

DATE: May 21, 2019

SUBJECT:

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| <u>Local Landmark Designation Request:</u> | LLD-01-19 and LLD-02-19 |
| <u>Applicant:</u> | Church Street Lofts, LLC c/o Patrick Reilly HC Landlord, LLC c/o Patrick Reilly |
| <u>Location of subject property:</u> | 29 Cabarrus Ave. E 4-18 Union St. N, 11-15 Cabarrus Ave. E |
| <u>Staff Report prepared by:</u> | Scott Sherrill, Sr. Planner |

BACKGROUND:

- The subject property is the Bell and Harris—Maxwell Brothers and Collins—Maxwell Brothers Furniture Store, which is a contributing structure in the Union Street North-Cabarrus Avenue Commercial Historic District
- Date of construction: 1921-1924
- Applicant is seeking local landmark designation for the property.
- The subject property is the Concord National Bank – Hotel Concord and Concord Telephone Exchange Building, which are contributing structures in the Union Street North-Cabarrus Avenue Commercial Historic District
- Date of construction: 1926
- Applicant is seeking local landmark designation for the property.

DISCUSSION:

At the April 16, 2019 Planning and Zoning Commission Meeting, the Planning and Zoning Commission recommended local landmark designation for both of these properties. Since this action does reflect the imposition of a zoning overlay on the subject properties, the Commission will also need to adopt a statement of reasonableness and consistency for each property. The Historic Preservation Commission held its public hearings on the subject parcels on May 8, 2019, and recommended designation of both to City Council. The proposed statements would be:

LLD-01-19: The proposed request is consistent with Objective 3.3 of the 2030 Land Use Plan “Support historic preservation efforts within the City’s historic districts and for other historic sites.” It is reasonable to extend historic preservation protections to the property at 29 Cabarrus Ave. E as a historically significant building in Concord’s downtown to ensure that it will retain important elements of its historic character.

LLD 02-19: The proposed request is consistent with Objective 3.3 of the 2030 Land Use Plan “Support historic preservation efforts within the City’s historic districts and for other historic sites.” It is reasonable to extend historic preservation protections to the property at 4-18 Union St. N and 11-15 Cabarrus Ave. E as a historically significant building in Concord’s downtown to ensure that it will retain important elements of its historic character.

DISCUSSION:

Adopt the statements of reasonableness and consistency for LLD-01-19 and LLD-02-19.