

# HISTORIC PRESERVATION COMMISSION MEETING

## AGENDA

**Wednesday, May 8<sup>th</sup>, 2019 at 6:30 p.m.**

City Hall, 35 Cabarrus Avenue, West

CALL TO ORDER

ORDER OF BUSINESS

APPROVAL OF MINUTES

SWEARING IN OF WITNESSES

### OLD BUSINESS

#### **LLD-01-19**

**Church Street Lofts, LLC, c/o Patrick Reilly** has submitted a Local Landmark Request for the property at 29 Cabarrus Ave. E PIN 5620-98-0462.

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Applicant's Testimony
- d. Opponent's Testimony
- e. Close Public Hearing by Motion
- f. Recommendation by Motion

#### **LLD-02-19**

**HC Landlord, LLC, c/o Patrick Reilly** has submitted a Local Landmark Request for the property at 4-18 Union Street North, 11-15 Cabarrus Avenue East PIN 5620-88-8252.

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Applicant's Testimony
- d. Opponent's Testimony
- e. Close Public Hearing by Motion
- f. Approve Findings of Fact by Motion
- g. Approve Conclusions of Law by Motion
- h. Recommendation by Motion

### NEW BUSINESS

#### **H-08-19**

**Joshua Kalish** has submitted a Certificate of Appropriateness application to remove a window from the side of the house and rebuild side walls to entryway steps with modified design at 85 Grove Ave. NW PIN 5620-77-6853.

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Applicant's Testimony
- d. Opponent's Testimony
- e. Close Public Hearing by Motion
- f. Approve Findings of Fact by Motion
- g. Approve Conclusions of Law by Motion
- h. Approve/Deny Conditions and Permit by Motion

**H-09-19**

**Brian Bumann-Labela Associates** has submitted a Certificate of Appropriateness application to add a handicap ramp with rail, handicap parking space, new lights for egress, and remove additions at the rear of the structure at 67 Cabarrus Ave. W 5620-87-2378.

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Applicant's Testimony
- d. Opponent's Testimony
- e. Close Public Hearing by Motion
- f. Approve Findings of Fact by Motion
- g. Approve Conclusions of Law by Motion
- h. Approve/Deny Conditions and Permit by Motion

**H-10-19**

**Kevin Meland** has submitted a Certificate of Appropriateness application to build a new fence at 109 Cabarrus Ave. W PIN 5620-77-9043.

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Applicant's Testimony
- d. Opponent's Testimony
- e. Close Public Hearing by Motion
- f. Approve Findings of Fact by Motion
- g. Approve Conclusions of Law by Motion
- h. Approve/Deny Conditions and Permit by Motion

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:** April 16, 2019

**SUBJECT:**

Local Landmark Designation Request:

LLD-01-19

Applicant:

Church Street Lofts, LLC c/o Patrick Reilly

Location of subject property:

29 Cabarrus Ave. E

Staff Report prepared by:

Scott Sherrill, Sr. Planner

**BACKGROUND:**

- The subject property is the Bell and Harris—Maxwell Brothers and Collins—Maxwell Brothers Furniture Store, which is a contributing structure in the Union Street North-Cabarrus Avenue Commercial Historic District
- Date of construction: 1921-1924
- Applicant is seeking local landmark designation for the property.

**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 first review in the process and there are two critical documents for review and recommendation: the ordinance and the report.

The ordinance is subject to review by the Planning and Zoning Commission in addition to the Historic Preservation Commission, and it includes the following elements:

Ordinance Element	Staff Recommendation
Landmark Boundary	Parcels 5620-98-0462
COA Review	Material alterations, restorations, moves, or demolition of: <ul style="list-style-type: none"><li>• Site</li><li>• Building exterior</li><li>• Original character-defining interior features</li></ul>
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>

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 report of the Historic Preservation Commission is subject to review and comment by the State Historic Preservation Office.

The State recommended amending the report to strengthen the argument for commercial significance and clarify the interior designation. The revised report has been attached.

**ATTACHMENTS**

Exhibit A: Application  
Exhibit B: National Register Nomination and 2008 Downtown Report  
Exhibit C: Draft Ordinance  
Exhibit D: Submitted Report and Images  
Exhibit E: Tax Credit Approval Document

**ACTION REQUESTED**

1. Make recommendation on local landmark designation



Application for  
Historic District Amendment

1. Applicant Name: Church Street Lofts, LLC, c/o Patrick Reilly
2. Applicant Address: 8601 Six Forks Road, Suite 250
3. Applicant City: Raleigh State: NC Zip Code: 27615
4. Applicant Telephone: (336) 215-7849
5. Name and address of owner (if different from applicant): N/A
  
6. Location of Subject Property:
  - (a) Street Address: 29 Cabarrus Avenue East
  - (b) Cabarrus County P.I.N.: 56209804620000
7. Area of Subject Property (acres or square feet): 0.344 acre
8. Current Zoning Classification: Commercial Existing Land Use: Commercial
9. Surrounding Land Use:

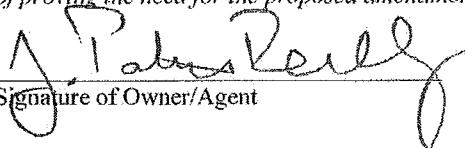
North:	Commercial	South:	Commercial
East:	Commercial	West:	Commercial
10. Reason(s) for requesting a Historic District Amendment:  
Local historic landmark designation

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.*

  
Signature of Owner/Agent

October 29, 2018

Date

Application fee is nonrefundable

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Union Street North-Cabarrus Avenue Commercial H.D.  
Section Number 7 Page 8 Cabarrus County, North Carolina

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**Concord National Bank Drive-Thru** Noncontributing building  
[no street number] (19, 13) Cabarrus Avenue East  
1968

From at least 1892 to 1956 this site was occupied by the Brown livery and, later, livestock sales stables. Concord National Bank built its drive-thru banking facility here in 1968, and the building has continued in that use. The small brick structure reflects the Colonial Revival aesthetic, with pedimented gables, a cupola, and classical posts. The three drive-thru lanes are on the back of the building.

### Parking Lot

Behind and east of the bank drive-thru is a paved parking lot.

**Bell and Harris-Maxwell Brothers Furniture Store** Contributing building  
29 (27-31) Cabarrus Avenue East  
1921-1924

From at least 1885 through 1921, a two-story frame dwelling stood on this site. In the early 1920s it was replaced with a three-story brick building that was one of the largest in Concord's central business district. For nearly a decade, the building was occupied by the Bell and Harris Furniture Company. By 1936 it had become the Maxwell Brothers and Collins Furniture Store, but between 1949 and 1952, Collins dropped out of the name. From then until 1984 it remained the Maxwell Brothers Furniture Store. From 1984 or 1985 through ca. 2000, the Heilig-Meyers Furniture Store occupied the building, which is currently unoccupied.

The massive building is simple in design, but is representative of the 1920s period during which it was constructed. Decorative design is focused on the south facade, with the other three elevations of the free-standing building being plain and utilitarian. All of the building's windows, except for the first-story facade show windows, have been infilled with brick, yet their size and placement remain clear. Other than the enclosed windows, the design of the facade's second and third floors remains intact. The facade is divided by brick pilasters into three bays, each with two windows. The brickwork of the center bay rises above the rest of the cornice line to form a stepped parapet. White diamond-shaped insets that provide a decorative contrast to the plain red brick walls are found at the top of the center parapet, the tops of the pilasters, and above the center of each third-floor window. The remodeled first-floor storefront is composed of a brick base, large show windows, a recessed central entrance, and a hip-

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number 7 Page 9

Union Street North-Cabarrus Avenue Commercial H.D.  
Cabarrus County, North Carolina

roofed canopy. The east elevation has six windows on both the second and third floors, the north elevation has five window across the second and third floors and a concrete loading dock, and the west elevation has a row of six windows along the third floor. All of these windows are infilled with brick.

The interior of the former furniture store has expansive open floors. The first floor has paneled wood support posts and beams in the Colonial Revival style. A closed-string Colonial Revival stair rises in stages along the west wall of the building from the first to the third floors. The upper floors retain their beaded-board ceilings, and on the third floor, the wood flooring remains visible.

### CABARRUS AVENUE WEST

#### Commercial Building

Contributing building

8-10-14 (8-10-12, 8-12-14) Cabarrus Avenue West  
1902-1906; ca. 1930

From at least 1885-1902, this site was vacant. Sanborn maps show that between 1902 and 1906 a two-story brick commercial building was erected. It was divided into three sections for separate businesses, and a stair to the second floor was located between Nos. 8 and 10. Sanborn maps repeat this configuration for the building through 1927, but between 1927 and 1947, the configuration changed slightly, removing the original stair to the second floor and replacing it with an exterior stair located at the east end of the building alongside No. 8. This change was probably executed ca. 1930, along with a remodeled facade. From at least 1906-1975, present-day 10 Cabarrus Avenue West housed a series of restaurants. These included the New South Cafe, the New York Cafe (and Hotel), the Tip Top Sandwich Shoppe, and the Tip Top Cafe. A 1916 publication shows No. 10 as E. G. Martin's Cafe, although that name does not appear in the available city directories. A partial photograph of the building in that publication indicates the original appearance of the facade, with a shopfront, and on the second story, plain brickwork and a row of two-over-two sash windows with brick hood molds. The same publication carries an advertisement for the Hopkins Hotel at this location, presumably on the second floor. Present-day No. 8 has contained a variety of businesses, including a meat market, a confectionary, clothing shops, and a coal business. The upper portion of the east wall of the building, alongside No. 8, still bears a painted sign proclaiming "fuel and supplies." Present-day No. 14 also housed a variety of businesses, among which were a pool hall, an electrical business, and a clothing shop.

The two-story brick building of standard commercial design is eight bays wide and has three shopfronts.



**Bell & Harris-Maxwell Brothers Furniture Store (CA00105), 1921-24, Contributing Building  
29 Cabarrus Avenue East**

*The following information is from the Union Street North-Cabarrus Avenue Commercial Historic District National Register nomination prepared by Laura A. W. Phillips in 2003.*

From at least 1885 through 1921, a two-story frame dwelling stood on this site. In the early 1920s it was replaced with a three-story brick building that was one of the largest in Concord's central business district. For nearly a decade, the building was occupied by the Bell and Harris Furniture Company. By 1936 it had become the Maxwell Brothers and Collins Furniture Store, but between 1949 and 1952, Collins dropped out of the name. From then until 1984 it remained the Maxwell Brothers Furniture Store. From 1984 or 1985 through circa 2000, the Heilig-Meyers Furniture Store occupied the building, which is currently unoccupied.

The massive building is simple in design, but is representative of the 1920s period during which it was constructed. Decorative design is focused on the south facade, with the other three elevations of the free-standing building being plain and utilitarian. All of the building's windows, except for the first-story facade show windows, have been infilled with brick, yet their size and placement remain clear. Other than the enclosed windows, the design of the facade's second and third floors remains intact. The facade is divided by brick pilasters into three bays, each with two windows. The brickwork of the center bay rises above the rest of the cornice line to form a stepped parapet. White diamond-shaped insets that provide a decorative contrast to the plain red brick walls are found at the top of the center parapet, the tops of the pilasters, and above the center of each third-floor window. The remodeled first-floor storefront is composed of a brick base, large show windows, a recessed central entrance, and a hip-roofed canopy. The east elevation has six windows on both the second and third floors, the north elevation has five window across the second and third floors and a concrete loading dock, and the west elevation has a row of six windows along the third floor. All of these windows are infilled with brick.

The interior of the former furniture store has expansive open floors. The first floor has paneled wood support posts and beams in the Colonial Revival style. A closed-string Colonial Revival stair rises in stages along the west wall of the building from the first to the third floors. The upper floors retain their beaded-board ceilings, and, on the third floor, the wood flooring remains visible.

**AN ORDINANCE OF THE CONCORD CITY COUNCIL DESIGNATING THE BELL  
AND HARRIS—MAXWELL BROTHERS FURNITURE STORE LOCATED AT 29  
CABARRUS AVE E 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 Bell and Harris—Maxwell Brothers Furniture Store was constructed between 1921 and 1924 and is a contributing buildings in the Union St. N—Cabarrus Ave. E Commercial Historic District (National Register);

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

1. That .344 +/- acres at the western quadrant of the intersection of Church St. N and Cabarrus Ave. E. 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 Ward No. 2, Number 12 Township, Cabarrus County, North Carolina, in the City of Concord, on the West side of the Intersection of North Church Street and East Cabarrus Avenue (formerly East Depot Street) and described as follows:

Beginning at an iron stake at the corner of East Cabarrus Avenue and Church Street, said beginning point being North 81 deg. 44 min. 39 sec. West 26.04 feet from an iron stake at the carline of the intersection of East Cabarrus Avenue and Church Street, thence with the Northwest side of East Cabarrus Avenue South 51 deg. 49 min. 35 sec. West 82.80 feet to a SIP in the Northwest edge of East Cabarrus Avenue, thence with the northeast line of First Charter Real Estate Holdings, LLC, North 40 deg. West passing through a ½" iron rod at 8.50 feet and continuing on the same course 130.40 feet for a total of 138.90 feet to a mag nail at the Southwest corner of a 19.90 foot wide alley, thence with the southern edge of aid alley North 51 dg. 10 min. 20 sec. East 19.90 feet to a tack in a lead filled hole at the Southeast corner of said alley, thence with the Northern line of said alley North 39 deg. 53 min. 36 sec. West 48.00 feet to a PK Nail thence North 50 deg. 29 min. 09 sec. East 44.40 feet to a PK Nail in the west edge of

the sidewalk on the West side of North Church Street, thence with the West side of the sidewalk South 39 deg. 53 min. 59 sec. East 40.00 feet to a tack in a lead filled hole in the west edge of same sidewalk, thence North 50 deg. 29 min. 09 sec. East 6.22 feet crossing the sidewalk to an iron stake in the outside edge of the concrete sidewalk on the Southwest side of North Church Street, thence with North Church Street South 40 deg. 2 min. 43 sec. East 160.60 feet to a SIP, the point of BEGINNING, containing .344 acres, more or less, as surveyed by James E. Davis, P.L.S. dated July 30, 2014.

2. The local historic landmark designation encompasses the site, building exteriors of the structure, and the original character-defining portions of the interior as described in the "Local Historic Landmark Designation Report: Bell and Harris – Maxwell Brothers and Collins – Maxwell Brothers Furniture Store 29 Cabarrus Avenue East" dated December 2018.
3. The property subject to this designation is located at 29 Cabarrus Ave. E, Concord, NC. This property is more particularly described as the property at GIS PIN 5620-98-0462 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 Bell and Harris—Maxwell Brothers Furniture Store building 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 \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 20\_\_\_\_ by the City Council of Concord, NC.

## **LOCAL HISTORIC LANDMARK DESIGNATION REPORT**



**Bell and Harris – Maxwell Brothers and Collins –  
Maxwell Brothers Furniture Store  
29 Cabarrus Avenue East**

**Concord  
Cabarrus County, North Carolina**

**Prepared by:  
Fearnbach History Services, Inc.  
3334 Nottingham Road  
Winston-Salem, NC 27104**

**April 2019**

## **Introduction**

This report demonstrates that the Bell and Harris – Maxwell Brothers and Collins – Maxwell Brothers Furniture Store at 29 Cabarrus Avenue East possesses the requisite integrity and significance for local historic landmark designation. The three-story brick edifice manifests the municipality's early-twentieth-century growth and prosperity through its size, prominent corner location, and exterior embellishment. When completed in 1924, it was one of the largest commercial buildings in Concord's central business district. The edifice is an intact example of early-twentieth-century commercial-style architecture, which is more streamlined than that of the late-nineteenth century but still characterized by decorative masonry. The rehabilitation completed in 2015 preserved character-defining architectural features per the Secretary of the Interior's standards. The building is also commercially significant as it housed businesses that contributed to the community's economic vitality from 1924 through 2000. Bell and Harris, founded in 1897, was one of Concord's most successful retail establishments through the 1920s, supplying furnishings, appliances, and funeral equipage and services. Maxwell Brothers Furniture Company, a regional conglomerate that catered to middle-class consumers, assumed the store's lease in 1932. Maxwell Brothers and Collins and its successor firms, Maxwell Brothers and Maxwell Furniture, served local residents until late 1983. Heilig-Meyers Company, the United States' leading furniture retailer during the 1990s, perpetuated the building's function from January 1984 until late 2000. Although other furniture stores operated in downtown Concord during the twentieth century, 29 Cabarrus Avenue East was the only edifice erected specifically for this purpose that continued to house furniture retailers for the entirety of its commercial operation.

The local historic landmark boundary encompasses 0.344-acre Cabarrus County tax parcel number 56209804620000.

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**Bell and Harris – Maxwell Brothers and Collins – Maxwell Brothers Furniture Store  
indicated with a red star**

2018 aerial from <https://www.google.com/maps>

## Site

Central Concord's street grid is rotated approximately thirty degrees from true cardinal direction alignment. However, for the purposes of this document, the following description is written as if the building has true east-west orientation.

## Setting

The Bell and Harris – Maxwell Brothers and Collins – Maxwell Brothers Furniture Store occupies a prominent site at Cabarrus Avenue East and Church Street North's northwest corner in downtown Concord's business district. A concrete-paver sidewalk with granite curbing borders the south and east elevations. The 0.344-acre tax parcel encompasses the building footprint and a small portion of the paved parking lot to the north. A large paved parking lot spans the distance between Bell and Harris – Maxwell Brothers Furniture Store and the Concord Telephone Exchange Building and Concord National Bank – Hotel Concord to the west. Concord National Bank's one-story, brick, gable-roofed, Colonial Revival-style, 1968 drive-thru fronts Cabarrus Avenue near the parking lot's center. West of the drive-thru, an asphalt-paved drive adjacent to the Concord Telephone Exchange Building's east elevation provides Cabarrus Avenue egress. Central United Methodist Church's 1974 Classical Revival-style brick sanctuary, later additions, and parking lots fill much of the remainder of the block bounded by Union Street North, Killarney Avenue Northeast, Church Street North, and Cabarrus Avenue East. The surrounding area is characterized by late-nineteenth and early- to mid-twentieth-century commercial and institutional construction.



**Bell and Harris – Maxwell Brothers and Collins – Maxwell Brothers Furniture Store  
South elevation**

*All current photographs taken by Heather Fearnbach on October 17, 2018*

**Description**

***Exterior***

The Bell and Harris – Maxwell Brothers and Collins – Maxwell Brothers Furniture Store's variegated-red-brick running-bond façade (south elevation) is punctuated by brick pilasters that frame three wide bays. Cast-stone coping caps the parapet, which features a stepped central section where sloping shoulders rise to a narrow flat center. Cast-stone diamond-shaped medallions embellish the stepped parapet's center, the top of each pilaster, and the long, rectangular, header-course-bordered brick panels that surmount each bay. Soldier-course brick lintels and brick kneewalls are intact in the two outer storefronts, which contain replacement bronze-finished-aluminum-frame four-section display windows. The central bay, which had been altered by the late-twentieth century, provides covered egress. An inset taupe-painted brick wall surrounds the recessed bronze-finished-aluminum-frame double-leaf door and two tall windows. Straight-slope canvas awnings shelter the storefronts. Paired window openings with soldier course lintels and slightly projecting header-course sills pierce each second- and third-story bay. Each opening contains two replacement one-over-one double-hung aluminum-frame sash that emulate the original sash configuration.<sup>1</sup>

The secondary north, east, and west elevations are simply executed in seven-to-one common-bond variegated-red brick with terra-cotta-coping-capped flat parapets. The walls comprise seven stretcher courses followed by a course of alternating headers and stretchers. The seven-bay-long east elevation's southernmost two first-story bays contain replacement bronze-finished-aluminum-frame multi-section display windows. The remaining first-story bays are blind. On the upper stories, replacement two-over-one double-hung aluminum-frame sash, six on each floor, were fabricated based upon documentary photographs. In the north bay, two small, rectangular, high windows light the stair tower.

<sup>1</sup> Window openings had been enclosed with brick by 2008.



Southeast oblique, October 17, 2018 (above) and March 5, 2008 (below)





**North elevation (above) and southwest oblique (below)**



The five-bay-wide north elevation has been painted taupe. Slender steel posts support the three-bay-wide, hip-roofed, asphalt-shingled canopy that shelters a roll-up paneled-aluminum garage door in the central bay and the single-leaf steel door in the east bay. A concrete ramp with a metal-pipe railing spans the distance between the two entrances. An asphalt-shingled pent canopy covers the bronze-finished-aluminum-frame double-leaf door west of the garage door. Replacement two-over-one double-hung aluminum-frame sash were installed in four window openings on each upper floor. The openings in the second bay from the east end remain filled with brick as the elevator shaft rises at that location. A tall stepped parapet disguises the elevator penthouse.

Three small, square, metal-louver vents pierce the west elevation's blind first story. Five replacement two-over-one double-hung aluminum-frame sash illuminate the second story and six light the third story.

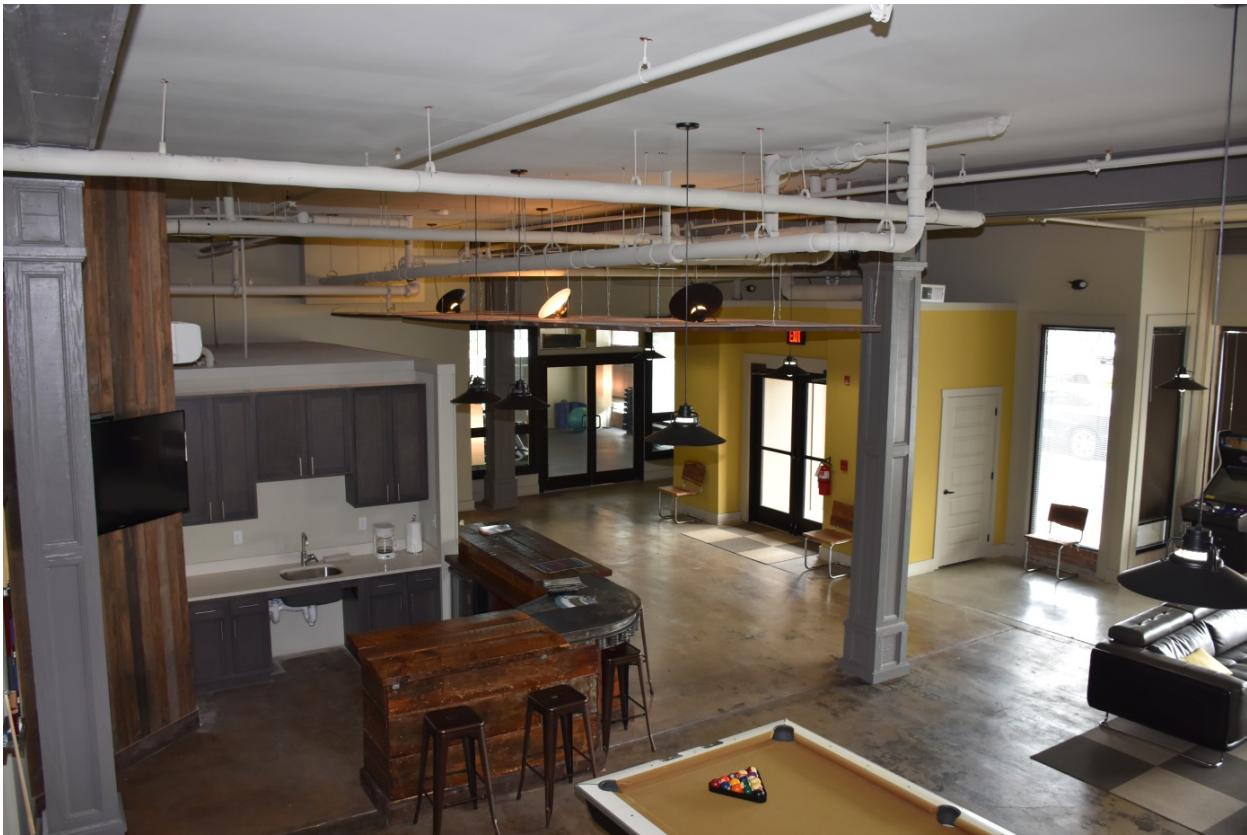
## ***Interior***

Although the interior had been remodeled several times during the twentieth century, original character-defining features remain and were accentuated during the 2015 renovation. Modifications including dropped acoustical-tile ceilings, gypsum-board partition walls, vinyl-composition-tile and carpeted floors, and obsolete mechanical, electrical, and plumbing systems were removed in order to restore the first-floor's open plan and create upper-level apartments. Uniformly spaced square paneled-steel columns, pilasters, and ceiling beams carry the building's load and serve as important decorative elements on the first floor, which now encompasses a large community room, kitchen, fitness room, and restroom at the south end; a one-bedroom apartment north of the fitness room; and a five-bay-long north garage. Finishes include polished concrete floors and plaster and gypsum-board walls and ceilings. Plumbing pipes, acoustical panels, and pendant light fixtures hang from the ceilings. Mini-split HVAC system components are inconspicuously wall-mounted. A bronze-finished aluminum-frame storefront with a double-leaf door encloses the fitness room at the building's southeast corner. A kitchen with an L-shaped, salvaged-wood-plank-sheathed bar is on the community room's north side opposite the entrance. West of the kitchen, at the room's northwest corner, a straight run of wood steps with painted risers, hardwood treads, paneled square newel posts, slender rectangular banisters, and a molded handrail rises to the second floor. The garage and apartment entrance vestibule east of the kitchen has a bronze-finished aluminum-frame double-leaf door. The garage has an open plan, with partial-height storage closets flanking the east and west elevations. The freight elevator and stair tower are adjacent to the north elevation east of the central entrances. A maintenance closet and resident mailboxes are west of the entrances.

The upper floors originally contained large showrooms. The 2015 renovation to create twenty-six efficiency and one- and two-bedroom units resulted in a double-loaded corridor plan. The primary stair vestibule is adjacent to the west elevation. A freight elevator and stair tower at the hall's north end link also all three floors. Corridor and apartment finishes comprise plaster and gypsum-board walls, beadboard ceilings, hardwood floors, wood baseboards, flat-board door surrounds, and five-horizontal-panel doors. Most bathroom doors are narrower than corridor doors, while closets have sliding doors. Galley-style kitchens facilitate open floor plans. Gypsum-board soffits and mechanical closets house HVAC, electrical, and plumbing systems.



**Garage, looking north**



Showroom, looking southeast (above) and looking west (below)





**Second floor corridor, looking south (above left), and Unit 211 entrance (above right)**  
**Unit 211, kitchen and hall, looking east (below)**





**Unit 210, bathroom and bedroom closet, looking west (above), and living room, looking northwest (below)**





**Unit 311, bedroom, looking southwest (above), and living room, looking southwest (below)**



## Historic Images



**Maxwell Brothers and Collins Furniture Store, southeast oblique views**  
Zack L. Roberts, photographer, late 1930s or early 1940s, courtesy of Michael Eury





### Maxwell Brothers and Collins Furniture Store Showroom

negative CT.0586 from the *Concord Tribune* collection, November 2, 1938 (above)  
negative CT.0584.02 from the *Concord Tribune* collection, December 7, 1941 (below)  
Lore Local History Room, Cabarrus County Public Library, Concord



## Historical Background

A two-story frame dwelling with a one-story rear ell was constructed on the lot owned by S. Fisher at what is now North Church and East Cabarrus Street's northwest corner between 1882 and 1885. The residence and several outbuildings remained until Bell and Harris Furniture Company commenced erecting in 1923 the expansive three-story brick building that now occupies the site to house its retail and undertaking business.<sup>2</sup> The concern, established in 1897, had previously operated at several other downtown locations.

The company's founders, Cabarrus County native William Levi Bell (1851-1930) and Montgomery County native William Randall Harris (1856-1942), were well respected Concord businessmen in 1897, when they partnered to open a namesake furniture store. Bell, a furniture salesman and undertaker, had been employed for many years at the general mercantile established by J. W. and D. F. Cannon that was reorganized as Cannons, Fetzer, and Wadsworth in 1877 and Cannons and Fetzer Company in 1881.<sup>3</sup> After Bell invested in the business, it traded as Cannons, Fetzer, and Bell. In 1895 Bell purchased inventory with the intention of opening his own furniture store. Instead, in January 1896 he sold the stock to Dry and Wadsworth, a Concord furniture purveyor since 1894, and worked as a salesman and embalmer for that company. In March 1897, Bell and Patterson Mills store manager W. R. Harris became Dry and Wadsworth's majority shareholders and renamed the enterprise Bell, Harris, and Company. The concern offered a wide variety of furnishings, appliances, and funeral equipage and services from a two-story brick South Union Street building by 1898.<sup>4</sup>

The business incorporated as Bell and Harris Furniture Company in January 1901, with Bell as president, Harris secretary-treasurer, and J. W. and D. F. Cannon, C. A. Dry, and J. C. Wadsworth as directors. The concern moved from a South Union Street storefront where Cannon and Fetzer Company occupied the upper floor to the storefront adjacent to Gibson's drug store in January 1902. Bell headed the undertaking department, which had two hearses. He was a leader in the field, becoming the state's first licensed embalmer in September 1901 and serving on the North Carolina Funeral Directors and Embalmers' board for decades. He was also a director of the Retail Furniture Dealers' Association of North Carolina and the Southern Retail Furniture Association.<sup>5</sup>

Bell and Harris Furniture Company occupied a 20,000-square-foot showroom in the 1903 P. M. Morris Building at 48-56 South Union Street in May 1904 and expanded to neighboring Rowan County in 1905, opening a satellite store in Spencer. In May 1907, Bell partnered with Thomas Walter Summersett to establish an undertaking company in Salisbury. Thomas's father William B.

