

HISTORIC PRESERVATION COMMISSION MEETING

AGENDA

Wednesday, November 14th, 2018 at 6:30 p.m.

City Hall, 35 Cabarrus Avenue, West

CALL TO ORDER

ORDER OF BUSINESS

APPROVAL OF MINUTES

UNFINISHED BUSINESS

LLD-01-18

Justin Mueller has submitted a local landmark request for 57 Union St. S PIN 5620-97-2749.

NEW BUSINESS

H-28-18

Mac Swearingen has submitted a Certificate of Appropriateness application to add wood fencing at 246 Union St N PIN 5621-60-9418.

H-29-18

Michael and Susan Hernandez have submitted a Certificate of Appropriateness application to add an accessory structure at 39 Yorktown St NW PIN 5620-77-7737.

H-30-18

Ian McBrayer and Jennifer Delaney have submitted a Certificate of Appropriateness application to remove a chimney at 266 Union St N PIN 5621-60-7666.

LOCAL LANDMARK DESIGNATION ORDINANCE

STAFF UPDATES/DISCUSSIONS

ADJOURNMENT

In accordance with ADA Regulations, please note that anyone who needs an accommodation to participate in the meeting should notify Development Services Department at 704/920-5152 at least twenty-four (24) hours prior to the meeting.

DATE: November 14, 2018

SUBJECT:

Certificate of Appropriateness Request: LLD-01-18
Applicant: Justin Mueller
Location of subject property: 57 Union St. S
Staff Report prepared by: Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is the (Former) Cabarrus Savings Bank, which is a contributing structure in the South Union Street Courthouse and Commercial National Register Historic District
- Date of construction: 1923-1924
- Applicant is seeking local landmark designation for the property.

DISCUSSION:

Local historic landmark designations are designed to provide protection to historic resources that may or may not be in a local historic district and are authorized by NCGS 160A-400.5. This is the Historic Preservation Commission’s required public hearing to make a recommendation to City Council on local landmark status.

The ordinance has been recommended by the Planning and Zoning Commission at its September 18, 2018 meeting upon review of comments received by the State. The report was amended to address the State’s comments, which were received on September 12, 2018. The ordinance was amended to correct the property address to 51-57 Union St S.

Ordinance Element	Staff Recommendation
Landmark Boundary	Parcels 5620-97-2749
COA Review	Material alterations, restorations, moves, or demolition of: <ul style="list-style-type: none"> • Site • Building exterior • Portions of the building interior: the bank hall, including the decorative columns, decorative coffered ceiling, and marble floors; the lobby for the upper floors of the 5-story section, including the marble stairs, and individual elements such as the stainless steel bank vault door at the rear of the bank hall as set forth in the tax credit application.
No COA For	Ordinary maintenance or repair of any architectural feature in or on the property that does not involve a change of design, material, or outer appearance

Standards for Evaluation	<i>Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings</i>
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City Council is the final approval authority for the designation ordinance, but both the Historic Preservation Commission and City Council hold a public hearing on the ordinance.

The statements of reasonableness and consistency adopted by the Planning and Zoning Commission is: The proposed request is consistent with Objective 3.3 of the 2030 Land Use Plan: "support historic preservation efforts with the City's historic districts and for other historic sites." It is reasonable to extend historic preservation protections to the property at 57 Union St. S as an architecturally and historically significant building in Concord's downtown to ensure that it will retain important elements of its historic character.

CRITERIA FOR EVALUATION

Applications for Local Landmarks should be evaluated on significance and integrity.

The National Park Service's *National Register Bulletin* for evaluating historical context and integrity are included with your agenda packets to assist you in your evaluation.

ATTACHMENTS

- Exhibit A: Application
- Exhibit B: National Register Nomination
- Exhibit C: Draft Ordinance
- Exhibit D: Submitted Report and Images
- Exhibit E: State Historic Preservation Office Letter
- Exhibit F: National Park Service

ACTION REQUESTED

1. Hold public hearing
2. Make a recommendation on landmark designation at 51-57 Union St S.



1. Applicant Name: Justin Mueller, individual. Residences at 57 South, LLC
2. Applicant Address: 3828 Moultrie Street
3. Applicant City: Charlotte State: NC Zip Code: 28209
4. Applicant Telephone: 704-578-5688
5. Name and address of owner (if different from applicant): Regen Tab Umbrella, LLC
51 Union Street South Suite 100, Concord, NC 28025
6. Location of Subject Property:
 - (a) Street Address: 51-57 Union Street South and 21 Means AVenue SE, Concord, NC 28025
 - (b) Cabarrus County P.I.N.: 56209727490000 and 56209739310000
7. Area of Subject Property (acres or square feet): 0.78 Acres with +/- 47,000 SF Building
8. Current Zoning Classification: cc Existing Land Use: Commercial
9. Surrounding Land Use:

<i>North:</i>	<u>Commercial/Restaurant</u>	<i>South:</i>	<u>Commercial Retail and Office</u>
<i>East:</i>	<u>Arts - Historic Building</u>	<i>West:</i>	<u>Commercial Retail and Office</u>
10. Reason(s) for requesting a Historic District Amendment: _____

Assure the future integrity and prominence of the building.

Help with current and future renovation and maintenance of the property so that future generations can appreciate its historical and architectural significance.

Required Attachments/Submittals

1. Typed metes and bounds description of subject property. A property deed is sufficient, provided the deed describes only the subject property.
2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent property owners, including any directly across a street.

Certification

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

Justin Mueller
Signature of Owner/Agent

June 19, 2018
Date

Application fee is nonrefundable

Planning & Neighborhood Development
66 Union St S • P. O. Box 308 • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 786-1212 • www.concordnc.gov



Staff Use Only

Fee: \$350.00 Received by: _____ Date: _____

1. Scheduled for Historic Preservation Commission consideration:

Date: _____ Time: _____ Location: _____

2. Date advertised, written notice(s) sent, and property posted: _____

3. Record of Decision: Motion to: Approve Deny

	Yea	Nay
_____	___	___
_____	___	___
_____	___	___
_____	___	___
_____	___	___
_____	___	___

4. Historic Preservation Commission recommendation: Approve Deny

If denied, was an appeal filed? _____

5. Date applicant notified of Historic Preservation Commission action: _____

6. Scheduled for Planning and Zoning Commission consideration: _____

Date: _____ Time: _____ Location: _____

7. Date advertised, written notice(s) sent, and property posted: _____

8. Record of Decision: Motion to: Approve Deny

	Yea	Nay
_____	___	___
_____	___	___
_____	___	___
_____	___	___
_____	___	___
_____	___	___

9. Planning and Zoning Commission recommendation: Approve Deny

If denied, was an appeal filed? _____

10. Date applicant notified of Planning and Zoning Commission action: _____

11. Scheduled for City Council consideration:

Date: _____ Time: _____ Location: _____

12. Date advertised, written notice(s) sent, and property posted: _____

13. City Council recommendation: Approved Deny

14. Date applicant notified of City Council action: _____

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Application for
Historic District Amendment

15. Comments (see minutes for details): _____

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Cabarrus County, North Carolina

the shop front has been altered and the decorative cornice has been removed, the building still contributes to the historic character of the district because its scored-stucco second-story facade and three segmental-arched sash windows with segmental-arched hood molds continue to convey the proportions, rhythm, and style of late nineteenth-century commercial buildings. For more than two decades, the building served as a general merchandise store; later it was used for a variety of retail purposes.

12. **COMMERCIAL BUILDING**
28 Union Street, S.
ca. 1920
Contributing building

This diminutive building demonstrates that even the smallest of Concord's commercial buildings could boast a great deal of style during the early twentieth century. Sanborn Maps show that it was built between 1911 and 1921 (stylistically it appears to date closer to 1920), replacing an alley between the two adjacent buildings. It was first used as a doctor's office, but by 1927 it had converted to use as a store. In recent years has been a shoe repair shop. The yellow brick facade is largely consumed by the shop front, whose off-center door and adjacent shop window are headed by a three-part, segmental-arched transom with arched brick lintel and concrete keystone. The facade is enframed by narrow, paneled brick pilasters which ascend to the decorative concrete of the building's parapet.

13. **(FORMER) CABARRUS SAVINGS BANK**
57 Union Street, S.
1923-1924
Contributing building

Located across Means Avenue from the historic Cabarrus County Courthouse, the former Cabarrus Savings Bank is one of the most architecturally significant buildings in the historic district. Built in 1923-1924, the five-story building of sophisticated Classical Revival design assumed a physical prominence in Concord's downtown that matched its stature as a financial institution. The Cabarrus Savings Bank was chartered in 1897 and grew rapidly, opening branches in Albemarle, Mt. Pleasant, and Kannapolis in the succeeding twelve years. The bank first rented space in the Propst Building, but moved to the P. M. Morris Building (#5)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Cabarrus County, North Carolina

soon after that building was constructed in 1903. The bank remained there for two decades until constructing its own building. In 1930 the Cabarrus Savings Bank changed its name to the Cabarrus Bank and Trust Company, which it remained until becoming a part of First Union Bank in recent years. The architect of this handsome building has not been identified. In true Classical fashion, it is organized like a column into base, shaft, and capital. The tall base of the building is clad in ashlar limestone and consists of tall, round-arched windows and fine classical trim. The pedimented bank entrance, the pilastered doorway to the elevator and stairs, and the inscribed bank sign are all particularly handsome. Above the limestone base, yellow brick pilasters with Corinthian capitals contrast with the red brick walls and rise four stories to a broad limestone frieze and dentiled and modillioned cornice. A brick and limestone parapet rises above the cornice. The main banking room presents an outstanding interior space of sophisticated classical design. Tall, round-arched windows create a light and airy feeling, while heroic Corinthian columns support a richly detailed paneled ceiling. In recent years a two-story wing has been added to the north side of the bank. Though decidedly modern, its use of materials and tall arcade fronting on Union Street sympathetically coordinates with the original building.

14. (FORMER) CABARRUS COUNTY COURTHOUSE
65 Union Street, S.
1875-1876
Contributing building

The seat of local government for nearly a century, the 1875-1876 courthouse, listed individually in the National Register in 1974, is the county's pre-eminent historic and architectural landmark. Designed by architect George S. H. Appleget (1831-1880), the courthouse is one of North Carolina's finest late-nineteenth-century public buildings. Cabarrus County's second courthouse, a two-story brick structure erected in 1826, was destroyed by fire in 1875. Later that year, the county commissioners contracted with Appleget, then living in Charlotte, to prepare plans for a new building. Appleget, a native of New Jersey, had previously worked in Raleigh where he is known to have designed the Heck-Andrews House (1869) on Blount Street and the original section of Estey Hall (1874) at Shaw University. The commissioners awarded the construction contract to F. W. Ahrens, a Charlotte builder who also erected Graves Hall at what is now Barber-Scotia College in 1876. A small addition was built to the courthouse in 1901, when the recess at the building's

AN ORDINANCE OF THE CONCORD CITY COUNCIL DESIGNATING THE FORMER CABARRUS SAVINGS BANK LOCATED AT 51-57 UNION STREET S AS A LOCAL HISTORIC LANDMARK

WHEREAS, North Carolina General Statutes §160A-400.5 grants North Carolina local governments the authority to designate local historic landmarks upon compliance with North Carolina General Statutes §160A-400.6; and

WHEREAS, the City of Concord has complied with the required landmark designation procedures of §160A-400.6 of the North Carolina General Statutes and the local historic landmark designation procedure set forth in the Concord Development Ordinance §9.8.3; and

WHEREAS, the Concord Historic Preservation Commission conducted a public hearing on _____ to consider the proposed designation; and

WHEREAS, the former Cabarrus Savings Bank was constructed between 1923 and 1924 and is one of the most architecturally significant buildings in the South Union St. Courthouse and Commercial Historic District (National Register);

NOW, THEREFORE, BE IT ORDAINED, by the City Council of Concord, NC:

1. That .319 +/- acres at the northern quadrant of the intersection of Union St. and Means Ave. is hereby designated a local historic landmark pursuant to Part 3B, Article 19, Chapter 160A of the North Carolina General Statutes. This property is more specifically described as Lying and being in the City of Concord, Number 12 Township, Cabarrus County, North Carolina, and being in the northern quadrant of the Union Street S (public right-of-way, variable width) and Means Avenue (public right-of-way, variable width), and being the property of Cabarrus County (Deed Book 30070 at Page 112), and being more particularly described as follows:

Beginning at a building corner, said building corner being the eastern corner of Steve L. Medlin and wife Debra F. Medlin (Deed Book 4614 at Page 166), and being the following three courses and distances from an existing PK nail at the carline intersection of Union Street and Cabarrus Avenue: 1) S 63°18'39" E 382.52 feet; 2) S 39°15'09" E 49.32 feet; and 3) S 40°21'43" E 34.68 feet; thence from the POINT OF BEGINNING with the line of Cabarrus County (Deed Book 3007 at Page 112) S 40°21'43" E 108.30 feet to a building corner; thence along the northwestern side of Means Avenue (public right-of-way, variable width) S 49°37'47" W 128.30 feet to a building corner; thence along the northeastern side of Union Street S (public right-of-way, variable width) N 38°48'10" W 100.76 feet to a building corner; thence with the line of Steve L. Medlin and wife Debra F.

Medlin (Deed Book 4614 at page 166) N 50°44'08" E 125.31 feet to the POINT OF BEGINNING containing 0.319 acres.

2. The local historic landmark designation encompasses the site, building exteriors of the structure, and the following portion of the interior: the bank hall, including the decorative columns, decorative coffered ceiling, and marble floors; the lobby for the upper floors of the 5-story section, including the marble stairs; and individual elements such as the stainless steel bank vault door at the rear of the bank hall as indicated in the 2018/2019 tax credit application.
3. The property subject to this designation is located at 51-57 Union St S, Concord, NC. This property is more particularly described as the property at GIS PIN 5620-97-2749 on the Cabarrus County Tax Maps.
4. That said designated property may be materially altered, restored, moved, or demolished only following the issuance of a Certificate of Appropriateness by the Concord Historic Preservation Commission. For the designated interior portions, a certificate of appropriateness is required for modifications that impact, affect, or obscure architectural or layout details as set forth in the landmark report and supplementary materials. An application for a Certificate of Appropriateness authorizing demolition of said property may not be denied; however, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3B and amendments, thereto and hereinafter adopted. The regulations relating to Certificates of Appropriateness are found in the City of Concord Development Ordinance. Owners of locally designated historic landmarks are expected to be familiar with and follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the City of Concord Historic Preservation Commission to evaluate proposed alterations and additions for this property.
5. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof. Nothing herein shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances, or regulations.
6. That a suitable sign may be posted indicating that said property has been designated as historic property and containing any other appropriate information. If the owner consents, the sign may be placed on said property. If the owner objects, the sign may be placed on a nearby public right-of-way.
7. That the owners of the property known as the Former Cabarrus Savings Bank be given the notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Cabarrus County Building Services Division, Cabarrus County Register of Deeds, and the Tax Supervisor as required by law.

8. This ordinance shall become effective upon adoption.

Adopted this the ___th day of _____, 20__ by the City Council of Concord, NC.



Cabarrus Savings Bank – Local Landmark Report

I. General information

1. Common and Historical Property Names: Cabarrus Savings Bank
2. Physical Address or Location: 51-57 Union Street S., Concord, NC 28025
3. Tax Parcel Identification Number (PIN): 5620-97-2749
4. Current Owner Name: Concord Redevelopment Partners, LLC
5. Current Owner Mailing Address: 1151 Biscayne Drive, Concord, NC 28027
6. Appraised Value of the Property: Please see attachment.

II. Abstract

1. The former Cabarrus Savings Bank is one of the most architecturally significant buildings in the downtown Concord area. Built in 1923-1924, the five-story building of sophisticated Classical Revival design assumed a physical prominence that matched its stature as a financial institution. The building retains its integrity and while it is listed on the National Register as part of the South Union Street Courthouse & Commercial Historic District, the owner would like to assure that in the future the integrity and prominence of the Cabarrus Savings Bank building is assured.

2. The building being proposed for landmark status consists of the 5-story former Cabarrus Savings Bank and the two-story portion of the building that was altered, in a circa 1980 renovation, and combined with the Cabarrus Bank building to form one contiguous structure. The building sits on a single parcel (PIN 5620-97-2749) with land area of 13,876 square feet.

III. Historic Background

1. Narrative:

History



The Cabarrus County Savings and Loan Association was instituted in 1897 in response to the growing need for commercial and financial services in quickly growing Concord, North Carolina. The bank rented space first in the Propst Building moving to the P. M. Morris Building circa 1903. The bank remained in the P.M. Morris Building for two decades until constructing its own building located at 57 Union Street South in 1923-1924.¹ An advertisement for the opening of construction bids published in the *Manufacturers Record* from 23 November 1922 indicates that the architect for the building was Willard G. Rodgers from Charlotte, North Carolina.² At the time of its construction this 5-story tall Classical Revival style building was the largest commercial building in the city. The bank grew quickly after its institution. In 1899 the North Carolina General Assembly allowed for the opening of a branch office in Albermale, Stanley County, North Carolina with additional branch offices following in Mt. Pleasant and Kannapolis. In 1907 The General Assembly again modified the bank's charter to allow it to open any branch office in any location within the State of North Carolina. At its height Cabarrus Savings Bank operated five branch offices in North Carolina.³ In 1984, under President and CEO William Philpot Jr. Carrabus Bank and Trust Company became the first bank authorized by the North Carolina Banking Commission to operate as a commercial bank.⁴

The bank also went through a number of name changes in its history. In 1930 the bank changed its name to Cabarrus Bank and Trust Company, in 1987 it became Cabarrus Savings Bank, and in 1992 to Cabarrus Bank of North Carolina after being purchased by Carolina First Bancshares. In 2000 the bank merged with First Charter Bank and changed its name to the same in 2001 indicating the end of Cabarrus Savings Bank as an individual entity.^{5 6}

Architect

Willard G. Rogers was born in 1866 to a family of architects, his father was Salomon Rogers who practiced in Georgia and Mississippi, and his grandfather was the famed Massachusetts and Ohio architect Isaiah Rogers. Willard and his wife moved to Charlotte, North Carolina circa 1900. After arriving in Charlotte Willard started as an architect with the engineering firm Stuart W. Cramer. In 1905 Willard went into practice with Charles Christian Hook until 1916 after which he practiced on his own. Willard was quite active in the profession in North Carolina serving as president of the North Carolina Architectural Association in 1912. Charlotte City Directories continually list Willard as an architect in the city. The 1940 US census lists Willard, aged 71, and his wife, Eva, as still residing in Charlotte. Willard passed away on 28 November 1947. His work included residential

¹ Laura A. Phillips, *South Union Street Courthouse and Commercial Historic District*, 1997, Nomination to the National Register of Historic Places.

