit F: Existing grates on church structure

Exhibit G: Aya House Photographs

Exhibit H: Proposed doors and side lights for Aya House

Exhibit I: Proposed windows for Aya House

Exhibit J: Aya House rear elevation

Exhibit K: Driveway

Exhibit L: Tree Hazard Evaluation and Photographs

Exhibit M: Chimney

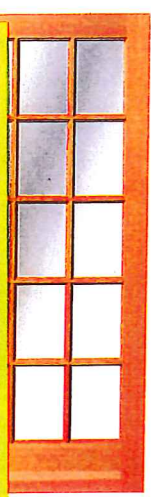


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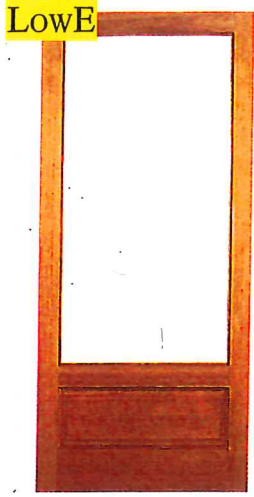
Exhibit A

EXTERIOR DOORS

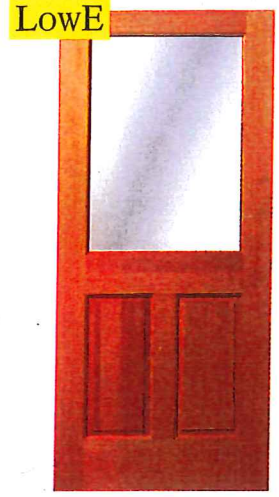
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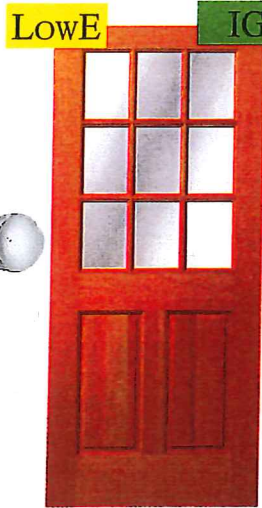
15
 3,3-0 X 6-8



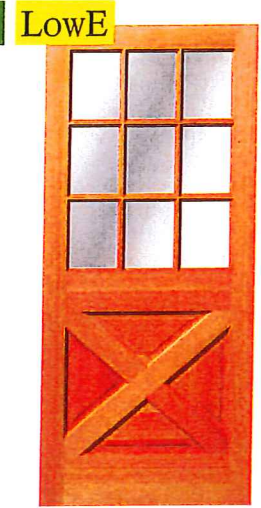
LowE
 F-401
 2-0,2-6,2-8, 3-0 X 6-8



LowE
 F-4144
 2-8,3-0 X 6-8



LowE
 F-4944
 2-8,3-0 X 6-8



IG
 LowE
 F-4035
 3-0 X 6-8
 3-0 x 7-0



LowE
 F-4031
 3-0 X 6-8
 3-0 x 7-0

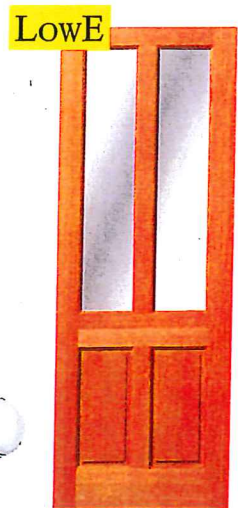


V1 now available in fir!