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<sup>2</sup> O. W. Gray and Son, "Gray's New Map of Concord," 1882; Sanborn Map Company, "Concord," July 1885, Sheet 1; June 1911, Sheet 7; April 1921, Sheet 10; May 1927, Sheet 5.

<sup>3</sup> Newspaper advertisements and city directories also refer to the company with a singular "Cannon" in its name. "To the Public," *The Sun* (Concord), January 23, 1877, p. 2; "Third and Last Notice," *Concord Register*, February 25, 1881, p. 3;

<sup>4</sup> *Daily Standard* (Concord; hereafter abbreviated DS), December 23, 1895, p. 3; "Considerable Excitement," DS, June 4, 1895, p. 1; "Concord," *Charlotte Observer*, November 7, 1895, p. 1; "New Furniture Store," *Concord Times* (hereafter abbreviated CT), December 19, 1895, p. 3; "Concord in Print," DS, December 24, 1896, p. 1; CT, January 28, 1897, p. 3, and March 18, 1897, p. 3; "An Important Business Change," DS, March 3, 1897, p. 1; "The Furniture Store Changes Hands," CT, March 4, 1897, p. 3; "Bell, Harris, and Company," CT, March 10, 1898, p. 4; "Candidates and Furniture," CT, December 8, 1898, p. 5; "Harris, 84, is Claimed by Death," *Asheville Citizen Times*, March 16, 1942, pp. 1 and 2; "W. R. Harris Funeral Rites Set for Today," *Asheville Citizen Times*, March 17, 1942, p. 5; death certificates; gravemarkers.

<sup>5</sup> "The World Do Move," CT, November 7, 1901, p. 3; "N. C. Funeral Directors," *Evening Visitor* (Raleigh), June 23, 1893, p. 4; *Wilmington Messenger*, January 13, 1901, p. 7; *Morning Post*, January 11, 1901, p. 5; CT, September 26, 1901, p. 3; "Bell and Harris Furniture Company," DS, January 15, 1902, p. 1; CT, January 23, 1902, p. 3; Cannon and Fetzer Co. to Expand," *The Standard*, February 2, 1902, p. 1; "Undertakers in Session," *Asheville Citizen Times*, May 14, 1902, p. 3; *Charlotte News*, June 16, 1906, p. 2; CT, June 22, 1914, p. 5.

Summersett had sold coffins, caskets, and other funerary goods at his furniture store since 1904. Summersett Undertaking Company handled that portion of the business after incorporating in April 1908 with Bell, T. W. and W. B. Summersett, and R. M. Davis as stockholders.<sup>6</sup>

Wiley Monroe Linker (1840-1920), a No. 10 township farm owner, and his son Mark Monroe Linker (1879-1935), became involved with Bell and Harris Furniture Company in the early twentieth century. M. M. Linker was a salesman and obtained an embalmer's license in 1909. In May 1910, W. R. Harris sold his share of the company to W. L. Bell and W. M. Linker and relocated to Asheville, where he established a store co-managed by his son Theodore. In June 1910, Bell and Harris Furniture Company sold the Spencer store to its manager Samuel F. Harris and P. Stoudemire.<sup>7</sup>

M. M. Linker assumed Bell and Harris Furniture Company's presidency by 1914. W. L. Bell then served as secretary-treasurer and R. A. Brower and G. C. Love were directors. The concern continued to prosper and remained in the P. M. Morris Building. The company was one of four Concord furniture purveyors in 1916, when Bell and other prominent business leaders advocated for the creation of the Concord Merchants' Association.<sup>8</sup>

M. M. Linker remained Bell and Harris Furniture Company's president in 1920, when his younger brother William Mack Linker (1886-1932), known as W. M. Linker Jr., was elected secretary-treasurer. Their father died suddenly in April of that year. Company employees included Mamie Sappenfield, who headed the music department in 1921, and salesman S. O. Eddleman. The concern increased its capital stock from \$25,000 to \$100,000 in 1922. A need for additional showroom space precipitated the decision to erect the three-story building at what is now North Church and East Cabarrus Street's northwest corner. Construction commenced by November 1923 and the new store was finished in 1924.<sup>9</sup>

W. L. Bell died in 1930 after a lengthy illness, followed by W. M. Linker Jr. in 1932 and M. M. Linker in 1935.<sup>10</sup> Lalla K. Linker (1889-1973) inherited the property upon her husband W. M. Linker Jr.'s death. Bell and Harris Furniture Company leased the building to Maxwell Brothers Furniture Company in September 1932. That concern, which catered to middle-class consumers, was well known throughout the south. Founded in 1904 as Morgan and Maxwell by Bertram Maxwell (1881-1946) and Algernon Morgan (1868-1937) in Augusta, Georgia, it became Maxwell Brothers in 1909 after Bertram's brothers Robert Jefferson (1885-1972), called Jeff, and Grover Cleveland (1887-1983) joined the enterprise and Morgan divested his interest. The Maxwells were Duplin County, North Carolina natives. Maxwell Brothers opened stores in Spartanburg, S. C. and Durham, N. C. in 1914 and operated at sixteen locations by 1935, in many cases partnering with a local investor such as James

<sup>6</sup> "Local and Otherwise," *CT*, May 27, 1904, p. 3; "Enterprising Spencer Firm," *Salisbury Evening Post*, May 14, 1906, p. 4; "A New Undertaking Firm," *Carolina Watchman* (Salisbury), May 1, 1907, p. 3; "Everything Pub. Co. Changes Name," *Raleigh Times*, April 16, 1908, p. 7.

<sup>7</sup> "No. 10 Township," *CT*, February 14, 1905, p. 2; *Concord Daily Tribune* (hereafter abbreviated *CDT*), April 26, 1909, p. 3; "Mr. W. R. Harris Goes to Asheville," *CT*, May 23, 1910, p. 4; "Bell and Harris Furniture Co. Sell Spencer Branch," *CT*, June 9, 1910, p. 1; death certificates; gravemarkers.

<sup>8</sup> "Pays 12 Per Cent," *CDT*, February 3, 1914, p. 4; "Another Meeting is to be Held Tonight," *CDT*, September 27, 1916, p. 1; "Bell and Harris Furniture Company," *CT*, February 17, 1916, p. 14; Clarence E. Horton, Jr., ed., *A Bicentennial History of Concord* (Concord, North Carolina: Concord Bicentennial Committee, 1996), 345.

<sup>9</sup> Cabarrus County Deed Book 126, p. 472; *CDT*, February 10, 1919, p. 3; January 3, 1921, p. 3; October 20, 1922, p.

<sup>10</sup> "Mr. W. Monroe Linker Died Thursday Night," *CDT*, April 30, 1920, p. 1; "Other Locals," *CDT*, February 8, 1921, p. 6; "New Charters," *Winston-Salem Journal*, February 26, 1922, p. 2; "Many New Dwellings and Business Buildings Going Up at Concord—All Lines Active," *Manufacturers' Record*, November 1, 1923, p. 93.

<sup>10</sup> "W. L. Bell is Dead," *Asheville Citizen Times*, May 23, 1930, p. 1; Cabarrus County Will Book 7, p. 347;

Quincy Collins in Concord. Maxwell Brothers and Collins Furniture Store utilized that name until 1950, when Collins sold his stock in the business to establish L. B. Thomas Furniture Company in China Grove with L. B. and Lucille Thomas.<sup>11</sup>

Grover Maxwell served as the company's president and Jeff Maxwell its vice-president following Bertram Maxwell's 1946 death. Their sons joined the firm after World War II and the concern enjoyed several decades of growth. Maxwell Brothers owned thirty-six stores in Georgia, North Carolina, South Carolina, and Alabama prior to its May 1968 merger with Miami-based Family Finance Corporation. The Maxwell family's involvement subsequently declined. Grover and Jeff Maxwell retired upon the merger. Their sons Grover C. Maxwell Jr. and J. Vivian Maxwell remained merchandising division heads for several years, but both men retired by 1974, when Aristar, Inc., formed in 1973, acquired Family Finance. In 1974, Maxwell Home Furnishings, Aristar, Inc.'s merchandising division, operated 110 locations in South Carolina (40 stores), Georgia (27), North Carolina (24), Florida (17), and Alabama (2).<sup>12</sup>

Lalla Linker died in 1973 and her estate was settled in 1975. Her heirs conveyed the Concord property to Aristar Realty, Inc., in April and June 1976. Maxwell Furniture's holdings decreased to 68 stores by 1983, likely indicating financial difficulties. The concern sold its Concord building to Heilig-Meyers Company of North Carolina on January 3, 1984. The Richmond, Virginia-headquartered company, established in 1913 by W. A. Heilig and J. M. Meyers in Goldsboro, North Carolina, was by the 1990s the United States' most sizable furniture purveyor with over one thousand stores. However, aggressive expansion triggered a financial crisis and the company filed for bankruptcy in August 2000. Heilig-Meyers Furniture soon closed 302 stores in 28 states, including the Concord location, and donated that property to Central United Methodist Church's trustees in July 2001. The trustees conveyed the parcel to the City of Concord in December 2001 in exchange for a city-owned parking lot adjacent to the church. The city selected Raleigh-based Rehab Development and Level 2 Development of Washington, D. C. to undertake the rehabilitation and conveyed the property to Church Street Lofts, LLC, on July 31, 2014. The renovation began in October 2014 and was finished in December 2015. The first apartment tenants were residence by the end of the year.<sup>13</sup>

### **National Register of Historic Places Status**

The Bell and Harris – Maxwell Brothers and Collins – Maxwell Brothers Furniture Store at 29 Cabarrus Avenue East contributes to the significance of the Union Street North - Cabarrus Avenue Commercial Historic District, listed in the National Register of Historic Places on December 10, 2003. The intact collection of seventeen masonry edifices erected from circa 1905 until 1952 is representative of the county seat's growth and expansion during that period. The district's period of significance is circa 1905 to 1953.

The property was inventoried during Peter Kaplan's Cabarrus County architectural survey, completed in 1981, Laura A. W. Phillip's 2003 survey for the National Register historic district, and Heather

<sup>11</sup> "Corporations," *Rocky Mount Telegram*, March 21, 1950, p. 7; death certificates; gravemarkers; U. S. Census, population schedules, 1880-1940.

<sup>12</sup> "Maxwell Brothers Left Duplin County in 1904," *Rocky Mount Telegram*, February 9, 1972, p. 20; and *The Robesonian*, September 18, 1974, p. 22.

<sup>13</sup> "Maxwell Furniture," *Rocky Mount Telegram*, April 6, 1983, p. 8; Bloomberg News, "Heilig-Meyers files for Chapter 11 bankruptcy," *Baltimore Sun*, August 17, 2000; Cabarrus County Deed Book 464, p. 632; Deed Book 465, p. 709; Deed Book 568, p. 210; Deed Book 587, p. 697; Deed Book 3342, p. 171; Deed Book 3346, p. 189; Deed Book 3599, p. 30; Deed Book 11057, p. 59.

Fearnbach's 2008 update of the downtown Concord survey.

### **Local Historic Landmark Eligibility Evaluation**

The Bell and Harris – Maxwell Brothers and Collins – Maxwell Brothers Furniture Store is **eligible** for local historic landmark designation due to its significance in the area of commerce. *In order to possess such significance, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well.* The 1924 building housed businesses that contributed to the community's economic vitality through 2000. Bell and Harris, founded in 1897, quickly grew to become one of Concord's most successful retail establishments, supplying furnishings, appliances, and funeral equipage and services through the 1920s. Maxwell Brothers Furniture Company, which operated at sixteen locations in four southeastern states by 1935, assumed the store's lease in 1932, partnering with local investor James Quincy Collins. Maxwell Brothers and Collins and its successor firms, Maxwell Brothers and Maxwell Furniture, served local residents until late 1983. Heilig-Meyers Company, the United States' leading furniture retailer during the 1990s, perpetuated the building's function from January 1984 until late 2000. Although other furniture stores operated in downtown Concord during the twentieth century, Cabarrus Avenue East was the only edifice erected specifically for this purpose that continued to house furniture retailers for the entirety of its commercial operation.

The building is **not eligible** for local historic landmark designation in association with a person. *In order to possess such significance, it would have to retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group.* Although prominent businessmen were associated with the property, the buildings are not most closely associated with a single individual's achievements, which would be required for local historic landmark designation under this area of significance.

The Bell and Harris – Maxwell Brothers and Collins – Maxwell Brothers Furniture Store is **eligible** for local historic landmark designation due to its architectural significance. *In order to qualify, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The three-story brick edifice, one of the largest commercial buildings in Concord's central business district when completed in 1924, manifests the municipality's early-twentieth-century growth and prosperity through its size, prominent corner location, and embellishment. The building is an intact example of early-twentieth-century commercial-style architecture, which is more streamlined than that of the late-nineteenth century but still characterized by decorative masonry.

Brick pilasters, cast-stone diamond-shaped medallions, header-course-bordered brick parapet panels, soldier-course window lintels and slightly projecting header-course sills, soldier-course storefront lintels and brick kneewalls, and cast-stone coping add interest to the façade. The parapet's stepped

central section, where sloping shoulders rise to a narrow flat center, draws attention to the primary entrance. The south elevation is laid in variegated-red-brick running bond, while the secondary north, east, and west elevations are simply executed in seven-to-one common-bond variegated-red brick with terra-cotta-coping-capped flat parapets. Upper-story replacement of missing windows emulates original sash. On the interior, the uniformly spaced square paneled steel columns, pilasters, and ceiling beams that allowed for an open showroom with full-heightceilings are important first-floor survivals. The original stairs linking each floor feature straight runs of wood steps with painted risers, hardwood treads, paneled square newel posts, slender rectangular banisters, and molded handrails. Second- and third-story beadboard ceilings and hardwood floors were preserved. The rehabilitation was completed in 2015 in compliance with the Secretary of the Interior's standards. The building maintains the integrity of location, design, setting, materials, workmanship, feeling, and association necessary for local historic landmark designation and National Register of Historic Places listing.

The three-story, circa 1924, commercial-style Cannon Building - Concord Theatre at 9 Union Street North, which also contributes to the Union Street North – Cabarrus Avenue Commercial Historic District, is the most comparable downtown edifice. The facade, like that of the Bell and Harris – Maxwell Brothers and Collins – Maxwell Brothers Furniture Store, is characterized by austere decorative masonry. Slightly projecting brick stretchers create a paneled-pilaster effect at the five-bay façade's outer edges. Cast-stone diamond-shaped medallions punctuate the upper stories at each bay's center. Cast-stone sills and soldier-course lintels frame two wide four-section storefronts and five window openings on each level. A soldier-course, header-course, and cast-stone coping top the flat parapet. The storefronts and windows were replaced in the 1970s. The commercial-style façade of the one-story, brick, 1925 building at 46 Union Street South, albeit modest in scale, is embellished with cast-stone diamond-shaped medallions around a recessed-brick parapet panel. Concord's two monumental Beaux Arts-style 1920s buildings—the five-story Cabarrus Savings Bank (1924) and six-story Concord National Bank - Hotel Concord (1926)—are more architecturally sophisticated.

The Bell and Harris – Maxwell Brothers and Collins – Maxwell Brothers Furniture Store is **not eligible** for local historic landmark designation for its potential to yield information. *In order to possess such significance, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* The structures and site are unlikely to contribute significant information pertaining to building technology or urban archaeology or yield historical documentation not otherwise accessible from other extant resources and written records.

## **Designation Parameters**

Church Street Lofts, LLC is seeking local historic landmark designation for the entire exterior and partial interior in order to recognize the property's architectural and historical significance. The building envelope and original character-defining interior features noted below should be designated.

### **Exterior**

- variegated-red-brick running-bond façade (south elevation) is punctuated by brick pilasters
- cast-stone-coping-capped façade parapet with a stepped central section where sloping shoulders rise to a narrow flat center
- cast-stone diamond-shaped medallions at the stepped parapet's center, the top of each pilaster, and in the long, rectangular, header-course-bordered brick panels that surmount each façade bay
- soldier-course brick lintels and brick kneewalls in the façade's two outer storefronts
- paired second- and third-story window openings with soldier course lintels and slightly projecting

header-course sills

- north, east, and west elevations executed in seven-to-one common-bond variegated-red brick with terra-cotta-coping-capped flat parapets

## **Interior**

- uniformly spaced square paneled steel columns, pilasters, and ceiling beams on the first floor
- full-heightceilings
- original stairs on each floor with straight runs of wood steps with painted risers, hardwood treads, paneled square newel posts, slender rectangular banisters, and molded handrails
- second- and third-story beadboard ceilings and hardwood floors

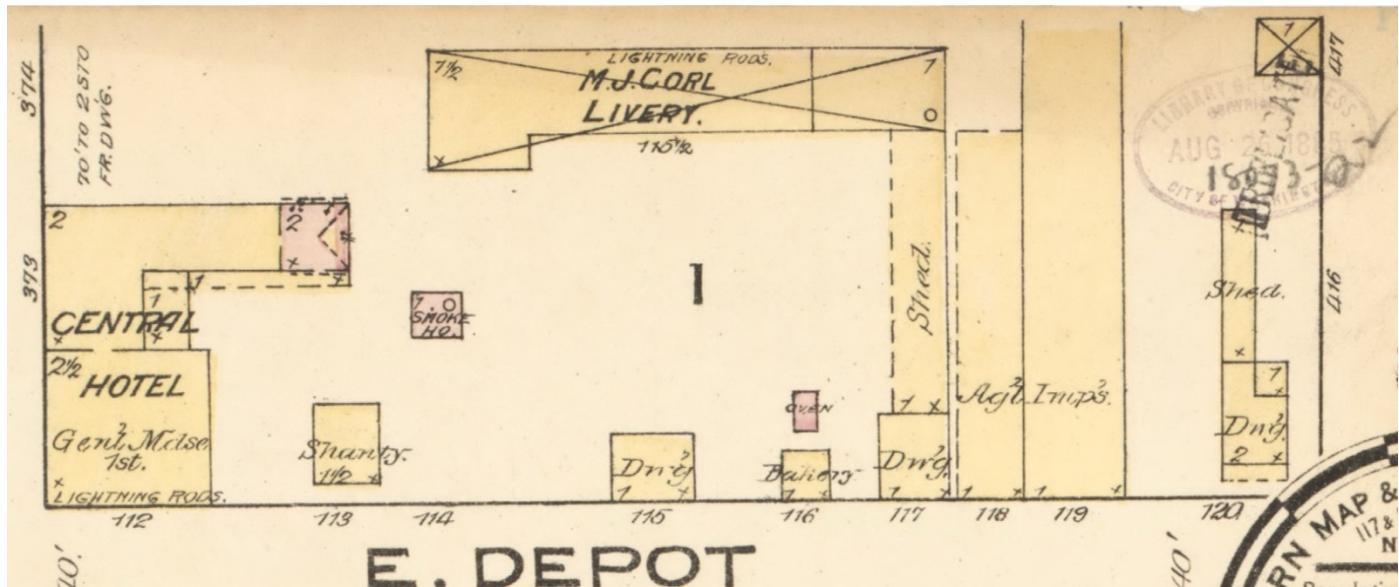
## **Boundary Description and Justification**

The proposed local historic landmark designation boundary consists of Cabarrus County tax parcel number 56209804620000 (0.344 acres), as indicated by the red lines on the following aerial view. The parcel encompasses the building footprints and a small portion of the paved parking lot to the east.



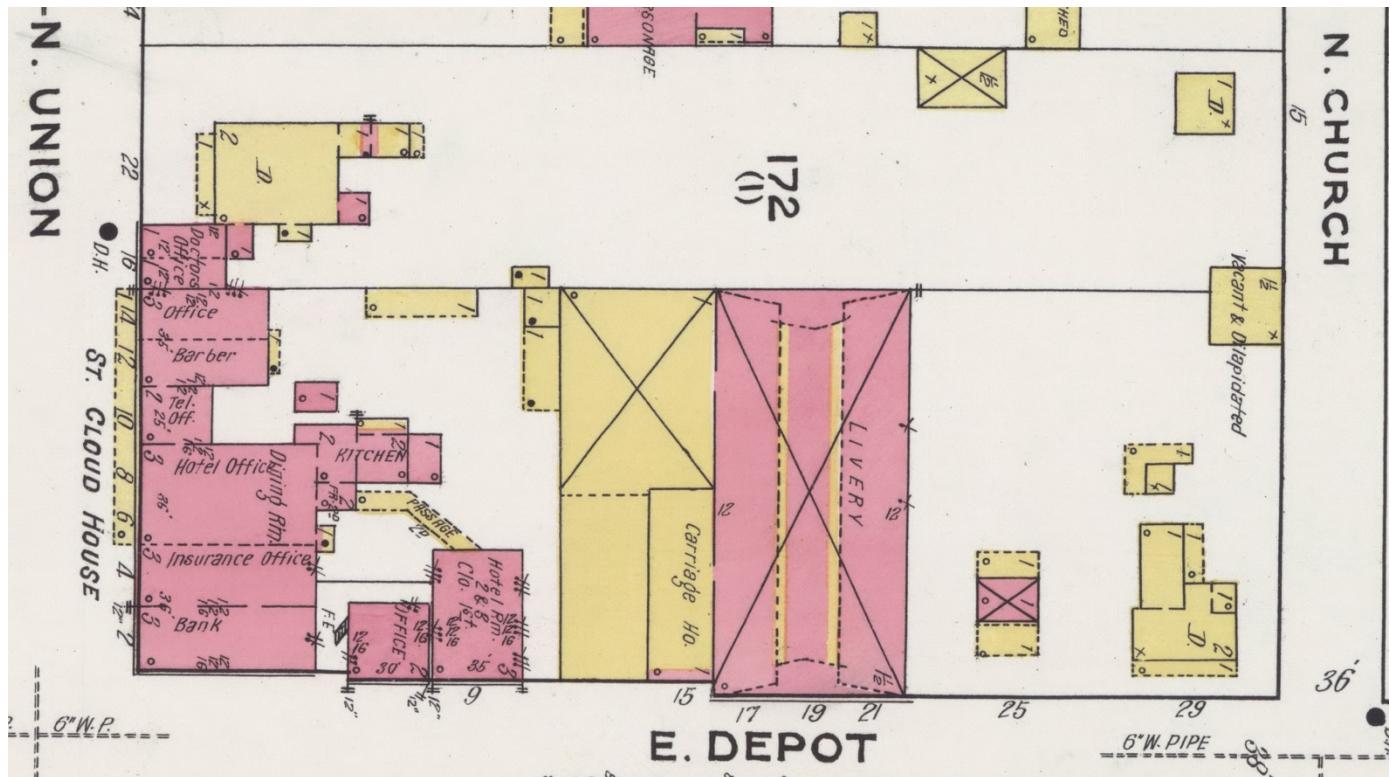
2018 aerial above from <https://www.google.com/maps>

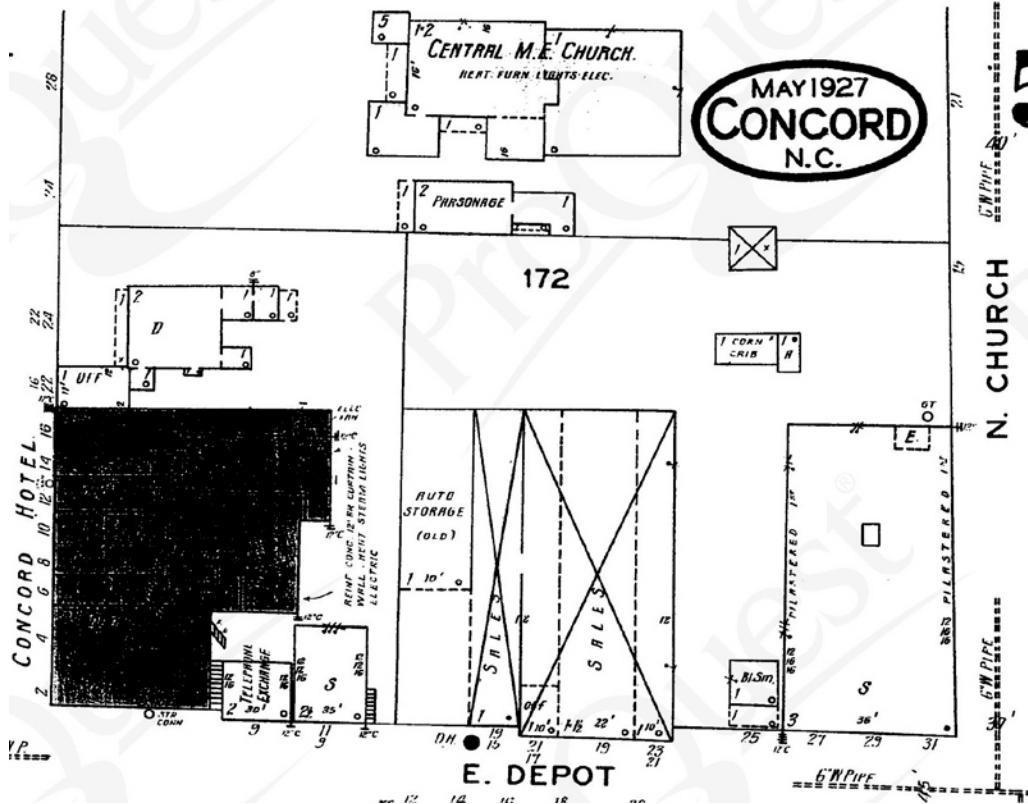
## Sanborn Maps



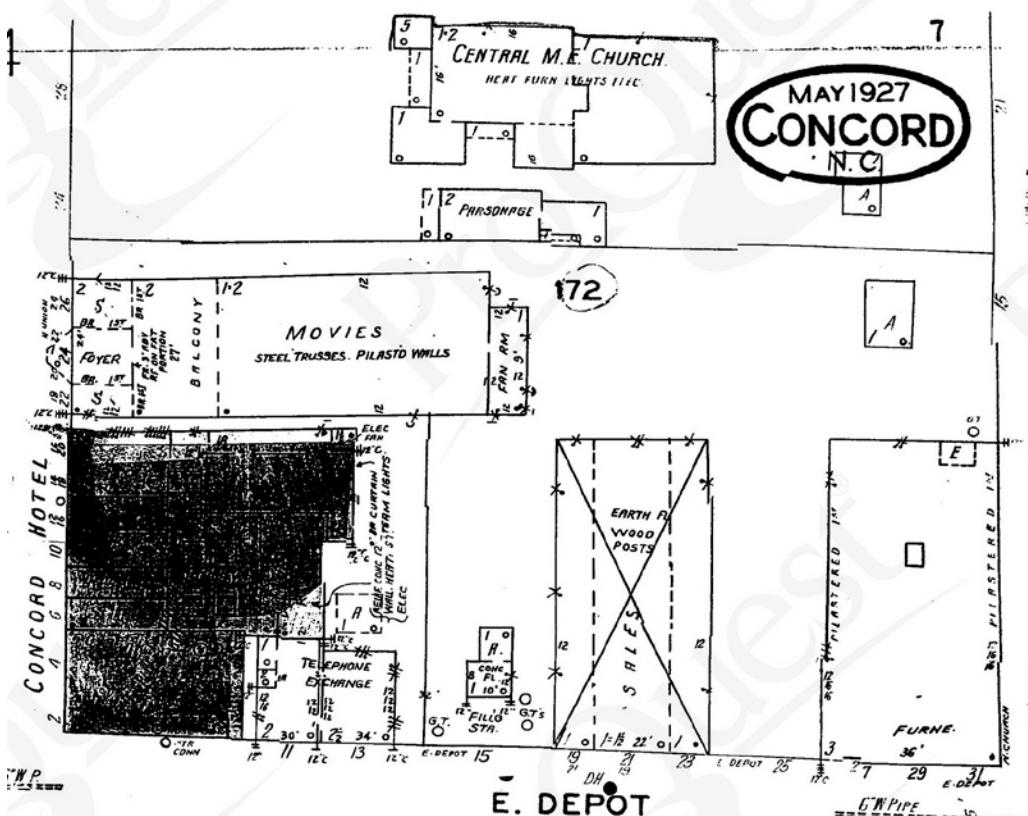
A two-story frame dwelling stood at the corner of what is now North Church and East Cabarrus Street's northwest corner when the city's earliest Sanborn map was issued in July 1885.  
 (East Depot Street is now East Cabarrus Street.)