² *Manufacturer's Record*, (Baltimore, Maryland, November 23, 1922) 90.

³ Maple Technologies, *US Bank Locations*, 2018.

⁴ *Independent Tribune*, Obituary for William Philpot Jr., Concord, North Carolina, March 25, 2015.

⁵ Maple Technologies 2018

⁶ *New York Times*, First Charter Adding Carolina First Bancshares, November 9, 1999.



homes, commercial buildings, schools, churches, courthouses, and banks predominantly across the Western Piedmont.⁷ The Catawba County North Carolina Courthouse (Rodgers and Stout) and the James E. Stagg House (Rodgers and Hook) in Durham North Carolina were designed by Willard G. Rogers and are also listed on the National Register of Historic Places.

2. Date(s) of original construction:

Original construction date: 1923-24.

3. Date(s) of all additions and/or alterations:

In circa 1980 the Cabarrus Bank and Trust Company expanded its operations by extensively remodeling and renovating two adjacent existing two-story storefront buildings and combining them with the original 5-story bank to create the unified structure that remains today. An additional one-story wing had been added to the north side of the 5-story portion of the bank prior to the 1980 expansion. This addition more than doubled the size of the bank vault. The date of this addition is unknown.

IV. Assessment

1. A full description of the property's historical, prehistorical, architectural, and/or cultural importance (significance) is provided for the following specific reasons:

The Cabarrus Savings Bank Building is significant for both its contribution to the local commerce of Concord, North Carolina (Criterion A), and as an example of Classical Revival style architecture (Criterion C).

From the late 19th century and early 20th century until World War II, banks were viewed as civic institutions and presented a sense of importance rivaling governmental buildings of the time period. Located across Means Avenue from the historic Cabarrus County Courthouse, the former Cabarrus Savings Bank is no exception as one of the most significant buildings in the South Union Street Courthouse & Commercial Historic District. The Cabarrus Savings Bank was chartered in 1897 and grew rapidly, opening branches in Albemarle, Mt. Pleasant, and Kannapolis in the succeeding twelve years. The bank first rented space in the Propst Building, but moved to the P. M. Morris Building at 48-56 Union Street South soon after that building was constructed in 1903. The bank remained there for two decades until beginning construction of its own building across the street in 1923.

During the decades of growth in the twentieth century, the population of Concord had increased from about 9,000 persons in 1916 to about 13,500 persons in 1936. Deposits at city banks swelled to more than 7.5 million dollars, with another 2.7 million dollars in the three savings and loan associations. Savings banks including Cabarrus Savings boasted

⁷ Catherine W. Bishir, *North Carolina Architects & Builders: A Biographical Dictionary*, 2018, North Carolina State University.



another 2 million dollars in assets (over \$36 million in today's dollars). In 1930 the Cabarrus Savings Bank changed its name to the Cabarrus Bank and Trust Company, which continued to grow until being purchased by Carolina First Bancshares in 1991. In November 1999, The First Charter Corporation agreed to buy Carolina First BancShares, which including Cabarrus Bank, had assets of \$774 million and 31 offices.

The Cabarrus Savings Bank building is one of the most significant examples of Classical Revival design in Concord. In true Classical fashion, it is organized like a column with a base, shaft, and capital. The tall base of the building is clad in smooth faced rusticated limestone and consists of tall, round-arched windows and fine classical trim. The pedimented bank entrance, the pilastered doorway to the elevator and stairs, and the pilastered window next to the entrance are fine examples of Classical Revival detailing within the buildings base. Above the limestone base, yellow brick pilasters with Corinthian capitals contrast with the red brick walls of the buildings shaft, rising four stories to a broad white painted frieze with a dentiled and modillioned cornice. A brick and limestone parapet rises above the cornice. Beyond the Classical façade, the main banking hall presents an outstanding interior space of sophisticated classical design. Tall, round-arched windows create a light and airy feeling, while heroic Corinthian columns support a richly detailed paneled ceiling.

The extensive remodeling and renovation of two adjacent existing two-story storefront buildings, that occurred circa 1980, combined with the original 5-story bank create the unified structure that remains today. The re-facing of the front of the two-story section extends the Classical Revival stone base of the 1923-24 construction with seven limestone arches carrying the tall arched window openings of the bank cut through the façade with the face of the building set-back several feet. This set-back curtainwall glass window system is the only expression of modernist designs that dominated this time period. While the 1980 interior alterations, which divided the two-story wing into various offices are not historically significant, the Cabarrus Savings Bank retains the original entrance lobby, banking hall and vault. The adjacent historic elevator lobby for the upper floors, retains original tile and marble flooring, wainscot, and marble staircase.

In downtown Concord, the dominance of the Cabarrus Savings Bank building as the most outstanding example of Classical Revival design is rivaled only by the former Concord National Bank constructed in 1926 one block north at the corner of Union Street South and Cabarrus Avenue, which was incorporated into the larger Hotel Concord. While this example has fine detailing at the two-story base, the larger building is plain in comparison to the overall composition of the Cabarrus Savings Bank.

2. Architectural description:

The Cabarrus Saving Bank building is located in downtown Concord, North Carolina, the county seat of Cabarrus County. The surrounding downtown district is composed mostly of two and three-story commercial buildings mostly along North and South Union Street, and Est and West Cabarrus Avenue, which is located one block north of the building. Church



Street South which lies one block east is populated mostly by one story buildings. The building occupies the entire property parcel with primary west and south elevations fronting on Union Street South and Means Avenue SE.

The southern third of the building at the corner of Union Street South and Means Avenue SE is 5-stories tall with a total height of 75 feet to the top of the parapet and is constructed with a steel frame, concrete floor and roof slabs, and a concrete foundation. The north two-thirds of the building is 2-stories tall with a total height of approximately 37 feet to the top of the parapet of the primary west elevation. The 2-story portion has masonry bearing walls sitting on a concrete foundation with a mix of steel and wood floor and roof structure. Both portions of the building have flat roofs with parapets at the street facing elevations concealing the roofs, elevator penthouses, and mechanical equipment. The building is in a Classical Revival style with the base of the building clad in rusticated limestone and upper stores clad in brick. The windows include original steel sash windows at the first and mezzanine floors of the 5-story section, mid 20th century aluminum replacements at floors 2-5 at the west and south elevations, original steel double hung windows at the north and east elevations of the 5-story section, and a circa 1980 curtain wall window system behind the limestone arches at the west elevation of the 2-story section.

The west elevation is three bays wide at the 5-story section with the pedimented main entrance to the former bank hall centered under the middle of three arched openings in the 2-story smooth faced rusticated limestone base. A secondary entrance to the upper floors is located in the bay left of the main entrance. The first-floor window opening to the right of the entrance is divided into three sections by limestone pilasters. Original arched steel windows are located at the mezzanine level. The circa 1980 west elevation of the 2-story section continues the limestone base with seven arched openings repeating the rusticated limestone details of the arched bays and intermediate cornice of the 1923-24 construction. An entrance serving this section is located in the recessed curtain wall at the 2nd bay from the north end. At floors 2-5, buff brick pilasters with buff glazed terra cotta Corinthian capitals delineate the 3 bays. A single window trimmed with terra cotta is centered in each bay with dark red brick as the background. The second-floor windows have a terra cotta panel above them that are decorated with swags. The terra cotta sills at the 5th floor extend to the pilasters creating a continuous band with the brick above this band laid in a stack bond pattern. The original double hung windows have been replaced with mid-20th century mill finish aluminum windows with horizontal muntins, which are out of character with the original appearance. Above the 5th floor windows is a large entablature almost seven feet in height of either painted wood or pressed metal with a dentiled and modillioned cornice that wraps the west and south elevations. Above the entablature is a dark red brick parapet approximately six feet in height with bays divided by buff brick pilasters and a decorative buff glazed terra cotta cap.

The west elevation of the two-story portion of the building was refaced during the circa 1980 expansion of the bank. The flat faced rusticated limestone base is extended across this elevation with seven arched openings having the same dimensions of the arched openings of the original bank. The openings form a loggia with the exterior wall of this portion of the



building set back about 5 ½ feet back from the face of the stone façade. The exterior wall is a dark bronze aluminum framed curtain-wall with smoke colored glass that encloses the first and second floors. A pair of doors which is off-center behind the second from the north arched opening is the only opening in the curtain-wall system. Above the limestone base of the façade is an unadorned red brick wall surface approximately ten feet in height. This wall is terminated by a plain limestone entablature approximately two feet in height with a limestone parapet cap. The height of the parapet extends up to align with the middle of the third floor of the adjacent 5-story section.

The south elevation fronting on Mean Avenue East mirrors much of the detailing of the west elevation. This elevation has 8 bays with the double-height arched steel windows of the former bank hall centered in the middle four bays. Mezzanines at the front and back of the bank hall divide the remaining arched openings of the end bays with rectangular steel windows at the first floor and arched steel windows at the mezzanines. All windows along the limestone base are original. There is an entrance door to the first floor at the front bay of the rear mezzanine. Above the limestone base, pairs of buff brick pilasters frame the two end bays against the red brick background. Windows at floors 2 through 5 at these end bays have identical terra cotta trim as those at the west elevation. The upper floor window openings of the 6 middle bays are wider and have pairs of double hung windows with only terra cotta sills at floors three and four with a continuous terra cotta band under the 5th floor windows. The original double hung windows at floors 2 through 5 have been replaced with mid-20th century mill finish aluminum windows with horizontal muntins. There are decorative buff glazed terra cotta panels between the 5th floor windows. The red brick at the 5th floor continues the stack bond pattern seen on the west elevation. Above the 5th floor windows the painted wood or pressed metal entablature and cornice continues from the west elevation terminating at the southeast corner. Above the entablature the parapet continues matching the west elevation with buff brick pilasters framing the end bays and a decorative buff glazed terra cotta cap. Attached to the 5-story section fronting Means Avenue East is a one-story addition dating from the mid-late 20th century (date unknown). The south elevation of this addition is plain red brick sitting on a short limestone base that aligns with the sills of the first-floor windows of the 5-story section. Centered in the elevation is a single door opening with a windowless door, a transom, and an arched flat limestone panel above. This opening has a simple limestone trim with a single keystone. A heavy limestone parapet cap aligns with the entablature of the limestone base of the 5-story section.

Both the east, north, as well as partial elevations at the light court of the 5-story portion of the building are devoid of decoration. The elevations are painted brick. The windows at these elevations are original galvanized steel double hung with wire glass and painted stone sills. The east elevation has a painted steel exterior egress staircase that was added in the mid-late 20th century. There are two windows per floor flanking the exterior stair. The west elevation has a 1x2 bay indented light court that begins on the 2nd floor. Each floor has a single double hung window centered in each bay for a total of four windows per floor. The 2nd and most of the 3rd floor of the light court have been enclosed by roof slightly above the roof level. The north elevation has one window centered on each bay at the rear two bays



and bays flanking the existing stair and elevator shaft. Additional small windows open into the stair and elevator shaft on each floor.

The east elevation of the lower building portions is unadorned painted brick following the form of the one-story addition and the two adjacent buildings that were joined with the 5-story section circa 1980. The three sections of this elevation are demarked by the ends of the parapet walls that divide the building. The middle section of this plain elevation has a recessed windowless exit door centered at the first floor. This section has high bricked-in window openings at the first floor and bricked in windows at the second floor. The top of this section has simple corbelled masonry that forms a shelf for the gutter that drains this portion of the roof. The one-story section is windowless and has two downspouts with scuppers at the parapet and the third section is windowless with a gutter at the top and downspouts. The brick penthouse of the rear freight elevator and a variety of rooftop mechanical equipment are visible above this elevation.

The north elevation of the two-story section is also unadorned painted brick with no window openings. Much of this elevation is obscured by the adjacent building to the north that shares a party wall with the two-story section. The top of the visible portion forms a parapet that steps down along with slope of the roof and is capped by terra cotta bell coping.

3. Archaeological significance:

No known archaeological features are present at the current time.

4. Evaluation of the property's integrity:

The Cabarrus Savings Bank building exhibits a very high degree of integrity in its present state and the overall condition of the building is very good. The stone and brick masonry show very few signs of deterioration with the exception of a few spalled brick on the non-primary elevations and a small percentage of mortar joints that need to be re-pointed with mortar. All of the windows at the two-story base of the 1923 section of the building are original steel sash and are in good condition. The painted frieze and cornice are in good condition with the exception of one missing modillion. The original windows on floors 2-5 were replaced with mill finish aluminum windows sometime in the 1950's or 1960's. The secondary north and east elevations retain original galvanized steel windows. Overall, the Cabarrus Savings Bank retains its prominence as one of the major visual landmarks in the landscape of downtown Concord.

The interior of the Cabarrus Savings Bank building also exhibits a high degree of integrity. The bank hall retains original architectural features including two-story Corinthian columns, pilasters, detailed plaster coffered ceiling, arched interior windows, and interior trim. Original marble flooring is exposed at the middle bay of the bank hall and entry lobby. At the rear of the bank hall, the original vault remains with its massive stainless steel & glass time-lock door. At the front of the bank hall there is a dropped lay-in acoustical ceiling in one room under the mezzanine, but original plaster moldings are visible above the ceiling.



The first-floor entrance lobby for the upper floor bank offices retains original marble and tile flooring, original marble wainscot, and original marble treads on the stair leading to the mezzanine. The lobby ceiling has some plaster damage, but retains a majority of the original plaster cove. The east elevator is original and retains decorative metal and glass doors and decorative door frames.

The rear mezzanine above the vault retains original paneling on the walls, an original small vault/closet with concrete walls, and original marble stalls and wainscot in one restroom. A second restroom has finishes from the mid-20th century. The upper 1/3 of the walls and ceiling of this mezzanine have mid-20th century acoustical tile applied over the plaster. The front mezzanine has a newer laminate floor but retains plaster walls and ceilings. Floors 2-5 of the 5-story portion of the building have had all interior partitions removed. These floors retain original plaster finishes on the walls and ceilings, but much of the plaster has been damaged by previous furred walls and dropped ceilings that have been removed. These floors did not ever have the highly decorative plaster finishes seen on the first floor.

The interior of the two-story portion of the building retains the interior layout from the circa 1980 renovation which divided the spaces into offices with finishes including drywall, carpet and acoustical tile ceilings, which are not considered historically significant. The remainder of the Cabarrus Saving Bank however retains requisite integrity to warrant designation as a local historic landmark.

5. A justification of the proposed boundaries of the designation:

The proposed boundary of the designation is the perimeter property lines of the parcel which is the extents of the Cabarrus Savings Bank building. Interior features which are proposed to be included in the designation include: the original banking hall, including the decorative columns, decorative coffered ceiling, and marble floors, as well as individual elements such as the stainless steel bank vault door at the rear of the bank hall. Also to be included would be the adjacent historic elevator lobby for the upper floors, which retains original tile and marble flooring, wainscot, and marble staircase. An original bronze mailbox is to be retained but re-located as part of the proposed rehabilitation of the building.

V. Supporting documentation

1. Digital photographs that clearly show the overall property in its current condition:
Please see separate digital photos.

2. A sketch floor plan of the building:
Please see attached existing floor plans.

3. A site plan (preferably but not necessarily drawn to scale) showing:
Please see attached site plan.



4. Plat or tax map, including the tax appraised value of the property.
Please see attached.

5. Any other information the local governing board deems necessary.

VI. Bibliography/Source Citations:

References

Bishir, Catherine W. *North Carolina Architects & Builders: A Biographical Dictionary*, North Carolina State University, digital document available at <http://ncarchitects.lib.ncsu.edu/people/P000246>, accessed on June 6, 2018.

Independent Tribune. *Obituary for William Philpot Jr.* Independent Tribune, Concord, North Carolina, March 25, 2015

Manufacturer's Record, Baltimore Maryland, November 23, 1922.

