

DATE: January 13, 2021

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-34-20
<u>Applicant:</u>	Betsy and Knox Morrison
<u>Location of subject property:</u>	108 Union St. N
<u>Staff Report prepared by:</u>	Katherine Godwin, Sr. Planner

BACKGROUND:

- The subject property, 108 Union St. N, is designated as a “Contributing” structure in the North Union Street Historic District. (Exhibit A).
- Date of Construction: 1912
- J. Archibald Cannon House: “Handsome, two-story, frame Colonial Revival residence designed by Charlotte architect Louis H. Asbury. House follows center hall, double-pile plan and has hip roof with centrally placed hip-roofed dormer. Full façade porch with balustrade and paired Tuscan columns; center bay of porch projects slightly forward. Adjoining porch to north is sunroom with latticed sash windows typical of the bungalow style. Porte-cochere also supported by paired Tuscan columns, on north side of house. House is one of five in district designed by Asbury (see #s 26, 47, 64, and 114). J. Archibald Cannon was a relative of James William Cannon and owned a Concord Lumber Company.” (Exhibit A).
- Applicant is requesting a Certificate of Appropriateness to:
 - Alter the design of the front porch steps with cheek walls to include:
 - Aligning the cheek walls and concrete caps with the center line of the adjacent columns on the front porch;
 - Install heavy, forged steel handrails; and,
 - Replace the existing irregular, steps of parged finish atop of concrete masonry units, with uniform, steps parged with traditional concrete stucco atop a solid masonry core (Exhibit B).

DISCUSSION:

The applicants propose to replace the existing front porch stairs with wider and more uniform stairs, aligning the cheek walls and concrete caps with the center line of the adjacent columns and installing a handrail (Exhibits D and E). According to the applicants, the existing steps are a safety hazard with risers varying in height from 5 ½” to 8 ½” and treads varying in depth from 11 ½” to 13” (Exhibits E, E, and F). The new steps would have a uniform riser height of 7 ½” and a uniform tread depth of 11 ½” (Exhibit D and E). The width of the stairs would increase from 9’ 4” wide to approximately 11’ (Exhibit H). The existing steps have a parged finish atop of concrete masonry units (CMUs) (Exhibits D and F). The new steps would be parged with traditional concrete stucco atop a solid masonry core (Exhibits D and G).

The two cheek walls would also be moved approximately 16" further apart and reconstructed to align with the two columns on the front porch (Exhibits D, E, and H). The cheek walls would be constructed of brick that matches the rest of the house as best as possible and topped with the existing concrete cap if it can safely be removed and reinstalled (Exhibits D, E, F, and G). The dimensions of the cheek walls would remain the same (Exhibits D and E).

The applicants also propose to install a handrail on either side of the stairs to add to the safety of the front steps (Exhibit D). The handrails would consist of heavy, forged steel handrails atop a 1 9/16" X 5/16" steel, beveled edge flat bar beside both cheek walls (Exhibits D, E, F, and G). The handrails would be attached to the new masonry stairs (Exhibit H).

ATTACHMENTS

- Exhibit A: Historic Inventory Information
- Exhibit B: Application for Certificate of Appropriateness
- Exhibit C: Subject Property Map
- Exhibit D: Statement of Project
- Exhibit E: Elevations and Drawings
- Exhibit F: Images
- Exhibit G: Materials
- Exhibit H: Email Correspondence

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

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.*
- *Alterations to original porches that have no historic basis are not appropriate.*

RECOMMENDATION:

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
 - Completed project will be photographed to update the historic properties survey.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	#7	28

27. J. Archibald Cannon House
108 North Union Street
1912 (AWB)
C

Handsome, two-story, frame Colonial Revival residence designed by Charlotte architect Louis H. Asbury. House follows center-hall, double-pile plan and has hip roof with centrally placed hip-roofed dormer. Full facade porch with balustrade and paired Tuscan columns; center bay of porch projects slightly forward. Adjoining porch to north is sunroom with latticed sash windows typical of the bungalow style. Porte-cochere also supported by paired Tuscan columns, on north side of house. House is one of five in district designed by Asbury (see #s 26,47,64 and 114). J. Archibald Cannon was a relative of James William Cannon and owned a Concord Lumber Company.

28. David Franklin Cannon House
100 N. Union Street
Late Nineteenth Century, remodeled 1911 (AWB)
P

Two-story, frame house originally Italianate in character, but thoroughly remodeled in Colonial Revival style according to plans prepared by Charlotte architect Louis H. Asbury in 1911. House has hip-roofed main block with gable-roofed facade dormer. Wrap-around porch has paired Tuscan columns on paneled bases, a balustrade, and a broad frieze with a dentil molding; the porte-cochere on the south side of the house has similar details. The exterior shows no trace of the house's original Italianate character, but much of the Italianate trim remains intact inside the house.