The dwelling remained through at least 1921. April 1921 Sanborn map, Sheet 10 (below)





The Bell and Harris Furniture Company building is illustrated on the May 1927 Sanborn map, Sheet 5 (above), and remained unchanged in March 1947 (below)



## **Existing Conditions Floor Plans**



Plageman Architecture  
408 S. Spring St.  
Burlington, NC 27215  
(o) 336-226-3933  
[www.plagemanarchitecture.com](http://www.plagemanarchitecture.com)

ISSUED FOR CONSTRUCTION



**HISTORIC ADAPTIVE REUSE FOR:  
CHURCH STREET LOFTS  
29 CABARRUS AVE. EAST, CONCORD, NC 28025**

**REVISIONS**

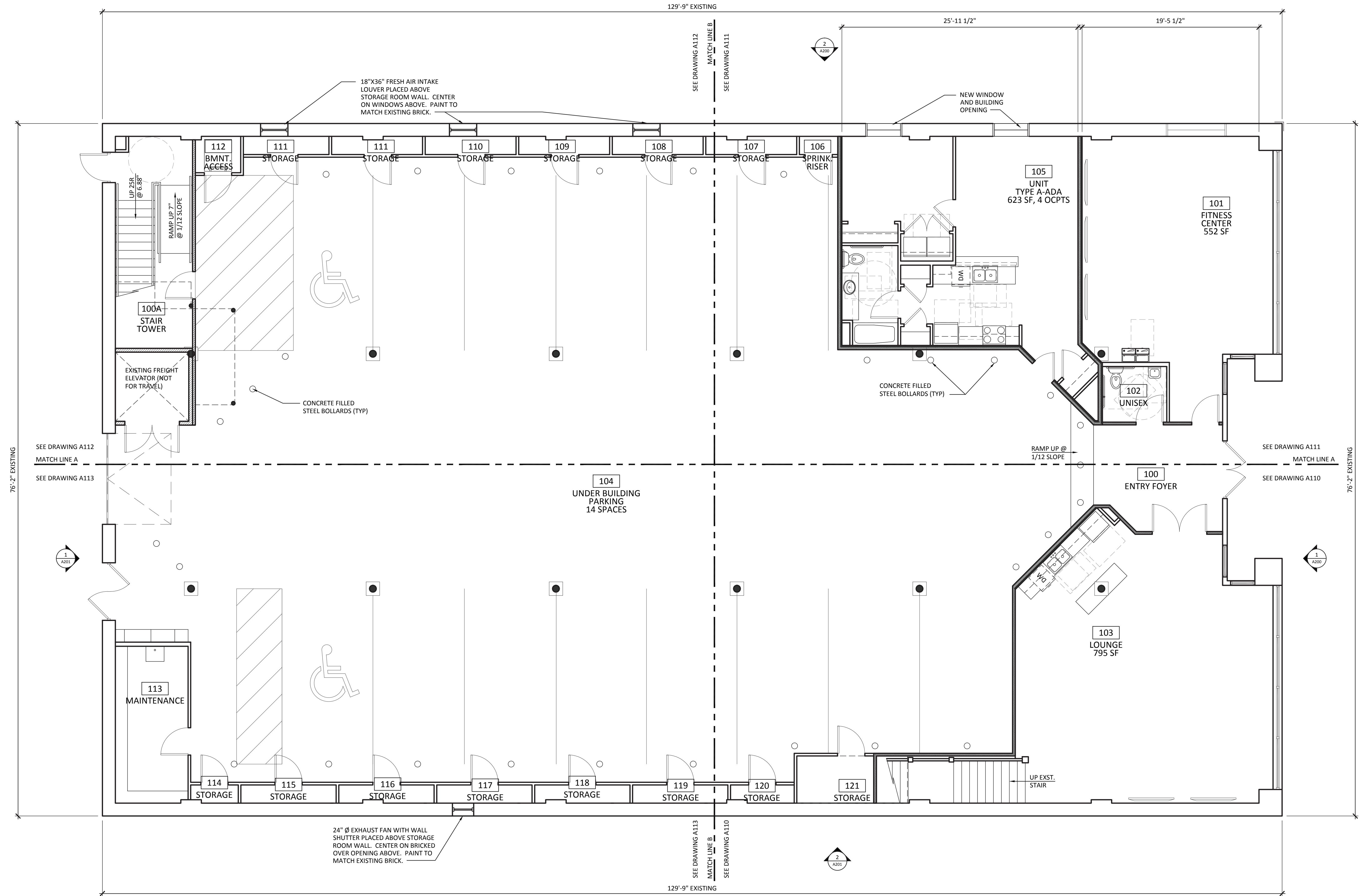
JOB NUMBER  
PA1351  
DRAWN BY: JPP

SHEET NAME  
GROUND  
FLOOR PLAN

A101

NORTH

WINDOW NOTE:  
ALL WINDOWS TO BE LOCATED AND SIZED TO FIT WITHIN  
EXISTING BRICKED OVER OPENINGS UNLESS OTHERWISE NOTED.



**p**

Plageman Architecture  
408 S. Spring St.  
Burlington, NC 27215  
(o) 336-226-3933  
john@plagemanarchitecture.com  
www.plagemanarchitecture.com

ISSUED FOR CONSTRUCTION

INITIAL PERMIT SUBMITTAL 10/20/2014



**HISTORIC ADAPTIVE REUSE FOR:  
CHURCH STREET LOFTS  
29 CABARRUS AVE. EAST, CONCORD, NC 28025**

**REVISIONS**

JOB NUMBER  
PA1351  
DRAWN BY: JPP

SHEET NAME  
SECOND  
FLOOR PLAN

**A102**



WINDOW NOTE:  
ALL WINDOWS TO BE LOCATED AND SIZED TO FIT WITHIN  
EXISTING BRICKED OVER OPENINGS UNLESS OTHERWISE NOTED.



RECEIVED FEB 16 2016  
HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 3 - REQUEST FOR CERTIFICATION OF COMPLETED WORKNATIONAL PARK SERVICE  
TAX INCENTIVE PROGRAMNPS Project Number  
31493

Instructions: This page must bear the applicant's original signature and must be dated.

## 1. Property Name Bell and Harris-Maxwell Brothers Furniture Store

Street 29 Cabarrus Avenue East

City Concord County Cabarrus State NC Zip 28025-4728

Is property a certified historic structure?  yes  no If yes, date of NPS certification 01/02/2015 OR date of National Register listing

## 2. Project Data

Project start date 08/01/2014

Project completed and building placed in service date 12/08/2015

Estimated rehabilitation costs (QRE) \$2,530,567.50

Total estimated costs (QRE plus non-QRE) \$2,761,428.02

Number of housing units before/after rehabilitation 0 / 26

Number of low-moderate housing units before/after rehabilitation 0 / 0

## 3. Project Contact (if different from applicant)

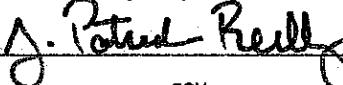
Name Heather M. Slane Company hmwPreservation

Street P. O. Box 355 City Durham State NC

Zip 27702-0355 Telephone (336) 207-1502 Email Address heather@hmwpreservation.com

## 4. Applicant List all additional owners on next page.

I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011). If I am not the fee simple owner of the above-described property, then I have checked the following box  to attest that the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which statement (a) either is attached to this application form and incorporated herein, or has been previously submitted, and (b) meets the requirements of 36 CFR § 67.3(a) (1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Patrick Reilly Signature  Date 2-03-2016

Applicant Entity Church Street Lofts, LLC SSN \_\_\_\_\_ or TIN 47-1222810

Street 401 E. Fourth Street City Winston-Salem State NC

Zip 27101-4171 Telephone (336) 215-7849 Email Address patrick@rehab-development.com

 Applicant, SSN, or TIN has changed since previously submitted application. There are no additional owners within the meaning of "owner" set forth in 36 CFR § 67.2 (2011).

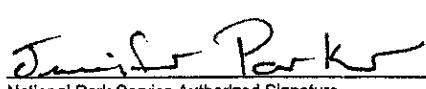
## NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Request for Certification of Completed Work (Part 3) for this property and has determined that:

- the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation and is consistent with the historic character of the property and, where applicable, the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." This certification is to be used in conjunction with appropriate Internal Revenue Service regulations. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the Internal Revenue Service. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the Standards for Rehabilitation. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's Standards for Rehabilitation.
- the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. However, because this property is not yet a "certified historic structure," the rehabilitation cannot be designated a "certified rehabilitation" eligible for Federal tax credits at this time. It will become a "certified historic structure" on the date it or the historic district in which it is located is listed in the National Register of Historic Places. On that date, the completed rehabilitation will automatically become a "certified rehabilitation." It is the owner's responsibility to obtain such listing through the State Historic Preservation Office. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the Internal Revenue Service. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the Standards for Rehabilitation. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's Standards for Rehabilitation.
- the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

A copy of this determination will be provided to the Internal Revenue Service in accordance with Federal law.

5/24/2016



Date

National Park Service Authorized Signature

 NPS comments attached

**DATE:** February 13, 2019

**SUBJECT:**

Local Landmark Designation Request:

LLD-02-19

Applicant:

HC Landlord, LLC c/o Patrick Reilly

Location of subject property:

4-18 Union St. N, 11-15 Cabarrus Ave. E

Staff Report prepared by:

Scott Sherrill, Sr. Planner

**BACKGROUND:**

- The subject property is the Concord National Bank – Hotel Concord and Concord Telephone Exchange Building, which are contributing structures in the Union Street North-Cabarrus Avenue Commercial Historic District
- Date of construction: 1926
- Applicant is seeking local landmark designation for the property.

**DISCUSSION:**

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 first review in the process and there are two critical documents for review and recommendation: the ordinance and the report.

The ordinance is subject to review by the Planning and Zoning Commission in addition to the Historic Preservation Commission, and it includes the following elements:

Ordinance Element	Staff Recommendation
Landmark Boundary	Parcels 5620-88-8252
COA Review	Material alterations, restorations, moves, or demolition of: <ul style="list-style-type: none"> <li>Site</li> <li>Building exterior</li> <li>Character-defining interior features</li> </ul>
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>

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 report of the Historic Preservation Commission is subject to review and comment by the State Historic Preservation Office.

**ATTACHMENTS**

Exhibit A: Application

Historic Preservation Commission

Case # LLD 01-19

Exhibit B: National Register Nomination

Exhibit C: Draft Ordinance

Exhibit D: Submitted Report and Images

Exhibit E: Tax Credit Project Approval

**ACTION REQUESTED**

1. Discuss/review ordinance features
2. Discuss/review report



Application for  
Historic District Amendment

1. Applicant Name: HC Landlord, LLC, c/o Patrick Reilly
2. Applicant Address: 8601 Six Forks Road, Suite 250
3. Applicant City: Raleigh State: NC Zip Code: 27615
4. Applicant Telephone: (336) 215-7849
5. Name and address of owner (if different from applicant): N/A
  
6. Location of Subject Property:
  - (a) Street Address: 4-14 Union Street North, 11-15 Cabarrus Avenue East
  - (b) Cabarrus County P.I.N.: 56208882520000
7. Area of Subject Property (acres or square feet): 0.387 acre
8. Current Zoning Classification: Commercial Existing Land Use: Commercial
9. Surrounding Land Use:

North:	Commercial	South:	Commercial
East:	Commercial	West:	Commercial
10. Reason(s) for requesting a Historic District Amendment:  
Local historic landmark designation

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.*

Signature of Owner/Agent

October 29, 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](http://www.concordnc.gov)

Exhibit A

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Union Street North-Cabarrus Avenue Commercial H.D.  
Section Number 7 Page 13 Cabarrus County, North Carolina

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one-story brick commercial building typical of many erected during the first quarter of the twentieth century. Originally it was about half as long (front to rear) as the adjacent Yorke and Wadsworth building, but probably during the third quarter of the twentieth century, it was enlarged to its present length. The facade has a deeply recessed center entrance flanked by display windows and a slightly recessed brick panel running beneath the plain cornice. Scenic images of Concord have been painted in recent years on the south elevation.

### UNION STREET NORTH

**Concord National Bank and Hotel Concord**  
4-14 (2-8) Union Street North  
1926

Contributing building

The Concord National Bank and Hotel Concord building is the architectural centerpiece of the district. Erected in 1926, the bank opened on May 29, while the hotel opened on June 10. The dual-purpose building was designed by New York architect William L. Stoddard, who designed other prominent hotels in the Southeast, including the Francis Marion in Charleston, the O. Henry in Greensboro, the Charlotte in Charlotte, the Poinsett in Greenville, South Carolina, and the George W. Vanderbilt in Asheville. The Hunkin-Conkey Construction Company of Cleveland was the contractor for the building, which cost more than \$400,000 to erect. The six-story bank and hotel was a larger, more elaborate, and more modern replacement of the three-story brick and granite building erected in 1888 to house the newly established Concord National Bank and St. Cloud Hotel. The St. Cloud Hotel replaced an earlier frame hotel that had stood on the site. The 1888 and 1926 buildings were organized in much the same way, in that the bank was located at the southwest corner of the building and was given particular architectural emphasis, while the hotel stretched along the remainder of the Union Street North facade. Organized under the leadership of John Milton Odell and Daniel Branson Coltrane, the Concord National Bank occupied this site during all of its nearly 100-year history—from 1888 to ca. 1984. Since then the building has housed the First Charter National Bank. When built, the Hotel Concord was considered the pride of the city. Not only did it supply superior accommodations for travelers, but its dining room and ballroom provided an excellent venue for the lunch meetings of local civic organizations as well as for a variety of social events in the community. The public spaces are still used in this way, although in recent years the hotel rooms have been converted to apartments.

Constructed of reinforced concrete and faced with brick and limestone, the building is designed in the

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Union Street North-Cabarrus Avenue Commercial H.D.  
Section Number 7 Page 14 Cabarrus County, North Carolina

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Beaux Arts Classical Revival style. On the exterior, the first two floors—comprised of the bank on the corner and the hotel entrance, street-level shops, and hotel ballroom along the Union Street elevation—form the base of the building, separated from the upper hotel-room floors by a cornice. The bank section of the building, wrapping around the corner of Union Street North and Cabarrus Avenue East, is faced with ashlar limestone. Tall, round-arched windows are separated by Tuscan pilasters which rise to a classical frieze and cornice. On the Union Street North facade, the portion of the building north of the corner bank features first-floor shopfronts and the hotel entrance, all shaded by awnings, above which are six tall rectangular windows with stone balustrades across the bottom. Four original bronze lanterns on brackets hang between the windows. Above the base, the building consists of four floors of hotel (now apartment) rooms sheathed in Flemish-bond brick. Brick quoins define the corners of the building and the division between the bank and hotel. The last is more for the sake of architectural composition than to delineate a strict division between the bank and hotel, because the hotel rooms continue across the upper floors above the bank. A limestone string course runs along the building beneath the sixth floor, and the whole is capped by a parapeted cornice. The north and east (rear) elevations are plain brick and are strictly utilitarian in appearance.

The interior of the bank was remodeled in the early 1960s, but many original features remain intact. The tall banking room has a vaulted ceiling with pendentives on either side resting on paired Corinthian capitals. An original metal chandelier hangs from the center of the ceiling. It has a highly decorative, openwork medallion from which it hangs, and the lighting fixture itself is round like a wheel with decorative openwork metal, a single round bulb in the center, and round bulbs encircling the perimeter. The public interior spaces of the hotel are richly ornamented, sophisticated, and well-preserved. A patterned tile-work vestibule at the primary entrance opens to the marble stair with its ironwork balustrade that rises to the lobby and then continues on to the mezzanine. (There is a secondary stair, smaller but treated in the same manner, at the north end of the building). The lobby is a large space with a decorative tile floor laid in a grid of squares with a border. Square, paneled posts support a coffered ceiling which, in the adjacent dining room, contains large and unusual multi-paned skylights, which are no longer in use but are still intact. The paneled front desk is in the northeast corner of the lobby. Among other significant features of the lobby are the chandeliers, the mail chute and brass box, the mirrored elevator topped by a fan-shaped floor indicator, and the lion's head water fountain with its round-arched and tiled background. Overlooking the dining room is the balustraded mezzanine, which opens through a series of French doors to the ballroom. The ballroom stretches across the front of the hotel. It has a hardwood floor, boxed and paneled ceiling beams from which hang crystal chandeliers, paneled walls, an Adamesque mantel with a ceiling-height mirrored overmantel, and a balcony along the east wall above the mezzanine. Low-relief, classical motifs ornament the ceiling beams, frieze, and post

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Union Street North-Cabarrus Avenue Commercial H.D.  
Section Number 7 Page 15 Cabarrus County, North Carolina

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capitals in the dining room.

### Commercial Building

1 Union Street North  
ca. 1895; ca. 1920s; 1960s; 2000

Noncontributing building

This one-story brick building may have been erected ca. 1895. The original appearance, with a central entrance and a fancy corbeled cornice, is seen in numerous documentary photographs from the early twentieth century, when it was part of long row of matching storefronts. However, the building has been significantly remodeled on several occasions. Its simple brick walls probably date from the late 1920s; the modern windows along the Cabarrus Avenue West elevation were added in the 1960s; and the present open, engaged corner, supported by classical posts and with a paneled frieze and pent eave, dates from 2000. The interior has been remodeled, but an earlier pressed metal ceiling remains hidden by the dropped ceiling. In 1916 the building was used as the Piedmont Cafe, which catered to the "traveling trade." Among other uses, prior to 1950, have been a dry goods store, a drugstore, a millinery and notions store, a jewelry store, and a barber shop.

### Star Theatre

3 (3-5) Union Street North  
ca. 1890; 1913-1920

Contributing building

This one-story building may have originated with the row of decorative one-story stores erected here ca. 1890. However, between 1913 and 1920 it was either significantly remodeled or rebuilt as the Star Theatre, the first of three motion picture theaters—with the adjacent Concord Theatre (9 Union Street North; in district) and, across the street, the now totally remodeled former Cabarrus Theatre (22 Union Street North; not in district)—that were erected in this block of Union Street North. The Star Theatre was advertised in the 1920-21 city directory as "Concord's Newest Theatre; Headquarters for High Class Motion Pictures; opposite St. Cloud Hotel." By the mid 1930s, the name of the theater had changed to the State Theatre and, as such, it continued in operation until at least 1955. The one-story brick building has a glass storefront and recessed entrance that probably date from its conversion from a movie theater to a store. Above the storefront, the plain brick facade is decorated only with brick soldier courses above the storefront and at the cornice and with slightly projecting brickwork on the south end that gives the suggestion of a paneled pilaster that is balanced on the north end by the same treatment on the adjacent Cannon Building. Three small windows in the upper facade are said by a local theater historian to have lit the projection room. The interior has been remodeled.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number 7 Page 7

Union Street North-Cabarrus Avenue Commercial H.D.  
Cabarrus County, North Carolina

**Concord Telephone Company Exchange Building** Contributing building  
[no street number] (9, 9-11, 11-13, 11-15, and 11) Cabarrus Avenue East  
1928; 1932; 1939

In terms of its present appearance, 1932 was the pivotal year in the history of the former Concord Telephone Company Exchange Building. However, the history of its construction is longer and more complex than a single date would imply. When the telephone company was organized in 1897, it rented a conference room in the rear of the Concord National Bank for its operations. In 1916 the telephone company erected its own two-story brick building behind the bank. Immediately east of the telephone company building stood the three-story brick annex to the St. Cloud Hotel, which stood on the site of the later Hotel Concord. While the second and third floors of the annex contained additional hotel rooms, the first floor was used as a "sample room," where "drummers" (salesmen) staying at the hotel could display their wares. In 1928, the telephone company extended its building approximately thirty feet to the rear (north) and rebuilt the whole. In 1931, the company purchased the adjacent hotel annex. The same year, the city proposed widening Cabarrus Avenue East from Union Avenue to Church Street, but to do this, it needed the front of the telephone company building to be moved back five feet. Thus, in 1932, the front five feet of the combined telephone company building and former hotel annex were removed and a new facade in the modern Art Deco style was erected. The final change to the form of the telephone company building came in 1939, when the hotel annex portion of the building was torn down, except for the 1932 facade, and a new structure—better suited to the needs of the telephone company—was built. In 1957, the Concord Telephone Company moved to a new building at 78 (later 68) Cabarrus Avenue East. The Concord National Bank purchased the former telephone company building and for several decades leased it to a variety of businesses, including those of architect George A. Griffin, the Shuford Insurance Agency, and the Burroughs Corporation.

The 1932 facade of the Concord Telephone Company Exchange Building is a rare example of the Art Deco style in Cabarrus County. Composed of red brick with limestone trim, the two-story horizontal building is given a vertical emphasis through the use of rhythmic pilasters that divide the facade into eight bays and rise to a limestone cornice decorated with geometric motifs. Other decoration is achieved through the use of small white blocks, which "drip" down the two exterior and center pilasters and denote the corners of brick panels above the industrial-type metal-tilt windows. The partially remodeled storefront has three modern glass and metal entrances—replacements of the original recessed entrances—and plate glass windows set vertically between solid bases and a band of multi-paned transoms. The side and rear elevations are strictly utilitarian with plain brick walls and metal windows.

**AN ORDINANCE OF THE CONCORD CITY COUNCIL DESIGNATING THE  
CONCORD NATIONAL BANK – HOTEL CONCORD AND CONCORD TELEPHONE  
EXCHANGE BUILDING LOCATED AT 4-18 UNION STREET N AND 11-15  
CABARRUS AVE E 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 Concord National Bank-Hotel Concord and Concord Telephone Exchange Building were constructed in 1926 and 1916/1928 respectively and are contributing structures in the Union Street North—Cabarrus Avenue East Commercial Historic District (National Register);

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

1. That .387+- acres at the northern quadrant of the intersection of Union St. and Cabarrus Ave. E 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 Ward no. 2 of the City of Concord, North Carolina, in the northerly corner of the intersection of North Union Street and East Depot Street, adjoining the property formerly owned by Joel Reed Estate, the Concord National Bank and Brown Bros., and bounded as follows:

BEGINNING at a point in the northeast edge of the northeast sidewalk of North Union Street, corner of the Concord National Bank (said corner being the center of the dividing wall between the Concord National Bank and the Hotel Concord building) and running thence with the center of the said dividing wall, N. 47 E. 143 feet to an iron stake in the line of Brown Bros., thence with their line, N. 42 W. 87.1 feet to an iron stake in the old Joel Reed Estate line; the old line of the Joel Reed Estate, S. 46 W. 142 feet to an iron stake in the northeast edge of the northeast sidewalk of North Union Street, S. 41-30 E. 84.9 feet to the BEGINNING, together with a right-of-way 13.2 feet in width leading from the northwest side of East Depot Street along the line of Brown Bros. to the property

above described, said right-of-way for the free ingress and regress to and from East Depot Street to the property herein described.

AND

That certain strip or parcel of land 2-1/2 feet wide and 143 feet deep lying and being on the south side of Lot NO. 1 of the Joel Reed Homeplace as per map recorded in Map Book No. 4 at page 32 in the office of the Register of Deeds for Cabarrus County, and lying and being on the Northeast side of North Union Street in the City of Concord, and more particularly described as follows:

BEGINNING at a point on the northeast side of North Union Street, (beginning point being 127.9 feet north of the intersection of East Depot Street and North Union Street) and running thence N. 50-4/4 E. 2 inches from and parallel with the Hotel wall, 143 feet to an iron stake; thence N. 38-1/4 W, parallel with North Union Street, 2-1/12 feet to a point, new corner; thence S. 50-3/4 W., parallel with the first line, 143 feet to a point on the northeast side of North Union Street; thence with North Union Street, S. 38-1/4 E. 2-1/2 feet to the point of BEGINNING.

AND

Beginning at a point in the east edge of east sidewalk on North Union Street, the northwest corner of the Concord Realty Company's lot, and runs thence with the east edge of east sidewalk on North Union Street North 38 3/5 West five (5) feet to an iron stake, a new corner on North Union Street; thence a new line five feet from and parallel with the present Reed and Hotel or Concord Realty Company line 143 feet to a point, a new corner (said point or new corner is on a prolongation of the rear line of the present Hotel Lot) thence in a southeasterly direction five (5) feet to an iron stake, the northeast corner of the Hotel Lot, Brown's corner; thence with the Hotel Lot line about S. 51 West 143 feet to the beginning.

2. The local historic landmark designation encompasses the site, building exteriors of the structure, and original character-defining as described in the "Local Historic Landmark Designation Report: Concord National Bank – Hotel Concord 4-18 Union Street North and Concord Telephone Exchange Building 11-15 Cabarrus Avenue East" dated November 2018 .

3. The property subject to this designation is located at 4-18 Union St N and 11-15 Cabarrus Ave. E. This property is more particularly described as the property at GIS PIN 5620-88-8252 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 Concord National Bank-Hotel Concord and Concord Telephone Exchange Building 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 \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 20\_\_\_\_ by the City Council of Concord, NC.

## **LOCAL HISTORIC LANDMARK DESIGNATION REPORT**



**Concord National Bank - Hotel Concord  
4-18 Union Street North  
and  
Concord Telephone Exchange Building  
11-15 Cabarrus Avenue East**

**Concord  
Cabarrus County, North Carolina**

**Prepared by:  
Fearnbach History Services, Inc.  
3334 Nottingham Road  
Winston-Salem, NC 27104**

**November 2018**

**Exhibit D**

## **Introduction**

This report demonstrates that the Concord National Bank - Hotel Concord at 4-18 Union Street North and the Concord Telephone Exchange Building at 11-15 Cabarrus Avenue East, two of the city's most architecturally distinctive commercial edifices, possess the requisite integrity and significance for local historic landmark designation. The imposing six-story, brick, 1926 Concord National Bank - Hotel Concord manifests the municipality's early-twentieth-century growth and prosperity through its size, prominent corner location, and sophisticated Beaux Arts features. Designed by nationally prominent New York-based architect William Lee Stoddart, the tallest structure in downtown Concord displays a classical composition of base, shaft, and capital commonly employed in "skyscrapers" of the period. Ornamentation includes limestone sheathing on the bank's two-story corner storefront; wire-cut, variegated-red-brick, Flemish-bond upper stories embellished with quoins; and limestone cornices, balustrades, string courses, and coping. The adjacent two-story brick Concord Telephone Exchange Building's 1932 Art Deco façade is particularly notable as one of Cabarrus County's few extant examples of the style. Brick pilasters punctuate the eight-bay wire-cut variegated-red-brick south elevation beneath a stepped limestone parapet and cornice with geometric motifs. The comprehensive rehabilitation of both properties completed in 2018 preserved character-defining features per the Secretary of the Interior's standards. The buildings are also commercially significant as they housed businesses that contributed to the community's economic vitality for over a century. The Hotel Concord accommodated countless travelers, residents, conferences, meetings, parties, dances, and weddings. The refurbished ballroom and dining room continue to host such events. Concord National Bank, which served as the community's primary financial institution for decades, and Concord Telephone Company, a chief utility provider, supplied critical services that bolstered growth and development.

The local historic landmark boundary encompasses 0.387-acre Cabarrus County tax parcel number 56208882520000. Joint local historic landmark designation is appropriate as the buildings occupy a single tax parcel and are functionally connected.

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**Concord National Bank - Hotel Concord indicated with a red star  
Concord Telephone Exchange Building (to the east) marked with a yellow star**  
2018 aerial from <https://www.google.com/maps>

## Site

Central Concord's street grid is rotated approximately thirty degrees from true cardinal direction alignment. However, for the purposes of this document, the following description is written as if the building has true east-west orientation.

## Setting

The Concord National Bank - Hotel Concord and Concord Telephone Exchange Building occupy a prominent site at Union Street North and Cabarrus Avenue East's northeast corner in downtown Concord's business district. A concrete-paver sidewalk with granite curbing spans the distance between the south and west elevations and the streets. The 0.387-acre tax parcel encompasses the building footprints and a small portion of the paved parking lot to the east. An asphalt-paved drive adjacent to the Concord Telephone Exchange Building's east elevation provides Cabarrus Avenue egress. A narrow alley separates the Concord National Bank - Hotel Concord's north elevation from the neighboring 1934 two-story commercial building. Central United Methodist Church's 1958 Classical Revival-style brick sanctuary, later additions, and parking lots fill much of the remainder of the block bounded by Union Street North, Killarney Avenue Northeast, Church Street North, and Cabarrus Avenue East. The surrounding area is characterized by late-nineteenth and early- to mid-twentieth-century commercial and institutional structures fill.



**Concord National Bank - Hotel Concord, southwest oblique**  
*All current photographs taken by Heather Fearnbach on October 17, 2018*

### **Concord National Bank - Hotel Concord Description**

#### ***Exterior***

The Concord National Bank - Hotel Concord's sophisticated primary elevations, executed in wire-cut variegated-red-brick Flemish-bond veneer with quoins and limestone and cast-stone accents, exemplify the Beaux Arts style. Smooth ashlar limestone distinguishes the two-story bank storefront from the hotel. On the five-bay south elevation, classical limestone pilasters frame three central full-height, round-arched, keystoned window openings with original multipane steel sash and transoms. The west bay contains a rectangular first-story window with a limestone hood and a square mezzanine window, while a single-leaf door and a square mezzanine window pierce the east bay. On the west elevation, two full-height, round-arched, keystoned window openings with multipane steel sash and transoms flank the recessed primary bank entrance in the second bay from the south end. A short matching sash and transom top the classical entrance surround and double-leaf aluminum-frame replacement door. The bank's original square ornamental-metal clock projects from the building's southwest corner.

The molded limestone cornice above the second story continues across the west elevation, where the hotel entrance, storefronts, and hotel ballroom front Union Street North. The lower two stories are brick-veneered with a limestone kneewall and cornice framing the storefronts. Two original bronze sconces illuminate the central hotel entrance, which is sheltered by a straight-slope canvas awning.<sup>1</sup> Black-finished-aluminum-frame doors, sidelights, and transoms have been installed in the hotel entrance as well as the two storefronts to the south. However, single-leaf wood doors with glazed centers and metal-frame plate-glass display windows and transoms remain in two storefronts north of the hotel entrance. Soldier-course surrounds, a continuous limestone sill, and limestone faux-balustrade spandrels embellish six tall, rectangular, second-story ballroom window openings above the storefronts. Each contains a pair of nine-over-nine double-hung aluminum-frame replacement sash with three-pane transoms. Four original bronze lanterns project from the wall between the windows.