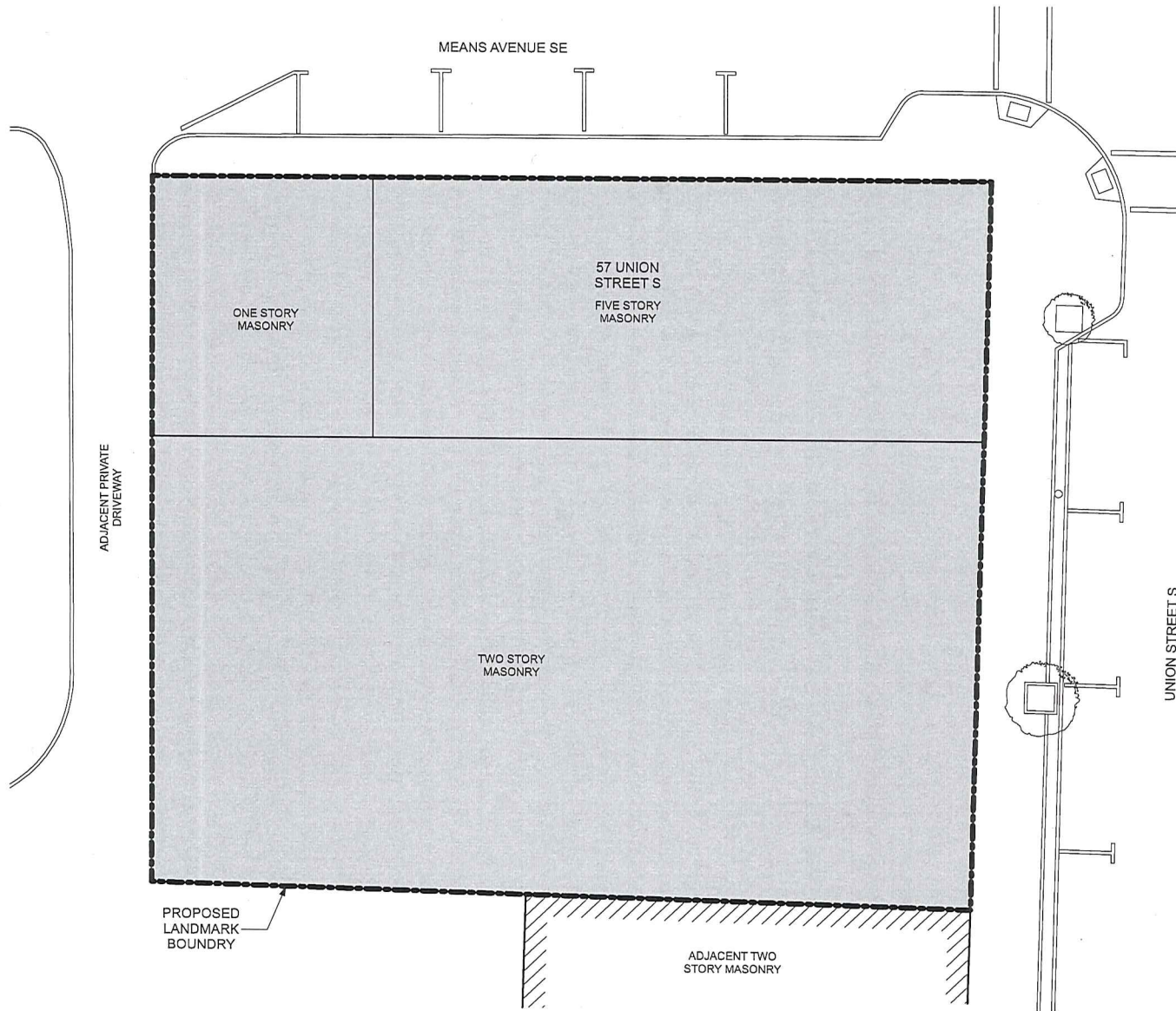
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Phillips, Laura A. W. *South Union Street Courthouse and Commercial Historic District*, Nomination to the National Register of Historic Places, 1997.

Horton Jr., Clarence. *Concord: A Bicentennial Sketch*, digital document available at http://www.ci.concord.nc.us/Portals/0/Documents/Resident/history_of_concord.pdf accessed on June 15, 2018

New York Times: *Company News; First Charter Adding Carolina First Bancshares*, digital document available at <https://www.nytimes.com/1999/11/09/business/company-news-first-charter-adding-carolina-first-bancshares.html> accessed on June 15, 2018

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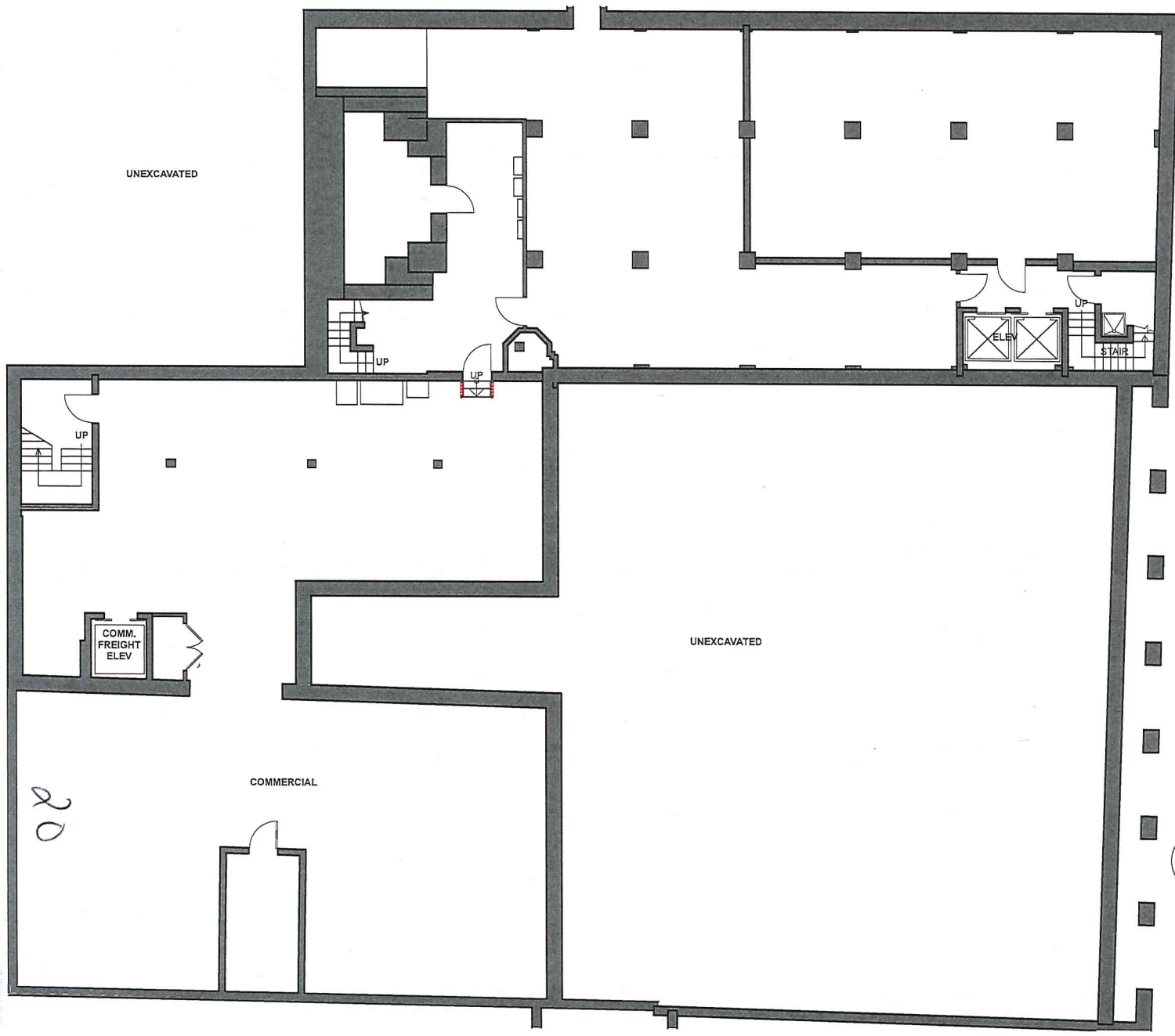
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SITE PLAN
SCALE: 1/16" = 1'-0"

57 UNION STREET S.
57 S UNION ST
CONCORD, NC 28025

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57 S Union St - 3rd Floor - 11/15/2018



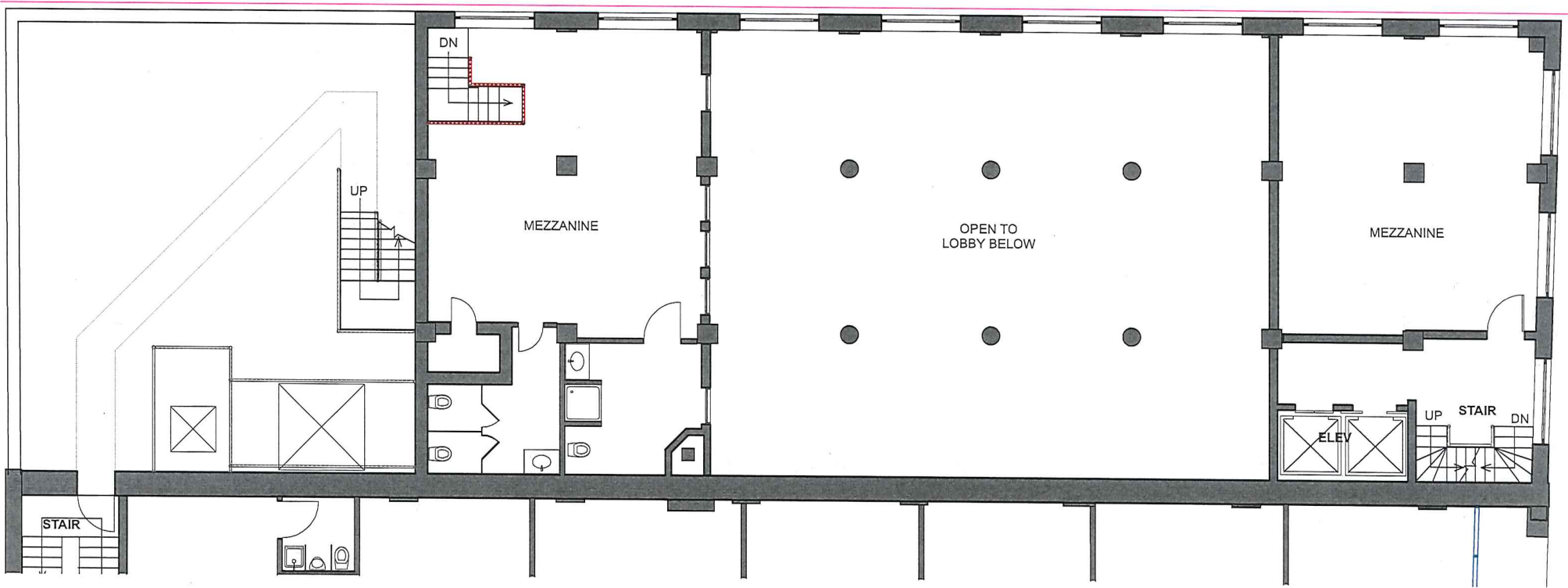
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EX. BASEMENT PLAN
 SCALE: 3/32" = 1'-0"

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57 S Union St



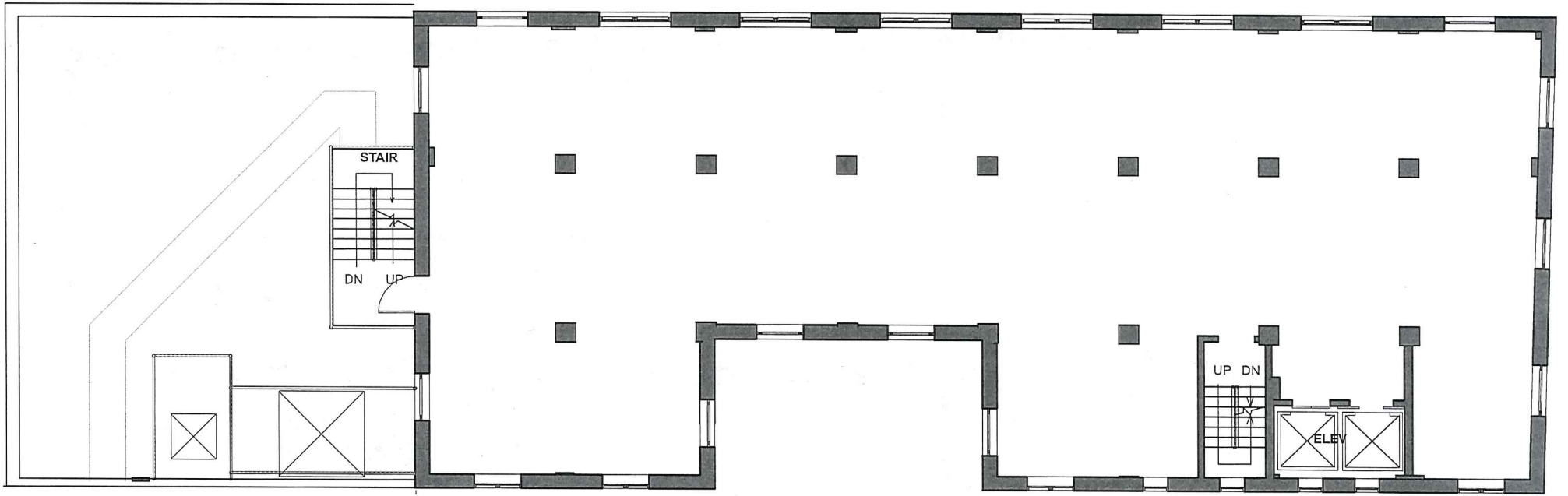
1 EX. MEZZANINE FLOOR PLAN
 SCALE: 1/8" = 1'-0"



57 S Union St

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0118 Series - applications - level - 0118 Series - 21 (Indicatively) 57 S Union St



1

EX. 3RD-5TH FLOOR TYPICAL PLAN

SCALE: 1/8" = 1'-0"



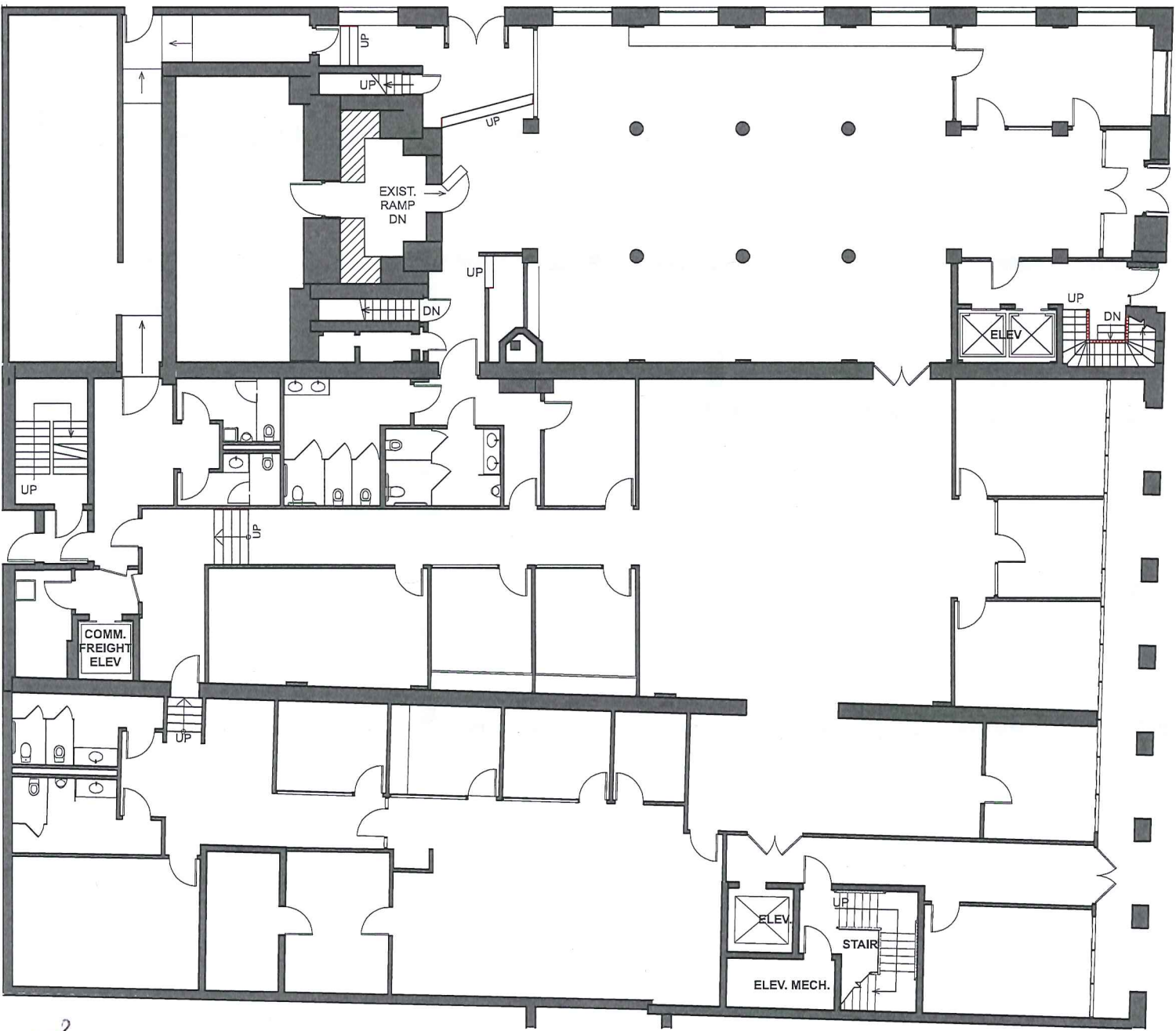
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57 S Union St



1

FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



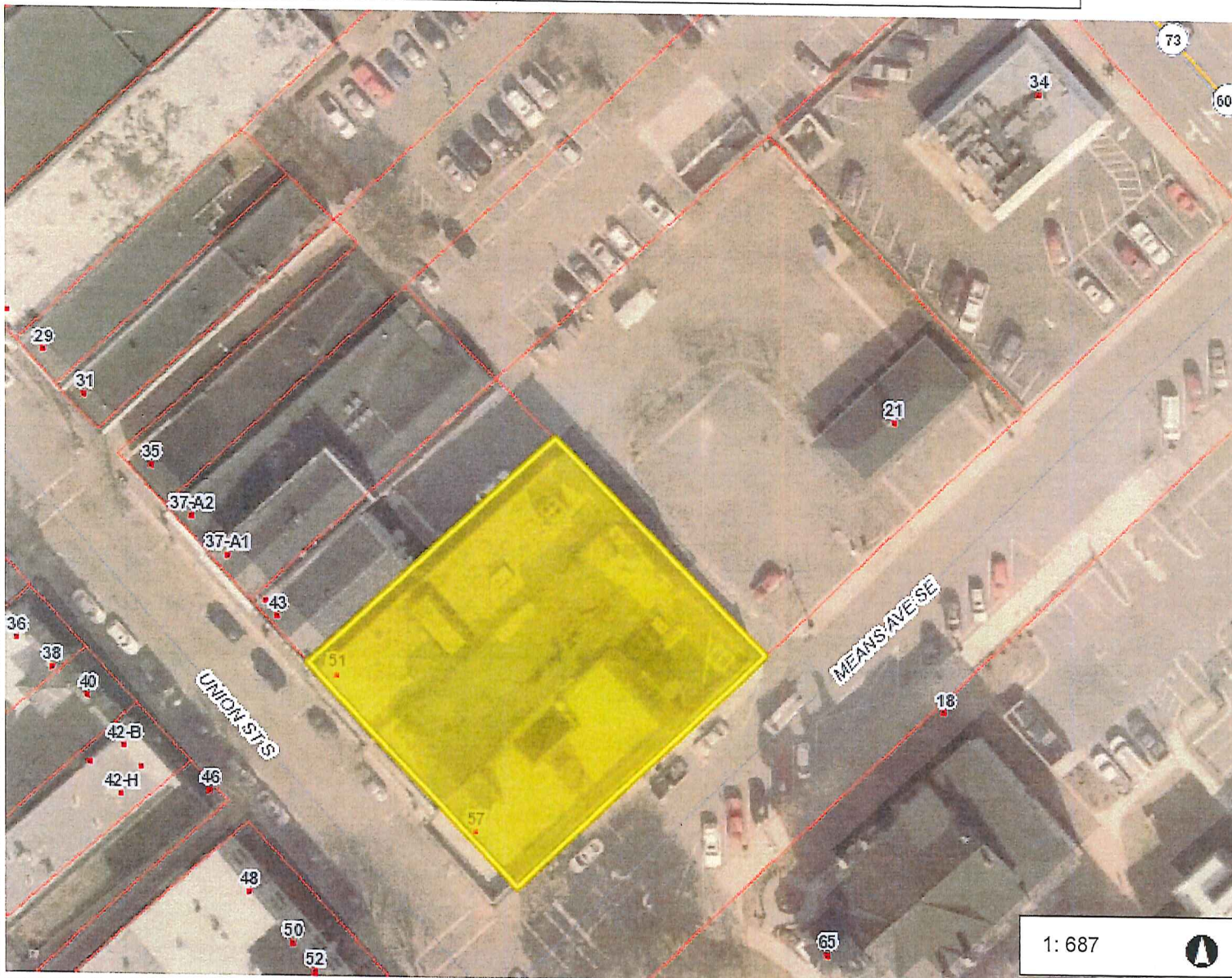
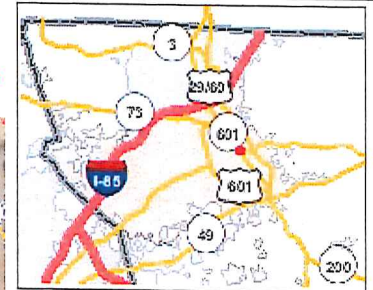
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 CONCORD, NC 28025

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Handwritten mark resembling a stylized 'S' or '5'.

