

HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Wednesday, November 4, 2020 at 6:30 p.m.

City Hall, 35 Cabarrus Avenue, West

1. CALL TO ORDER
2. ORDER OF BUSINESS
3. APPROVAL OF MINUTES
4. SWEARING IN OF WITNESSES
5. OLD BUSINESS

H-27-20

Paul Hohmann has submitted a Certificate of Appropriateness application on behalf of Justin Mueller/Residence at 57 South, LLC in order to make internal modifications to the local landmark property located at 57 Union St., S, PIN 5620-97-2758. Modifications include, but are not limited to lightwells, new stairwells, railings, and a coffee bar. Details of the upfit are available at www.concordnc.gov/development.

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Applicant's Testimony
- d. Other 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

6. NEW BUSINESS

H-28-20

Tonda and Michael Proulx and Kelly McCarthy and Brad Konawalik have submitted a Certificate of Appropriateness application for the properties located at 25 Georgia St., NW and 31 Georgia St., NW, in order to remove a tree, modify a patio, move a fence, modify/ expand the parking areas and shared driveway. PIN 5620-77-4380 and 5620-77-3269

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Applicant's Testimony
- d. Other 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-29-20

Wells Fargo Bank and Carolina Tree Care have submitted a Certificate of Appropriateness application for the property located at 76 Edgewood Dr., NE, in order to remove a tree. PIN 5620-89-9601

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Applicant's Testimony
- d. Other 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-30-20

Elizabeth Bean has submitted a Certificate of Appropriateness application on behalf of Locke Mill Plaza HOA, Inc. for the property located at 1 Buffalo Ave., NW, in order to install traffic barrier gates (ex post facto) and brick columns. PIN 5621-61-2006

- a. Open Public Hearing by Motion
- b. Staff Presentation

- c. Applicant's Testimony
- d. Other 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-31-20

Chris Harris and Jim Firth have submitted a Certificate of Appropriateness application in order to replace the front door and add glass to the sidelights of the property located at 359 Union St., S. PIN 5630-14-5710

- a. Open Public Hearing by Motion
- b. Staff Presentation
- c. Applicant's Testimony
- d. Other 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

7. STAFF UPDATES/DISCUSSIONS

8. 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.