<sup>1</sup> The original flat-roofed metal canopy above the hotel entrance was removed during the late-twentieth century.



**Northwest oblique (left) and west elevation (right)**

Brick quoins, cast-stone window sills, and varied fenestration add interest to the south and west elevations' upper four stories. Single and paired double-hung six-over-one aluminum-frame replacement sash have been installed in the rectangular window openings. The backlit "Hotel Concord" blade sign that extends from the center of the west elevation's third story has been in place since the mid-twentieth century. A molded limestone string course wraps around the building beneath the sixth-story window openings. The short rectangular openings above each sixth-story window contain aluminum-frame, single-pane sash. A molded limestone cornice tops the sixth story and limestone coping caps the flat parapet.

The secondary north and east elevations are more simply executed in six-to-one common-bond brick and concrete block. The brick north elevation, which fronts a narrow concrete-paved alley, is slightly lighter in color than that of the primary elevations. Three bays of rectangular replacement windows with cast-stone sills illuminate the main block's upper four floors, while the lower two stories are blind. In the two-story wing to the east, matching sash light the upper floor, while original large multipane steel sash remain in the first-floor kitchen and service corridor.

The east elevations are completely utilitarian. A full-height stair and elevator tower rises near the main block's north end. The two-story, four-bay-wide, north kitchen wing projects east from the tower. The central one-story dining room wing spans the area between the kitchen and the Concord Telephone Exchange Building to the south. The main block and two-story wing's rear brick walls have been painted dark red, while concrete-block walls have a lighter red tint. The red brick dining room wall is unpainted. Cast-stone sills distinguish rectangular window openings and terra cotta coping caps flat parapets. A flat-roofed metal canopy supported by slender steel posts shelters concrete stairs with metal railings at the dining room's north end that lead to the first floor and basement. The basement entrance is below grade. A flat-roofed metal-frame glass elevator vestibule abuts the first-floor landing, providing handicapped access to the same levels from the rear parking lot. HVAC equipment

is unobtrusively situated south of the elevator vestibule and on the wings' roofs. The dining room's tall parapet disguises the roof-top deck added in conjunction with the renovation. Metal railings secure the deck's concrete-paver seating area. The North Carolina State Historic Preservation Office and the National Park Service approved the 2018 rehabilitation scope of work. The project was executed in compliance with the Secretary of the Interior's standards.



**East elevation (above) and roof-top deck (below)**



## ***Interior***

### ***First Floor: Storefronts***

The two-story south storefront (4 Union Street North) designed to house Concord National Bank is a large open room characterized by a vaulted plaster ceiling supported by pendentives embellished with paired Corinthian capitals on the north and south elevations. The openwork brass medallion at the ceiling's center anchors a flat circular brass chandelier with round central and perimeter light bulbs. Paneled tympanums surmount the windows. The mezzanine that spans the room's east end includes a

screen with a wood-panel base, large plate-glass windows, and clock. The bank vault occupies the central area beneath the mezzanine. The open areas flanking the vault provide access to the exterior entrance at the room's southeast corner and the narrow stair with a metal railing and wood handrail that rises to the mezzanine on the vault's north side. The plaster walls and ceiling are in good condition. Vinyl-composition-tile floors have been installed. An aluminum-frame plate-glass entrance vestibule extends from the west elevation. Electrical conduit is surface-mounted throughout the building due to its reinforced-concrete structure.



**Former Concord National Bank location, 4 Union Street North, looking east (above) and  
18 Union Street North, looking north (below)**



The two narrow storefronts to the north (6 and 10 Union Street North), also historically occupied by the bank, are simply finished. 6 Union Street North has a high plaster ceiling, plaster walls, vinyl-composition-tile floors, a northeast corner restroom, and a short corridor that provides access to the

hotel's dining room wing. 10 Union Street North has a lower plaster ceiling, plaster walls, concrete floors, and a southeast corner restroom. North of the hotel entrance, 18 Union Street North, originally two storefronts housing coffee and barber shops, functions as a single commercial space. The south room, which is at a slightly lower level and contains the entrance, has a concrete floor, while the north room features a small, square, black-and-white mosaic-tile floor. Both rooms have plaster walls and ceilings. A short corridor leads from the north room's northeast corner to restrooms.

### ***Hotel***

The hotel's elegant entrance hall, lobby, ballroom, and dining room are remarkably intact. Ornamentation in the street-level entrance hall includes marble wall sheathing and baseboards, a small, square, black-white-and-gray mosaic-tile floor, and two runs of marble steps at the east end leading to the basement and lobby. Decorative cast-iron railings with twisted balusters secure the stair's upper runs and the mezzanines. Modifications in the entrance hall—mirrored panels that cover plate-glass windows on the north and south walls and an aluminum-frame plate-glass partition wall added to create a small vestibule at the Union Street North egress—do not interfere with original finishes.



**Entrance hall, looking east**

### ***Mezzanine***

The north storefronts' low ceilings accommodate the two-level lobby, dining room, and ballroom above them. The finely finished rooms are characterized by marble baseboards, paneled wood wainscoting, and plaster walls and ceilings. Uniformly spaced square paneled steel columns, pilasters, and ceiling beams carry the building's load and serve as important decorative elements. Paneled pilasters rise from marble baseboards to simple classical capitals beneath the cornice that wraps around the perimeter walls. Matching columns support beams that drop below almost twenty-foot-high ceilings, creating a coffered appearance. The lobby and dining room at the lower level retain small, square, black-white-and-gray mosaic-tile floors. Original tiered-crystal Art Deco-style chandeliers light the rooms. Between the two passenger elevators on the lobby's north wall, a Cutler mail chute terminates in a rectangular letter box ornamented with a brass door. The original east Otis elevator, mirrored multipane doors, and fan-shaped floor indicator are intact, but the west elevator has been

completely replaced. The wood-panel customer service counter at the lobby's northeast corner now serves as a bar. Partial-height multipane and wood-panel screens separate the lobby from the large east dining room and a smaller central dining room. Restrooms were added at the east room's north end, where corridors lead to the kitchen as well as the east entrance. The kitchen has utilitarian finishes: a concrete floor and a plaster ceiling and walls. Round aluminum HVAC ducts and sprinkler system pipes hang from the ceiling. The narrow service corridor adjacent to the north elevation that connects the kitchen and ballroom includes a concrete ramp.



**Lobby, looking east at dining room (above) and west at entrance hall and ballroom (below)**



The stair on the lobby's west side terminates at a narrow mezzanine that provides dining room and lobby views as well as access through French doors to the richly ornamented ballroom, which features a coffered ceiling, paneled walls, and hardwood floors. Bas-relief urns, griffins, and garlands

embellish the frieze and paneled columns and ceiling beams. Brass six-arm chandeliers with crystal prisms and chains hang from each beam's center. The fireplace at the room's south end has a classical post-and-lintel mantel with an urn-and-garland frieze, a cast-iron Rumford firebox insert, and a marble hearth and surround. The overmantel mirror was a later addition. Stairs at the lower mezzanine's north end lead to an upper mezzanine that overlooks the ballroom and includes a small room and restroom at its north end. The mezzanine level also includes two apartments above the kitchen finished in the manner described below.



Dining room, looking south (above) and ballroom, looking north (below)



## ***Upper Floors***

Although rooms on the upper floors were utilized as apartments following the hotel's 1991 closure, few floor plan modifications were made at that time. The 2018 renovation to create thirty-eight efficiency and one- and two-bedroom units required some interior partition wall removal, but otherwise retained original character-defining features. The double-loaded corridor plan, elevator/stair vestibules, and room entrances were preserved. Original wood door surrounds have molded edges and mitered corners, while flat boards distinguish the few new surrounds. Original single-leaf wood-panel corridor doors are surmounted by rectangular transoms, with non-functional doors fixed in place. Corridor finishes comprise plaster walls and ceilings, molded wood baseboards, and vinyl-composition-tile floors. The units have smooth plaster and gypsum-board walls and ceilings, wood baseboards, and polished concrete floors. Modifications within apartments include installation of partition walls, simple wood door surrounds, and two-panel doors. Most bathroom and closet doors are narrower than corridor doors. Galley-style kitchens facilitate open floor plans. Gypsum board soffits and mechanical closets house HVAC, electrical, and plumbing systems.



**Third floor corridor, looking south (left), and fifth-floor corridor, looking northeast at elevators**



**Third floor, unit 303, kitchen/living room, looking north (above) and bedroom, looking north (below)**



### ***Basement***

The basement contains resident amenities—a large community room, kitchen, fitness room, restroom, and mail room—and mechanical and storage rooms. Finishes include polished concrete floors and plaster and gypsum-board walls and ceilings. Round aluminum HVAC ducts, sprinkler heads, and pendant light fixtures hang from the ceilings. A row of square brick and concrete columns spans the community room. A galley kitchen is on the room's west side opposite the basement entrance. North of the entrance, at the room's northeast corner, concrete and steel steps with metal-pipe railings lead to the first floor. The wide northwest corridor leads to the passenger elevators, fitness room, and mailroom. The mailroom features a large single-leaf metal-sheathed fire resistant door. A comparable double-leaf door secures the boiler room entrance on the north elevation.



**Basement, kitchen and community room, looking north (above) and corridor, looking west (below)**



## Historical Background

The six-story 1926 Concord National Bank - Hotel Concord replaced the three-story 1888 Concord National Bank-St. Cloud Hotel pictured below that previously occupied the same site. The following narrative thus begins with the earlier building's history.



**The late 1910s postcard above illustrates Concord National Bank's 1903 granite storefront.**  
from the Durwood Barbour Collection of North Carolina Postcards (P077) in the  
North Carolina Collection at Wilson Library, UNC-Chapel Hill

### *Concord National Bank - St. Cloud Hotel*

A consortium of industrialists and businessmen initiated two ventures in 1888 that soon ranked among Concord's most successful commercial enterprises. Father and son John Milton Odell and William Robert Odell, brothers James William Cannon and David Franklin Cannon, and George Monroe Lore led the shareholders who established St. Cloud Hotel. The Odells and Cannons, prominent textile manufacturers and merchants, and Lore, a general store proprietor, had previously invested in many local endeavors. The same parties collaborated with Daniel Branson Coltrane, his son Lester Durrett Coltrane, and drug store owner Elam King to found Concord National Bank. The Coltranes had moved to town in April from Missouri after generating interest in the institution's creation. D. B. Coltrane headed the bank as cashier, while L. D. Coltrane was the bookkeeper. The investors acquired the two-story frame Central Hotel at what is now North Union and East Cabarrus Street's northeast corner, commissioned its demolition in April 1888, and engaged contractor Adolphus Henry Propst to erect a substantial three-story brick edifice on the site. Construction rapidly ensued, and Concord National Bank commenced operations on July 5, 1888.<sup>2</sup>

<sup>2</sup> East Depot Street became East Cabarrus Avenue in the late 1950s. "No. 3903," *The Standard* (Concord), July 6, 1888, p. 3; "The Work of Improvement," *Concord Times* (hereafter abbreviated CT), April 27, 1888, p. 3; *CT*, May 4, 1888, p. 3; Sanborn Map Company, "Concord," July 1885, Sheet 1; "The National Bank," *The Standard*, December 23, 1892, p. 2; U. S. Census, population schedules, 1870-1900; Clarence E. Horton Jr., *A Century of Progress: The Concord Telephone Company, 1897-1997* (Winston-Salem: Jostens Graphics, 1997), 11-14.

The hotel opened on January 1, 1889, under the oversight of J. W. Clark, formerly the manager of Shelby's Commercial Hotel. North of the bank, the first floor encompassed a sample room where traveling salesmen displayed their wares; the hotel lobby, which featured an impressive stair and a Western Union Telegraph Company office; and a barber shop; dining room, and restrooms. First- and second-floor finishes included ash and oak wainscoting, while the third-floor woodwork was pine. The upper portion of the dining room walls was papered. A two-story brick wing with a first-floor kitchen and second-floor staff quarters extended from the dining room's northeast corner. The second floor contained four meeting rooms accessed from a large central vestibule illuminated by a skylight and light well. Twenty-seven hotel rooms filled the remainder of the second and the third floor.<sup>3</sup> Some of the second-floor meeting rooms may have been converted to accommodations by 1892, as Manager J. D. Fisher advertised the availability of thirty-seven hotel rooms at traveler rates of \$2 per day. Longer-term residents enjoyed reduced rates. Rooms featured electric lights and call bells. The bank's storefront was veneered with rusticated granite beneath a classical cornice in 1903.<sup>4</sup>

The Charlotte architecture firm Hook and Rogers oversaw the hotel's 1905 renovation and the construction of a freestanding three-story annex with a first-floor sample room and upper-level accommodations to the east fronting Depot Street. A frame elevated passage connected the annex and main block's second floors. The main block's footprint remained the same, but the dining room and office were enlarged and remodeled, tile and marble floors laid, and steam heat and private bathrooms installed. A metal balustrade topped the classical north storefront cornice and a robust bracketed metal cornice surmounted the façade. A frame shed-roofed canopy sheltered the north storefronts.<sup>5</sup>

Mollie C. Dusenberry had succeeded J. W. Clark as hotel manager by 1905. Drs. Young and Rogers and a Southern Loan and Trust Company branch headed by Thomas W. Smith leased offices that year. After the P. M. Morris Company purchased the building in 1906, managers included E. G. Gilmer, in charge from 1912 until 1917, who also owned and operated the Statesville Hotel located in its namesake city. The hotel and annex then contained forty-seven rooms, often fully occupied. First floor utilization changed by 1916, when the main block north of the bank contained only a large north dining room and an insurance office. Industrialist J. W. Cannon, one of the building's owners, occupied a first-floor office that year. Although his business, Cannon Manufacturing Company, was headquartered in Kannapolis, he resided at 65 Union Street North. Also in 1916, Concord Telephone Company, which had previously operated from a room in the bank, erected a two-story office and exchange fronting Depot Street between the hotel and annex.<sup>6</sup>

P. M. Morris Company sold the bank and hotel to the newly organized Concord Real Estate Company on March 2, 1923. The concern's intention was to provide the community with a much-needed modern facility to host travelers and events. J. A. Cannon initially served as president, L. T. Hartsell

<sup>3</sup> "St. Cloud Hotel!", *CT*, January 4, 1889, p. 6; "4,166," *The Standard*, August 1, 1890, p.1; Horton , *A Century of Progress*, 15.

<sup>4</sup> "St. Cloud Hotel," and "The Concord National Bank," *CT*, March 10, 1898, pp. 3 and 4; "Bank Building Remodeled," *Charlotte Observer*, May 26, 1903, p. 8.

<sup>5</sup> "The News of Concord," *Charlotte Observer*, December 9, 1905, p. 4; "St. Cloud Hotel," *Charlotte Observer*, June 27, 1905, p. 4; "The St. Cloud Hotel to be made new," *Raleigh Times*, June 7, 1905, p. 1; "Sanborn Map, October 1906, Sheet 7.

<sup>6</sup> *CT*, September 12, 1905, p. 3, December 15, 1905, p. 5; "Southern Loan & Trust Co.," *Concord Daily Tribune* (hereafter abbreviated *CDT*), June 12, 1906, p. 4; "The St. Cloud Hotel," *CDT*, March 7, 1906, p. 2; "The St. Cloud Hotel Should be Enlarged," *CDT*, February 13, 1913, p. 1; Sanborn Maps, June 1911, Sheet 7, and April 1921, Sheet 10; "Mr. Cannon to have his office in Concord," *CDT*, March 20, 1916, p. 1; "The St. Cloud Hotel," *CT*, February 17, 1916, p. 10; *CT*, January 28, 1918, p. 5.

vice president, and A. F. Hartsell secretary-treasurer. Bank of Concord president D. B. Coltrane and cashier L. D. Coltrane were among the investors. Concord Real Estate Company engaged prominent New York architect William Lee Stoddart, lauded for his hotel commissions, to design the new hotel and bank. The 1888 building was demolished in 1925 and Cleveland-based Hunkin-Conkey Construction Company, which often executed Stoddart's plans, selected to erect the replacement edifice.<sup>7</sup>

### ***Concord National Bank - Hotel Concord***

The Concord National Bank - Hotel Concord's 1926 completion was widely heralded. Concord National Bank began serving customers on Saturday, May 29, 1926, despite the fact that some furnishing and draperies had not yet been installed. Advertisements promoted the bank's modernity, security, and fire-resistant construction. The hotel's June 10<sup>th</sup> grand opening included an afternoon public open house and an evening dinner and dance for approximately two hundred stockholders, business leaders, and other guests. Newspapers proclaimed that the almost \$500,000 hotel was the "most comprehensive community project" in Concord's history. The hostelry's lessee, William Foor Hotel Operating Corporation, oversaw the hotel's outfit and administration. The on-site management team was recruited from other properties managed by the chain. C. Ross Wenrick, previously head of the George Washington Hotel in Washington, Pennsylvania, assumed the same role in Concord. Housekeeper Leslie Maynard also relocated from the George Washington Hotel, while steward F. E. Foor and head waiter Philip Escoffery had been employed at the Washington Duke Hotel in Durham. Other supervisory staff included chef R. H. Broadnax, steward's assistant Bill Spence, and coffee shop manager Alice Gilead. African American waiters served in the hotel dining room, while white waitresses worked in the coffee shop. This employment practice prevailed for decades.<sup>8</sup>

The sophisticated public areas and one hundred hotel rooms, many with ensuite bathrooms, drew a steady clientele throughout the twentieth century. Conferences, meetings, parties, dances, weddings, and myriad other events were held in the hotel. Civic organizations such as the Chamber of Commerce; Junior Chamber of Commerce; Dental Society; and Civitan, Kiwanis, Lions, Optimist, Rotary, Toastmaster, and Business and Professional Women's Clubs utilized the dining room and ballroom. S. L. Myers managed the hotel from the mid-1930s through the late 1950s. He subsequently served a four-year term as Concord's mayor (1965-1969). J. Robert Vaudin assumed the hotel's oversight around 1959 and remained through the early 1960s, followed by Elizabeth G. Buice by 1965. Although the hotel rooms were converted to apartments in 1992, the dining room and ballroom continued to garner heavy use through the early twenty-first century. The event space only briefly closed during the 2017-2018 renovation. Barber and soda shops and a succession of merchants, realtors, and insurance agents occupied the north storefronts. Salisbury-based Hardiman and Son, Inc., an appliance, furniture, and hardware purveyor, leased the storefront north of the hotel entrance in the late 1930s. Concord National Bank remained in the corner and adjacent storefronts, reorganizing in August 1984 as First Charter National Bank and First Charter Bank in 2001. The institution vacated the building that year, moved its headquarters to Charlotte, and merged with Fifth Third Bank in 2008.

<sup>7</sup> "Better Hotel Facilities in Concord Forecast by Action New Realty Company Here," *CDT*, February 23, 1923, pp. 1 and 4; "St. Cloud Hotel Sold This Morning," *Salisbury Evening Post*, March 2, 1923, p. 1; "Officers for Concord Realty Company Chosen," *CDT*, March 1, 1923, p. 1.

<sup>8</sup> "The Concord National Bank," *CDT*, May 28, 1926, p. 6; "Public Invited to the Formal Opening of New Hotel Concord Thursday," *CDT*, June 8, 1926, p. 1; "Hotel Concord Ready for Formal Opening Tomorrow Afternoon," *CDT*, June 9, 1926, p. 1; "Hotel Concord Visited by Hundreds During Formal Opening Today," *CDT*, June 10, 1926, p. 1; "Brilliant Assemblage Gathered for Formal Opening of Hostelry," *CDT*, June 11, 1926, p. 1; Marvin Eury, "Scott Never Misses Dinner Sessions of Concord Clubs," *Daily Independent* (Concord), April 16, 1967, p. 15.

Cabarrus County Building, Loan, and Savings Association, incorporated in April 1898 by L. D. Coltrane and others, operated from one of the bank's rear rooms for decades.<sup>9</sup>



**Penn Carroll Hosiery Mill employees banquet, Hotel Concord ballroom, December 16, 1942**

negative CT.0462.03 from the *Concord Tribune* collection

Lore Local History Room, Cabarrus County Public Library, Concord

The City of Concord acquired the bank's portion of the property in 2016 and vetted numerous offers prior to selecting Raleigh-based Rehab Development and Level 2 Development of Washington, D. C. to undertake the rehabilitation due to their success with the neighboring Bell and Harris – Maxwell Brothers and Collins – Maxwell Brothers Furniture Company renovation to create Lofts 29. Tenants began occupying the Hotel Concord's renovated apartments in June 2018. The ballroom and dining room remain popular event venues.<sup>10</sup>

<sup>9</sup> "Annual Statement," *CDT*, February 1, 1911, p. 3; Ernest H. Miller, *Concord, North Carolina, City Directory* (Asheville: Piedmont Directory Company, Inc., 1929); Baldwin Directory Company, *Concord, North Carolina, City Directory* (Charleston, S. C.: Baldwin Directory Company, Inc., 1936-1946; Hill Directory Company, *Concord City Directory* (Richmond, Virginia: Hill Directory Company, Inc., 1949-1980); R. L. Polk and Company, *Concord, North Carolina, City Directory* (Richmond, Virginia: R. L. Polk and Company, 1984-2000); "First Charter Bank," <https://www.usbanklocations.com/first-charter-bank-4886.shtml> (accessed in October 2018); "War Mothers, Officers, Meeting Concord, N. C.," September 7-8, 1939, negative CT.0398.02 from the *Concord Tribune* collection, Lore Local History Room, Cabarrus County Public Library, Concord.

<sup>10</sup> Hotel Concord sold the property to Union Street Corporation on February 23, 1965. The City of Concord acquired the portion of the building owned by the bank in 2016 and sold it to Shelby Brothers Ltd., LLC, which conveyed it to the current owner, H. C. Landlord, LLC, in September 2016. Union Street Corporation sold the remainder of the property to H. C. Landlord, LLC, in October 2016. Cabarrus County Plat Book 4, p. 32; Deed Book 346, pp. 118 and 121; Deed Book 3581, p. 190; Deed Book 11950, p. 313; Deed Book 12114, p. 200; Deed Book 12177, p. 315.

## **William Lee Stoddart**

New Jersey native William Lee Stoddart attended Columbia University and garnered ten years of experience in New York architect George B. Post's firm before establishing his own New York City office in 1908. He later operated an Atlanta branch as well, designing classically inspired buildings throughout the eastern United States until his death in 1940. Stoddart's reputation as a high-rise hotel and office building architect garnered North Carolina commissions including Greensboro's O'Henry Hotel (1919, eight stories; demolished 1979), High Point's Sheraton Hotel (1921, nine stories), Winston-Salem's Robert E. Lee Hotel (1921, twelve stories; demolished 1972), Asheville's Battery Park Hotel (1923, fourteen stories), Raleigh's Sir Walter Hotel (1924, ten stories), Hotel Charlotte (1924, twelve stories; demolished 1988), Asheville's George Vanderbilt Hotel (1924, nine stories), Concord National Bank - Concord Hotel (1926, six stories), Goldsboro Hotel (1926, eight stories), Winston-Salem's Nissen Building (1926, eighteen stories), and Elizabeth City's Virginia Dare Hotel (1927, nine stories). All are classically detailed with finely finished public areas. The Nissen Building and the Johnston Building (1924, seventeen stories) in Charlotte, erected by Hunkin-Conkey Construction Company for textile magnate Charles Worth Johnston, feature particularly elaborate lobbies with coffered ceilings, brass elevator doors, marble columns, and carved marble staircases. Commissions in other states ranged from the Georgian Terrace (1911) and Winecoff hotels (1913) in Atlanta, Georgia, to the Tutwiler Hotel (1914) in Birmingham, Alabama; Hotel Farragut (1919) in Knoxville, Tennessee; George Washington Hotel (1923) in Washington, Pennsylvania; Francis Marion Hotel (1924), Charleston, South Carolina; Patrick Henry Hotel (1925) in Roanoke, Virginia; Poinsett Hotel (1925) in Greenville, South Carolina; Lord Baltimore Hotel (1928) in Baltimore, Maryland; and the Abraham Lincoln Hotel in Reading, Pennsylvania (1930).<sup>11</sup>



**O'Henry Hotel, Greensboro, lobby, November 25, 1978 (demolished 1979), William Heroy, photographer**  
Historic American Buildings Survey, Library of Congress Prints and Photographs Division Washington, D.C.

<sup>11</sup> A 1927 newspaper article indicates that Stoddart's firm prepared plans for a Wachovia Bank and Trust Building in Raleigh, but it is not known whether the company constructed that building. "City's Pretty New Eighteen-Story Structure Cost over \$1,250,000," *WSJ*, March 13, 1927; "William L. Stoddart, a Hotel Architect; Also Specialized in Designing Banks and Post Offices," *New York Times*, October 3, 1940; Henry F. Withey and Elsie Rathburn Withey, *Dictionary of American Architects* (Los Angeles: New Age Publishing, 1956), 575; Angie Clifton, Marvin C. Housworth, and Adam Ronan, "William Lee Stoddart (1868–1940)," *NCAB*, 2009; Mary Beth Gatz, "Johnston Building," Local Landmark application prepared for the Charlotte-Mecklenburg Historic Landmarks Commission, May 27, 1991.



**Concord Telephone Exchange Building, south elevation**

### **Concord Telephone Exchange Building Description**

#### ***Setting***

A portion of the north section of the Concord Telephone Exchange Building's west elevation abuts the Concord National Bank - Concord Hotel's east (rear) elevation. However, a narrow alley provides a break between the edifices. A steel fire escape that supplies egress for the hotel's upper floors spans the alley. A one-story brick wall with a single-leaf door encloses the alley's south end. The buildings had interior connectivity until the 2018 renovation.

#### ***Exterior***

The Concord Telephone Exchange Building's 1932 Art Deco-style variegated-red-brick façade is punctuated by brick pilasters that rise from granite plinths, framing eight bays beneath a stepped limestone parapet and cornice with geometric motifs. The wider central and outer pilasters are each topped with three graduated cast-stone blocks and foliated cornice panels. Soldier-course brick lintels and stuccoed kneewalls frame original metal-frame display windows and multipane transoms in three storefronts. Replacement black-finished-aluminum-frame single-leaf doors, sidelights, and transoms have been installed in the entrances. Soldier courses with cast-stone corner blocks frame each second-story bay and span window lintels. Cast-stone windows sills contrast with the brick. Refurbished twelve-pane steel sash have two central operable hoppers.

The secondary north, east, and west elevations are simply executed in six-to-one common-bond red brick with header-course window sills and terra-cotta coping. The west elevation is blind. The long, rectangular, twenty-four-pane, first-story sash on the east elevation's south section lights the storefront. Textured translucent glass block fills two square window openings to the north and a single square opening on the north elevation. Eight-pane steel casement windows with two-pane transoms—four on the east elevation and three on the north elevation—illuminate the second story.

## **Interior**

The interior had been remodeled several times during the twentieth century. Modifications including dropped acoustical-tile ceilings, gypsum-board partition walls, vinyl-composition-tile and carpeted floors, and obsolete mechanical, electrical, and plumbing systems were removed in order to create two open-plan first-story storefronts and two second-story apartments. The central stair enclosure and the brick and concrete vault that extends from the center of the first floor's west elevation were retained. A steel post and two steel beams in the east storefront were exposed during the process. Plaster walls and ceilings were repaired and painted and aluminum-frame gypsum-board partition walls installed as needed. The west storefront has a polished concrete floor, while the east storefront's south section and the apartments have refinished hardwood floors. Simple wood baseboards were retained and replicated where missing. A straight run of wood steps with wood risers and wall-mounted handrails rises from a small vestibule adjacent to the sidewalk to the central second-story landing. Partition walls, simple wood door surrounds, and two-panel doors were installed within apartments. Galley-style kitchens facilitate open floor plans. Round aluminum HVAC ducts and sprinkler system pipes hang from the kitchen/living room ceilings. Elsewhere, gypsum-board soffits and mechanical closets house HVAC, electrical, and plumbing systems.



**First floor, west storefront, looking south (above) and northwest (below)**





**Second floor, east apartment, looking west (above) and north (below)**



### **Historical Background**

Twenty-one Concord investors, many of whom were stakeholders in Concord National Bank - St. Cloud Hotel, organized Concord Telephone Company in September 1897, electing as directors president Nathan F. Yorke, vice president W. C. Houston, secretary-treasurer and manager L. D. Coltrane, John P. Allison, and W. H. Lilly. Concord National Bank bookkeeper L. D. Coltrane initiated the enterprise. Over the next few months, the concern leased one of the bank's rear rooms to function as its office, installed a switchboard, and erected telephone lines. Two young women manned the switchboard for eighty commercial and residential subscribers when service commenced on December 9, 1897. Long-distance lines followed in the early twentieth century, connecting Concord to communities including Mt. Pleasant, Glass, China Grove, Albemarle, Statesville, High Point, Kannapolis, Salisbury, Greensboro, Asheboro, Thomasville, Lexington, and Winston-Salem by 1910. Concord Telephone Company had approximately eighteen hundred subscribers in January 1914. D. B.