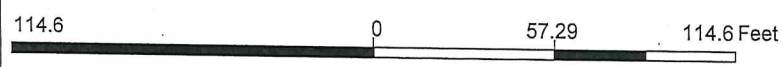
57 Union St S Local Landmark Boundary



Legend

- Address Point
- Street Right-of-Way
- Parcels
- Speedways & Race Tracks
- Airports & Airstrips
- + Railroad
- Highways
 - Interstate
 - NC Highway
 - US Highway
- Roads
- Parks
- Concord City Limits Zoomed In
- Cabarrus County
- Structures
- Hillshade
 - High : 180
 - Low : 0
- Concord Zoomed In

1: 687



This map is a user-generated static output from a web-based mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise fully reliable. The City of Concord shall not be held liable for inaccurate content.

Notes

26

View All Cards Next Card

CABARRUS COUNTY, NC
REGEN TAG UMBRELLA LLC A NC LLC
 51 UNION ST S UNIT & 57 NC 59012
 CONCORD CITY TAX (100), CONCORD DOWNTOWN TAX (100), COUNTY TAX (100)
 Reval Year: 2016 Tax Year: 2018
 Appraised by 07 on 12/11/2013 50000 DOWNTOWN CONCORD

Return/Appeal Notes:
 Parcel: 5620 97 2749 0000
 PLAT: /
 ID NO: 12 031 0054.00 0000
 CARD NO. 1 of 3
 1.000 LT
 SRC= Owner

TW-12 CI-02 FR-00 EX- AT- LAST ACTION 20180412

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE																																
Foundation - 3 Continuous Footing 4.00									FOBS	Functional Obsolescence	0.40000	CREDENCE TO MARKET DEPR. BUILDING VALUE - CARD 198,560 DEPR. OB/XF VALUE - CARD 2,910 MARKET LAND VALUE - CARD 231,620 TOTAL MARKET VALUE - CARD 433,090 TOTAL APPRAISED VALUE - CARD 433,090 TOTAL APPRAISED VALUE - PARCEL 852,130 TOTAL PRESENT USE VALUE - PARCEL 0 TOTAL VALUE DEFERRED - PARCEL 0 TOTAL TAXABLE VALUE - PARCEL \$ 852,130																																
Sub Floor System - 5 Wood 11.00									EOBS	Economic Obsolescence	0.10000																																	
Exterior Walls - 21 Face Brick 25.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.38000	% GOOD	12.0	PRIOR BUILDING VALUE 576,900 OBXF VALUE 43,610 LAND VALUE 231,620 PRESENT USE VALUE 0 DEFERRED VALUE 0 TOTAL VALUE 852,130																															
Roofing Structure - 09 Rigid Frame w/Bar Joist 9.00	18	04	13,493	125	122.63	1654648	1980	1924																																				
Roofing Cover - 04 Built Up Tar and Gravel/Rubber 3.00	TYPE: OFFICE HIGH RISE > 4							OFFICE CONSTRUCTION					PERMIT CODE DATE NOTE NUMBER AMOUNT																															
Interior Wall Construction - 3 Plastered 26.00	STYLE: 4 - 2.5 Stories or More							ROUT: WTRSHD:					SALES DATA																															
Interior Wall Construction - 6 Custom Interior 0.00	<p>Click on image to enlarge</p>							<table border="1"> <thead> <tr> <th>OFF. RECORD</th> <th>DATE</th> <th>DEED</th> <th>TYPE</th> <th>Q/U/V/I</th> <th>INDICATE</th> <th>SALES PRICE</th> </tr> </thead> <tbody> <tr> <td>130700085</td> <td>7 2018</td> <td>SW</td> <td>A</td> <td>I</td> <td></td> <td>1850000</td> </tr> <tr> <td>083840069</td> <td>8 2008</td> <td>GW</td> <td>A</td> <td>I</td> <td></td> <td>0</td> </tr> <tr> <td>030070112</td> <td>10 2000</td> <td>SW</td> <td>U</td> <td>I</td> <td></td> <td>0</td> </tr> </tbody> </table>					OFF. RECORD	DATE	DEED	TYPE	Q/U/V/I	INDICATE	SALES PRICE	130700085	7 2018	SW	A	I		1850000	083840069	8 2008	GW	A	I		0	030070112	10 2000	SW	U	I		0	BUILDING AREA 5,823			
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Interior Floor Cover - 14 Carpet 5.00								NOTES SEE COMMENTS FOR CURRENT BUSINESSES FLRS. 2-5=95X39 stripped/gutted					BLDG VACANT 5/05 PMT 42870 7/02 COMM UPFIT																															
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Air Conditioning Type - 03 Central 6.00								Size Size Size 1.0100					TOTAL ADJUSTMENT 1.110																															
Commercial Heat & Air - 3 Split Units 0.00								TOTAL QUALITY INDEX 125																																				
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Ceiling & Insulation - 08 Not Suspended - No Insulation 2.00																																												
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Floor Number - 05 Floor 0.00																																												
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Plumbing Fixtures 16.00 7.000																																												
Office BAS - 0 FUS - 0 LL - 0																																												

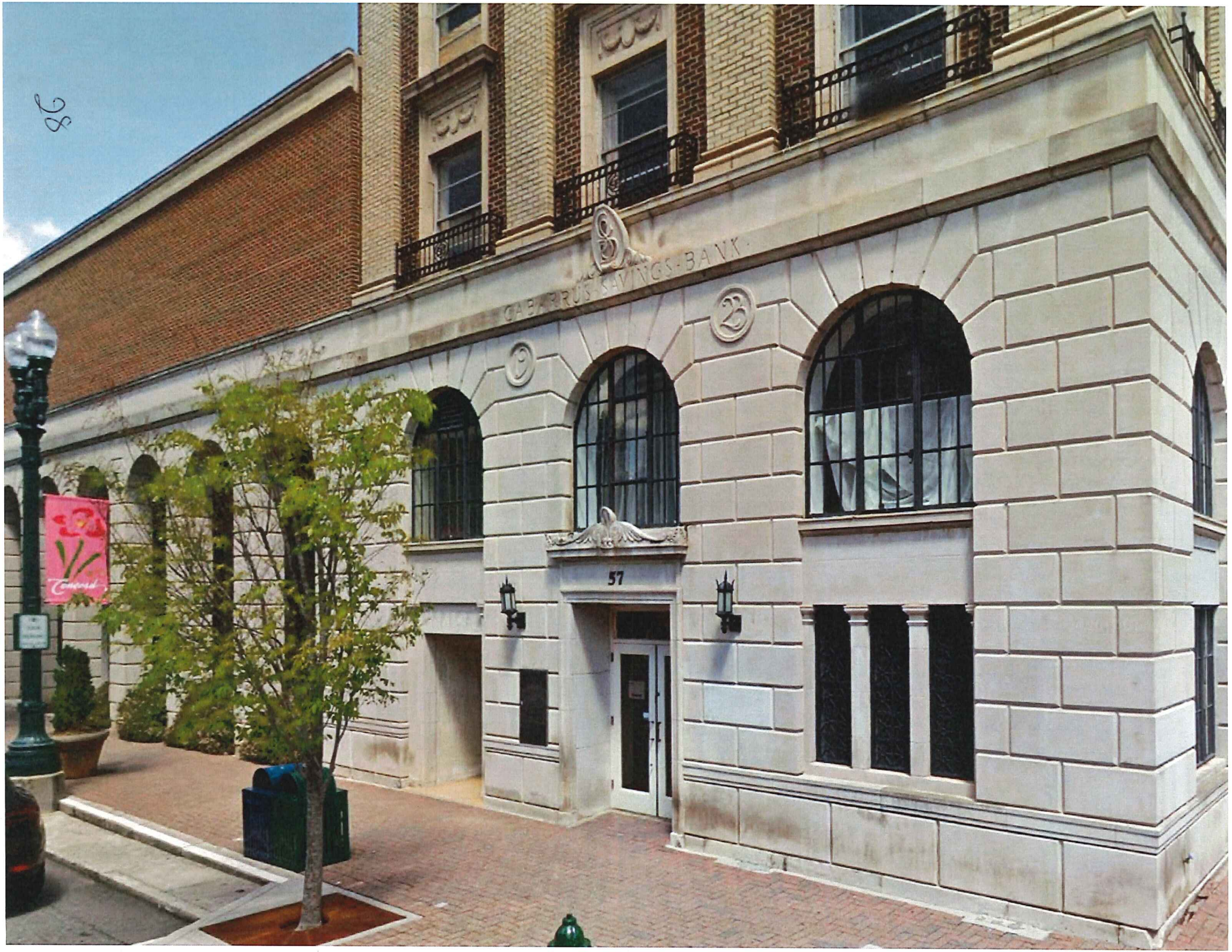
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UUS	15,096	045	833026															
FIREPLACE		1 - None 0																
SUBAREA TOTALS		24,585		1,654,648														

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HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
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TOTAL MARKET LAND DATA														231,620		
TOTAL PRESENT USE DATA																

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CABARRUS SAVINGS BANK

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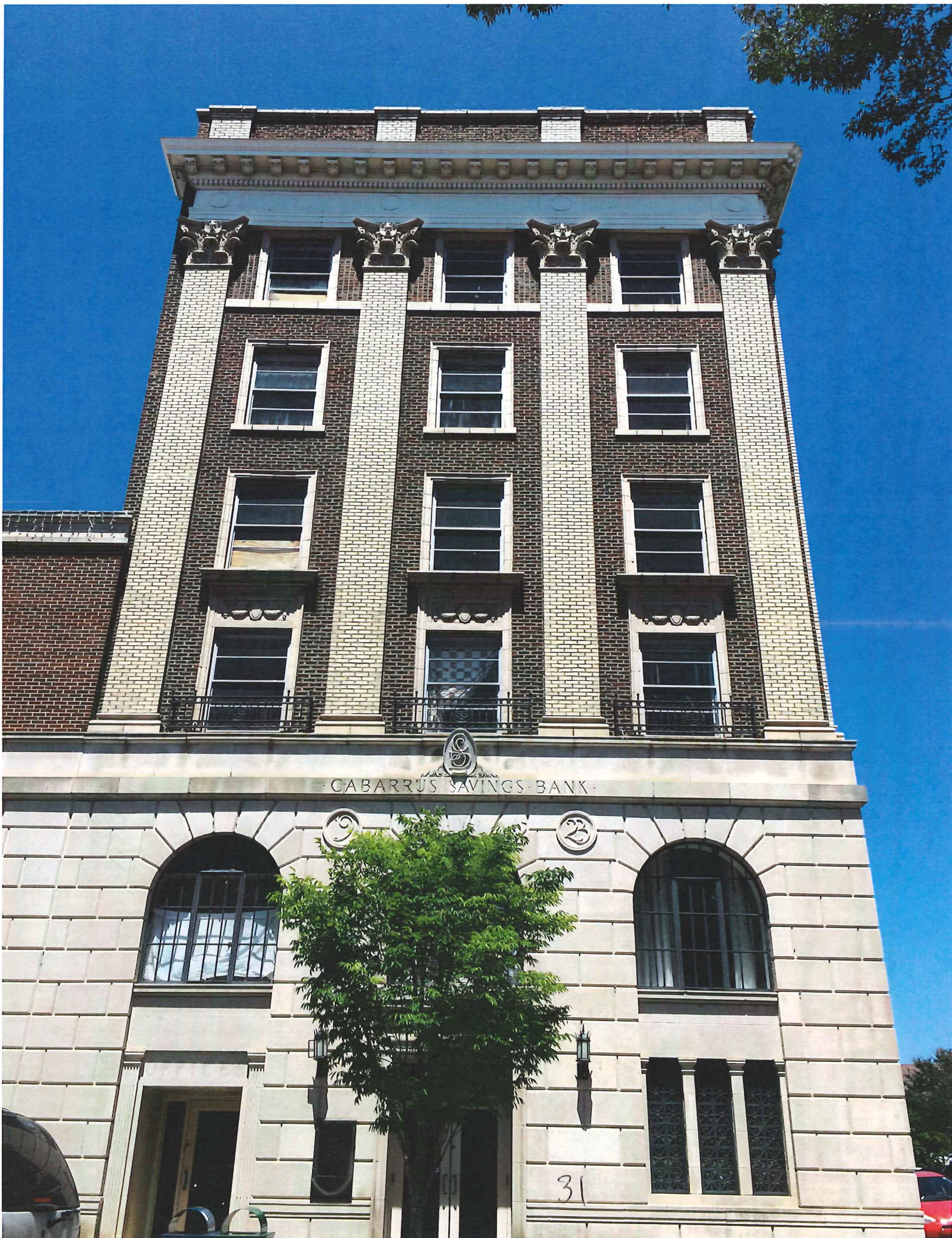
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CABARRUS SAVINGS BANK

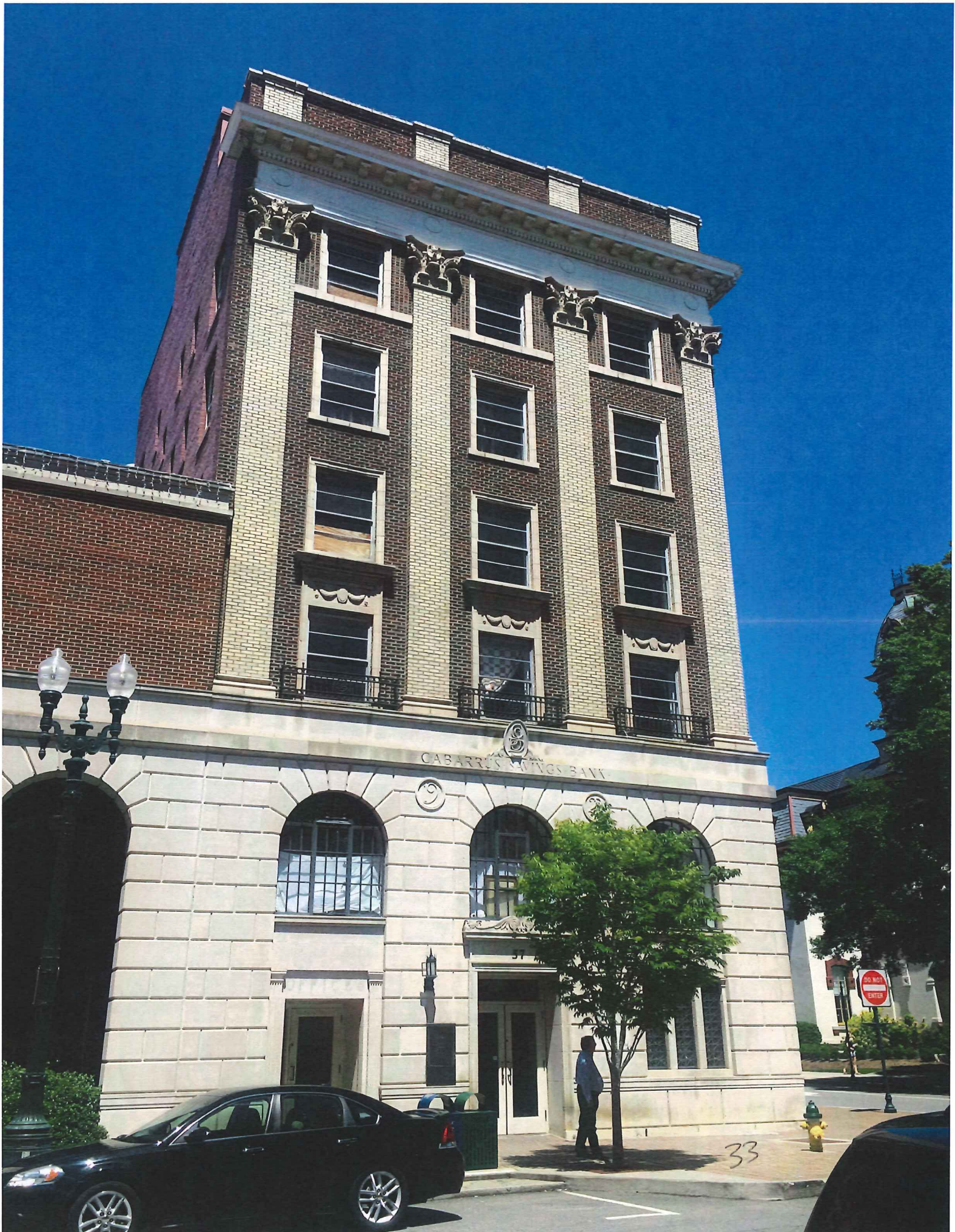
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Leland Street
South