David Franklin Cannon (1844-1904) was the older brother of James William Cannon. By the end of the 1870s the Cannon brothers had joined with John W. Wadsworth and P.B. Fetzer (#184) to form Cannons and Fetzer, which was Concord's largest and most successful mercantile firm during the late nineteenth century. David Cannon's heirs commissioned Asbury to remodel the house; in 1921 Cannon's daughter sold it to Edward Souvaine, who was Assistant Secretary-Treasurer of Cabarrus Mills and Secretary-Treasurer of Ritchie Hardware Company.

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: Betsy and Knox Morrison
Address: 108 Union Street, North
City: Concord State: NC Zip Code: 28025 Telephone: 704.661.8848

OWNER INFORMATION

Name: Betsy and Knox Morrison
Address: 108 Union Street, North
City: Concord State: NC Zip Code: 28025 Telephone: 704.661.8848

SUBJECT PROPERTY

Street Address: 108 Union Street, North P.I.N. # 5620-89-0179-00
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.

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: - attached -
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
- attached -

Required Attachments/Submittals

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if **16 folded copies** are submitted for distribution.
2. A photograph of the front of the house.
3. Photographs of site, project, or existing structures from a "before" perspective
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
6. Detailed list of materials that will be used to complete the project.

Applications may be submitted electronically.

Certification

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

12/4/2020
Date

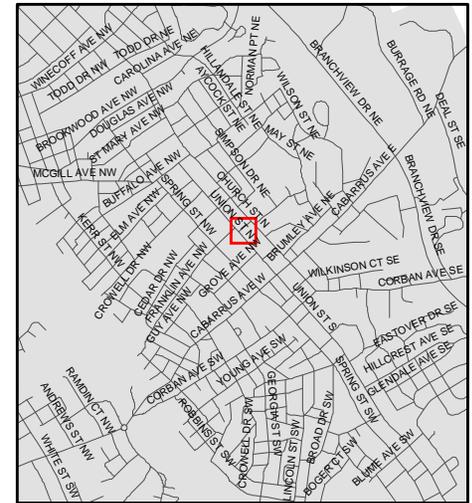
Betsy Morrison
Signature of Owner/Agent

H-34-20

108 Union St N

PIN: 5620-89-0179

Exhibit C



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.

STATEMENT OF PROJECT

The project at our home at 108 Union Street North consists of replacing dangerously designed and constructed steps to the front porch, adding steel handrails, as well as replacing and adjusting the alignment of the brick cheek walls at either side of the steps.

The existing steps have a parged finish atop concrete masonry units (CMUs). Their risers vary in height from 5 1/2" +/- to 8 1/2" +/- and the depth of the treads vary from 11 1/2" +/- to 13" +/- . They will be replaced with steps parged with traditional concrete stucco atop a solid masonry or formed concrete core. The new steps will be of uniform riser height (7 1/2" +/-) and uniform tread depth (11 1/2" +/-). Final dimensions will be verified with conditions in the field before construction.

The safety of the existing steps is further compromised by lack of handrails. The new steps will have heavy, forged steel handrails atop 1 9/16" x 5/16" steel, beveled edge flat bar beside both cheek walls.

The existing brick cheek walls are topped with decorative concrete caps. The date of construction of these walls is unknown and the brick offers few clues as the brick veneer foundation walls at the porch and around the house is a patchwork of brick types that have been utilized for various patches and alterations over the life of this century-old house. But the cheek walls' masonry and mortar are now exhibiting structural damage and poor maintenance practices over the years.