Coltrane had been elected president in 1907 and retained that position until his 1937 death, after which L. D. Coltrane succeeded him.<sup>12</sup>

The burgeoning concern gradually expanded its service area and facilities, constructing a series of exchanges in other communities. In Concord, the company erected a two-story brick building fronting Depot Street east of Concord National Bank in 1916. The edifice contained first-floor offices and a second-floor operations room with an automatic switchboard. Around 1920, the concern built a two-story warehouse on Depot Street's south side opposite the exchange. The warehouse continued to be used in that capacity until the mid-1950s, when Yorke and Wadsworth Hardware Company acquired the property. The exchange was enlarged in 1928 by a thirty-foot-long rear addition that extended to the south elevation of the Hotel Concord's dining room wing. Further modifications were required to accommodate the City of Concord's 1931 East Depot Avenue widening. The telephone company purchased the adjacent hotel annex that year, removed five feet from the front of both buildings, and erected the striking Art Deco-style façade in 1932. A 1939 renovation involved the hotel annex's demolition with the exception of the façade and the structure's replacement. Concord Telephone Company occupied the building until the 1957 completion of an expansive Modernist office and exchange facility at 78 East Depot Street designed by Charlotte architects J. N. Pease and Company.<sup>13</sup> Concord National Bank then bought the original exchange and leased it to tenants including architect George A. Griffin, the Shuford Insurance Agency, and the Burroughs Corporation (a business equipment purveyor), before utilizing it as bank offices from around 1980 through 2001. Concord Telephone Company reorganized in 1993 as CT Communications, Inc. Windstream purchased that entity and its subsidiaries in 2007.<sup>14</sup>

As the Concord National Bank - Hotel Concord and the Concord Telephone Exchange Building occupy the same tax parcel, Raleigh-based Rehab Development and Level 2 Development of Washington, D. C. jointly rehabilitated the structures. The exchange building's two second-story apartments were completed in June 2018. The first-floor storefront renovation will be finished by December 2018 and leased to commercial tenants.<sup>15</sup>

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<sup>12</sup> "Subscribers to the New Telephone Exchange," *CT*, September 23, 1897, p. 3; "Notice of Incorporation," *Daily Concord Standard*, October 5, 1897, p. 1; "Concord Telephone," *Daily Concord Standard*, October 22, 1897, p. 1; "Telephone Line Completed," *CDT*, August 29, 1910, p. 1; "New Directory," *CDT*, January 14, 1914, p. 1; Horton, *A Century of Progress*, 10-15, 21-23, 47-49, appendix.

<sup>13</sup> "Will Erect Building," *Charlotte Observer*, January 12, 1916, p. 2; "To Install a New Switchboard," *CT*, January 13, 1916, p. 6; "Expansion Announced By Telephone Firm," *Daily Independent*, May 23, 1954, p. 1; "Telephone Co. Has Phenomenal Growth," *CDT*, July 23, 1957, p. B1; Horton, *A Century of Progress*, 67, 89, 98-99, 167, appendix; Laura A. W. Phillips, "Union Street North-Cabarrus Avenue Commercial Historic District," National Register of Historic Places nomination, 2003.

<sup>14</sup> Hill Directory Company, *Concord City Directory* (Richmond, Virginia: Hill Directory Company, Inc., 1949-1980); R. L. Polk and Company, *Concord, North Carolina, City Directory* (Richmond, Virginia: R. L. Polk and Company, 1984-2000); "Windstream Completes Acquisition of CT Communications, Inc.," August 21, 2007, <http://news.windstream.com/node/7196> (accessed October 2018).

<sup>15</sup> Hotel Concord sold the property to Union Street Corporation on February 23, 1965. The City of Concord acquired the portion of the building owned by the bank in 2016 and sold it to Shelby Brothers Ltd., LLC, which conveyed it to the current owner, H. C. Landlord, LLC, in September 2016. Union Street Corporation sold the remainder of the property to H. C. Landlord, LLC, in October 2016. Cabarrus County Plat Book 4, p. 32; Deed Book 346, pp. 118 and 121; Deed Book 3581, p. 190; Deed Book 11950, p. 313; Deed Book 12114, p. 200; Deed Book 12177, p. 315.



**Concord Telephone Exchange, April 16<sup>th</sup> or 18th, 1940**

The company converted to a dial system on April 19, 1940.

negative CT.0462.03 from the *Concord Tribune* collection  
Lore Local History Room, Cabarrus County Public Library, Concord

### **National Register of Historic Places Status**

The Concord National Bank - Hotel Concord at 4-18 Union Street North and the Concord Telephone Exchange Building at 11-15 Cabarrus Avenue East contribute to the significance of the Union Street North - Cabarrus Avenue Commercial Historic District, listed in the National Register of Historic Places on December 10, 2003. The intact collection of seventeen masonry edifices erected from circa 1905 until 1952 is representative of the county seat's growth and expansion during that period. The district's period of significance is circa 1905 to 1953.

The property was inventoried during Peter Kaplan's Cabarrus County architectural survey, completed in 1981, Laura A. W. Phillip's 2003 survey for the National Register historic district, and Heather Farnbach's 2008 update of the downtown Concord survey.

### **Local Historic Landmark Eligibility Evaluation**

The Concord National Bank - Hotel Concord and the Concord Telephone Exchange Building are **eligible** for local historic landmark designation due to their significance in the area of commerce. *In order to possess such significance, a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well.* The buildings are commercially significant as they housed namesake businesses that contributed to the community's

economic vitality for over a century. The Hotel Concord accommodated countless travelers, residents, conferences, meetings, parties, dances, and weddings. The refurbished ballroom and dining room continue to host such events. Concord National Bank, which served as the community's primary financial institution for decades, and Concord Telephone Company, a chief utility provider, supplied critical services that bolstered growth and development.

The buildings are **not eligible** for local historic landmark designation in association with a person. *In order to possess such significance, it would have to retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group.* Although many prominent community leaders were associated with the property, the buildings are not most closely associated with a single individual's achievements, which would be required for local historic landmark designation under this area of significance.

The Concord National Bank - Hotel Concord and the Concord Telephone Exchange Building are **eligible** for local historic landmark designation due to their architectural significance. *In order to qualify, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* The imposing six-story, brick, 1926 Concord National Bank - Hotel Concord manifests the municipality's early-twentieth-century growth and prosperity through its size, prominent corner location, and sophisticated Beaux Arts features. Designed by nationally prominent New York-based architect William Lee Stoddart, the tallest structure in downtown Concord displays a classical composition of base, shaft, and capital commonly employed in "skyscrapers" of the period. Ornamentation includes limestone sheathing on the bank's two-story corner storefront; wire-cut, variegated-red-brick, Flemish-bond upper stories embellished with quoins; and limestone cornices, balustrades, string courses, and coping. The bank storefront (4 Union Street North) features a vaulted plaster ceiling supported by pendentives embellished with paired Corinthian capitals, a brass chandelier, openwork brass ceiling medallion, wood-panel mezzanine screen, and the bank vault. Original finishes within the hotel's remarkably intact and elegant entrance hall, lobby, and dining room include marble wall sheathing and baseboards, black-white-and-gray mosaic-tile floors, marble stairs with decorative cast-iron railings, paneled wood wainscoting, plaster walls and ceilings, crystal chandeliers, and classical columns, pilasters, and ceiling beams. The richly ornamented ballroom features a coffered ceiling, brass and crystal six-arm chandeliers, paneled walls and wainscoting, classical mantel, hardwood floors, bas-relief ornament on the frieze, paneled columns, and ceiling beams. The double-loaded corridor plan, elevator/stair vestibules, wood door surrounds and baseboards, single-leaf wood-panel corridor doors and transoms, and plaster walls and ceilings were preserved.

The adjacent two-story brick Concord Telephone Exchange Building's 1932 Art Deco façade is particularly notable as one of Cabarrus County's few extant examples of the style. Brick pilasters punctuate the eight-bay wire-cut variegated-red-brick south elevation beneath a stepped limestone parapet and cornice with geometric motifs. Intact interior features include the central stair enclosure, a brick and concrete vault, plaster walls and ceilings, hardwood floors, and simple wood baseboards.

A comprehensive rehabilitation of both properties was completed in 2018 in compliance with the

Secretary of the Interior's standards. The buildings maintain the integrity of location, design, setting, materials, workmanship, feeling, and association necessary for local historic landmark designation and National Register of Historic Places listing.

The buildings are **not eligible** for local historic landmark designation for their potential to yield information. *In order to possess such significance, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* The structures and site are unlikely to contribute significant information pertaining to building technology or urban archaeology or yield historical documentation not otherwise accessible from other extant resources and written records.

### **Designation Parameters**

H. C. Landlord, LLC is seeking local historic landmark designation for the entire exterior and partial interior in order to recognize the property's architectural and historical significance. The building envelopes and original character-defining features noted in the local historic landmark eligibility evaluation above should be designated.

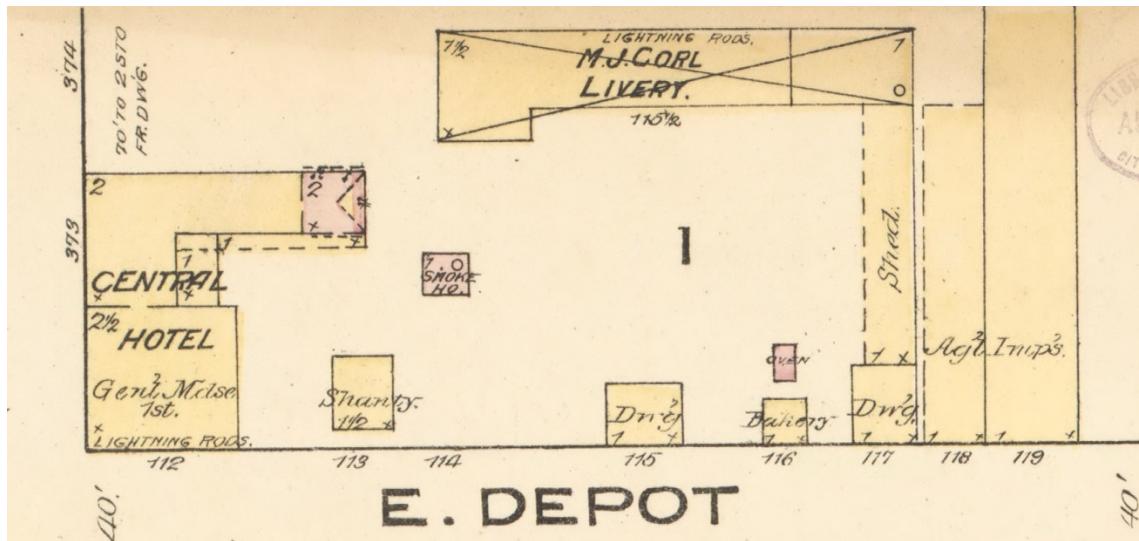
## **Boundary Description and Justification**

The proposed local historic landmark designation boundary consists of Cabarrus County tax parcel # 56208882520000 (0.387 acres), as indicated by the red lines on the following aerial view. The parcel encompasses the building footprints and a small portion of the paved parking lot to the east.

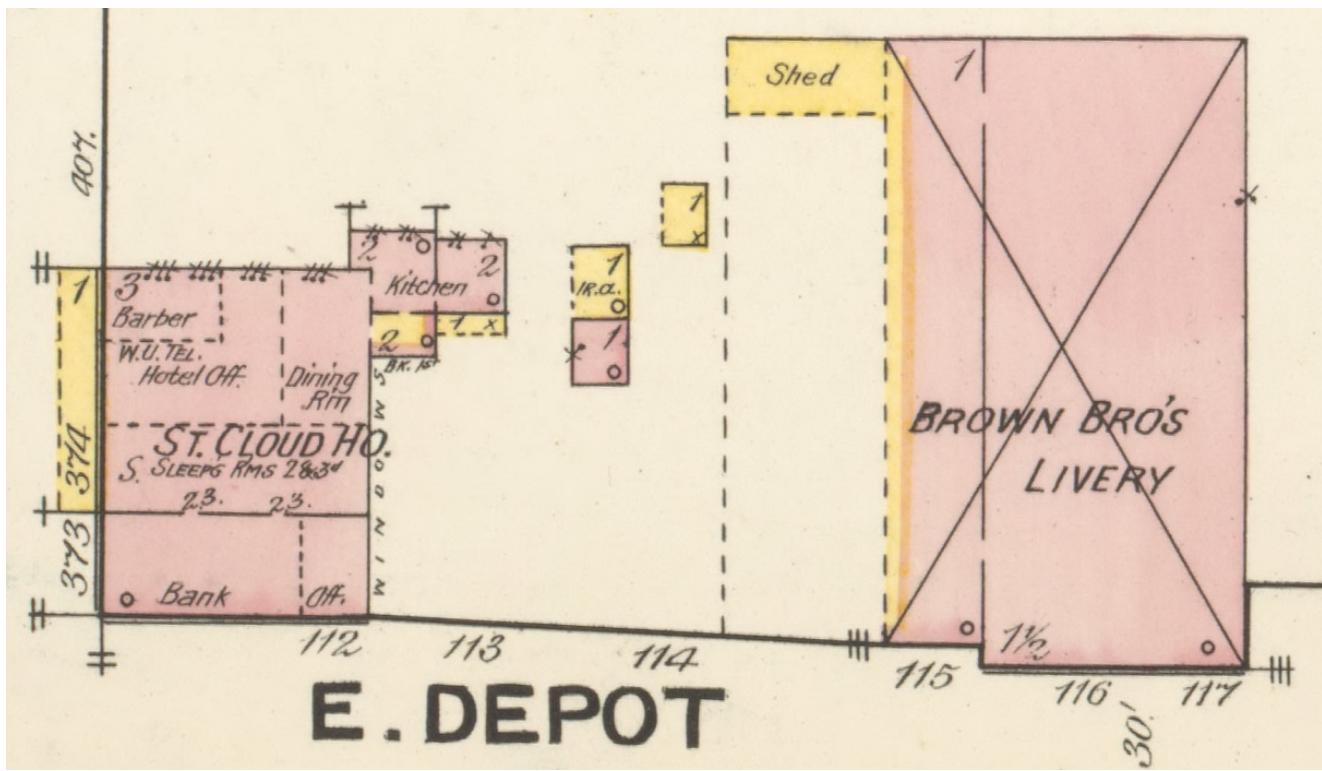


2018 aerial above from <https://www.google.com/maps>

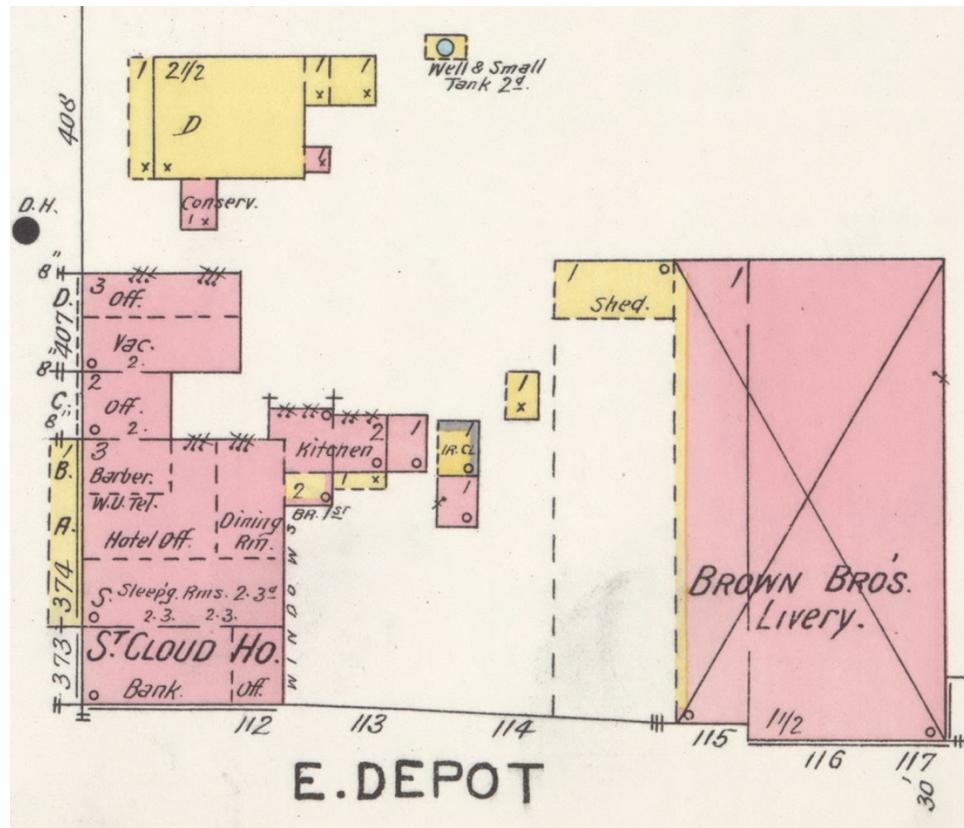
## Sanborn Maps



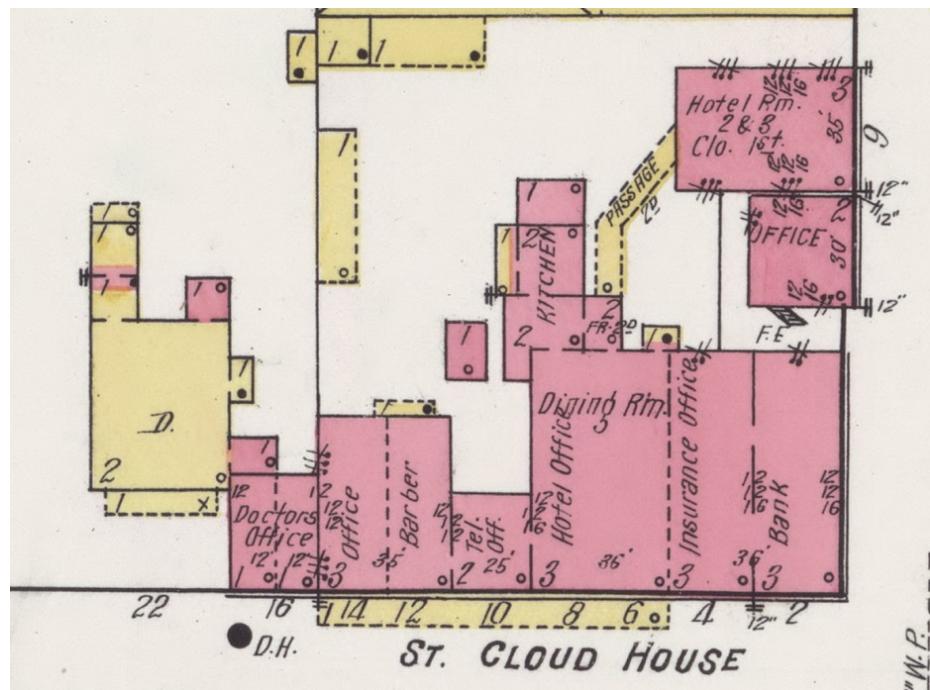
The two-story frame Central Hotel stood at the corner of what is now North Union and East Cabarrus Street's northeast corner when the city's earliest Sanborn map was issued in July 1885. (East Depot Street is now East Cabarrus Street.)



Central Hotel was demolished in April 1888 and replaced with the three-story Concord National Bank and St. Cloud Hotel that year, as illustrated on the January 1892 Sanborn map.



**The commercial block had been expanded by February 1897.**

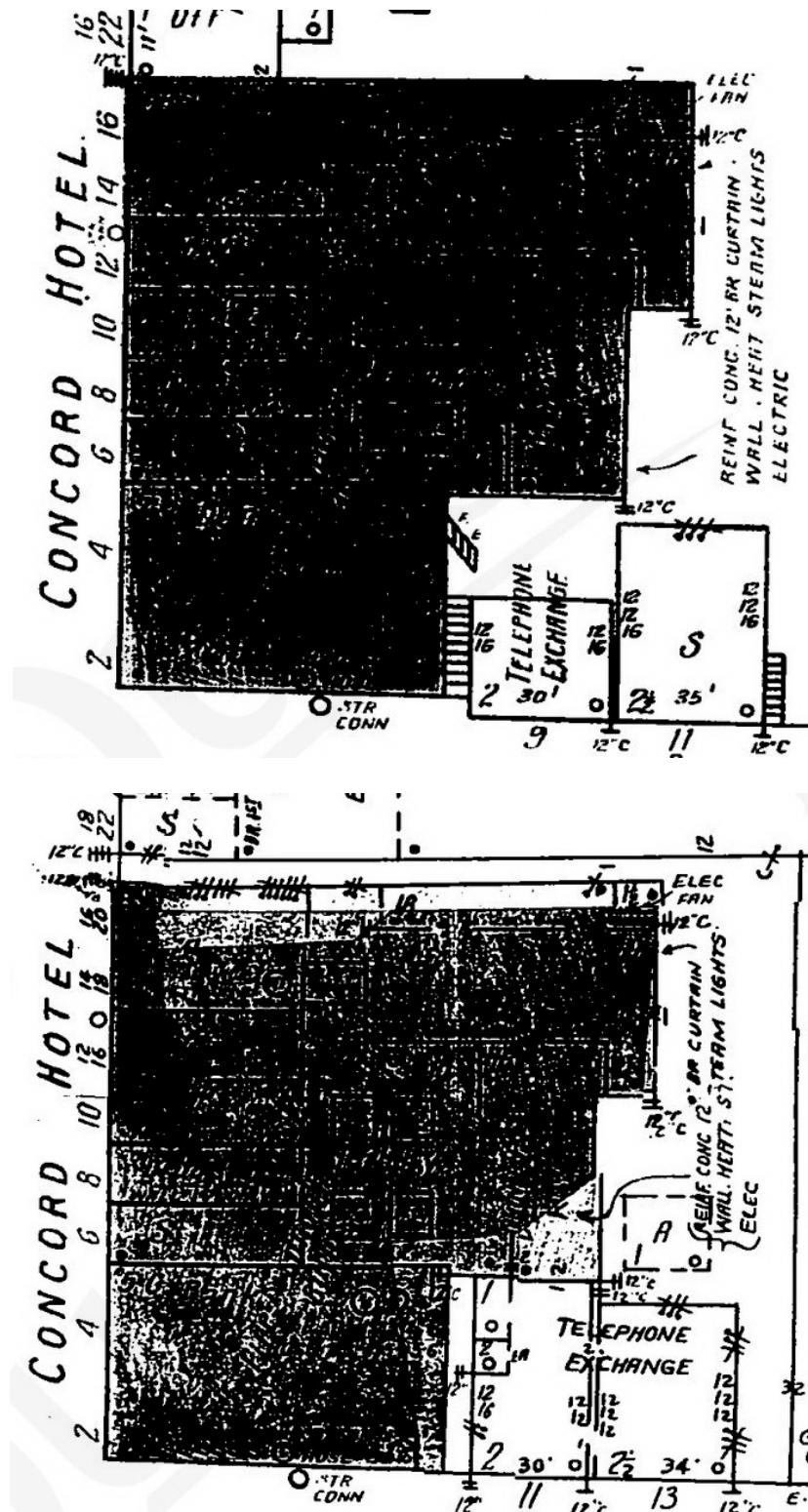


**Charlotte architecture firm Hook and Rogers oversaw the 1905 Concord National Bank - St. Cloud Hotel renovation. The building footprint remained the same through its 1925 demolition.**

By 1921 annexes to the east housed an office, clothing store, and hotel rooms.

**April 1921 Sanborn map, Sheet 10 (above)**

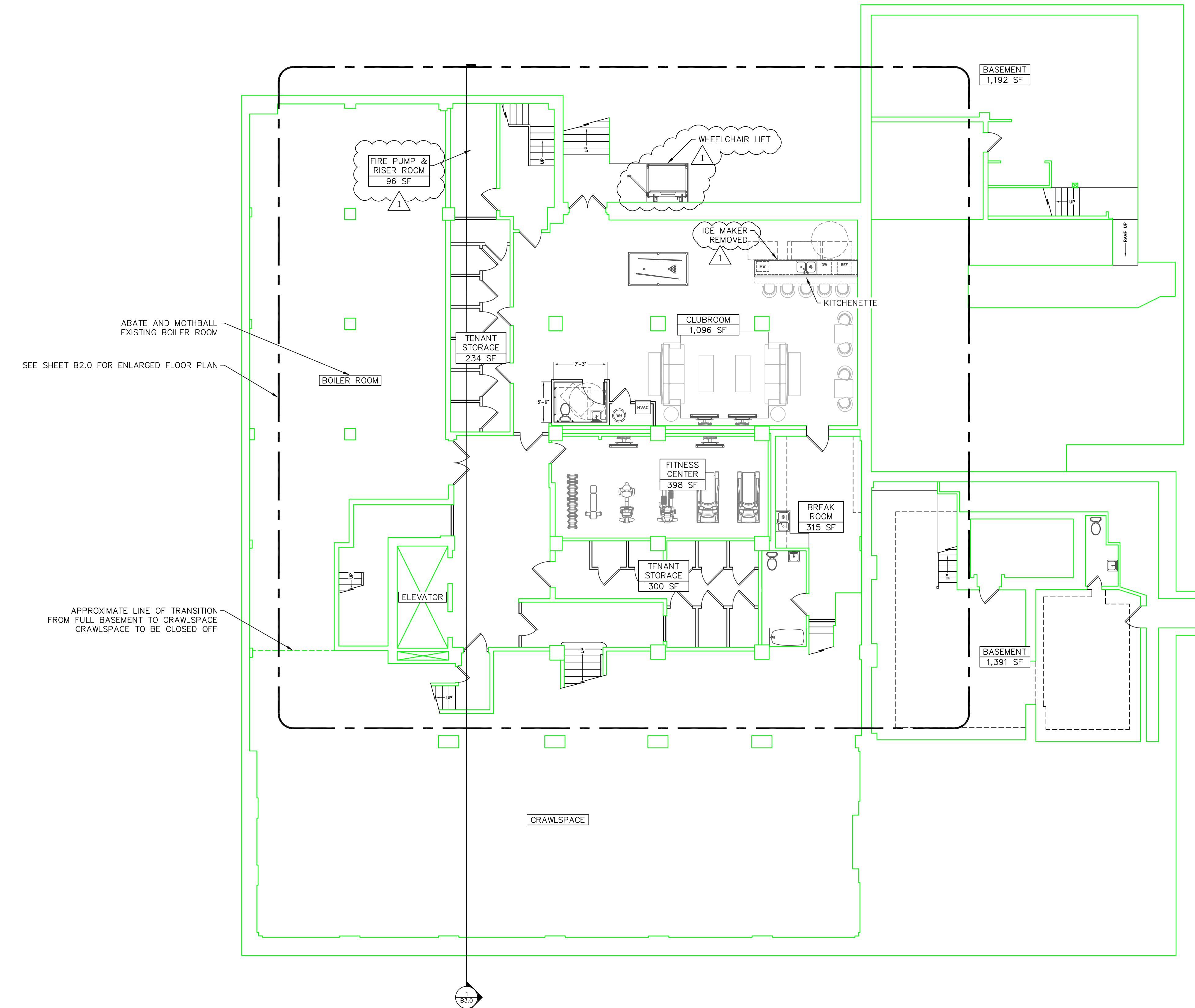
The 1926 Concord National Bank – Concord Hotel building and two-story annex occupied by the Concord Telephone Exchange are illustrated below. May 1927 Sanborn map, Sheet 5



The 1926 Concord National Bank – Concord Hotel building and the two-story 1928 Concord Telephone Exchange Building are illustrated above. March 1947 Sanborn map, Sheet 5

## **Existing Conditions Floor Plans**

RELEASED FOR CONSTRUCTION



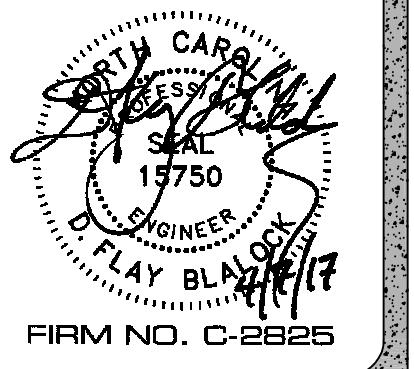
BUILDING FLOOR PLAN  
1  
BASMENT  
1/8" = 1'

0 4 8 16  
SCALE: 1/8" = 1'