51
Leland Street
South



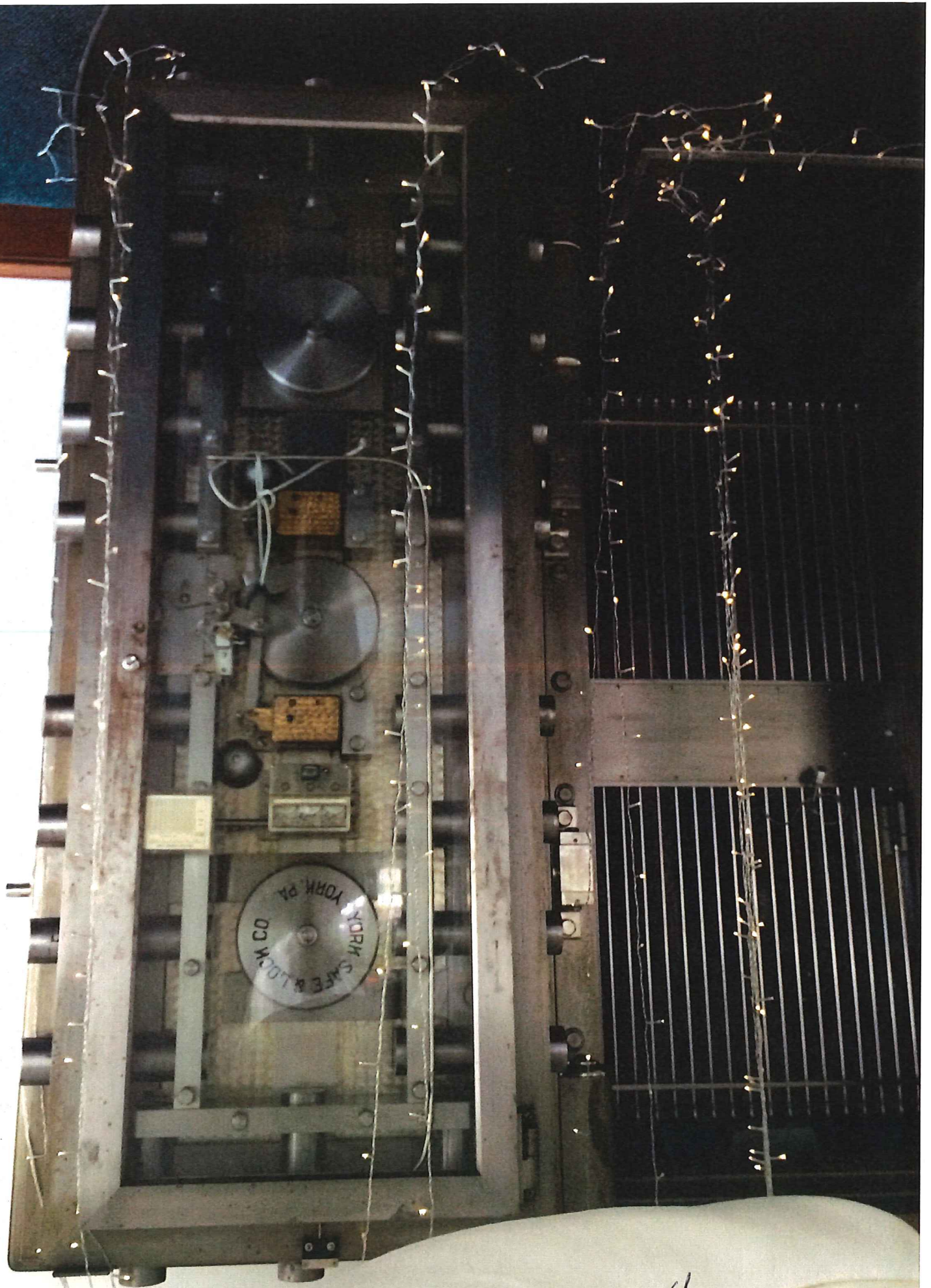
CABARRUS SAVINGS BANK

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DO NOT ENTER



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CABARRUS SAVINGS BANK



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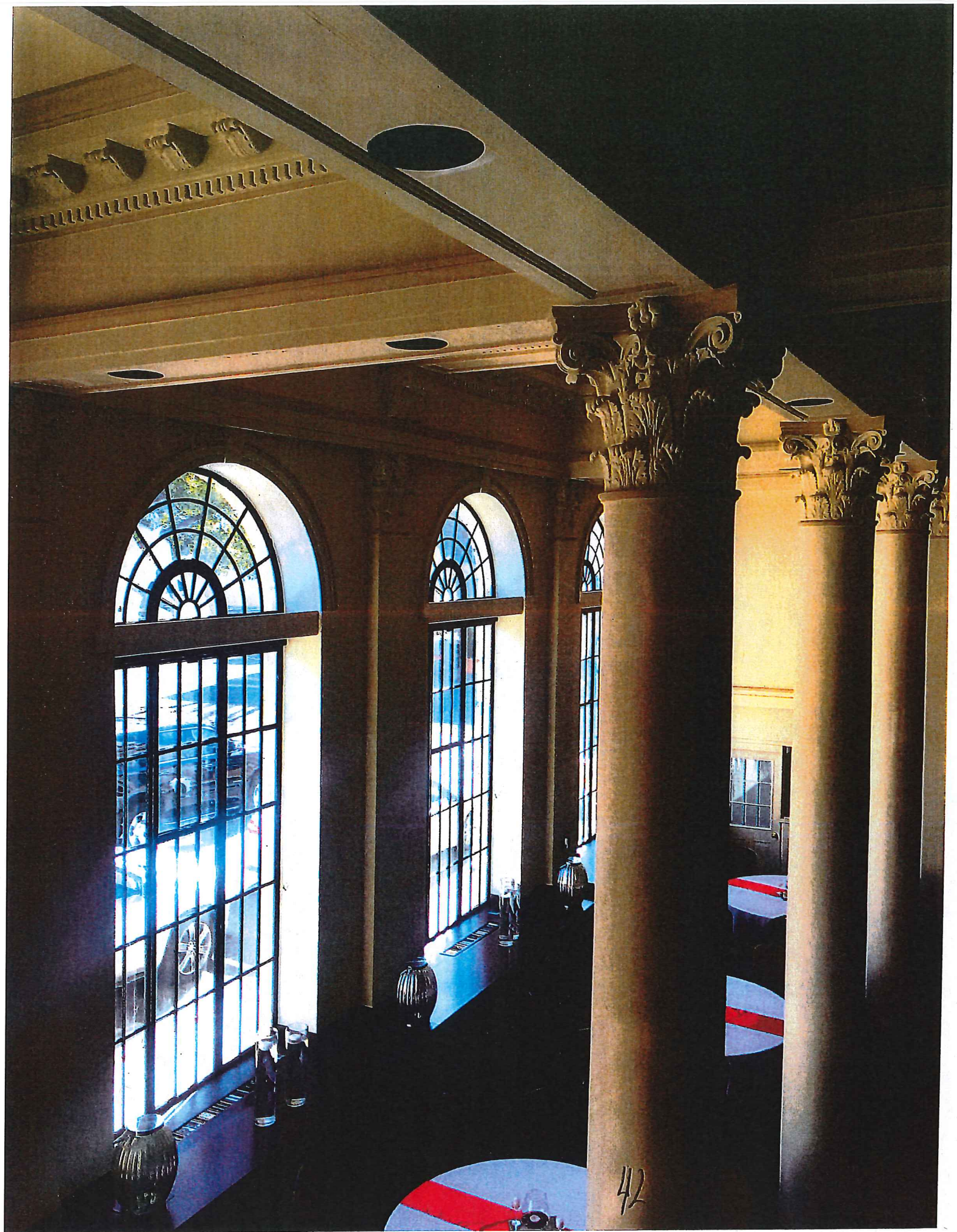




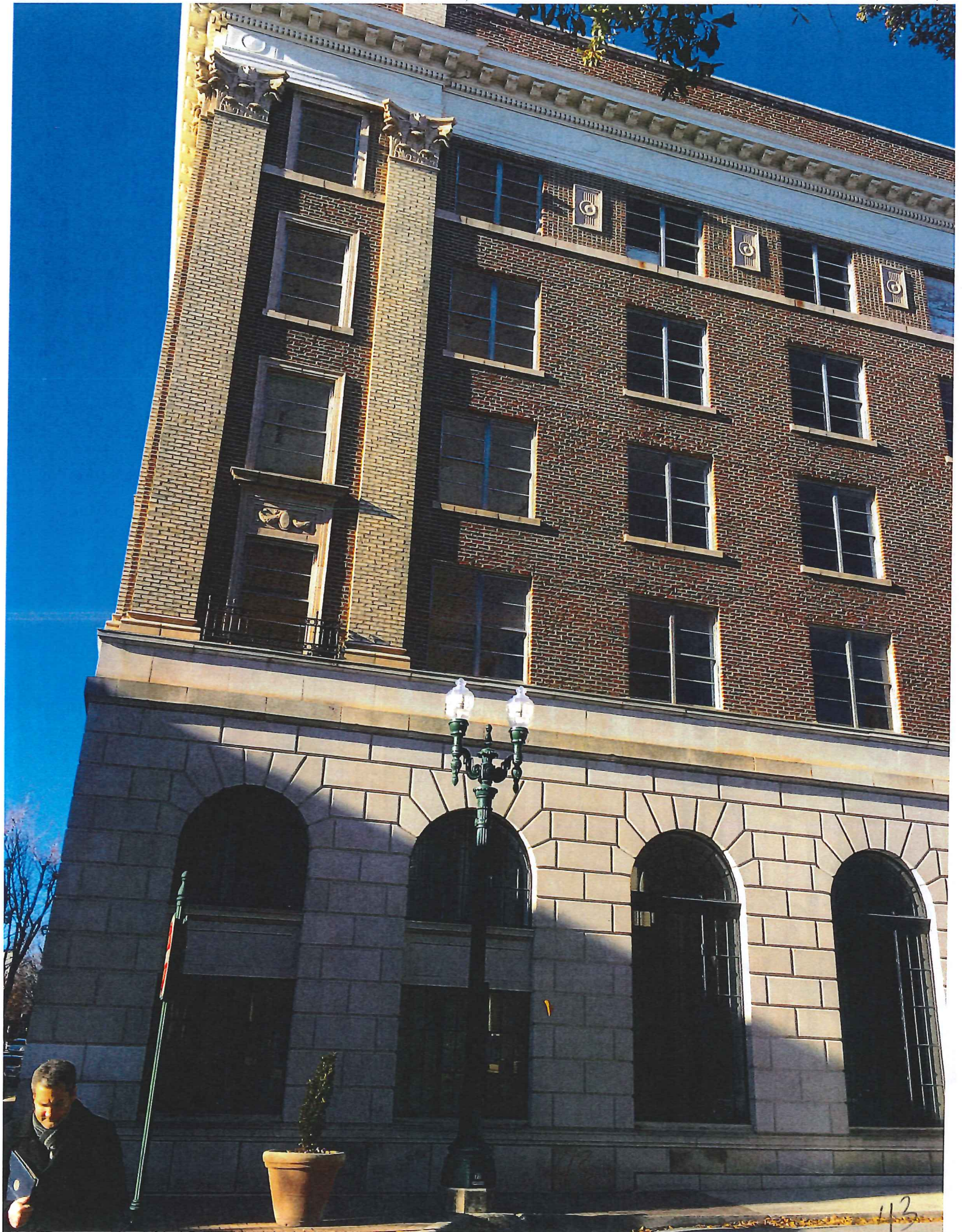
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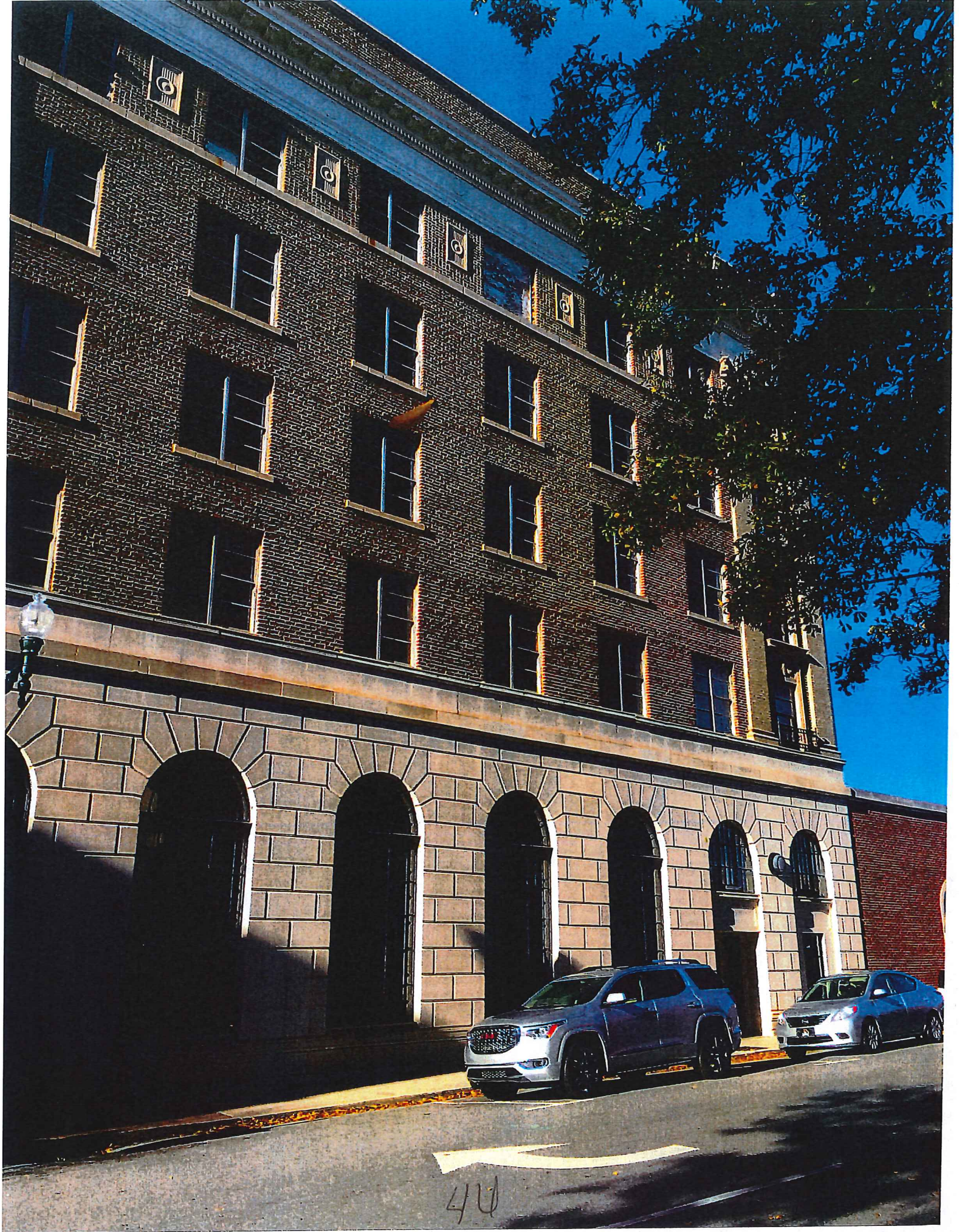


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ONE WAY
→

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105

46



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

September 12, 2018

Scott Sherrill
City of Concord
P.O. Box 308
35 Cabarrus Avenue, West
Concord, NC 28026

RE: Landmark Designation Report for the **Cabarrus Savings Bank, 51-57 Union Street, South, Concord, Cabarrus County**

Dear Mr. Sherrill:

Thank you for the report for the Cabarrus Savings Bank, located at 51-57 Union Street, South in Concord. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160A-400.4.

According to the report, the Cabarrus Savings Bank is one of the most architecturally significant buildings in the downtown Concord area, exhibiting a prominent Classical Revival design consistent with the financial institution's stature within the local community.

We have shared recommendations with staff to perform minor revisions to the report. With these changes, we believe the designation report will provide the Concord Historic Preservation Commission and the local governing board sufficient information to determine whether the Cabarrus Savings Bank possess the requisite special local significance and requisite integrity for local historic landmark designation.

Landmark designation means the community recognizes a property as an important historic resource worthy of preservation. Any substantial exterior design changes to a designated landmark are subject to the design review procedures of the Concord Historic Preservation Commission. The owner may apply for an annual deferral of fifty percent of the property taxes for as long as the property is designated and retains significance and integrity.

Thank you for giving us the opportunity to comment on the report. Our comments are advisory only and are not binding. Once the governing board has received a recommendation from the Concord Historic Preservation Commission and has proceeded in the same manner as would otherwise be required for an amendment to the zoning ordinance, the governing board may proceed with the designation decision. Once the designation decision has been made, please return the completed designation confirmation form, enclosed.

This letter serves as our comments on the proposed landmark designation of the Cabarrus Savings Bank. Please contact me at 919-807-6575 should you have any questions about our comments.