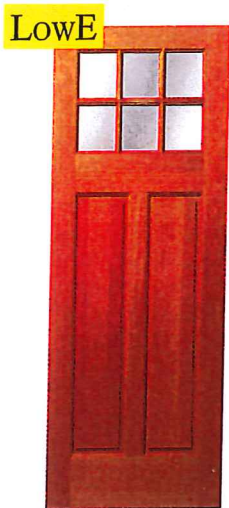
LowE
 V1 Fir/Pine
 2-0,2-4, 2-6, 2-8,3-0 X 6-8 & 3-0 X 7-0



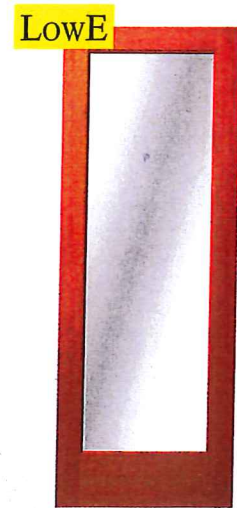
LowE
 IG
 M-401
 2-0,2-6,3-0 X 8-0



LowE
 F-4044G
 3-0 X 8-0
 Exhibit A



LowE
 F-4662
 3-0 X 8-0
 3-0 x 7-0



LowE
 V-1 Fir
 2-0, 2-6, 2-8, 3-0 X 8-0

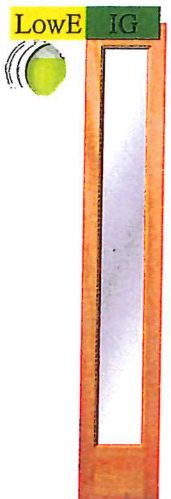


LowE
 F-4612
 3-0 X 8-0

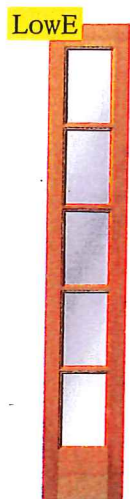


LowE
 IG
 F-401
 2-0,2-6,2-8,3-0 X 8-0

SIDELIGHTS



F-4701
1-0 X 6-8



F-4705
1-0 X 6-8



F-4703V
1-0 X 6-8



F-4662V
1-0 X 6-8



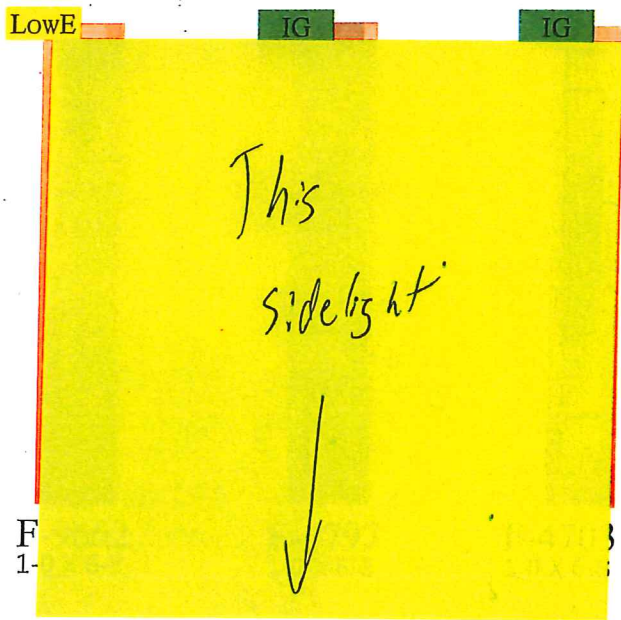
F-4704V
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F-4662
1-0 X 6-8



F-4612SL
1-0 X 7-0
1-0 X 6-8



F-401SL
1-0 X 6-8
1-6 X 6-8



F-4704
1-0 X 6-8



P-4701
1-0 X 6-8



P-4702
1-0 X 6-8



P-4703
1-0 X 6-8



P-4705
1-0 X 6-8



F-401SL
1-0 X 8-0
1-6 X 8-0



P-1705
1-0 X 6-8

Exhibit A

28

VictorBilt Traditions Series Windows

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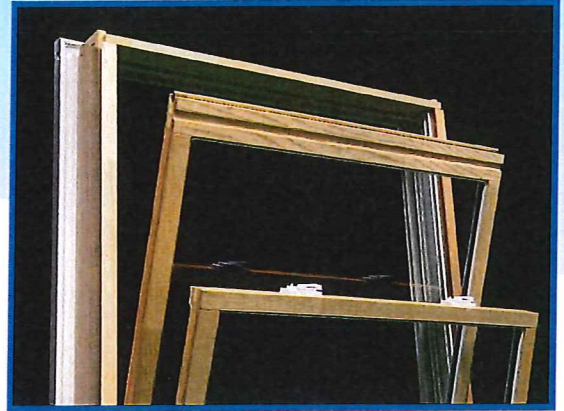
An FSC COC Certified Company