B1.0

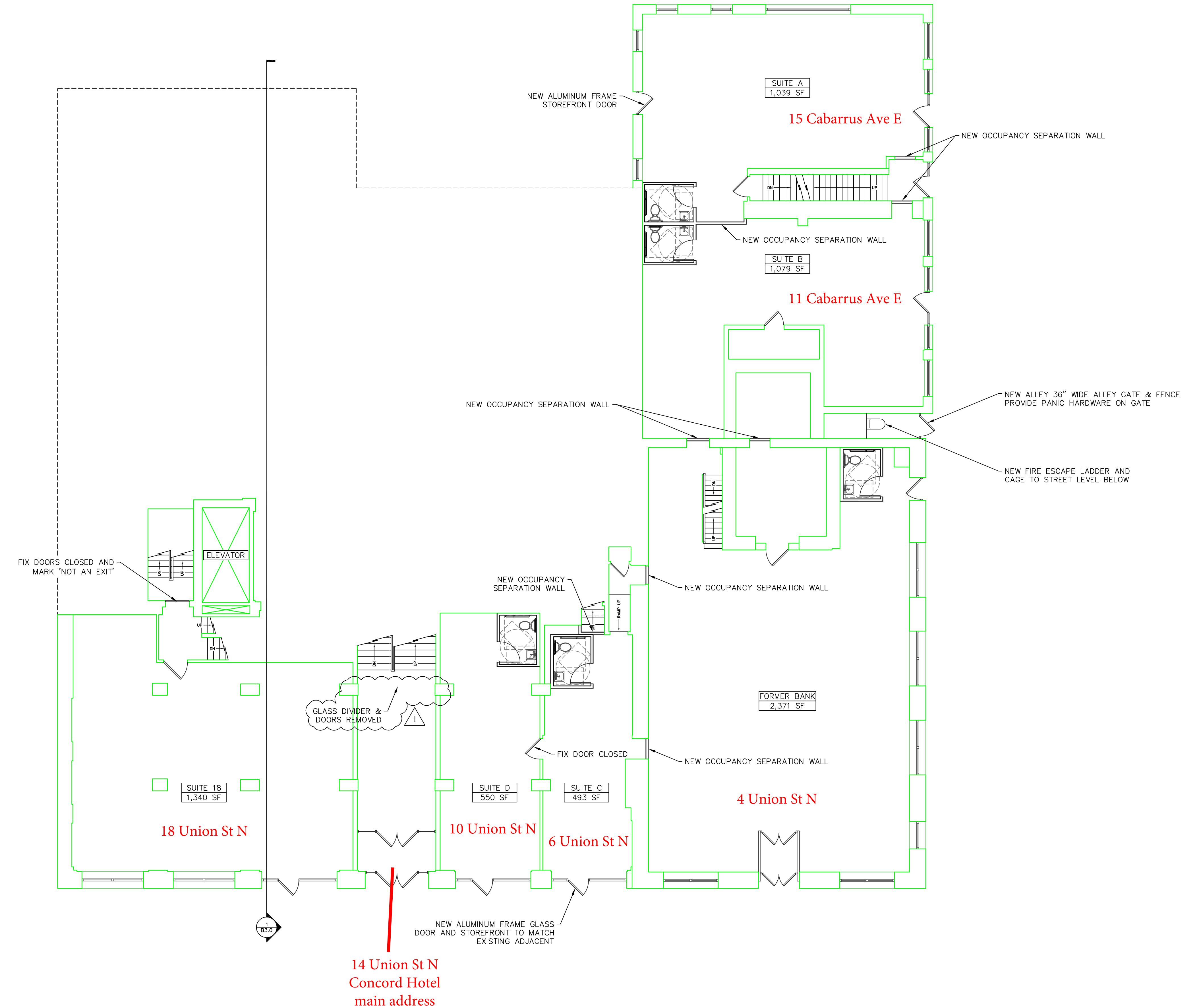
**Rehab ENGINEERING**  
401 East Fourth Street, Suite 201  
Winston-Salem, North Carolina 27101-4171  
www.rehabeng.com  
office 336.714.8935  
fax 336.722.9872

**HOTEL CONCORD**  
**CONCORD, NORTH CAROLINA**  
BUILDING FLOOR PLAN - BASEMENT LEVEL



PROJECT 1426  
DATE 1-19-17  
DRAWN BY JAD  
REVISIONS 4-7-17

RELEASED FOR CONSTRUCTION



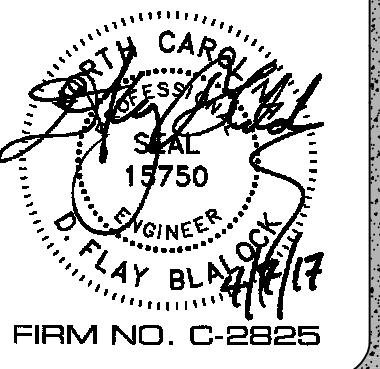
B1.1  
BUILDING FLOOR PLAN  
STREET LEVEL  
1/8" = 1'

0 4 8 16  
SCALE: 1/8" = 1'

B1.1

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Winston-Salem, North Carolina 27101-4171  
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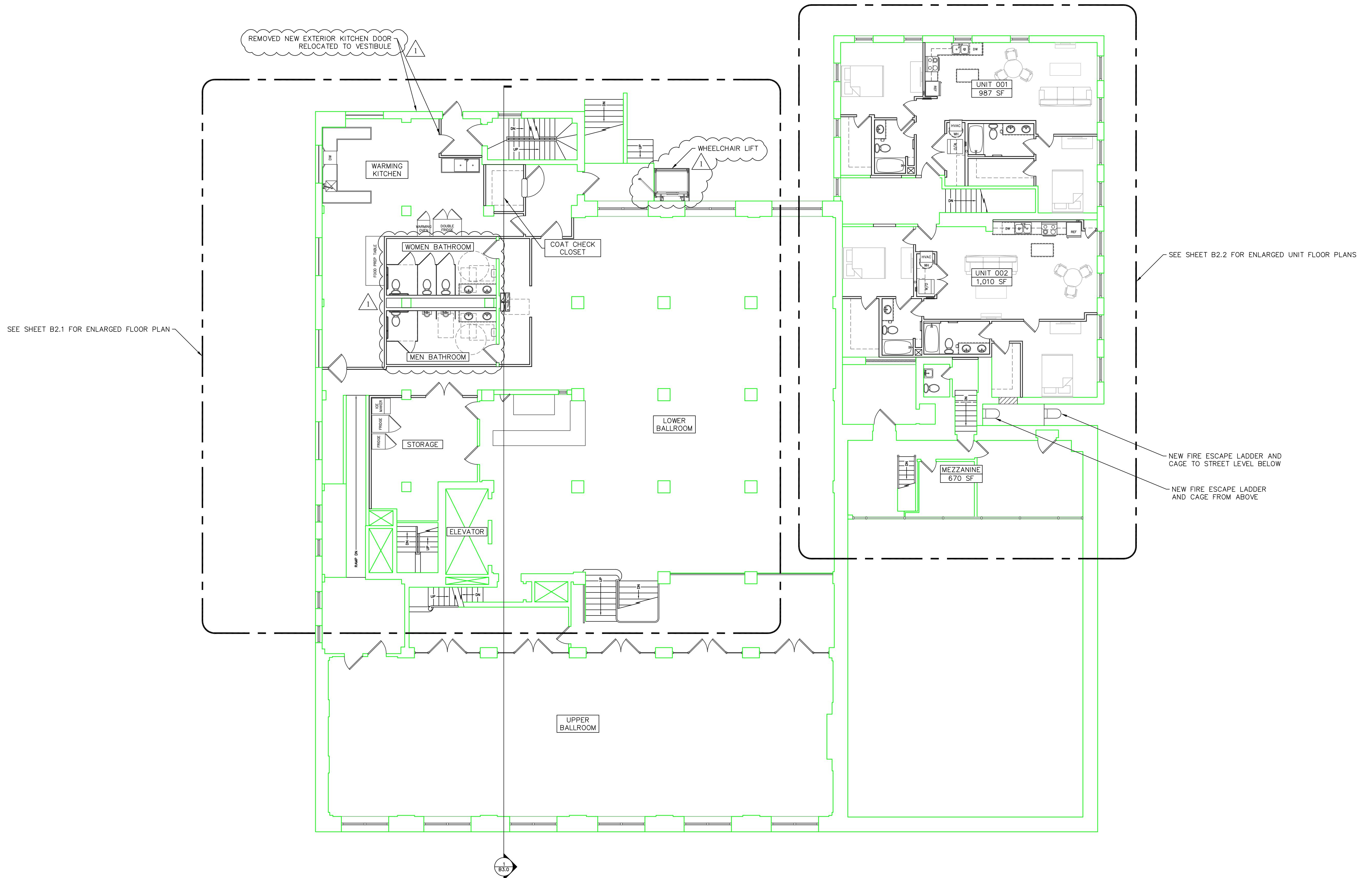
**HOTEL CONCORD**  
**CONCORD, NORTH CAROLINA**  
BUILDING FLOOR PLAN - STREET LEVEL



FIRM NO. C-2826

REVISIONS  
4-7-17

PROJECT  
1426  
DATE  
1-19-17  
DRAWN BY  
JAD



1 BUILDING FLOOR PLAN  
FIRST & BALLROOM LEVELS  
1/8" = 1'

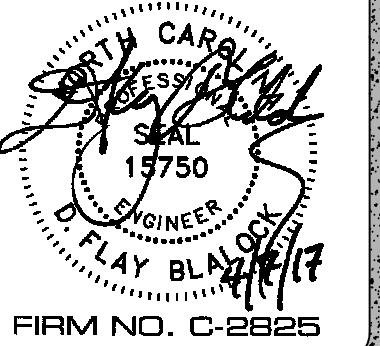
0 4 8 16  
SCALE: 1/8" = 1'

B1.2

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office 336.714.8935  
fax 336.722.9872

BUILDING FLOOR PLAN - FIRST & BALLROOM LEVELS

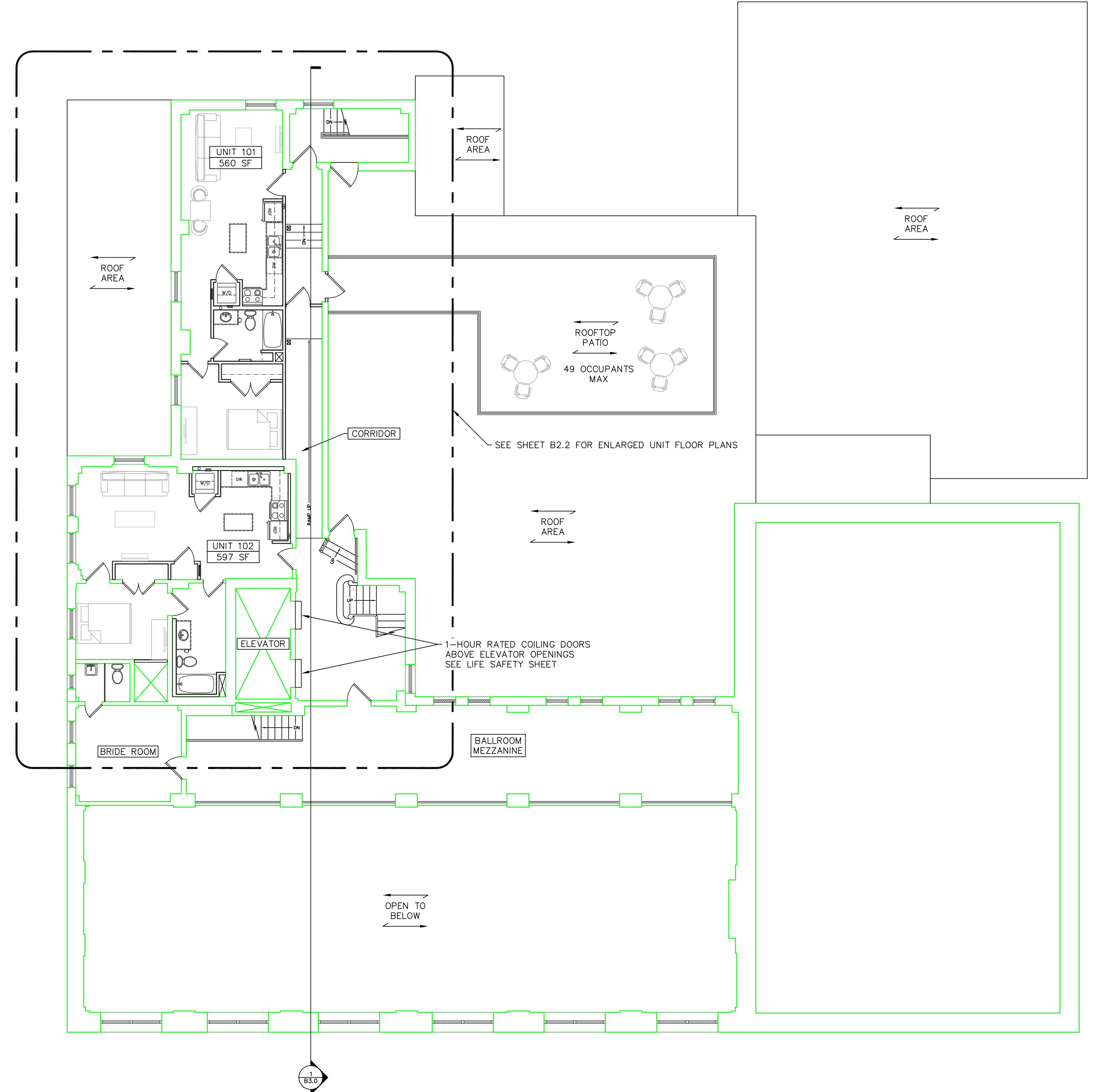
HOTEL CONCORD  
CONCORD, NORTH CAROLINA



FIRM NO. C-2826

PROJECT 1426  
DATE 1-19-17  
DRAWN BY JAD  
REVISIONS 4-7-17

RELEASED FOR CONSTRUCTION



1 BUILDING FLOOR PLAN  
MEZZANINE LEVEL  
1/8" = 1'

0 4 8 16  
SCALE: 1/8" = 1'

**B1.3**

RELEASED FOR CONSTRUCTION

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fax 336.722.9872

**HOTEL CONCORD**  
**CONCORD, NORTH CAROLINA**

BUILDING FLOOR PLAN - MEZZANINE LEVEL

PROJECT 1426  
DATE 1-19-17  
DRAWN BY JAD

REVISIONS

15750  
SEAL  
FLAT BLACK  
1/17  
FIRM NO. C-2825



FOR REVIEW - NOT RELEASED FOR CONSTRUCTION

**HOTEL CONCORD**

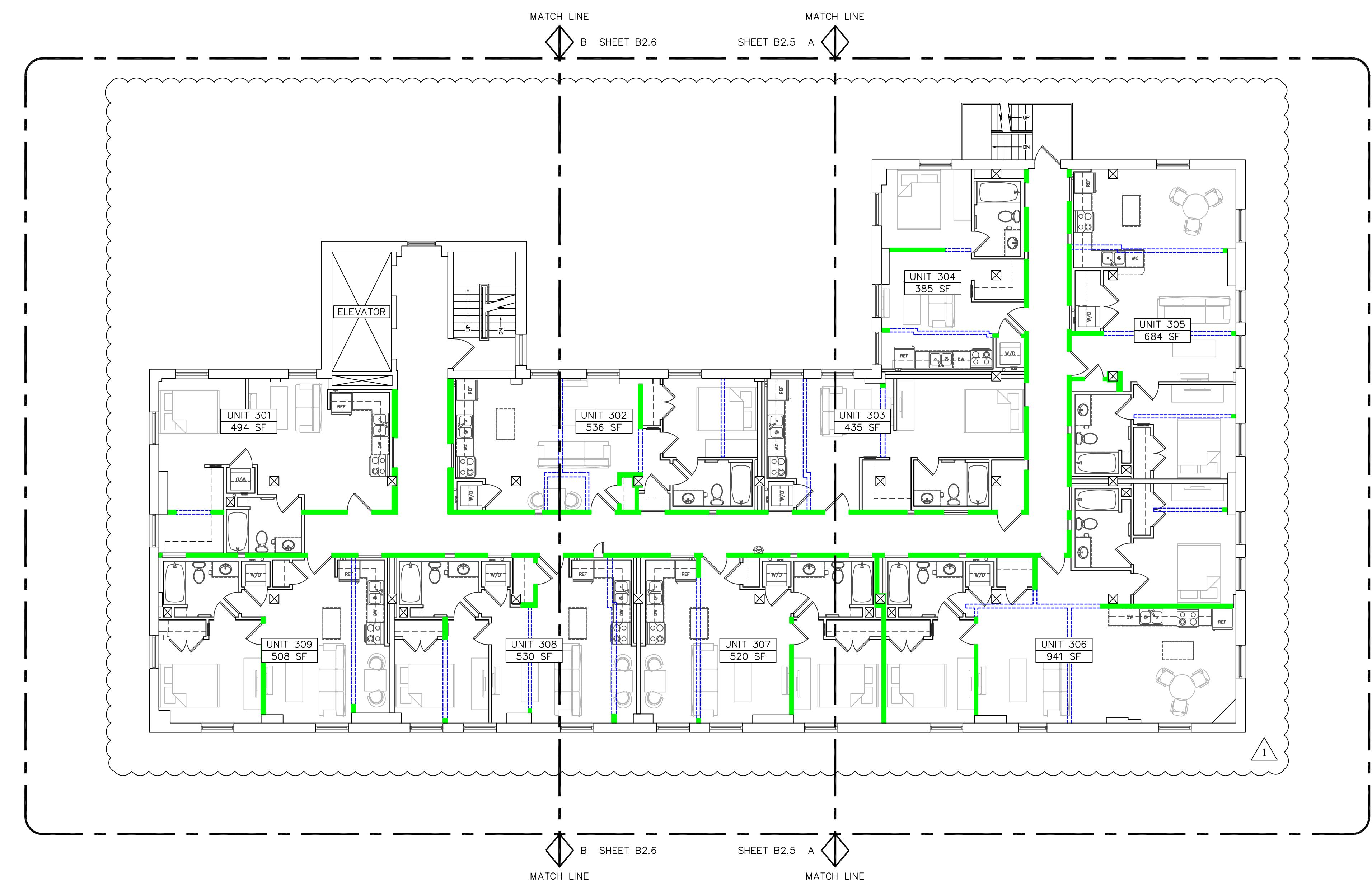
**CONCORD, NORTH CAROLINA**

BUILDING FLOOR PLAN, THIRD LEVEL

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401 East Fourth Street, Suite 201  
Winston-Salem, North Carolina 27101-4171

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office 336.714.8935  
fax 336.722.9872



**BUILDING FLOOR PLAN**  
**THIRD LEVEL**  
1 1/8" = 1'

0 4 8 16  
SCALE: 1/8" = 1'

**B1.5**

REVISIONS  
11-4-16

PROJECT  
1426  
DATE  
9-7-16  
DRAWN BY  
JAD

FOR REVIEW - NOT RELEASED FOR CONSTRUCTION

**HOTEL CONCORD**

**CONCORD, NORTH CAROLINA**

BUILDING FLOOR PLAN - FOURTH LEVEL

B1.6

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fax 336.722.9872

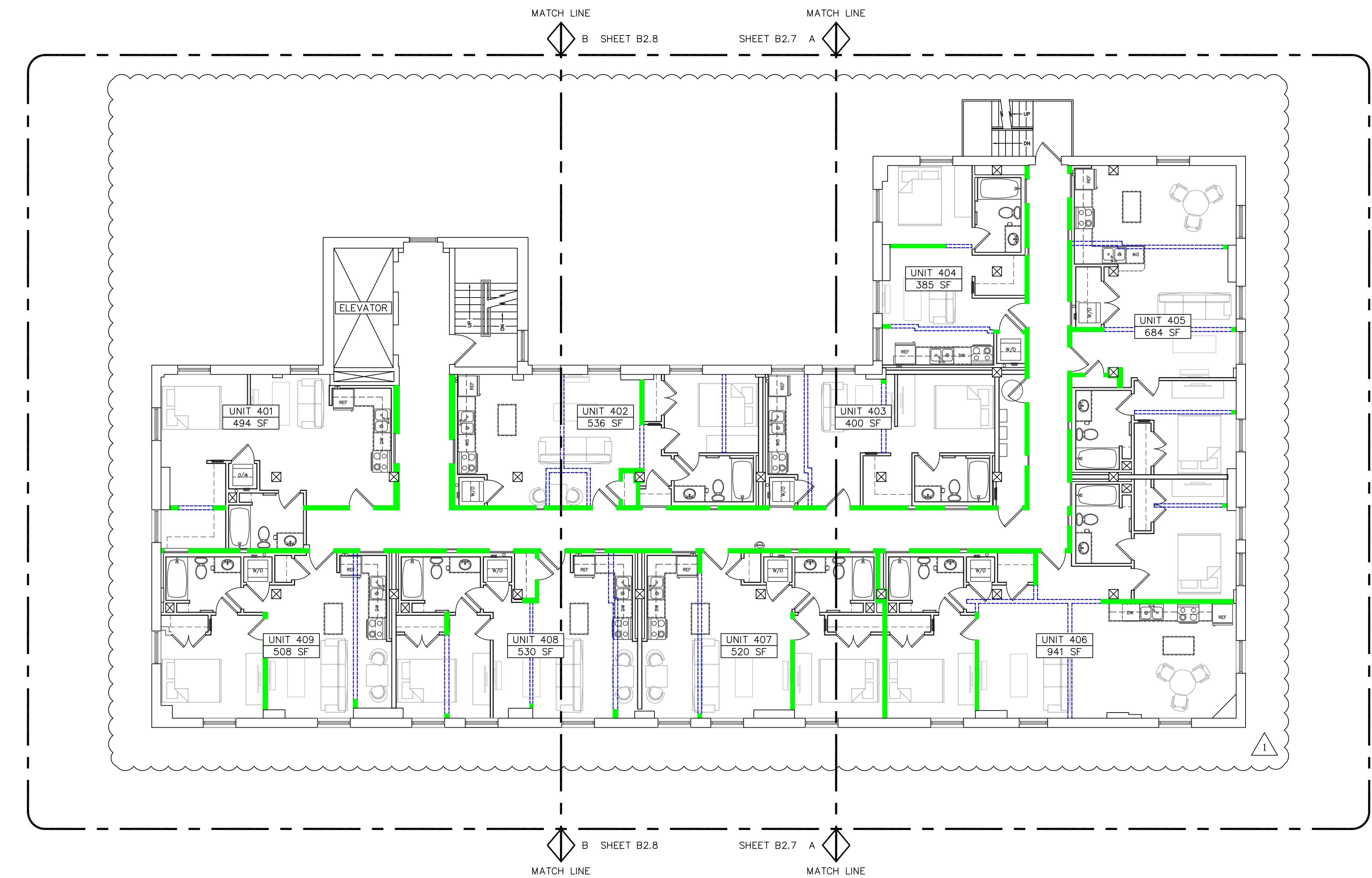
REVISIONS  
11-4-16

PROJECT  
1426

DATE

9-7-16

DRAWN BY  
JAD



**BUILDING FLOOR PLAN  
FOURTH LEVEL**  
1 1/8" = 1'

0 4 8 16  
SCALE: 1/8" = 1'

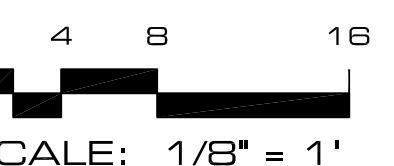
**B1.6**

FOR REVIEW - NOT RELEASED FOR CONSTRUCTION

**HOTEL CONCORD  
CONCORD, NORTH CAROLINA**

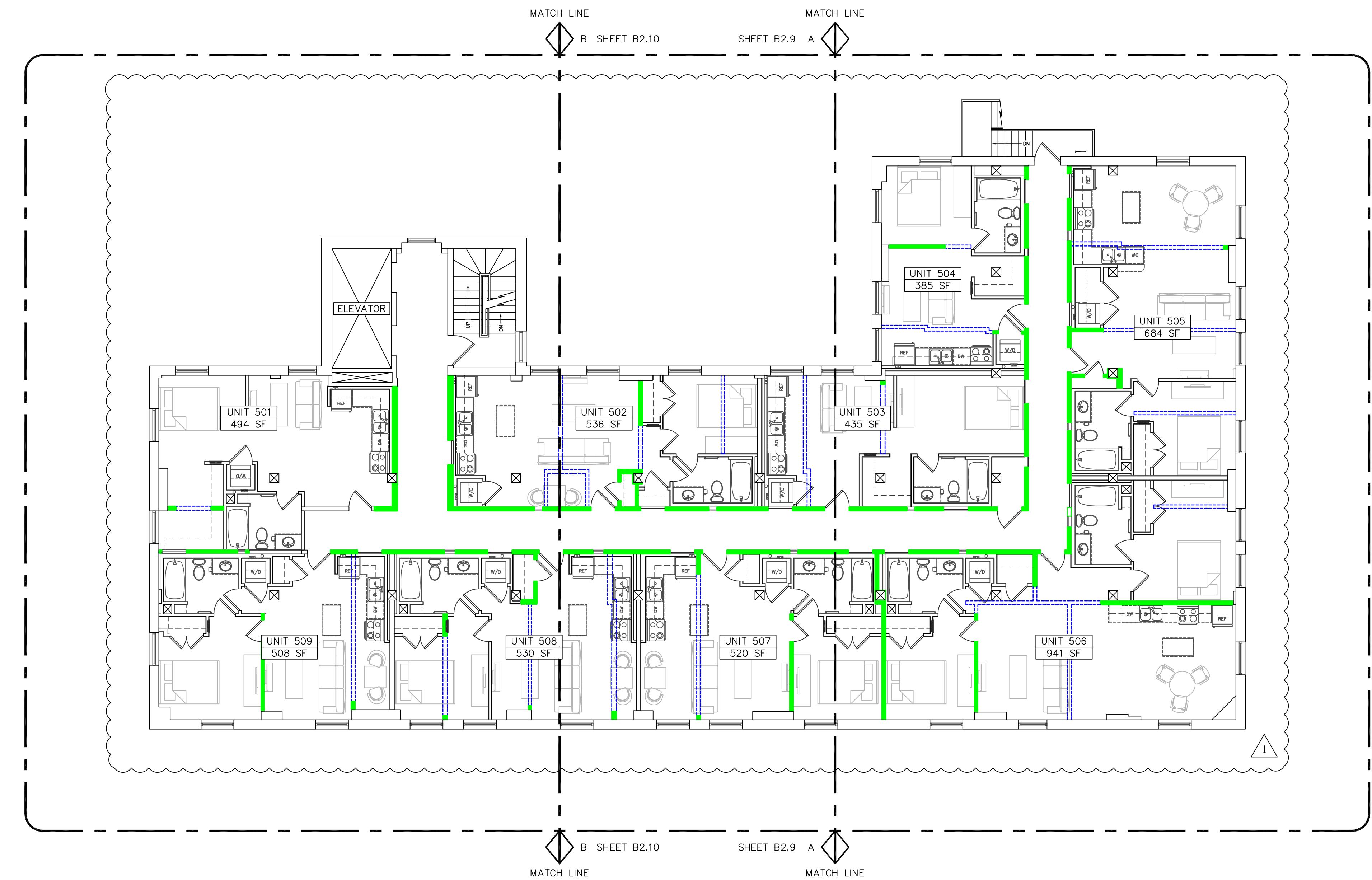
BUILDING FLOOR PLAN - FIFTH LEVEL

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Winston-Salem, North Carolina 27101-4171  
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office 336.714.8935  
fax 336.722.9872



SCALE: 1/8" = 1'

**B1.7**



REVISIONS  
11-4-16

PROJECT  
1426  
DATE  
9-7-16  
DRAWN BY  
JAD

RECEIVED AUG 08 2018

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICEOMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2014HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 3 – REQUEST FOR CERTIFICATION OF COMPLETED WORKNPS Project Number  
34,841

Instructions: This page must bear the applicant's original signature and must be dated.

## 1. Property Name Concord National Bank and Hotel Concord

Street 4 - 14 Union Street, North

City Concord County Cabarrus State NC Zip 28025-4727

Is property a certified historic structure?  yes  no If yes, date of NPS certification 10/20/2016 OR date of National Register listing

## 2. Project Data

Project start date 11/01/2016 Project completed and building placed in service date 12/29/2017

Estimated rehabilitation costs (QRE) \$15,318,383 Total estimated costs (QRE plus non-QRE) \$6,013,404

Number of housing units before/after rehabilitation 0 / 38 Number of low-moderate housing units before/after rehabilitation 0 / 0

## 3. Project Contact (if different from applicant)

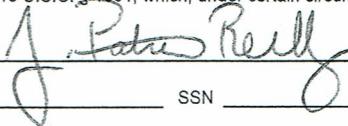
Name J. Patrick Reilly Company HC Landlord, LLC

Street 8601 Six Forks Road, suite 250 City Raleigh State NC

Zip 27615-2965 Telephone (336) 215-7849 Email Address patrick@rehab-development.com

## 4. Applicant List all additional owners on next page.

I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011). If I am not the fee simple owner of the above-described property, then I have checked the following box  to attest that the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which statement (a) either is attached to this application form and incorporated herein, or has been previously submitted, and (b) meets the requirements of 36 CFR § 67.3(a) (1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name J. Patrick Reilly Signature  Date 06-13-2018

Applicant Entity HC Landlord, LLC SSN \_\_\_\_\_ or TIN 81-3206874

Street 8601 Six Forks Road, suite 250 City Raleigh State NC

Zip 27615-2965 Telephone (336) 215-7849 Email Address patrick@rehab-development.com

 Applicant, SSN, or TIN has changed since previously submitted application. There are no additional owners within the meaning of "owner" set forth in 36 CFR § 67.2 (2011).

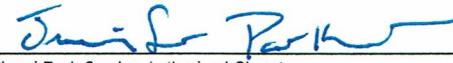
## NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Request for Certification of Completed Work (Part 3) for this property and has determined that:

- the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation and is consistent with the historic character of the property and, where applicable, the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." This certification is to be used in conjunction with appropriate Internal Revenue Service regulations. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the Internal Revenue Service. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the Standards for Rehabilitation. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's Standards for Rehabilitation.
- the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. However, because this property is not yet a "certified historic structure," the rehabilitation cannot be designated a "certified rehabilitation" eligible for Federal tax credits at this time. It will become a "certified historic structure" on the date it or the historic district in which it is located is listed in the National Register of Historic Places. On that date, the completed rehabilitation will automatically become a "certified rehabilitation." It is the owner's responsibility to obtain such listing through the State Historic Preservation Office. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the Internal Revenue Service. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the Standards for Rehabilitation. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's Standards for Rehabilitation.
- the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

A copy of this determination will be provided to the Internal Revenue Service in accordance with Federal law.