Sincerely,

A handwritten signature in blue ink that reads "Amber E. Stimpson". The signature is fluid and cursive, with a large, sweeping loop over the "S" in "Stimpson".

Amber E. Stimpson
Local Preservation Commissions / CLG Coordinator

CC: Commission Chair

Enclosure



NATIONAL REGISTER BULLETIN

HOW TO APPLY THE NATIONAL REGISTER CRITERIA FOR EVALUATION

[Previous](#)[Table of Contents](#)[Next](#)

U.S. Department of the Interior, National Park Service

V. HOW TO EVALUATE A PROPERTY WITHIN ITS HISTORIC CONTEXT

1. [Understanding Historic Contexts](#)
2. [How to Evaluate a Property Within its Historic Context](#)
3. [Local, State, and National Historic Contexts](#)

UNDERSTANDING HISTORIC CONTEXTS

To qualify for the National Register, a property must be significant; that is, it must represent a significant part of the history, architecture, archeology, engineering, or culture of an area, and it must have the characteristics that make it a good representative of properties associated with that aspect of the past. This section explains how to evaluate a property within its historic context. (*For a complete discussion of historic contexts, see National Register Bulletin: [Guidelines for Completing National Register of Historic Places Registration Forms](#)*).

The significance of a historic property can be judged and explained only when it is evaluated within its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear. Historians, architectural historians, folklorists, archeologists, and anthropologists use different words to describe this phenomena such as trend, pattern, theme, or cultural affiliation, but ultimately the concept is the same.

The concept of historic context is not a new one; it has been fundamental to the study of history since the 18th century and, arguably, earlier than that. Its core premise is that resources, properties, or happenings in history do not occur in a vacuum but rather are part of larger trends or patterns.

In order to decide whether a property is significant within its historic context, the following five things must be determined:

- The facet of prehistory or history of the local area, State, or the nation that the property represents;
- Whether that facet of prehistory or history is significant;
- Whether it is a type of property that has relevance and importance in illustrating the historic context;
- How the property illustrates that history; and finally
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.

These five steps are discussed in detail below. If the property being evaluated does represent an important aspect of the area's history or prehistory *and* possesses the requisite quality of integrity, then it qualifies for the National Register.

HOW TO EVALUATE A PROPERTY WITHIN ITS HISTORIC CONTEXT

Identify what the property represents: the theme(s), geographical limits, and chronological period that provide a perspective from which to evaluate the property's significance.

Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. Historic contexts may have already been defined in your area by the State historic preservation office, Federal agencies, or local governments. In accordance with the National Register Criteria, the historic context may relate to one of the following:

- An event, a series of events or activities, or patterns of an area's development (Criterion A);
- Association with the life of an important person (Criterion B);
- A building form, architectural style, engineering technique, or artistic values, based on a stage of physical development, or the use of a material or method of construction that shaped the historic identity of an area (Criterion C); or
- A research topic (Criterion D).

Determine how the theme of the context is significant in the history of the local area, the State, or the nation.

A theme is a means of organizing properties into coherent patterns based on elements such as environment, social/ethnic groups, transportation networks, technology, or political developments that have influenced the development of an area during one or more periods of prehistory or history. A theme is considered significant if it can be demonstrated, through scholarly research, to be important in American history. Many significant themes can be found in the following list of Areas of Significance used by the National Register.

AREAS OF SIGNIFICANCE

<i>Agriculture</i>	<i>Engineering</i>	<i>Landscape Architecture</i>
<i>Architecture</i>	<i>Entertainment/Recreation</i>	<i>Law</i>
<i>Archeology</i>	<i>Ethnic Heritage</i>	<i>Literature</i>
<i>Prehistoric</i>	<i>Asian</i>	<i>Maritime History</i>
<i>Historic--Aboriginal</i>	<i>Black</i>	<i>Military</i>
<i>Historic--Non-Aboriginal</i>	<i>European</i>	<i>Performing Arts</i>
<i>Art</i>	<i>Hispanic</i>	<i>Philosophy</i>
<i>Commerce</i>	<i>Native American</i>	<i>Politics/Government</i>
<i>Communications</i>	<i>Pacific Islander</i>	<i>Religion</i>
<i>Community Planning and</i>	<i>Other</i>	<i>Science</i>
<i>Development</i>	<i>Exploration/Settlement</i>	<i>Social History</i>
<i>Conservation</i>	<i>Health/Medicine</i>	<i>Transportation</i>
<i>Economics</i>	<i>Industry</i>	<i>Other</i>
<i>Education</i>	<i>Invention</i>	

Determine what the property type is and whether it is important in illustrating the historic context.

A context may be represented by a variety of important property types. For example, the context of "Civil War Military Activity in Northern Virginia" might be represented by such properties as: a group of mid-19th century fortification structures; an open field where a battle occurred; a knoll from which a general directed troop movements; a sunken transport ship; the residences or public buildings that served as company headquarters; a railroad bridge that served as a focal point for a battle; and earthworks exhibiting particular construction techniques.

Because a historic context for a community can be based on a distinct period of development, it might include numerous property types. For example, the context "Era of Industrialization in Grand Bay, Michigan, 1875 - 1900" could be represented by important property types as diverse as sawmills, paper mill sites, salt refining plants, flour mills, grain elevators, furniture factories, workers housing, commercial buildings, social halls, schools, churches, and transportation facilities.

A historic context can also be based on a single important type of property. The context "Development of County Government in Georgia, 1777-1861" might be represented solely by courthouses. Similarly, "Bridge Construction in Pittsburgh, 1870-1920" would probably only have one property type.

Determine how the property represents the context through specific historic associations, architectural or engineering values, or information potential (the Criteria for Evaluation).

For example, the context of county government expansion is represented under Criterion A by historic districts or buildings that reflect population growth, development patterns, the role of government in that society, and political events in the history of the State, as well as the impact of county government on the physical development of county seats. Under Criterion C, the context is represented by properties whose architectural treatments reflect their governmental functions, both practically and symbolically. (See [Part VI: How to Identify the Type of Significance of a Property.](#))

Determine what physical features the property must possess in order for it to reflect the significance of the historic context.

These physical features can be determined after identifying the following:

- Which types of properties are associated with the historic context,
- The ways in which properties can represent the theme, and
- The applicable aspects of integrity.

Properties that have the defined characteristics are eligible for listing. (See [Part VIII: How to Evaluate the Integrity of a Property.](#))

Properties Significant within More than One Historic Context

A specific property can be significant within one or more historic contexts, and, if possible, all of these should be identified. For example, a public building constructed in the 1830s that is related to the historic context of Civil War campaigns in the area might also be related to the theme of political developments in the community during the 1880s. A property is only required, however, to be documented as significant in one context.

Comparing Related Properties

Properties listed in the National Register must possess significance when evaluated in the perspective of their historic context. Once the historic context is established and the property type is determined, it is not necessary to evaluate the property in question against other properties if:

- It is the sole example of a property type that is important in illustrating the historic context or
- It clearly possesses the defined characteristics required to be strongly representative of the context.

If these two conditions do not apply, then the property will have to be evaluated against other examples of the property type to determine its eligibility. The geographic level (local, State, or national) at which this evaluation is made is the same as the level of the historic context.

LOCAL, STATE, AND NATIONAL HISTORIC CONTEXTS

Historic contexts are found at a variety of geographical levels or scales. The geographic scale selected may relate to a pattern of historical development, a political division, or a cultural area. Regardless of the scale, the historic context establishes the framework from which decisions about the significance of related properties can be made.

Local Historic Contexts

A local historic context represents an aspect of the history of a town, city, county, cultural area, or region, or any portions thereof. It is defined by the importance of the property, not necessarily the physical location of the property. For instance, if a property is of a type found throughout a State, or its boundaries extend over two States, but its importance relates only to a particular county, the property would be considered of local significance.

The level of context of archeological sites significant for their information potential depends on the scope of the applicable research design. For example, a Late Mississippian village site may yield information in a research design concerning one settlement system on a regional scale, while in another research design it may reveal information of local importance concerning a single group's stone tool manufacturing techniques or house forms. It is a question of how the available information potential is likely to be used.

State Historic Contexts

Properties are evaluated in a State context when they represent an aspect of the history of the State as a whole (or American Samoa, the District of Columbia, the Commonwealth of the Northern Mariana Islands, Guam, Puerto Rico, or the Virgin Islands). These properties do not necessarily have to belong to property types found throughout the entire State: they can be located in only a portion of the State's present political boundary. It is the property's historic context that must be important statewide. For example, the "cotton belt" extends through only a portion of Georgia, yet its historical development in the antebellum period affected the entire State. These State historic contexts may have associated properties that are statewide or locally significant representations. A cotton gin in a small town might be a locally significant representation of this context, while one of the largest cotton producing plantations might be of State significance.

A property whose historic associations or information potential appears to extend beyond a single local area might be significant at the State level. A property can be significant to more than one community or local area, however, without having achieved State significance.

A property that overlaps several State boundaries can possibly be significant to the State or local history of each of the States. Such a property is not necessarily of national significance, however, nor is it necessarily significant to all of the States in which it is located.

Prehistoric sites are not often considered to have "State" significance, per se, largely because States are relatively recent political entities and usually do not correspond closely to Native American

political territories or cultural areas. Numerous sites, however, may be of significance to a large region that might geographically encompass parts of one, or usually several, States. Prehistoric resources that might be of State significance include regional sites that provide a diagnostic assemblage of artifacts for a particular cultural group or time period or that provide chronological control (specific dates or relative order in time) for a series of cultural groups.

National Historic Contexts

Properties are evaluated in a national context when they represent an aspect of the history of the United States and its territories as a whole. These national historic contexts may have associated properties that are locally or statewide significant representations, as well as those of national significance.

Properties designated as nationally significant and listed in the National Register are the prehistoric and historic units of the National Park System and those properties that have been designated National Historic Landmarks. The National Historic Landmark criteria are the standards for nationally significant properties; they are found in the *Code of Federal Regulations, Title 36, Part 65* and are summarized in this bulletin in [Part IX: Summary of National Historic Landmarks Criteria for Evaluation](#).

A property with national significance helps us understand the history of the nation by illustrating the nationwide impact of events or persons associated with the property, its architectural type or style, or information potential. It must be of exceptional value in representing or illustrating an important theme in the history of the nation.

Nationally significant properties do not necessarily have to belong to a property type found throughout the entire country: they can be located in only a portion of the present political boundaries. It is their historic context that must be important nationwide. For example, the American Civil War was fought in only a portion of the United States, yet its impact was nationwide. The site of a small military skirmish might be a locally significant representation of this national context, while the capture of the State's largest city might be a statewide significant representation of the national context.

When evaluating properties at the national level for designation as a National Historic Landmark, please refer to the National Historic Landmarks outline, History and Prehistory in the National Park System and the National Historic Landmarks Program 1987. (For more information about the [National Historic Landmarks](#) program, please write to the Department of the Interior, National Park Service, History Division, 1849 C St. NW, #2280, Washington, DC 20240.)

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NATIONAL REGISTER BULLETIN

HOW TO APPLY THE NATIONAL REGISTER CRITERIA FOR EVALUATION

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U.S. Department of the Interior, National Park Service

VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

1. [Seven Aspects of Integrity](#)
2. [Assessing Integrity in Properties](#)
 - [Defining the Essential Physical Features](#)
 - [Visibility of the Physical Features](#)
 - [Comparing Similar Properties](#)
 - [Determining the Relevant Aspects of Integrity](#)

SEVEN ASPECTS OF INTEGRITY

- Location
- Design
- Setting
- Materials

- Workmanship
- Feeling
- Association

Understanding the Aspects of Integrity

Location

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (See Criteria Consideration B in [Part VII: How to Apply the Criteria Considerations](#), for the conditions under which a moved property can be eligible.)

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

Setting

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible. (See Criteria Consideration E in Part VII: How to Apply the Criteria Considerations for the conditions under which a reconstructed property can be eligible.)

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in prehistoric contexts include Paleo-Indian clovis projectile points; Archaic period beveled adzes; Hopewellian birdstone pipes; copper earspools and worked bone pendants; and Iroquoian effigy pipes.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

Association

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

ASSESSING INTEGRITY IN PROPERTIES

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.

The steps in assessing integrity are:

- Define the **essential physical features** that must be present for a property to represent its significance.
- Determine whether the **essential physical features are visible** enough to convey their significance.
- Determine whether the property needs to be **compared with similar properties**. And,
- Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

Ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.

DEFINING THE ESSENTIAL PHYSICAL FEATURES

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant (Applicable Criteria and Areas of Significance) and *when* it was significant (Periods of Significance). They are the features without which a property can no longer be identified as, for instance, a late 19th century dairy barn or an early 20th century commercial district.

Criteria A and B

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association

with the important event, historical pattern, or person(s). If the property is a site (such as a treaty site) where there are no material cultural remains, the setting must be intact.

Archeological sites eligible under Criteria A and B must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to convey important associations with events or persons.

Criterion C

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible *if* it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Archeological sites eligible under Criterion C must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to illustrate a site type, time period, method of construction, or work of a master.

Criterion D

For properties eligible under Criterion D, including archeological sites and standing structures studied for their information potential, less attention is given to their overall condition, than it they were being considered under Criteria A, B, or C. Archeological sites, in particular, do not exist today exactly as they were formed. There are always cultural and natural processes that alter the deposited materials and their spatial relationships.

For properties eligible under Criterion D, integrity is based upon the property's potential to yield specific data that addresses important research questions, such as those identified in the historic context documentation in the Statewide Comprehensive Preservation Plan or in the research design for projects meeting the *Secretary of the Interior's Standards for Archeological Documentation*.

Interiors

Some historic buildings are virtually defined by their exteriors, and their contribution to the built environment can be appreciated even if their interiors are not accessible. Examples of this would include early examples of steel-framed skyscraper construction. The great advance in American technology and engineering made by these buildings can be read from the outside. The change in American popular taste during the 19th century, from the symmetry and simplicity of architectural styles based on classical precedents, to the expressions of High Victorian styles, with their combination of textures, colors, and asymmetrical forms, is readily apparent from the exteriors of these buildings.

Other buildings "are" interiors. The Cleveland Arcade, that soaring 19th century glass-covered shopping area, can only be appreciated from the inside. Other buildings in this category would be the great covered train sheds of the 19th century.

In some cases the loss of an interior will disqualify properties from listing in the National Register--a historic concert hall noted for the beauty of its auditorium and its fine acoustic qualities would be the type of property that if it were to lose its interior, it would lose its

value as a historic resource. In other cases, the overarching significance of a property's exterior can overcome the adverse effect of the loss of an interior.

In borderline cases particular attention is paid to the significance of the property and the remaining historic features.

Historic Districts

For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.

A component of a district cannot contribute to the significance if:

- it has been substantially altered since the period of the district's significance or
- it does not share the historic associations of the district.

VISIBILITY OF PHYSICAL FEATURES

Properties eligible under Criteria A, B, and C must not only retain their essential physical features, but the features must be visible enough to convey their significance. This means that even if a property is physically intact, its integrity is questionable if its significant features are concealed under modern construction. Archeological properties are often the exception to this; by nature they usually do not require visible features to convey their significance.

Non-Historic Exteriors

If the historic *exterior* building material is covered by non-historic material (such as modern siding), the property can still be eligible if the significant form, features, and detailing are not obscured. If a property's exterior is covered by a non-historic false-front or curtain wall, the property will not qualify under Criteria A, B, or C, because it does not retain the visual quality necessary to convey historic or architectural significance. Such a property also cannot be considered a contributing element in a historic district, because it does not add to the district's sense of time and place. If the false front, curtain wall, or non-historic siding is removed and the original building materials are intact, then the property's integrity can be re-evaluated.

Property Contained within Another Property

Some properties contain an earlier structure that formed the nucleus for later construction. The exterior property, if not eligible in its own right, can qualify on the basis of the interior property *only if* the interior property can yield significant information about a specific construction technique or material, such as rammed earth or tabby. The interior property *cannot* be used as the basis for eligibility if it has been so altered that it no longer contains

the features that could provide important information, or if the presence of important information cannot be demonstrated.

Sunken Vessels

A sunken vessel can be eligible under Criterion C as embodying the distinctive characteristics of a method of construction if it is structurally intact. A *deteriorated* sunken vessel, no longer structurally intact, can be eligible under Criterion D if the remains of either the vessel or its contents is capable of yielding significant information. For further information, refer to National Register Bulletin: [*Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places.*](#)

Natural Features

A natural feature that is associated with a historic event or trend, such as a rock formation that served as a trail marker during westward expansion, must retain its historic appearance, unobscured by modern construction or landfill. Otherwise it is not eligible, even though it remains intact.

COMPARING SIMILAR PROPERTIES

For some properties, comparison with similar properties should be considered during the evaluation of integrity. Such comparison may be important in deciding what physical features are essential to properties of that type. In instances where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken during the evaluation of integrity. This situation arises when scholarly work has not been done on a particular property type or when surviving examples of a property type are extremely rare. (See Comparing Related Properties in [Part V: How to Evaluate a Property within its Historic Context.](#))

Rare Examples of a Property Type

Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. The property must have the essential physical features that enable it to convey its historic character or information. The rarity and poor condition, however, of other extant examples of the type may justify accepting a greater degree of alteration or fewer features, provided that enough of the property survives for it to be a significant resource.

Eligible

- A one-room schoolhouse that has had all original exterior siding replaced and a replacement roof that does not exactly replicate the original roof profile can be eligible if the other extant rare examples have received an even greater degree of alteration, such as the subdivision of the original one-room plan.

Not Eligible

- A mill site contains information on how site patterning reflects historic functional requirements, but parts of the site have been destroyed. The site is not eligible for its

information potential if a comparison of other mill sites reveals more intact properties with complete information.

DETERMINING THE RELEVANT ASPECTS OF INTEGRITY

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property requires an understanding of the property's significance and its essential physical features.

Criteria A and B

A property important for association with an event, historical pattern, or person(s) ideally might retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of design and workmanship, however, might not be as important to the significance, and would not be relevant if the property were a site. A basic integrity test for a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today.