Exhibit A



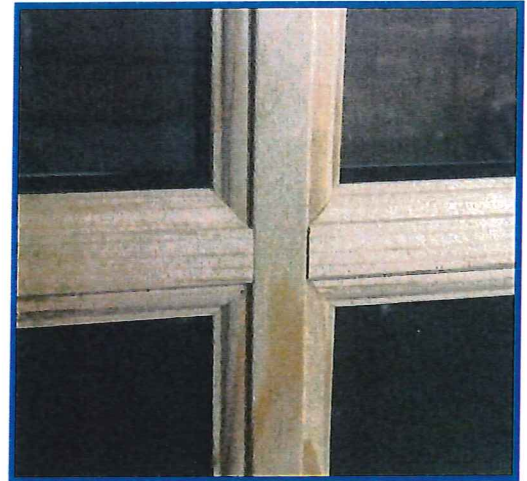
VICTORBILT TRADITIONS WOOD WINDOW

Traditions Windows bring customers the peace of mind of the VictorBilt commitment to quality construction. We've been making wood windows for 70 years, so we've learned a few things that make a difference to the contractor and the homeowner. Things like a sash that is screwed together for easy glass replacement if future needs call for it. In addition, we know the value of a treated wood window versus the many companies today that do not provide treated wood parts in their window offerings. Keeping up with the times also means features and upgrades like SDL and GBG, and different lock options, as well as great energy efficiency. See why VictorBilt carries on a great history with Traditions Wood Windows.

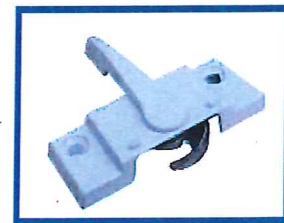


INTERIOR TILT DESIGN

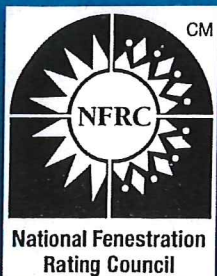
- 5/8" Insulated Glass in Clear or Low-e 366
- Boot Glazed & Screwed Together Sash for Great Seal and Easy Glass Replacement
- Option for Argon Filled
- NFRC Approved 0.35/0.21 U & SHGC with Low-e, 0.31 Argon
- Truseal Duralite warm edge spacer
- 5 Year Sash, Frame & Glass Warranty
- Compression Tilt Design
- Optional PVC Exterior Frame Components—Estate Frame
- Bull Nosing Option for Historic Applications
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- Finger Lift routed for easy raise and lower
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7/8" SDL OPTION



STD SASH LOCK



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REGISTER OF DEEDS
FILED Sep 21, 2018
AT 02:16 pm
BOOK 13192
START PAGE 0287
END PAGE 0291
INSTRUMENT # 23744
EXCISE TAX \$0.00
MKL

SCANNED AND RETURNED

Mail to: City of Concord, Planning Dept., PO Box 308, Concord, NC 28026 PIN#5620-76-7972
NORTH CAROLINA ORDER OF THE CITY OF CONCORD
CABARRUS COUNTY HISTORIC PRESERVATION COMMISSION CASE # H-04-18

This matter came before the Historic Preservation Commission (hereinafter the "Commission") on April 11, 2018. The Commission heard sworn testimony from the following witnesses: Scott Sherrill, Aavis J. Clark, Rev. Alex Porter, and considered the following exhibits: A, B, C, D, E, F, G, H, I, J, K, L, and M. Based upon competent, material, and substantial evidence, the Commission makes these:

FINDINGS OF FACT:

1. The subject property is located at 127 Cabarrus Ave. W and 18 Georgia St. SW, Concord, NC. The owner is Westminster Presbyterian Church c/o First United Presbyterian.
2. The subject property is located in an O-I (Office-Institutional) zoning district and in the North Union Street Historic District.
3. The subject church property is designated as "Pivotal" (Exhibit A) in the Concord Historic Districts Handbook (June 2001 ed.), (the "Handbook") Chapter 3 and also by the NC State Historic Preservation Office. **The subject property at 18 Georgia St. SW is not included in the National Register nomination.**

Exhibit A

5pgs 26-

4. The Handbook is an ordinance of the City of Concord duly adopted by the City Council and incorporated into the Code of Ordinances by reference.
5. On March 20, 2018, Aavis Jaye Clark, Jr. submitted an application (Exhibit B) for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to replace the doors, window sills, and modify the foundation venting on the church structure (Exhibits B, C, D, E, and F).
6. On March 20, 2018, Aavis Jaye Clark, Jr. submitted an application (Exhibit B) for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to replace the windows, doors, enclose the rear porch, remove shutters, replace columns, remove two trees and replace them with a similar species, and repair the chimney cap at the Aya House at 18 Georgia St. SW (Exhibits B, G, J, I, J, L, and M).
7. The applicant withdrew the portion of the request regarding the driveway (Exhibit K)
8. The applicant submitted photographs of the property (Exhibits C, E, G, J, L, and M).
9. The applicant has agreed to modify the proposed rear porch enclosure design to have smaller windows in keeping with those on the rest of the house in lieu of larger windows.

Based upon these Findings of Fact, the Commission makes these:

CONCLUSIONS OF LAW

1. This matter is properly before the Commission pursuant to N.C. Gen. Stat. § 160A-400.7, et seq. and the Concord Development Ordinance.
2. Pursuant to the *Handbook Approval Requirement Needs*, Chapter 5 – Section 5: Fenestrations, Chapter 5 – Section 6: Porches, Chapter 5 – Section 7: Roofing, Chapter 5 – Section 8: Landscaping and Trees:
 - Commission Hearing and Approval Required For: “Any type of alteration of exterior features of a building, site, or environment which is not specifically listed,” “...enclosing a porch,” “Removal of original windows,” “Replacement of original doors. Changes in door openings,” “Removal of healthy trees or pruning of limbs over six inches in diameter in any location on the property.”
 - Alterations having no historical basis shall be avoided whenever possible. Any type of alteration of exterior features of a building, site, or environment within the Historic Districts which is not specifically listed within these regulations shall be referred to the Historic Preservation Commission for action on the issuance of a Certificate of Appropriateness.
 - There are a variety of existing patterns and forms of windows and doors within all the Historic Districts. Windows on most of the historical homes are of the double hung variety. Emphasis is on the vertical rather than horizontal orientation of windows. The number of lights (panes) in the sash varies with the style and period of the house...The typical doors in the Historic Districts are solid-paneled or with one or more light panels. New doors should be compatible with the period and style of the structure. Doors to avoid include flat-surfaced doors and those with conventional light panels.
 - Whenever possible, the original windows and doors and their features (sashes, glass, lentsils [sic], sills, architraves, shutters, door frames, pediments, hoods, steps, and hardware) should be preserved. In the event that only a portion of the