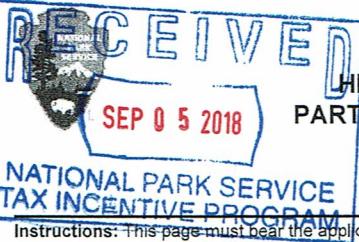
12/12/2018



Date

National Park Service Authorized Signature

 NPS comments attached



UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE

RECEIVED AUG 08 2018

OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2014HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 3 – REQUEST FOR CERTIFICATION OF COMPLETED WORKNPS Project Number  
34,842

Instructions: This page must bear the applicant's original signature and must be dated.

## 1. Property Name Concord Telephone Company Exchange Building

Street 11 Cabarrus Avenue, East

City Concord County Cabarrus State NC Zip 28025-4727

Is property a certified historic structure?  yes  no If yes, date of NPS certification 10/20/2016 OR date of National Register listing

## 2. Project Data

Project start date 11/1/2016

Project completed and building placed in service date 12/31/17

Estimated rehabilitation costs (QRE) \$31,596.00

Total estimated costs (QRE plus non-QRE) \$373,863.00

Number of housing units before/after rehabilitation 0 / 2

Number of low-moderate housing units before/after rehabilitation 0 / 0

## 3. Project Contact (if different from applicant)

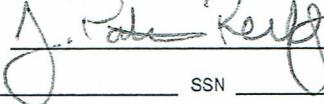
Name J. Patrick Reilly Company HC Landlord, LLC

Street 8601 Six Forks Road, suite 250 City Raleigh State NC

Zip 27615-2965 Telephone (336) 215-7849 Email Address patrick@rehab-development.com

## 4. Applicant List all additional owners on next page.

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Name J. Patrick Reilly Signature  Date 6-13-2018

Applicant Entity HC Landlord, LLC SSN \_\_\_\_\_ or TIN 81-3206874

Street 8601 Six Forks Road, suite 250 City Raleigh State NC

Zip 27615-2965 Telephone (336) 215-7849 Email Address patrick@rehab-development.com

 Applicant, SSN, or TIN has changed since previously submitted application. There are no additional owners within the meaning of "owner" set forth in 36 CFR § 67.2 (2011).

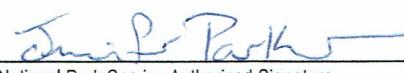
## NPS Official Use Only

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- the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation and is consistent with the historic character of the property and, where applicable, the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." This certification is to be used in conjunction with appropriate Internal Revenue Service regulations. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the Internal Revenue Service. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the Standards for Rehabilitation. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's Standards for Rehabilitation.
- the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. However, because this property is not yet a "certified historic structure," the rehabilitation cannot be designated a "certified rehabilitation" eligible for Federal tax credits at this time. It will become a "certified historic structure" on the date it or the historic district in which it is located is listed in the National Register of Historic Places. On that date, the completed rehabilitation will automatically become a "certified rehabilitation." It is the owner's responsibility to obtain such listing through the State Historic Preservation Office. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the Internal Revenue Service. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the Standards for Rehabilitation. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's Standards for Rehabilitation.
- the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

A copy of this determination will be provided to the Internal Revenue Service in accordance with Federal law.

Date 10/18/2018



National Park Service Authorized Signature

 NPS comments attached

**DATE:** May 8, 2019

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	H-08-19
<u>Applicant:</u>	Josh Kalish
<u>Location of subject property:</u>	85 Grove Ave. NW
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

**BACKGROUND:**

- The subject property is Contributing and is located in the North Union Street Historic District. (Exhibit A)
- Two-story, frame, single-pile house with hip roof and decorative façade gable. One-story wing at rear of house's west side has slanted bay topped with conical roof. Full façade porch with Tuscan columns and balustrade shelters central entrance with leaded glass sidelights. Decorative gable has flush boards laid in a herringbone pattern.
- Built ca. 1900
- Applicant is seeking to remove a window on the side of the house and modify the design of the front stairs.

**DISCUSSION:**

The applicant is proposing to remove a window that is in the tub area by tiling the inside and apply wood siding to the exterior of the home that would match the rest of the siding.

Regarding the steps, the applicant had removed the side walls to the entry steps to conduct repairs, but decided to request some design alterations when reconstructing. These design alterations include removing the stucco veneer from the brick brackets and going from three platforms to two.

**ATTACHMENTS**

Exhibit A: Inventory  
Exhibit B: Application for Certificate of Appropriateness  
Exhibit C: Photo of Window for Removal  
Exhibit D: Existing and Proposed Stair Design

**HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:**

**Chapter 5 – Section 5: Fenestrations**

*Whenever possible, the original windows and doors and their features (sashes, glass, lentils, sills, architraves, shutters, door frames, pediments, hoods, steps, and hardware) should be preserved...*

*Alteration in door and window openings, especially on the principal façade, should be avoided whenever possible, except as a restorative measure to return an opening to its original size.*

**Chapter 5 – Section 6: Porches**

*Original steps should be retained and handrails should match the railing on the porch. The replacement of wooden steps with precast concrete 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

51

ends have simple intersecting tracery, introducing subtle Gothic note into design.

William Winslow Flowe was a merchant and industrialist who operated the Roberta Manufacturing Company and the White-Parks Hosiery Mill, two local textile plants, and was an officer of the White-Morrison-Flowe Department Store.

94. (Second) A.R. Hoover House  
97 Grove Avenue, N.W.  
ca. 1915  
C

Two-story, frame house with bungalow style details, a typical and well-preserved example of this house type. House has hip-roofed main block with two-bay facade division on first floor and four-bay division on second; one-bay porch occupies east (left) first floor facade bay. Bungalow style features include shingled second story, broad eaves with exposed rafters, and tapered wooden porch posts on brick bases.

95. (First) A.R. Hoover House  
91 Grove Avenue, N.W.  
ca. 1904  
C

Charming, two-story, frame house combining Queen Anne and Colonial Revival elements. Unusual, asymmetrical facade has three principal features; a hip roof that engages a broad, wrap-around porch in a long, uninterrupted sweep of the main roof line; a two-story gable-front bay; and a three-sided dormer with a conical roof. Eclectic detailing adds much interest to design. Porch has shingled retaining wall typical of Queen Anne design; paired Tuscan porch columns and vaguely-Palladian window in gable-front are Colonial Revival features; and latticed sash in upper panes of several windows introduce element of bungalow style.

A.R. Hoover, who built this house and the one next door (#94), was the proprietor of downtown clothing store who later founded the Hoover Hosiery Mill. He was the son of Daniel Rufus Hoover (see #83).

96. House  
85 Grove Avenue, N.W.  
ca. 1900  
C

**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

52

Two-story, frame, single-pile house with hip roof and decorative facade gable. One-story wing at rear of house's west side has slanted bay topped with conical roof. Full facade porch with Tuscan columns and balustrade shelters central entrance with leaded glass sidelights. Decorative gable has flush boards laid in a herringbone pattern.

97. House  
81 Grove Avenue, N.W.  
ca. 1900  
C

One-and-a-half-story, frame, double-pile house with high hip roof pierced by hip-roofed dormers on three sides and projecting, slanted bay with nearly conical roof on east side of house. The house wraps around a corner lot and is set very close to the street, and so its front and east elevations are visually prominent. A wrap-around porch with Tuscan columns and a balustrade carries across the full facade and the front bay of the east side. A mid-20th century garage stands at the rear of the property facing White Street.

98. Dr. McFayden House  
75 Grove Avenue, N.W.  
ca. 1925  
C

Two-story brick residence with some Colonial Revival features but a horizontal form characteristic of the bungalow style or Prairie School. The low height of the house in relation to its width, the gently pitched hip roof with broad eaves, a similar roof on the projecting entrance bay, and the rows of four 4/4 sash windows flanking the entrance combine to give the design its horizontal character. There is a one-story screened porch on the east side of the house and a sunroom at the rear. The entrance has leaded glass sidelights and a transom, and is framed by raised brickwork.

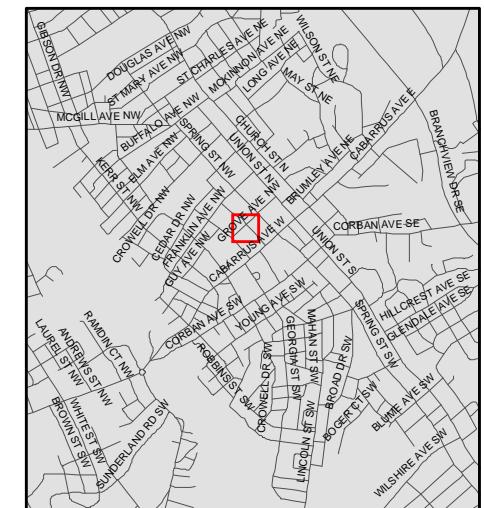
99. Dr. James E. Smoot House  
67 Grove Avenue, N.C.  
1897 IOI)  
C

Two-story, frame, Queen Anne style house with fine porch. House side gable main block with two-story, gable front bay on east (left) side of facade; two one-story slanted bays project from the sides of the house. Wrap-around porch has turned and bracketed posts rising to a spindle frieze; the balustrade consists of square balusters and a row of spindles

H-08-19

85 Grove Ave NW

PIN: 5620-77-6853



**Concord**  
NORTH CAROLINA

Source: City of Concord  
Planning Department

#### Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



Application for  
Certificate of Appropriateness

**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: JOSH WALSH  
Address: PO BOX 7100  
City: CUT State: NC Zip Code: 28299 Telephone: 704-999-8908

**OWNER INFORMATION**

Name: CYNTHIA & DEE BRADFORD  
Address: 14610 HUNTERSVILLE - CONCORD RD  
City: HUNTERSVILLE State: NC Zip Code: 28028 Telephone: 704-576-0593

**SUBJECT PROPERTY**

Street Address: 85 GROVE AVE NW P.I.N. # \_\_\_\_\_  
Area (acres or square feet): \_\_\_\_\_ 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**

Planning & Neighborhood Development

1barris Ave W • P. O. Box 308 • Concord, NC 28025  
Phone (704) 920-5152 • Fax (704) 920-6962 • [www.concordnc.gov](http://www.concordnc.gov)



Application for  
Certificate of Appropriateness

### 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: DELETE WINDOW ON SIDE OF HOUSE
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
OUR BATHTUB HAS AN AWKWARD WINDOW IN THE TUBS WALL WE WOULD LIKE TO REMOVE AND TILE OVER. THE EXTERIOR OF THE HOME WOULD HAVE WOOD SIDING FEATHERED IN AND PAINTED TO MATCH. PLZ SEE PICS.

**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.

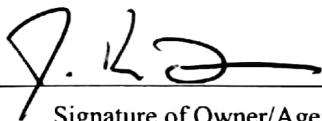
*\*\*\*Applications may be submitted electronically. \*\*\**

### 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.

4/8/19

Date

  
Signature of Owner/Agent



Application for  
Certificate of Appropriateness

### 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: REBUILD SIDE WALLS TO ENTRYWAY STEPS.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
REBUILD w/ BRICK SAME AS BEFORE OMITTING THE UGLY STUCCO SIDING. IT ORIGINALLY HAD 3 PLATFORMS, BUT WE MAY CHOOSE TO GO w/ 2 PLATFORMS ON EITHER SIDE LIKE OUR NEIGHBORS DID. PLZ SEE PICS.

**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

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4/8/19  
Date

J. L. O  
Signature of Owner/Agent



Exhibit C



Exhibit D Before



Exhibit D-Aber



**DATE:** May 8, 2019

---

**SUBJECT:**

---

### Certificate of Appropriateness Request:

H-09-19

---

**Applicant:**

Brian Bumann – LaBella Associates

Location of subject property:

67 Cabarrus Ave. W

---

## **Staff Report prepared by:**

Scott Sherrill, Sr. Planner

#### **BACKGROUND:**

- The subject property is Contributing and is located in the North Union Street Historic District. (Exhibit A)
  - Finest example of a two-story, single-pile, brick house that features Italianate characteristics. House has tall recessed windows and a pair of gabled ells that are trimmed with thin bowed bargeboards. It's possible that the original gable roof featured similar trim. The three-bay façade's center gable is also of wood and has a rounded vent. The brackets under cornice at either end of gable are a later addition. House underwent extensive remodeling between 1911 and 1920. The gable roof became a hip roof sheathed in slate. A full wrap-around porch with turned balusters was added and the porch extends to both sides of the house. Porch supports are paired Tuscan collonettes on brick piers. Three collonettes flank the entrance bay. Two story section has two exterior end, single-shoulder step chimneys laid in common bond. House laid in 1:9 common bond.
  - Under Construction 1872-1877.
  - Applicant is seeking to add a handicap ramp, handicap parking, and remove additions at the rear of the building.

## **DISCUSSION:**

The applicant, on behalf of the Olsinski Law Firm is proposing to renovate this property to transition from residential to commercial use. It is in the Center City (CC) zoning district, which accommodates both types of uses.

In order to meet the commercial building code, the applicant is proposing to pave a handicap parking space and the area between the parking space and the proposed handicap ramp. The proposed handicap ramp would run from the rear of the house to the existing porch. The handicap ramp would feature a white painted wood guard rail, 4x4 wood posts, painted white, 2x4 treated wood bottom rail edge painted white, a steel handrail, painted white, and white wood lattice.

The proposed addition to the house to be removed consists of a screened porch and frame construction that is L-shaped and at its closest point extends 21' from the rear of the structure to be retained. The portion proposed for removal predates 1902.

The applicant is further proposing to add new sconces for egress lighting at the porch.

## **ATTACHMENTS**

---

## Exhibit A: Inventory

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Site Plan

Exhibit D: Elevations and Details

Exhibit E: Overlays on Aerial

### **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:**

#### **Chapter 5 – Section 6: Porches**

*Original steps should be retained and handrails should match the railing on the porch...*

*Stairs and fire escapes are often required by North Carolina State Building Code when single family residences are converted to multifamily or nonresidential uses. To the greatest extent possible, stairs and fire escapes should be located where they are not visible from the street.*

#### Design Guidelines and Recommendations

*8. Handicap accessible ramps should be temporary structures and able to be removed once no longer needed. Ramps deemed appropriate by a Certificate of Appropriateness should not detract from the aesthetic and architectural character of the principle dwelling unit nor should the removal of a ramp jeopardize any portion of the unit's structural integrity. To the greatest extent feasible, handicap ramps should be located where they are not visible from the street.*

#### **Chapter 5 –Section 10: Driveways, Walkways, and Parking**

*The first residential driveways constructed in the districts were fairly narrow, because cars were smaller than they are now. Some of these driveways consist of two parallel "runners" with a grass strip in between. These driveways should be retained, and the style can serve as a model for new driveways. When new driveways are constructed, they should be separated from existing driveways by a grass strip, and should be narrow, since double width driveways are out of scale with the relatively small lots in the districts. Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone brick, and pervious pavers.*

*Gravel may be appropriate in some instances for established commercial driveways and parking areas. The Zoning Ordinance dictates that some parking areas be paved; however, if the Historic Preservation Commission finds that gravel parking is more appropriate to the historic nature of the property, it can recommend to the Planning and Zoning Commission that a waiver of the paving requirement be granted. New nonresidential and some multifamily structures are subject to the Zoning Ordinance paving requirements and in the North Carolina State Building Code.*

*New walkways should consist of appropriate natural material including gravel, concrete, stone, brick or pervious pavers. Walkways should avoid prefabricated and imprinted stepping stones within front yards.*

#### **Chapter 5 –Section 11: Lighting and Transformers**

*Residential lighting is historically minimal. Therefore, minor usage of low level landscape lighting added at ground level, with fixtures not visible from the street, that do not shine upon the building façade are appropriate. New exterior lighting units that produce higher levels of lighting or a fixture that is visible from the street are discouraged and require review and approval from the Historic Preservation Commission.*

#### Design Guidelines and Recommendations

1. *Maintain subtle effects with selective spots of light rather than indiscriminate area lighting.*

2. *Do not concentrate light on facades and avoid casting light on surrounding properties.*
3. *Use lights to define spaces and accent vegetation.*
4. *Hide non-decorative light fixtures.*
5. *Do not use fixtures which are incompatible with existing details, styles, etc.*

#### **Chapter 5 – Section 13: Demolition**

*Demolition of any pivotal or contributing structure in any Historic District is undesirable. Historic Preservation Commission approval is required for any demolition.*

*In accordance with the City of Concord Zoning Ordinance- Historic Preservation Overlay Districts, Delay in Demolition, - states that an application for a Certificate of Appropriateness authorizing the demolition of a building or structure within the District may not be denied. However, the effective date of such a certificate may be delayed for a period of up to 365 days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the Historic Preservation Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period, the Historic Preservation Commission may negotiate with the owner and other parties in an effort to find a means of preserving the building. If the Historic Preservation Commission finds that the building has no particular significance or value toward maintaining the character of the District, it shall waive all or part of such period and authorize earlier demolition or removal.*

#### **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

72

150. Doctor Henderson House  
67 Cabarrus Avenue, West  
Under Construction 1872-1877  
C

Finest example of a two-story, single-pile, brick house that features Italianate characteristics. House has tall recessed windows and a pair of gabled ends that are trimmed with thin bowed bargeboards. It's possible that the original gable roof featured similar trim. The three-bay facade's fenestrations are one-over-one sash with wooden lintels and sills. Decorative center gable is also of wood and has a rounded vent. The brackets under cornice at either end of gable are a later addition. House underwent extensive remodeling between 1911 and 1920. The gable roof became a hip roof sheathed in slate. A full wrap-around porch with turned balusters was added and the porch extends to both sides of the house. Porch supports are paired Tuscan colonnettes on brick piers. Three colonnettes flank the entrance bay. Two story section has two exterior end, single-shoulder step chimneys laid in common bond. House laid in 1:9 common bond.

151. Vacant Lot  
Between 67 Cabarrus Avenue and Spring Street  
VL

Large lot intersects Cabarrus Avenue and Spring Street and serves as a buffer in the district.

152. Parking Lot  
Corner of 31 Bell Street S.W. and Cabarrus Avenue  
PL

Paved parking lot that is no longer in service.

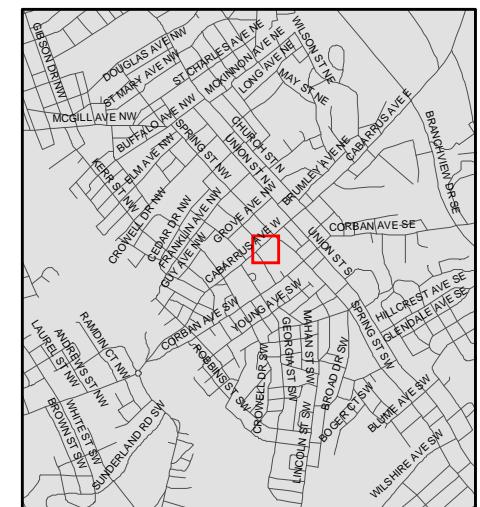
153. House  
31 Bell Street, S.W.  
1924  
C

L-shaped frame cottage with symmetrically molded door surrounds. Gable end at facade features a boxed cornice with returns and vent. Fenestrations are two-over-two sash. Alterations have taken place on wrap-around porch and windows.

H-09-19

67 Cabarrus Ave W

PIN: 5620-87-2378



**Concord**  
NORTH CAROLINA

Source: City of Concord  
Planning Department

**Disclaimer**

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Application for  
Certificate of Appropriateness

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: BRIAN BUMMANN - LABELLA ASSOCIATES  
Address: 400 S. TRYON ST. SUITE 1300  
City: CHARLOTTE State: NC Zip Code: 28285 Telephone: 704-941-2143

**OWNER INFORMATION**

Name: KIMBERERY OLSINSKI - OLSINSKI LAW FIRM, PLLC (PROPOSED)  
Address: 101 CABARRUS AVE. EAST SUITE 100  
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-918-4747

**SUBJECT PROPERTY**

Street Address: 67 CABARRUS AVE WEST P.I.N. # 5620-87-2368  
Area (acres or square feet): 20,151 Current Zoning: CITY CENTER Land Use: RESIDENTIAL  
CHANGE OF USE TO COMMERCIAL

**Staff Use  
Only:**

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

*The application fee is nonrefundable.*

**Exhibit B**



Application for  
Certificate of Appropriateness

### 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: ADDING HC RAMP AND HC PARKING SPACE, REMOVING ADDITIONS @ REAR
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
TREATED WD. HC RAMP

**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.

*4-10-19*

Date

A handwritten signature in black ink, appearing to read "Barbara" or a similar name.

Signature of Owner/Agent

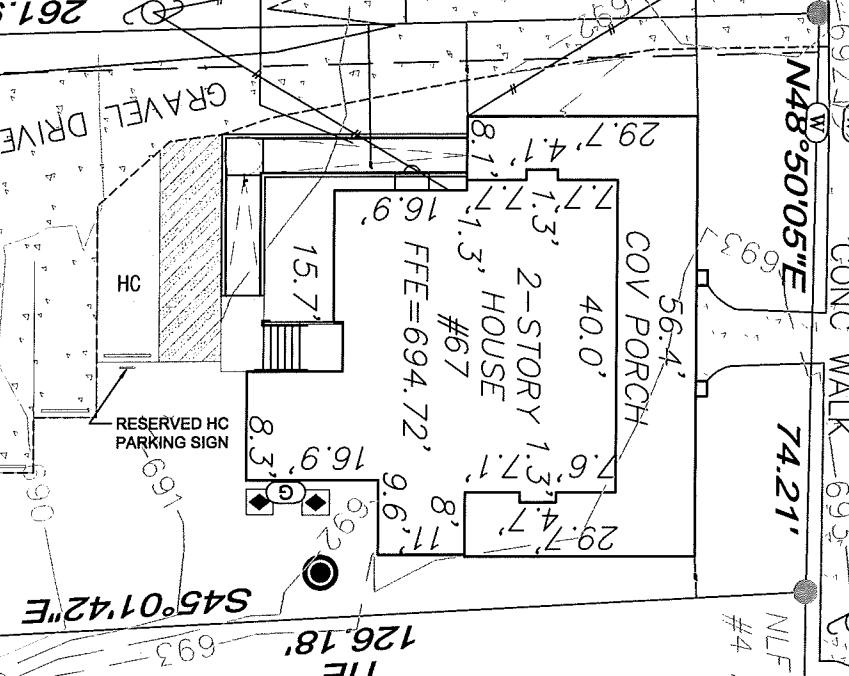
# CABARRUS AVENUE WEST VARIABLE WIDTH RW

NC GRID  
NAD 83(2011)  
N 607456.185  
E 1528158.616  
1" IPF

N/F  
ANDREW OOSTENDORP  
& PEGGY SHIREK  
PIN 56208723410000  
DB 12801 PG 0025

DB 12801 PG 28

SHARED  
DRIVEWAY  
EASEMENT



N/F  
CHARLESTOWNE  
ON CABARRUS, LLC  
PIN 56208724870000  
DB 12718 PG 139  
MB 77 PG 30  
LOT 1

NLF @ BENT  
#4 REBAR

N/F  
CEJS, LLC  
PIN 56208741990000  
DB 9727 PG 95  
MB 60 PG 91

NC GRID  
NAD 83(2011)  
N 607265.864  
E 1528338.575  
CSF=0.99985188  
IRF #5 REBAR

N/F  
ARLENE H CLARK  
PIN 56208723780000  
DB 1880 PG 270  
20,150 SF

N/F  
CEJS, LLC  
PIN 56208741990000  
DB 9727 PG 95  
MB 60 PG 91

1 SITE PLAN  
A001 NOT TO SCALE

Exhibit C



400 S Tryon St, Suite 1300  
Charlotte, NC 28285  
704-376-6423  
labellapc.com

DRAWING TITLE:

SITE PLAN

PROJECT NAME:

OLSINSKI LAW FIRM

67 Cabarrus Ave  
Concord, NC

REVISION:  
ISSUED FOR

DRAWN BY: --- DATE: 4/1/2019 PROJECT NUMBER: 2190898

REVISED SHEET/DETAIL NO.: SHEET NUMBER:

A001



2 FRONT AND SIDE FROM CABARRUS AVE W.  
A002 NO SCALE



1 VIEW FROM CABARRUS AVE W.  
A002 NO SCALE



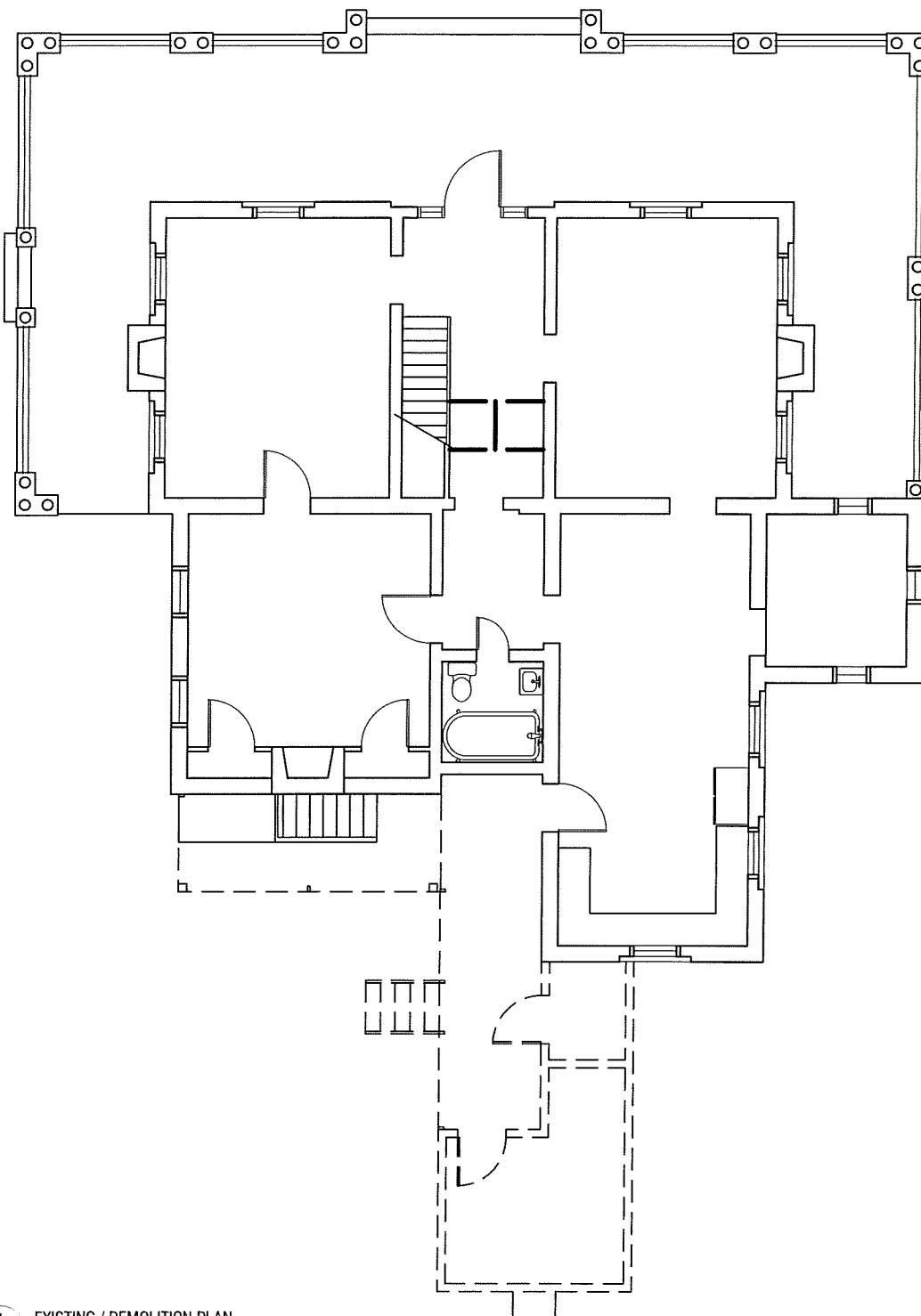
3 REAR VIEW  
A002 NO SCALE

Exhibit D

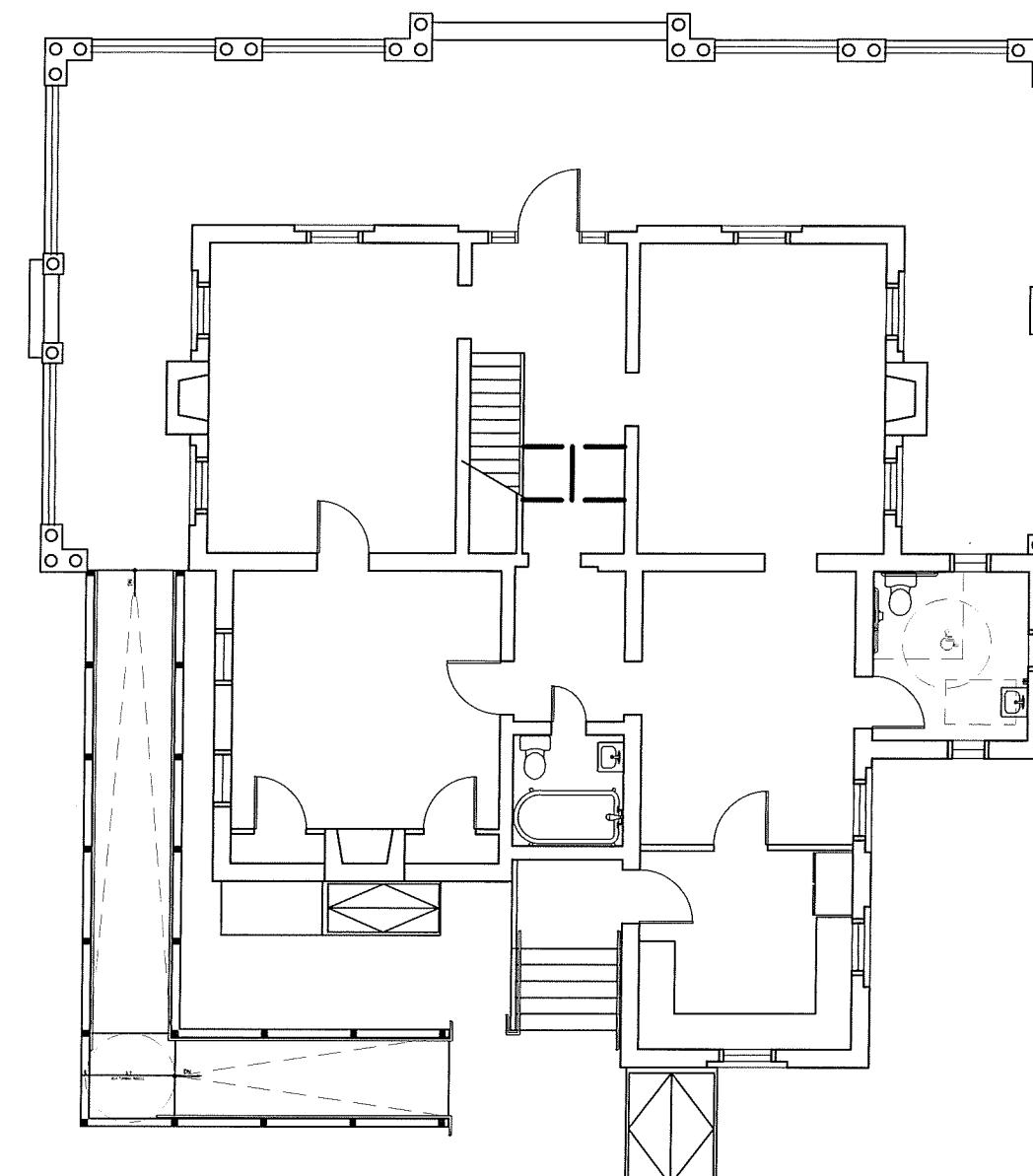
DRAWING TITLE:	<b>PHOTOS OF EXISTING</b>		REVISION: ISSUED FOR
PROJECT NAME:	<b>OLSINSKI LAW FIRM</b>	DRAWN BY: DATE: 4/1/2019	PROJECT NUMBER: 2190898
67 Cabarrus Ave Concord, NC		REVISED SHEET/DETAIL NO.:	SHEET NUMBER: <b>A002</b>