For archeological sites that are eligible under Criteria A and B, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the potential to yield information is required.

Eligible

A mid-19th century waterpowered mill important for its association with an area's industrial development is eligible if:

- it is still on its original site (**Location**), and
- the important features of its setting are intact (**Setting**), and
- it retains most of its historic materials (**Materials**), and
- it has the basic features expressive of its design and function, such as configuration, proportions, and window pattern (**Design**).

Not Eligible

A mid-19th century waterpowered mill important for its association with an area's industrial development is not eligible if:

- it has been moved (**Location, Setting, Feeling, and Association**), or
- substantial amounts of new materials have been incorporated (**Materials, Workmanship, and Feeling**), or
- it no longer retains basic design features that convey its historic appearance or function (**Design, Workmanship, and Feeling**).

Criterion C

A property significant under Criterion C must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Location and setting will be important, however, for those properties whose design is a reflection of their immediate environment (such as designed landscapes and bridges).

For archeological sites that are eligible under Criterion C, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the *potential* to yield information is required.

Eligible

A 19th century wooden covered bridge, important for illustrating a construction type, is eligible if:

- the essential features of its design are intact, such as abutments, piers, roof configuration, and trusses (**Design, Workmanship, and Feeling**), and
- most of the historic materials are present (**Materials, Workmanship, and Feeling**), and
- evidence of the craft of wooden bridge technology remains, such as the form and assembly technique of the trusses (**Workmanship**).
- Since the design of a bridge relates directly to its function as a transportation crossing, it is also important that the bridge still be situated over a waterway (**Setting, Location, Feeling, and Association**).

Not Eligible

For a 19th century wooden covered bridge, important for its construction type, replacement of some materials of the flooring, siding, and roofing would not necessarily damage its integrity. Integrity would be lost, however, if:

- the abutments, piers, or trusses were substantially altered (**Design, Workmanship, and Feeling**) or
- considerable amounts of new materials were incorporated (**Materials, Workmanship, and Feeling**).
- Because environment is a strong factor in the design of this property type, the bridge would also be ineligible if it no longer stood in a place that conveyed its function as a crossing (**Setting, Location, Feeling, and Association**).

Criterion D

For properties eligible under Criterion D, setting and feeling may not have direct bearing on the property's ability to yield important information. Evaluation of integrity probably will focus primarily on the location, design, materials, and perhaps workmanship.

Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns can be eligible if:

- floral or faunal remains are found in clear association with cultural material (**Materials** and **Association**) and
- the site exhibits stratigraphic separation of cultural components (**Location**).

Not Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns would not be eligible if:

- floral or faunal remains were so badly decomposed as to make identification impossible (**Materials**), or
- floral or faunal remains were disturbed in such a manner as to make their association with cultural remains ambiguous (**Association**), or
- the site has lost its stratigraphic context due to subsequent land alterations (**Location**).

Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period can be eligible if:

- the site contains lithic debitage, finished stone tools, hammerstones, or antler flakers (**Material** and **Design**), and
- the site contains datable material (**Association**).

Not Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period would not be eligible if:

- the site contains natural deposits of lithic materials that are impossible to distinguish from culturally modified lithic material (**Design**) or
- the site does not contain any temporal diagnostic evidence that could link the site to the Late Archaic period (**Association**).

DATE: November 14, 2018

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-28-18
<u>Applicant:</u>	Mac Swaringen
<u>Location of subject property:</u>	246 Union St N
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is site of a “Contributing” structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of construction: ca. 1906
- Two-story, frame, single-pile house with triple-A roofline. All three gables have sawn ornaments and cut-out ventilators. Wrap-around porch with turned posts, turned balusters, and decorative brackets carries across full façade and shelter south side of rear ell. Façade bays have pairs of tall, narrow, 1/1 windows.
- Applicant is proposing to add fencing.

DISCUSSION:

The applicant proposes to add a 27’ of wood fence from the driveway to the garage and 14’ of wood fence from the bay window to the neighbor’s fence. The fence would be 5’ tall with dog ear slats. The posts will be 4x4s and the slats will be 1x6s.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory—Nomination Form
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Site Plan
Exhibit D: Photographs
Exhibit E: Specifications

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 9: Fences and Walls

Chain link, basket weave, plastic/vinyl, and split-rail fences are prohibited within the historic districts...Fences should be compatible with most structures in the districts.

The style of fence or wall should respond to the historic nature of the property. All wooden fences should be “stick-built” on site. The styles shown to the left are encouraged as well as custom designs with appropriate architectural detailing. Wooden fences visible from the street and/or wooden fences in front yards and side yards of corner lots are required to be painted or stained white or a color matching the body or trim of the structure, including shutters, foundation color, etc. Painting or staining is recommended, but not required, for rear yard fences unless they are visible from the street. If a fence is designed as a single-sided fence, one with detailing on only one side, the finished detail should be on the outside face of the fence (facing neighboring property). Additionally, wood picket fences should have pickets spaced at a minimum of 1 inch or half the width of the picket. (See notes regarding “Privacy Fences” for allowable exceptions to this rule.)...

Rear yard fences are defined as fences, which do not extend forward on the applicant's property beyond the side carline of the house in plain view. Approval of the location may also be handled on a case-by-case basis to determine the best natural break in the rear and front yards for placement of fences. Rear yard fences may be higher than four feet. The portions of rear yard fences that face the street should be landscaped with shrubs and trees of a planting size that will fully hide the fence from the street within two years. Size, type, and growth habits of plant materials to screen rear yard fences that face the street should be submitted at time of application. If a front yard fence adjoins a rear yard fence, or an existing neighboring property fence, attention should be given to the transition between the two. Also, attention should be given to the design of fences placed along a sloping grade. All proposed fences and walls should not negatively effect existing trees and mature landscaping.

Privacy fences are defined as fences with no spacing between pickets or fences of the shadowbox design. Privacy fences may be allowed at the discretion of the Commission in the following circumstances:

1. Privacy fences are most appropriate in rear yards.
2. Privacy fences may be allowed where the applicant's rear yard is directly adjacent to property that is either not in a historic district, or is within a historic district but is non-contributing or intrusive in that district. The applicant shall show to the satisfaction of the Commission:
 - a. That the adjacent property is unsightly in comparison to other properties surrounding the applicant's property,
 - b. That the adjacent property or nearby property raises reasonable security concerns for the applicant, or
 - c. That the adjacent property could reasonably be determined to negatively impact the property value of the applicant's property.

Privacy fences shall be allowed only on the applicant's property line directly adjoining the aforesaid adjacent property unless the Commission feels that such a partial privacy fence would not be visually appropriate or would not accomplish the purpose(s) of the privacy fence set forth above.

3. Privacy fences encompassing an area of no more than 250 square feet may be allowed at the discretion of the Commission when adjacent to the applicant's house, garage, or other outbuilding in order to screen from view trash cans, mechanical equipment, cars, or other unsightly items, provided such fence does not unreasonably impact any neighbor by blocking windows or the like.

Privacy fences allowed by the Commission should be landscaped where practical with appropriate shrubbery to soften the appearance of the fence.

Design Guidelines and Recommendations

1. Do not use high walls or fences to screen front yards.
2. Use materials like stone, brick, wood and iron.
3. Avoid chain link or plastic materials. Also avoid adding slats to chain link fences for screening purposes.
4. Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.

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.



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: Mac Swaringen
Address: 246 Union st. N
City: Concord State: NC Zip Code: 28025 Telephone: 704-918-7681

OWNER INFORMATION

Name: Same as above
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: 246 Union st. N P.I.N. # _____
Area (acres or square feet): .36 acres Current Zoning: _____ Land Use: _____

**Staff Use
Only:**

Application Received by: _____ Date: _____, 20 _____
Fee: \$20.00 Received by: _____ Date: _____, 20 _____

The application fee is nonrefundable.

Exhibit B

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: Fencing

2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
27'x 5' wood fence with dog ear slats from driveway to garage
14'x5, wood fence with dog ear skates from bay window to neighbors fence

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.

9/25/2018 12:18:37 PM PDT

Date



Signature of Owner/Agent

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	21

6. House
246 North Union Street
ca. 1906 (S)
C

Two-story, frame, single-pile house with triple-A roofline. All three gables have sawn ornaments and cut-out ventilators. Wrap-around porch with turned posts, turned balusters, and decorative brackets carries across full facade and shelters south side of rear ell. Facade bays have pairs of tall, narrow, 1/1 windows.

7. House
238 North Union Street
1954-55 (10)
F

Two-story, brick Colonial style house with five-bay facade and rounded, one-story, wrought-iron portico. Harmonious landscaping, including the retention of mature shade trees, keeps this house from being considered an intrusion.

- 7A. Johnson House
rear of 238 North Union Street
1906 (SB)
C

Two-story, frame, Italianate house moved to the rear of this lot when #7 was erected in the mid-1950s. House retains much of its exterior trim, including original entrance with molded architrave, molded cornice with pendant drop brackets, and window surrounds. First floor facade bays flanking entrance removed as part of adaptation of first floor for use as garage. Porch with Tuscan columns dates from early twentieth century. Two rear ell wings demolished at the time house was moved.

8. W.A. Wilkinson House
230 North Union Street
ca. 1900 (SB)
C

Well-detailed two-story, frame Queen Anne style residence with side gable roof and projecting, gable-front north (left) facade bay. Both the facade gable and the gable on the south side of the house have cut-away corners and are richly ornamented with alternating bands

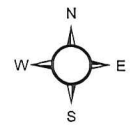
Exhibit A

H-28-18

Mac Swaringen

246 Union St N

PIN 5621-60-9418



Coordinate System - NC State Plane NAD83

Map Disclaimer
These maps and products are designed for general reference only, and data contained herein is subject to change. The City of Concord makes no warranty of merchantability or fitness for any purpose, express or implied, and assumes no legal responsibility for the information contained therein. Data used is from multiple sources - with various scales and accuracies. Additional research, such as field surveys, may be needed to determine actual conditions.

City of Concord, NC
Planning & Neighborhood Development Dept
Geographic Information Systems

NCCGIA

Fence to garage
27'x5'

Driveway

14.3'

8' 5.2'

Laundry

Kitchen

Close

Fence
14'x5'

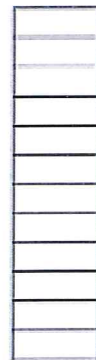
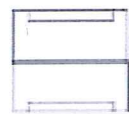
13.4'

Breakfast

6.1'

Living Room

1.9' 5.1'



E

Exhibit C

16'

Dining

Foyer

Front of
house



246 Union St. N.pdf

PDF - 2.1 MB



Main File



 Email  Save



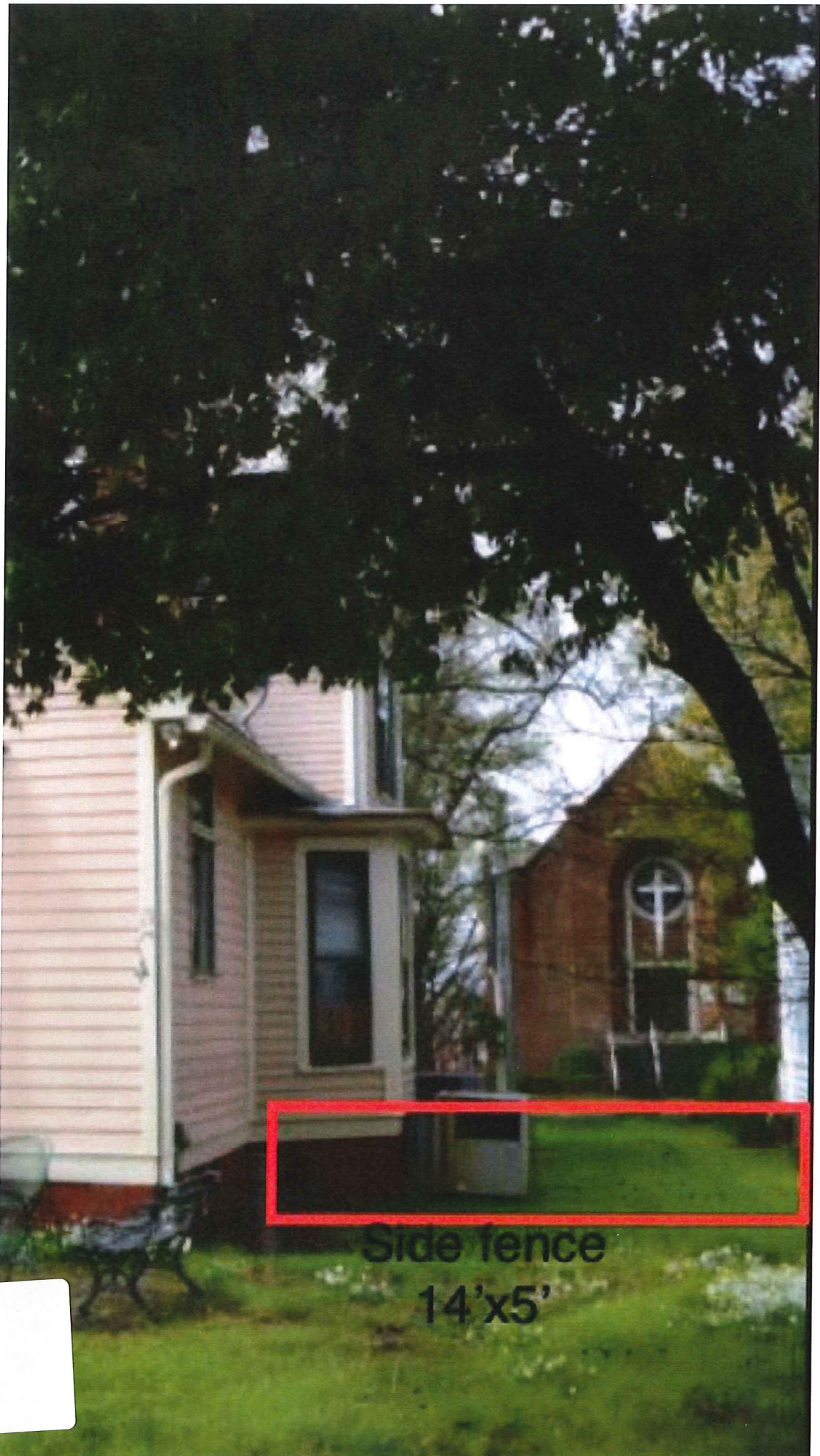


Exhibit D



Detached Garage



Exhibit E

DATE: November 14, 2018

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-29-18
<u>Applicant:</u>	Michael and Susan Hernandez
<u>Location of subject property:</u>	39 Yorktown St NW
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is site of a “Contributing” structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of construction: 1921
- Three bay frame, bungalow with broad side gable roof features a very broad front decorative gable with exposed rafters. The decorative gable has three four-over-four sash windows that are flanked with ventilators on either side. Three triangular knee braces support eaves of gable. Full façade porch has untampered bungalow columns. Façade fenestrations include paired four-over-ones on either side of entrance.
- Applicant is proposing to add an accessory storage shed.

DISCUSSION:

The applicant proposes to add a 10’x12’x7’ shed with architectural shingles and siding to match the house. The proposal is for LP Smart Side, a wood composite material, a galvanized steel base, architectural shingles, all painted to match the house. The interior would feature 2x4s 16 inches on center.

The proposed shed location would meet the accessory structure setback requirements for the RM-2 zoning district: 5’ from rear and side property lines. Based on applicant photographs, it appears that the structure would be minimally or not visible from the street.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory—Nomination Form
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Site Plan
Exhibit D: Specifications
Exhibit E: Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 3: New Accessory Structure Construction

Design Guidelines and Recommendations

6. 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.

7. *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.*
8. *Locate new garages and accessory structures in rear yards and in traditional relationship to the main buildings.*
9. *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.*
10. *All accessory structures shall remain detached from the main building.*
11. *Metal utility sheds, metal carports, and metal garages are prohibited.*
12. *Accessory buildings for Pivotal and Contributing structures should complement the siding and roof material of the primary structure.*
13. *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 should 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 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	78

172. House
39 White Avenue
1921 (SM)
C

Three bay frame, bungalow with broad side gable roof features a very broad front decorative gable with exposed rafters. The decorative gable has three four-over-four sash windows that are flanked with ventilators on either side. Three triangular-knee braces support eaves of gable. Full facade porch has untapered bungalow columns. Facade fenestrations include paired four-over-ones on either side of entrance.

173. House
36 White Street, N.W.
1921 (SM)
C

Good example of low-slung, frame bungalow with pediment gable. House is shingled above a baseboard and two-and-a-half-feet of plain weatherboard. Fenestrations are one-over-one. Porch with balustrade extends three-bay facade and is supported by typical Craftsman-style short, tapered columns with brick piers that continue to ground level. Eaves at front gable are supported by five decorative brackets.

174. House
32 White Street, N.W.
c. 1910-1915
C

Notable frame bungalow with gabled porch and broad gable roof. Porch is nearly full facade, but its gable roof does not cover northern elevation. It is surrounded by a plain balustrade and rests on full brick foundation. Brick pillars, topped with stone trim, support vernacular columns. These columns brace the weatherboarded gable roof that projects over sides. The side eaves are supported by curved sawn-rafter brackets. The main roof also projects at front and is braced by a typical (for Concord) three-part-brackets that reflect Japanese bungalow traits. Facade has three bay division with two one-over ones with diagonal lattice work.