- setback, defined as the distance from the lot lines to the building(s);
 - building height;
 - exterior building materials;
 - proportion, shape, positioning, location, pattern and sizes of any elements of fenestration;
 - surface textures;
 - structural condition and soundness;
 - walls--physical ingredients, such as brick, stone or wood walls, wrought iron fences, evergreen landscape masses, building facades, or combination of these;
 - color (new construction only and not for existing residences); and
 - effect of trees and other landscape elements.
4. The application is congruous with the historic aspects of the district.
5. Based on the standards of the *Handbook*, and the City of Concord Code of Ordinances, including the standards listed above, the Commission concludes that:
- a. The construction materials and design of the proposed church doors are appropriate for the district based on the handbook language as articulated in Section 2 of the Conclusions of Law.
 - b. The construction materials and design of the proposed church window sills are appropriate for the district based on the handbook language as articulated in Section 2 of the Conclusions of Law.
 - c. The construction materials and design of the proposed church foundation venting are appropriate for the district based on the handbook language as articulated in Section 2 of the Conclusions of Law.
 - d. The construction materials and design of the proposed Aya House windows are appropriate for the district based on the handbook language as articulated in Section 2 of the Conclusions of Law.
 - e. The construction materials and design of the proposed Aya House doors are appropriate for the district based on the handbook language as articulated in Section 2 of the Conclusions of Law.
 - f. The construction materials and design of the proposed Aya House porch closure is appropriate for the district based on the handbook language as articulated in Section 2 of the Conclusions of Law.
 - g. The proposed tree removal is appropriate for the district based on the handbook language as articulated in Section 2 of the Conclusions of Law.
 - h. The proposed Aya House shutter removal is appropriate for the district based on the handbook language as articulated in Section 2 of the Conclusions of Law.
 - i. The proposed Aya House column replacement is appropriate for the district based on the handbook language as articulated in Section 2 of the Conclusions of Law.
 - j. The proposed Aya House chimney cap repair is appropriate for the district based on the handbook language as articulated in Section 2 of the Conclusions of Law.

Based upon these Findings of Fact, Conclusions of Law, standards of the Handbook, and the City of Concord Code of Ordinances, including the standards listed above, and limited to the extent

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: AAVIS JAYE CLARK Jr.
Address: 111 HIGH AVE. SW
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-425-2786

OWNER INFORMATION

Name: WESTMINISTER PRESBYTERIAL Church
Address: 127 CABARRUS AVE. WEST
City: CONCORD State: NC Zip Code: 28025 Telephone: OFC # 704-782-3673
PASTOR # 704-712-8282

SUBJECT PROPERTY

Street Address: 127 CABARRUS AVE WEST P.I.N. # _____
17 GEORGIA ST. SW
Area (acres or square feet): _____ Current Zoning: O-I Land Use: Church

Staff Use Only:	
Application Received by: _____	Date: _____, 20 _____
Fee: \$20.00 Received by: _____	Date: _____, 20 _____
<i>The application fee is nonrefundable.</i>	

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: EXTENDING APPROVAL ON REAR PORCH ENCLOSURE @ 17 GEORGIA ST. SW
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
 1. REAR PORCH ENCLOSURE W/ DOUBLE HUNG INSULATED WOOD WINDOWS. 32" x 50 1/4". WINDOWS TO MATCH EXISTING WINDOWS. SEE OPTION 13
 2. REMOVE 2 EXTERIOR WINDOWS @ REAR OF HOUSE AND REPLACE WITH WOOD SIDING, TO INSTALL 2 SHOWERS INTERIOR ON 1ST AND 2ND FLOOR.

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.

12/14/2020

Date

Avis Gaye Clark Jr

Signature of Owner/Agent

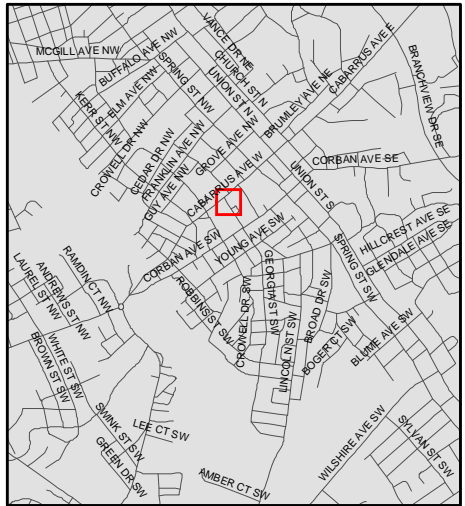


H-35-20

17 Georgia St SW

PIN: 5620-76-7972

Exhibit C



Source: City of Concord
Planning Department

Disclaimer

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Rear Porch Enclosure- Rear Facade