CABARRUS AVE

CABARRUS AVE



1 EXISTING / DEMOLITION PLAN  
A-101 3/32"=1'-0"



2 NEW WORK / RENOVATION PLAN  
A-101 3/32"=1'-0"



**LaBella**  
Powered by partnership.  
400 S Tryon St, Suite 1300  
Charlotte, NC 28285  
704-376-6423  
labellapc.com

DRAWING TITLE:

**FLOOR PLANS**

REVISION:  
ISSUED FOR

DRAWN BY: DATE: PROJECT NUMBER:  
--- 4/1/2019 2190898

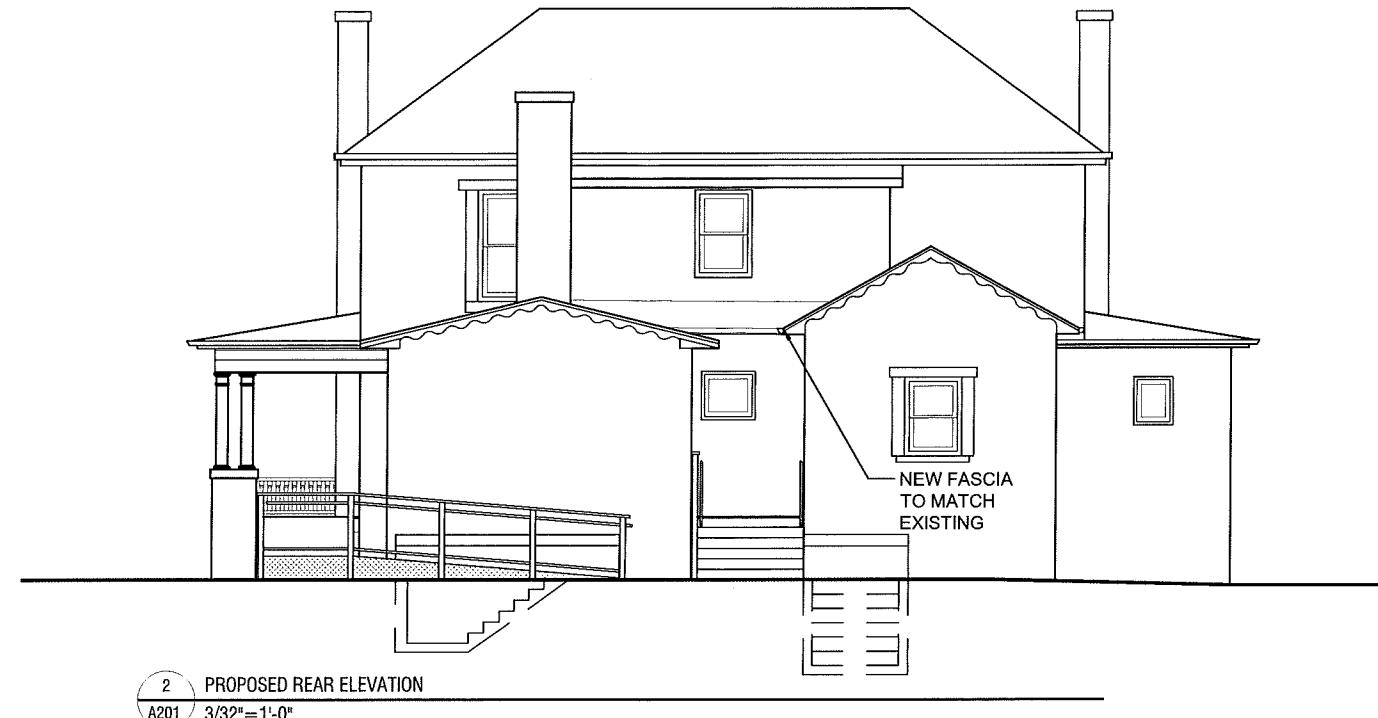
PROJECT NAME:

**OLSINSKI LAW FIRM**  
67 Cabarrus Ave  
Concord, NC

REVISED SHEET/DETAIL NO.:

SHEET NUMBER:

**A101**



2 PROPOSED REAR ELEVATION  
A201 3/32"=1'-0"

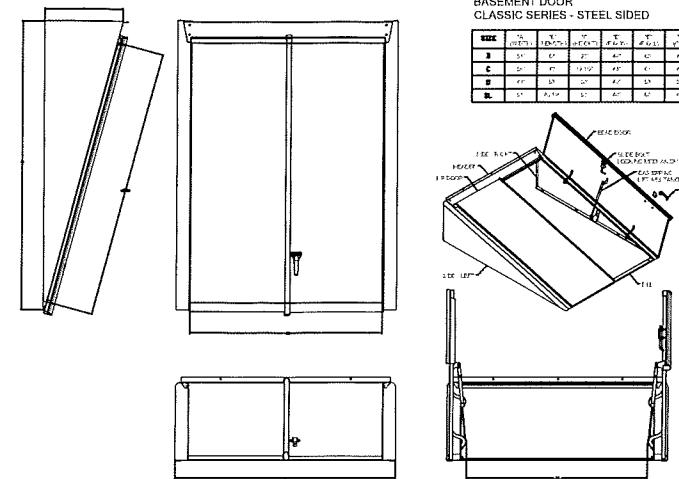


1 PROPOSED FRONT ELEVATION  
A201 3/32"=1'-0"



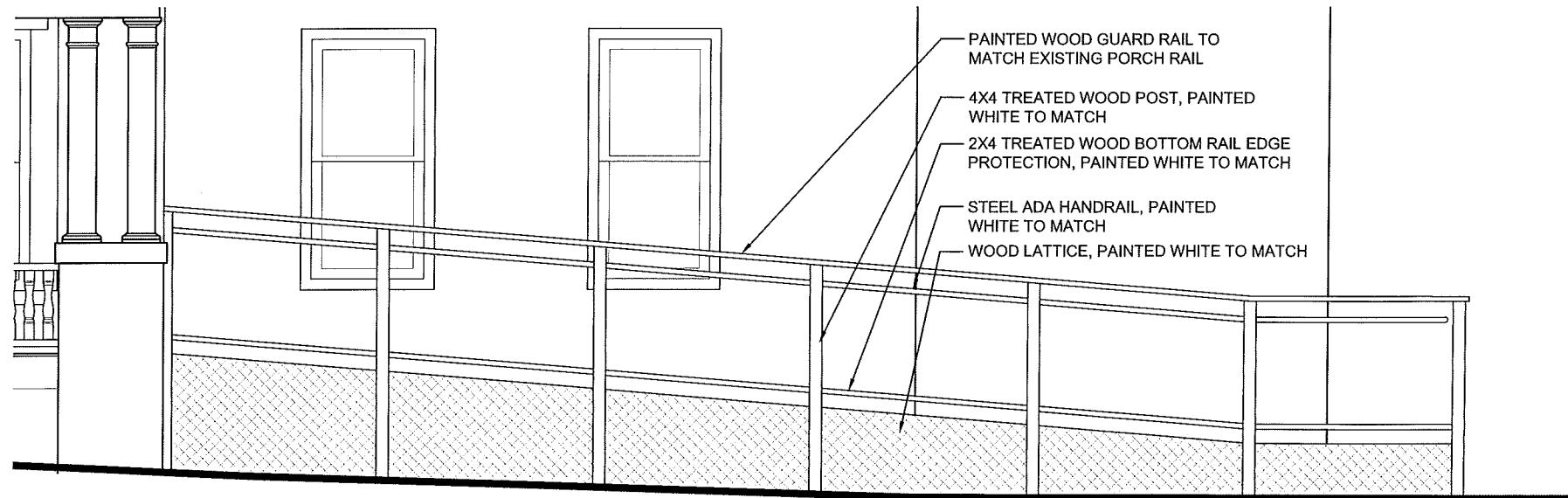
1 PROPOSED SIDE ELEVATION  
A201 3/32"=1'-0"

LaBella Powered by partnership.		DRAWING TITLE: <b>ELEVATIONS</b>	REVISION: <b>ISSUED FOR</b>
PROJECT NAME:	400 S Tryon St, Suite 1300 Charlotte, NC 28285 704-376-6423 labellapc.com	DRAWN BY: ---	DATE: 4/1/2019
REVISED SHEET/DETAIL NO.:			PROJECT NUMBER: 2190898
A201			SHEET NUMBER: <b>A201</b>

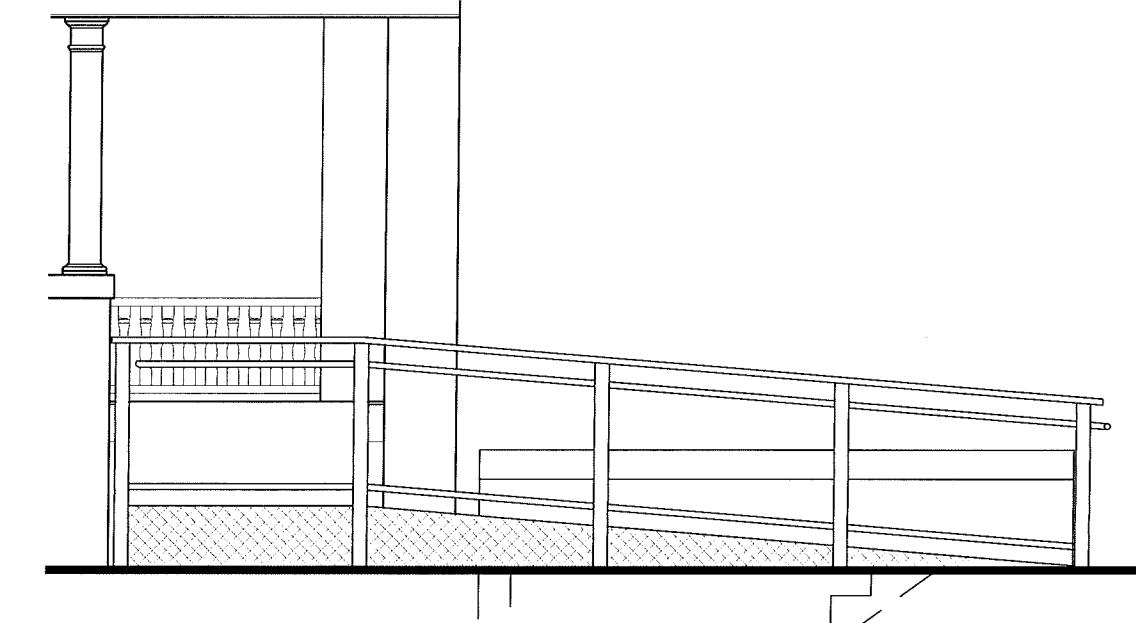


2 CELLAR DOOR AT BASEMENT ACCESS STAIRS  
A401 1/4" = 1'-0"

1 PROPOSED NEW SCONCES FOR EGRESS LIGHTING AT PORCH  
A401 NO SCALE



4 RAMP ELEVATIONS  
A401 1/4" = 1'-0"



3 RAMP ELEVATIONS  
A401 1/4" = 1'-0"

## Exhibit E



**DATE:** May 8, 2019

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	H-10-19
<u>Applicant:</u>	Kevin & Donna Meland
<u>Location of subject property:</u>	109 Cabarrus Ave. W
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

**BACKGROUND:**

- The subject property is Contributing and is located in the North Union Street Historic District. (Exhibit A)
- Well-preserved, L-shaped, frame Italianate home. George M. Lore House
- Ca. 1878
- Applicant is seeking to add a six foot tall privacy fence with a decorative stake top and a 12' wide aluminum driveway gate with stone columns.

**DISCUSSION:**

The applicant is proposing to add over 750 linear feet of 6' tall wood fencing around the rear of the property. On the east side of the property, the fence would align with the rear plane of the house on the east side, with a new 12' aluminum gate bridging the driveway, flanked by stone columns. The wood fence then runs around the perimeter of the property to the point where it roughly aligns with the fence on the east side of the property. A 4' wide wooden gate would tie in on the west side of the house.

The applicant is proposing to plant hydrangeas along the portion of the fence that is viewable from the street to soften the look of the fence from the front.

**ATTACHMENTS**

Exhibit A: Inventory  
Exhibit B: Application for Certificate of Appropriateness  
Exhibit C: Site Plan  
Exhibit D: Elevations and Details  
Exhibit E: Photographs

**HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:**

**Chapter 5 – Section 9: Fences and Walls**

*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)...*

*Rear yard fences are defined as fences, which do not extend forward on the applicant’s property beyond the side centerline 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...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....*

*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.

**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

70

144. George M. Lore House  
109 Cabarrus Avenue, West  
ca. 1878  
C

Well-preserved, L-shaped, frame Italianate home retains most of its original exterior details. Original molded surrounds frame the tall Italianate six-over-six windows on the second floor that have louvered shutters. House has side gable and a pediment gable with molded frieze, a boxed-cornice with returns, and attic ventilators. First floor fenestrations consist of four-over-fours. Original chimneys were located on the east and west side of the house. However, the eastern chimney was replaced during 1904 remodeling, when the eastern room was added. A third chimney was placed at the rear of the addition. Porch extends the full length of the three-bay facade and wraps-around one bay on the east side. The original supports consisted of posts rising from molded exhibited Italianate pedestals and exhibited a balustrade and turned balustrades. These were replaced with square, somewhat classical, vernacular posts at the beginning of the twentieth century.

George M. Lore was a native of Cabarrus County and moved to Concord after the Civil War. Lore formed a cotton buying partnership with Daniel Rufus Hoover, but the firm collapsed during the 1893 financial panic. Lore retired to serve as the Justice of the Peace. House is now occupied by Lore's surviving daughter Eugenia Lore.

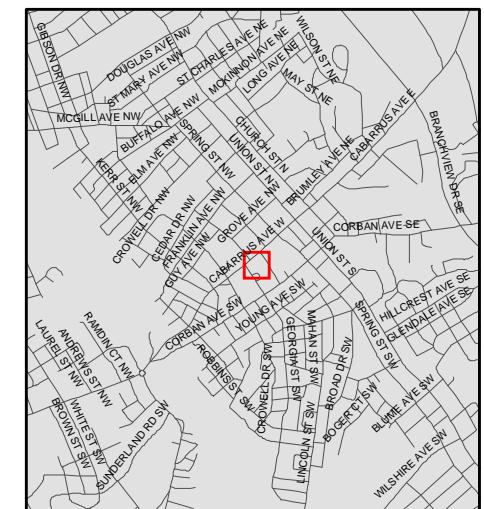
145. Former First Presbyterian Manse  
103 Cabarrus Avenue  
c. 1875  
C

Triple-A, three-bay, frame house with tall double vent in gable. Boxed cornice features one-over-one, tall double vents on east and west side. First floor fenestrations feature paired windows on either side of principal door with sidelights that extend entire height of first floor. Second floor fenestrations include three-over-one sash. Porch extends across full facade and includes a carport. Classical, tapered columns with brick bases that support the porch are not original. House does retain two original interior chimneys that are exposed above roof. The corbeled and ringed chimneys are laid in common bond. At rear of house is a garage with possible servants quarters and a once notable garden that has been sorely neglected.

H-10-19

109 Cabarrus Ave W

PIN: 5620-77-9043



**Concord**  
NORTH CAROLINA

Source: City of Concord  
Planning Department

#### Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



Application for  
Certificate of Appropriateness

**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: Kevin & Donna Meland  
Address: 109 Cabarrus Ave W  
City: Concord State: NC Zip Code: 28025 Telephone: 704-649-5286

**OWNER INFORMATION**

Name: Same as Above  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Telephone: \_\_\_\_\_

**SUBJECT PROPERTY**

Street Address: 109 Cabarrus Ave W P.I.N. # 5620-77-9043-0000  
Area (acres or square feet): 0.48 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**



Application for

Certificate of Appropriateness

## General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: Install 12' aluminum driveway gate and a 6' tall wooden privacy fence around the back yard.  

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2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
There will be a 12' wide aluminum dual-swing driveway gate with stone columns on either side, and the wooden privacy fence connects to the stone column in the front perimeter. The privacy fence will be 6' tall plank fencing with a decorative stake top all around. There will be a 4' wide swinging gate on the side of the house. Hydrangeas will be planted along the portion of the fence that is viewable from the street to soften the look of the fence from the front.  

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### 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.

4/20/2019

Date

A handwritten signature in black ink, appearing to read "R. W. M."/&gt;

Signature of Owner/Agent

### Planning & Neighborhood Development

35 Cabarrus Ave W • P. O. Box 308 • Concord, NC 28025

Phone (704) 920-5152 • Fax (704) 920-6962 • [www.concordnc.gov](http://www.concordnc.gov)

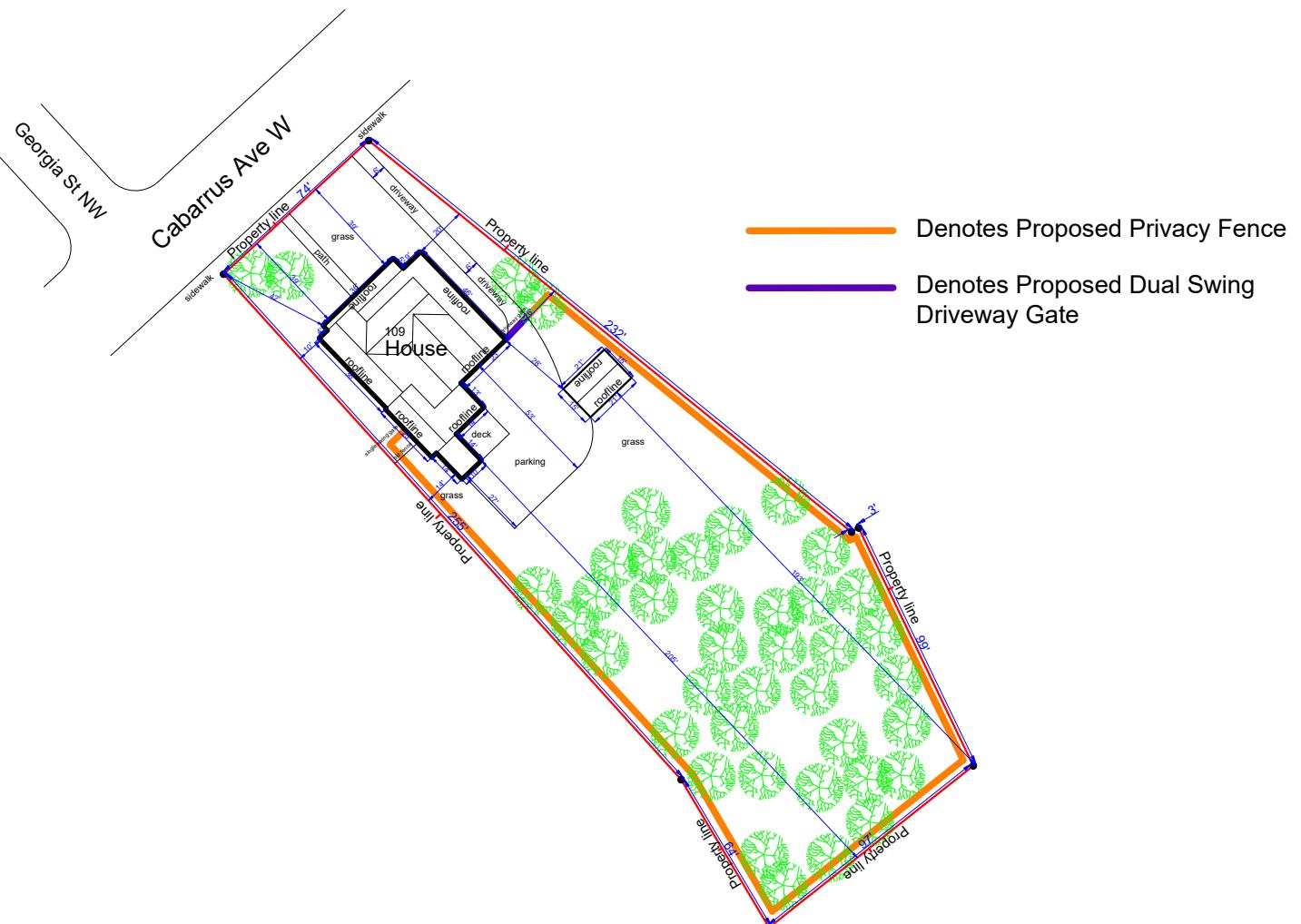
## **SITE PLAN**

Address: 109 Cabarrus Ave W

City, State, ZIP: Concord, NC, 28025

Country: USA

Scale 1":40'



**Exhibit C**

12 ft. wide Aluminum Driveway Gate

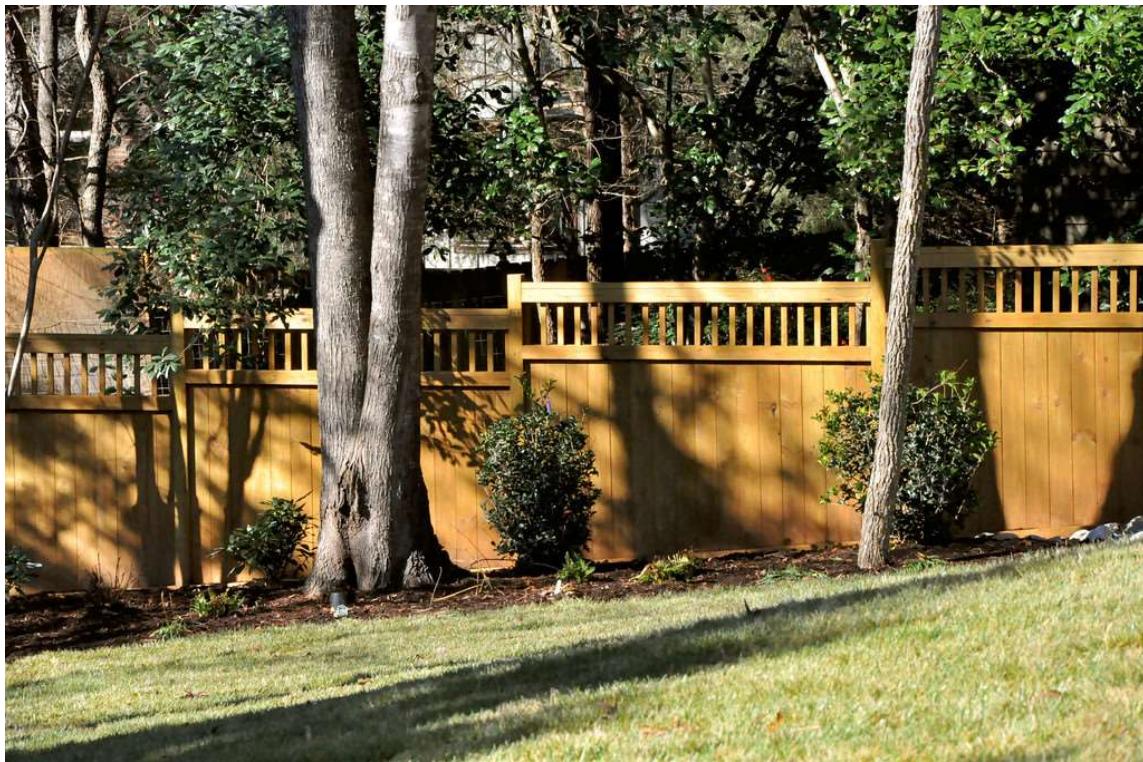


Stone Columns for Driveway Gate

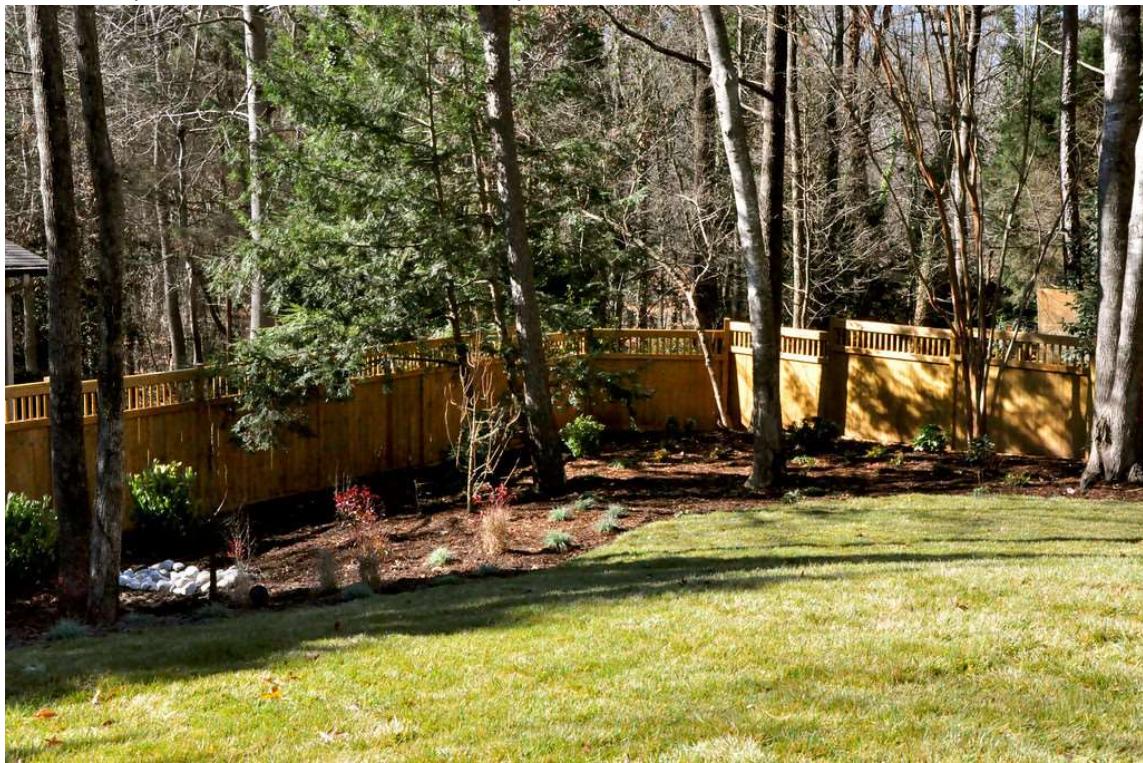


Exhibit D

6 ft. Privacy Fence with decorative stake top (outside view)



6 ft. Privacy Fence with decorative stake top (inside view)



4 ft. wide swinging fence gate (side of house)



109 Cabarrus Ave W – front of house



109 Cabarrus Ave W – backyard location of privacy fence