175. House
26 White Street, N.W.
1921 (SM)
C

This high hip roof, frame cottage features two interior end chimneys,

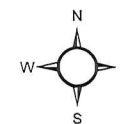
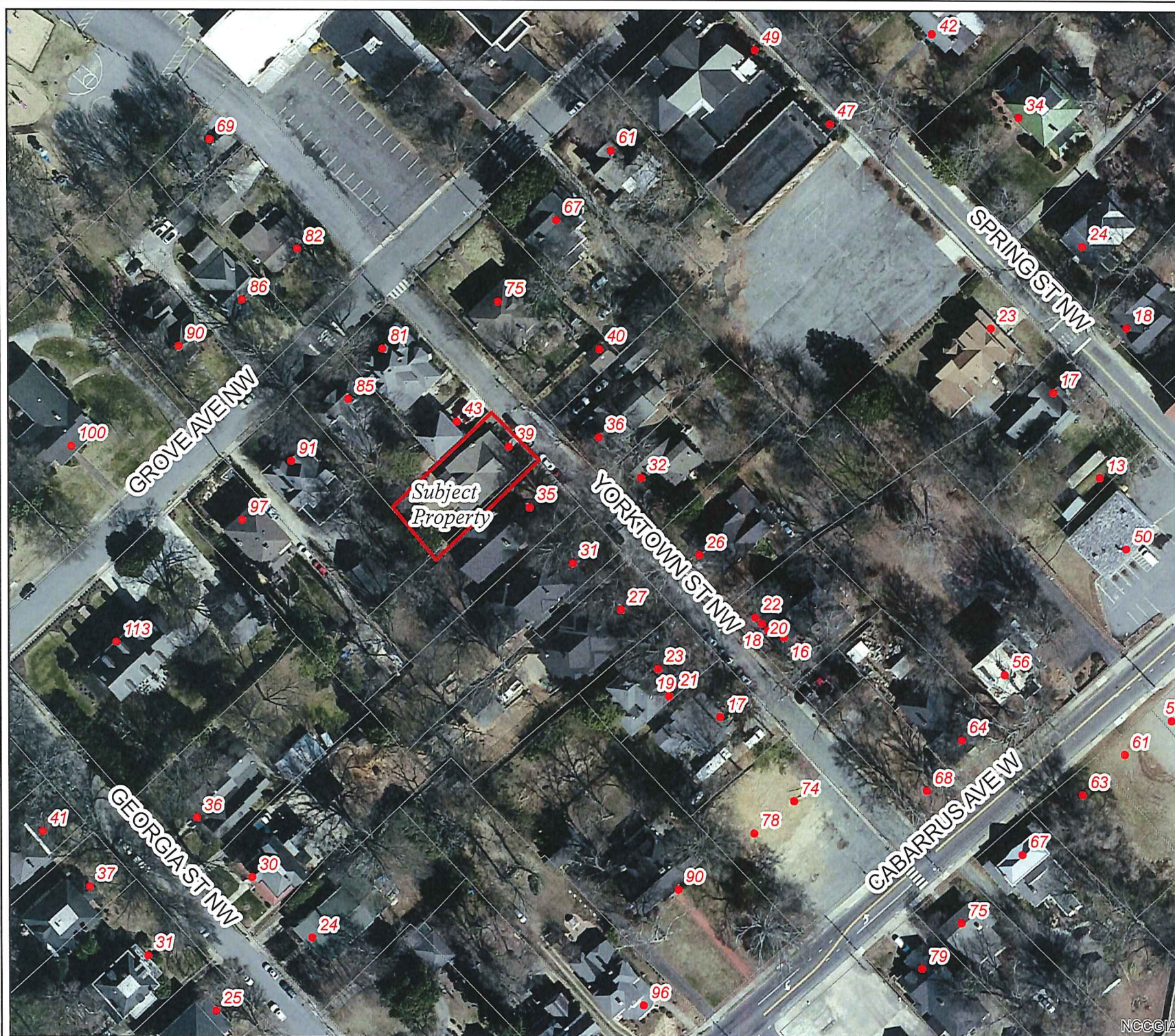
Exhibit A

H-29-18

Michael and
Susan Hernandez

39 Yorktown St NW

PIN 5620-77-7737



Coordinate System - NC State Plane NAD83

Map Disclaimer
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City of Concord, NC
Planning & Neighborhood Development Dept
Geographic Information Systems

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: Michael + Susan Hernandez
Address: 39 Yorktown St
City: Concord State: NC Zip Code: 28025 Telephone: 704-492-4347

OWNER INFORMATION

Name: Michael and Susan Hernandez
Address: 39 Yorktown St
City: Concord State: NC Zip Code: 28025 Telephone: 704-492-4347

SUBJECT PROPERTY

Street Address: 39 Yorktown St P.I.N. # 5620-77-7737
Area (acres or square feet): 0.1505 Current Zoning: RM-2 Land Use: SFR

**Staff Use
Only:**

Application Received by: _____ Date: _____, 20 _____
Fee: \$20.00 Received by: _____ Date: _____, 20 _____

The application fee is nonrefundable.

Exhibit B

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: Accessory Shed 10x12x7
w/ Architectural Shingles r Siding to match the house
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
2x4s 16 in oncenter, LP Smart Siding w/50yr warranty,
Galvalize Steel Base, Architectural Shingles. All painted
to match the house

Required Attachments/Submittals

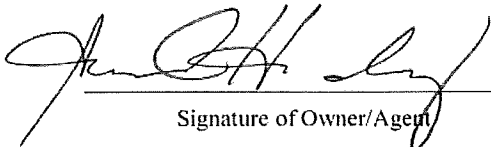
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if 16 folded copies are submitted for distribution.
2. A photograph of the front of the house.
3. Photographs of site, project, or existing structures from a "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.

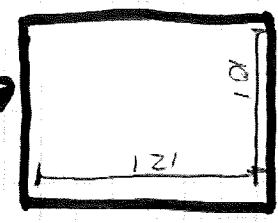
10/11/2018
Date


Signature of Owner/Agent

KEHR

57

SHED
, 21 x 01



15

119.25'

60R

120.28'

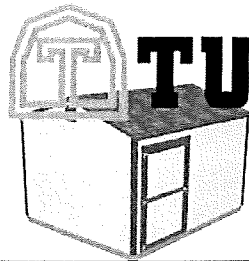
Ally

38R

50.91

FRONT

Exhibit C



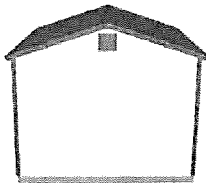
TUFF SHED®

Your Best Information

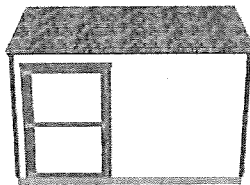


Model: TR-700
Your Store: **Lexington, SC #1106**
Building Size: 10' x 42'
[Use Current Location](#) or [find store \(\)](#)

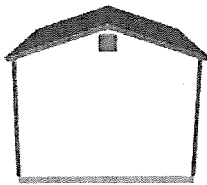
Side A/Side B



Side A



Side B



Side C



Other Options & Upgrades:

- 1 Brown Drip Edge
- 2 Wall Vent (12in x 12in)
- Other Option*
- Radiant Barrier Roof Decking
- Other Option*
- Treated SmartFloor Plus Floor Decking
- Lap Siding (Keystone and Sundance Ranch Sheds)
- Desert Tan Dimensional Premium Shingle
- Southern Breeze
- PPG Paint Color - Siding Paint*
- Goblin
- PPG Paint Color - Trim Paint*
- Southern Breeze
- PPG Paint Color - Door Siding Paint*

Order Total: \$4,038.10

Billing Information

Name: susan hernandez
 Address: 39 Yorktown st NW
 conord, NC 28025
 Phone: (704) 408-2223
 Email: chefmichaelhernandez@gmail.com
 Comments:

Shipping Information

Name: susan hernandez
 Address: 39 Yorktown st NW
 conord, NC 28025

Exhibit D

Exhibit E







DATE: November 14, 2018

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-30-18
<u>Applicant:</u>	Ian McBrayer and Jennifer Delaney
<u>Location of subject property:</u>	266 Union St N
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is site of a “Contributing” structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of construction: ca. 1905
- Two-story, frame house with side gable roof and with projecting north (left) façade bay topped with gable-front roof. House appears to have undergone two separate Colonial Revival remodelings, one ca. 1915 and a second about 1945.
- Applicant is proposing to remove a non-functioning chimney.

DISCUSSION:

The applicant proposes to remove a non-functioning chimney at the back of the house. They note that the chimney is not viewable from the street or front of the house. The applicant states that the chimney has been capped and currently leans to an extent that suggests structural issues.

ATTACHMENTS

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

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 7: Roofing

Original features on chimneys such as corbeling should be preserved. Enlarging, altering, removing, or shortening chimneys should be avoided.

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	20

architrave to mansard-roofed tower topped by ornamental iron cresting. Original porch intact; southern portion enclosed with bungalow style windows ca. 1920. At rear is brick carriage house, the finest outbuilding in the district, with pyramidal roof topped by a steeple. House stands on amply corner lot at the head of North Union and is surrounded by handsome iron fence. The history, setting, and architecture of the property make it the district's (and Concord's) predominant-residential landmark.

3. George L. Fisher House
266 North Union Street
ca. 1905 (OI)
C

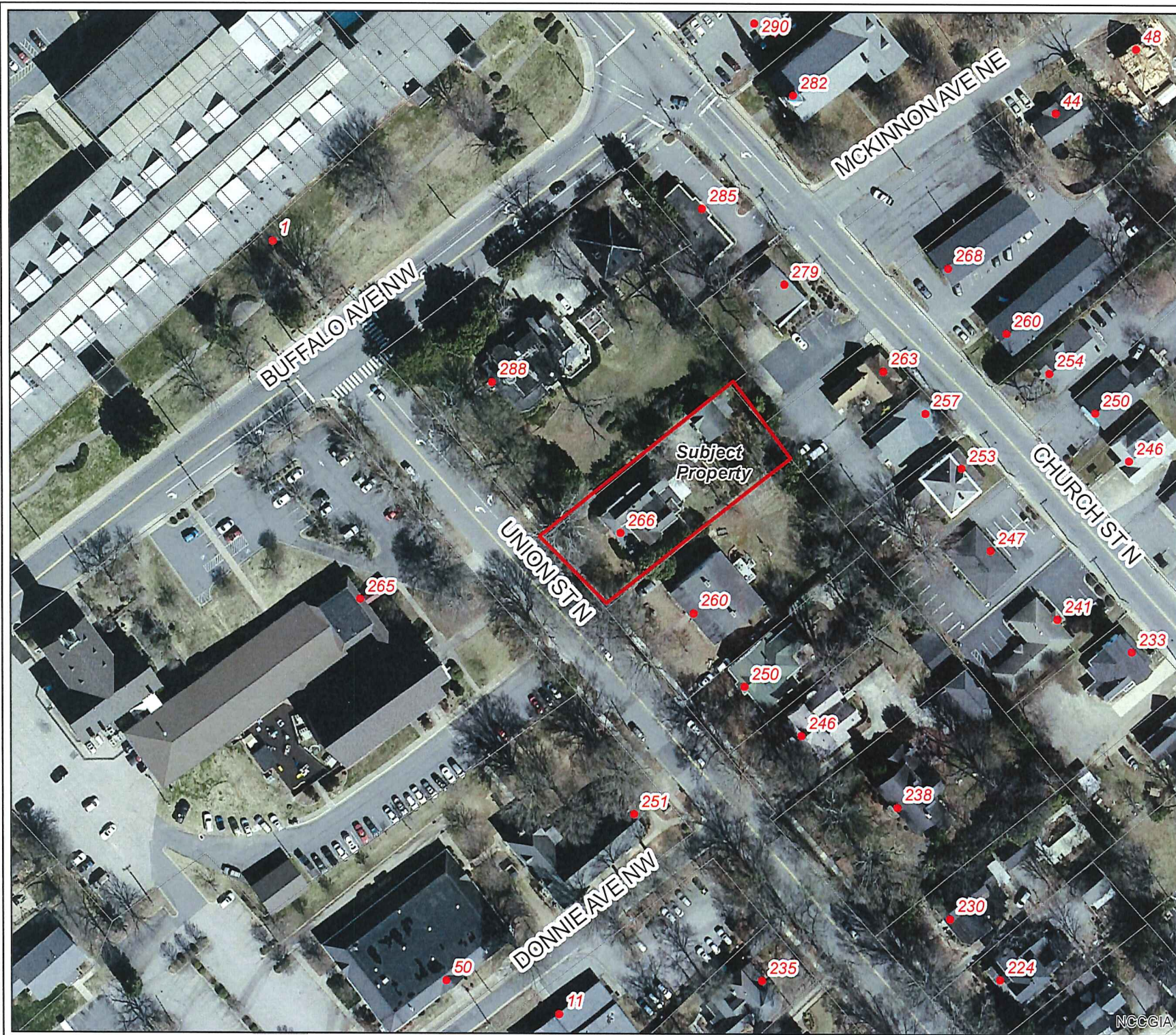
Two-story, frame house with side gable roof and with projecting north (left) facade bay topped with gable-front roof. House appears to have undergone two separate Colonial Revival remodelings, one ca. 1915 and a second about 1945. The first remodeling probably involved the replacement of the original porch with the present full facade porch upheld by fluted Ionic columns and the installation of the entrance with leaded glass sidelights and transom. The second involved the installation of the 6/6 sash windows.

4. House
258 North Union Street
under construction 1981-1983
F

Two-story, frame, Colonial style house with semi-engaged, two-story portico. Entrance composed of fluted pilasters, sidelights, and small wrought-iron balcony above. Although of pseudo-Colonial design, the house is harmonious in terms of setback and materials with its contributing neighbors and is therefore not considered an intrusion.

5. House
250 North Union Street
ca. 1925
C

One-and-a-half-story, frame, Colonial Revival cottage pierced by broad, low, attic gable over center bay of facade. Gable-roofed portico with Tuscan columns shelters central entrance, which is flanked by two three-part windows. Sunroom with side gable roof and double french doors with sidelights projects from south (right) side of house.

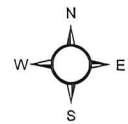


H-30-18

Ian McBrayer and
Jennifer Delaney

266 Union St N

PIN 5621-60-7666



Coordinate System - NC State Plane NAD83

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City of Concord, NC
Planning & Neighborhood Development Dept
Geographic Information Systems

NCCGIA

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: Removal of chimney
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Removal of non-functioning chimney at back of house.
Chimney is not viewable from street or front of house.
The chimney was at some point capped off & it
currently leans to an extent that suggests structural
issues.

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.

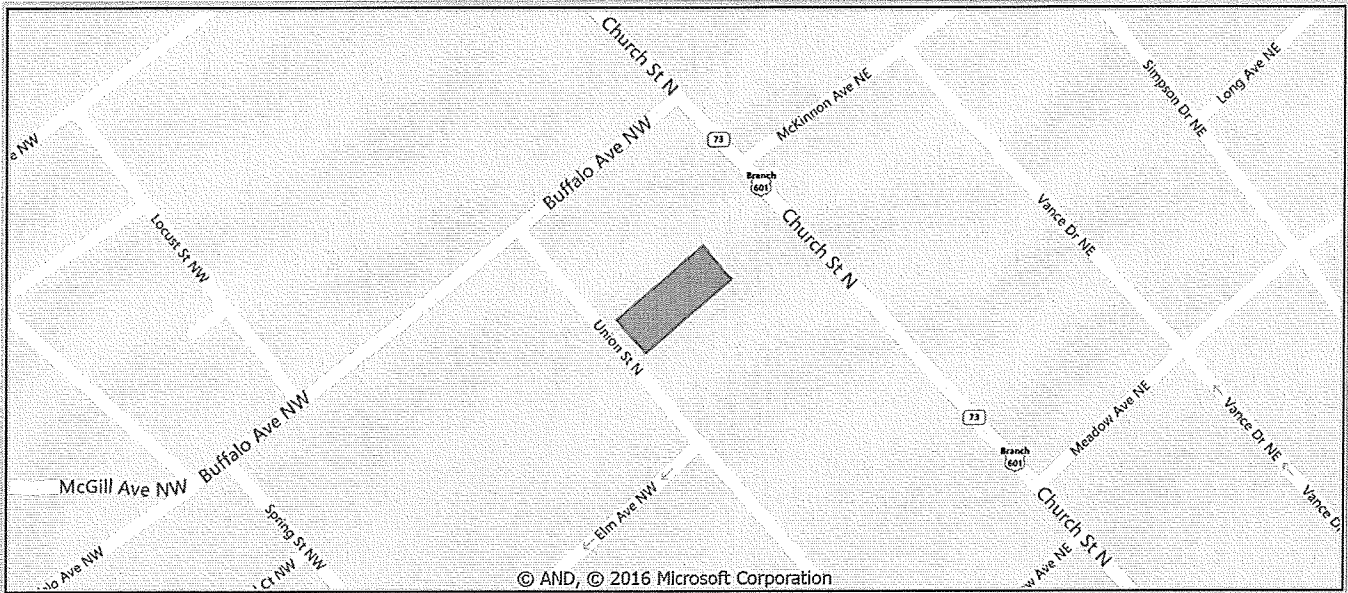
10/15/18
Date

Jennifer Delaney
Signature of Owner/Agent

Cabarrus County Property Report

Parcel Information Number	Property Real ID	Legal Description
56216076660000	12-018 -0049.00	EAST SIDE OF UNION ST

Land Units	Land Units Type	Calculated Acreage
1.00000000	LT	0.38



First Owner Name	Second Owner Name
DELANEY JENNIFER N	MCBRAYER IAN H HSB

Mailing Address	Physical Address(es)
266 UNION ST N CONCORD NC 28025	266 UNION ST N CONCORD NC 28025

Land Value	Building Value	Assessed Value	Market Value
700	252020	252720	252720

Sale Year	Sale Month	Sale Price	Deed Book	Deed Page
2016	2	225000.00000000	11775	0166

Elementary School	Middle School	High School
Coltrane Webb ES	Concord MS	Concord HS

Voter Precinct	Zoning	Municipal District	Township
12-04	RM-1	CITY OF CONCORD	Township 12, Concord

Soil Report for Parcel			Floodplain Report for Parcel			
Soil Type	Acreage	Percentage	Floodway	100 Year	500 Year	FIRM Panel Number
MkB	0.38	100.00	No	No	No	5621

Permits Issued on Parcel			
Permit Number	Permit Type	Status	Issue Date

Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

Report Created By Cabarrus County IT Department. 5/12/2016 5:27:21 PM
Data Sources: Cabarrus County Land Records, Microsoft Bing Maps





Exhibit C