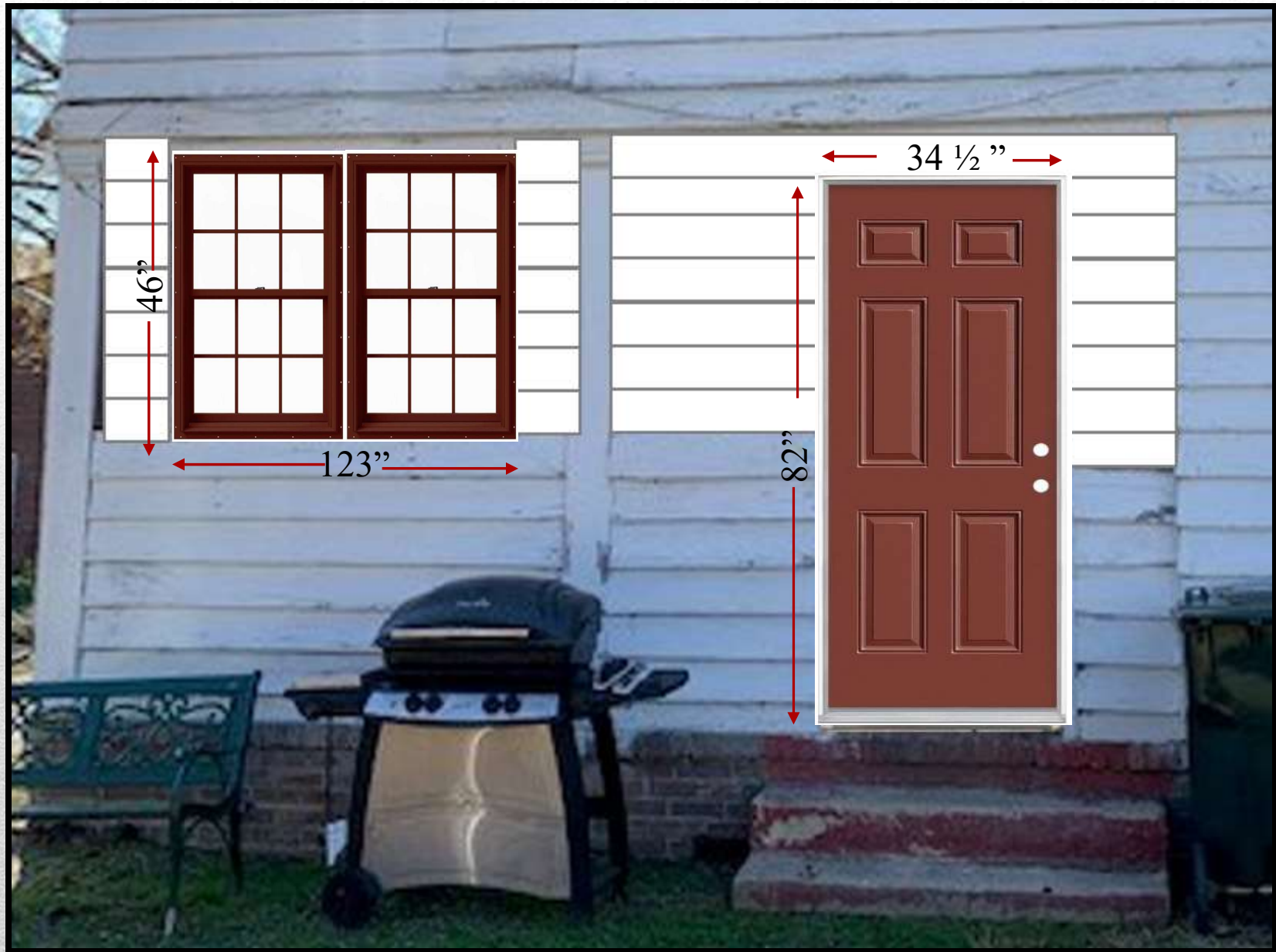


Exhibit D

Rear Porch Enclosure- Side Facade



Window Enclosure





Exhibit E



Exhibit E



Exhibit E



Exhibit E



Exhibit E



Exhibit E