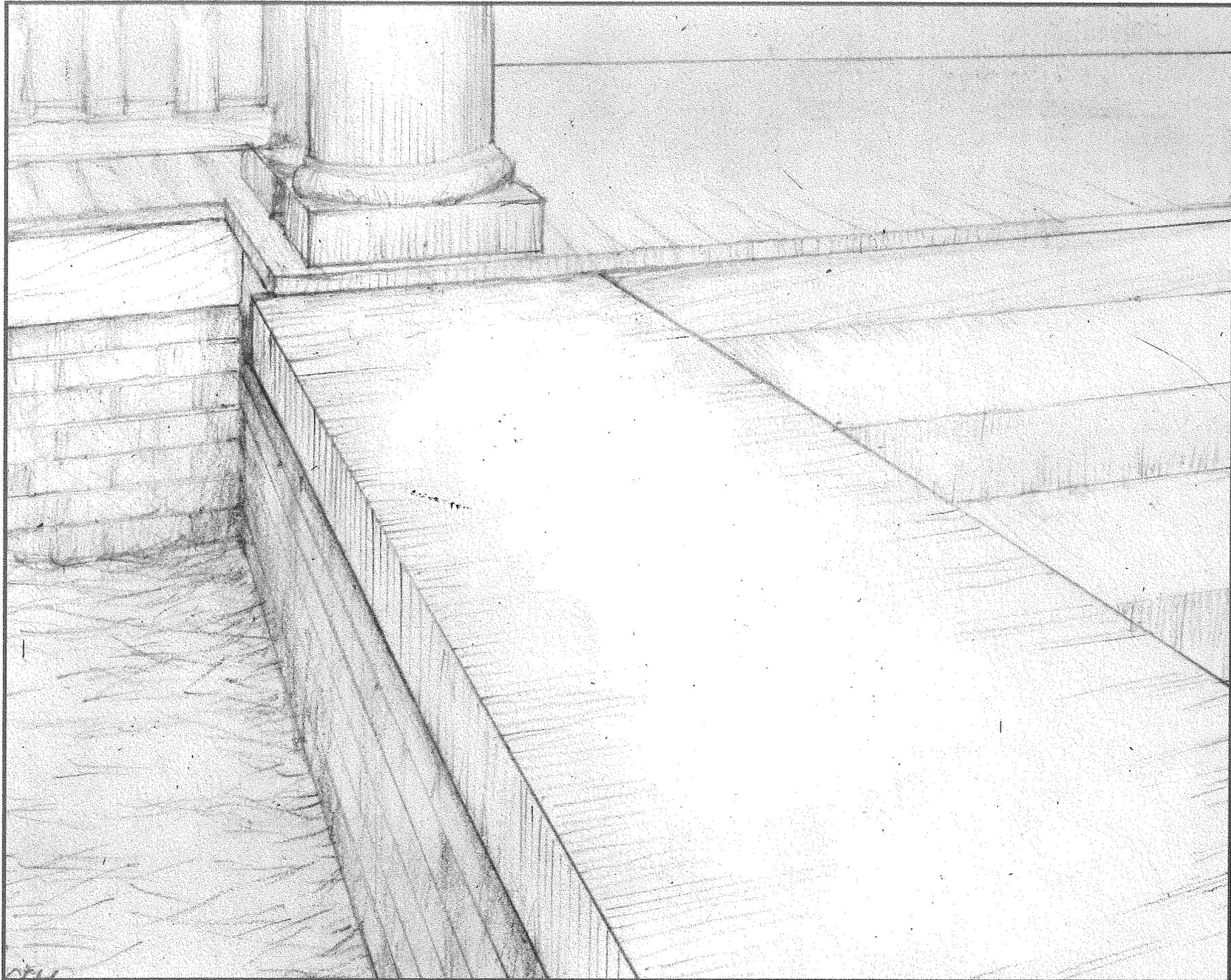
We propose to replace these cheek walls in kind as regards to the materials used, including brick size and finish. Also, we will endeavor to remove and reuse the concrete caps on the new cheek walls. And we will use their color and texture as a guide in formulating the cement stucco for the new steps.

Another mystery about this otherwise well-designed and well-built house—and which also hints at non-original work—is why the cheek walls and caps are so awkwardly off-center with the porch's fine old columns. We propose to adjust the new walls and caps to properly align their centerlines with the center of their existing adjacent columns.

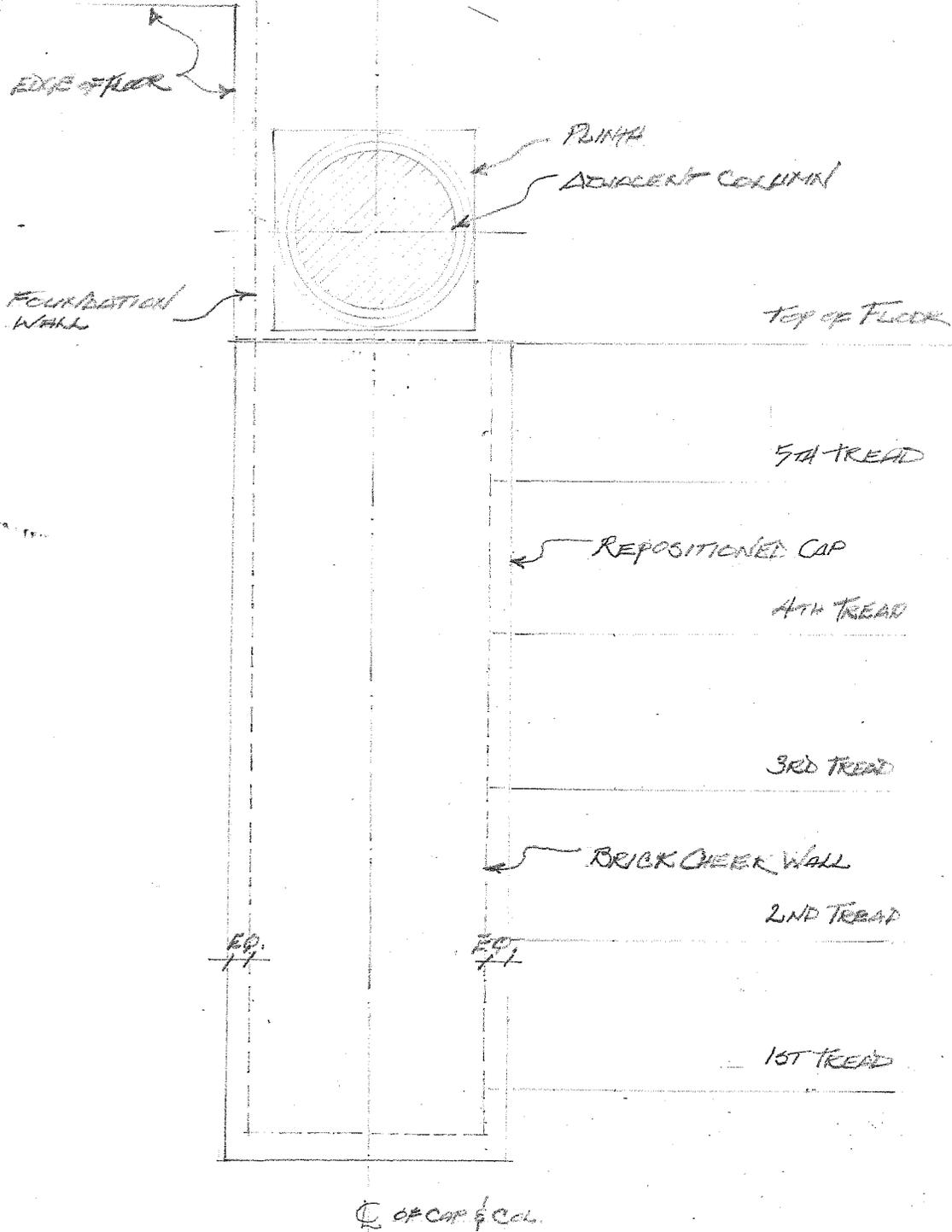
Since moving into 108 Union Street North we have worked to repair, restore, and preserve this home as part of Concord's historic fabric for another century. Thank you for considering this application.



Exhibit E



108 UNION STREET NORTH, CONCORD, NC



ALIGNMENT OF CHEEK WALL w/ COL.

NTS. SCHEMATIC - NOT FOR CONSTRUCTION

CONSULTANT, P.A.
11/14/2020



Exhibit F



Exhibit F



Exhibit F



Exhibit F



Exhibit F



Exhibit F



Exhibit F



Exhibit F

MATERIALS

- Brick ~ Chosen with effort to match existing cheek wall brick in size, finish and color.
- Cement Stucco ~ Use existing concrete cheek wall caps as guide in formulating cement stucco color and texture.
- Handrail ~ King Architectural Metals: Moulded Steel Handrail No.45-908-8 on Steel Beveled Edges Flat Bar No. 13-08330-000, Malleable Iron Moulded Corner Bend No.81-4441-C (on same beveled flat bar), Forged Steel Volute No. 13-812-12 (on same beveled flat bar).

SAME DAY SHIPPING!

FORGED STEEL HANDRAIL AND ACCESSORIES 241

HANDRAIL & ACCESSORIES

FOR STRAIGHT RAIL

FOR PITCHED RAIL

PROFILE OF ALL RAIL ENDS & HANDRAIL ON PGS. 240-241 MATCH

45-5-XL214
 Cast iron extended length lamb's tongue
 † 4-3/4" → 2-1/4"
 ± 2.15 lbs.
 12 per box/25.8 lbs.
\$4.89 ea.
\$4.39 (12+)
\$3.99 (24+)

45-6-XL214
 Cast iron extended length lamb's tongue for pitched rail. † 5" → 2-1/4" ± 1.65 lbs.
 24 per box/39.6 lbs.
\$4.99 ea.
\$4.49 (24+)
\$4.29 (48+)

13-00301-426
 Molded steel lamb's tongue. † 5-3/8" → 2-1/4" \ 18-3/4" ± 5/8" ± 4 lbs.
 100 per box/400 lbs.
\$16.47 ea.
\$15.78 (5+)

45-4-XL214
 Cast iron volute.
 † 2-3/4" → 2-1/4"
 ± 1.8 lbs.
 12 per box/21.6 lbs.
\$4.89 ea.
\$4.49 (24+)
\$4.39 (48+)

13-00301-411
 Forged steel tapered volute. † 6-5/16" → 11-1/4" ± 4.06 lbs.
\$21.99 ea.
\$21.17 (20+)

13-812-12
 Forged steel volute.
 † 6-5/16" → 11-1/4"
 ± 4.14 lbs.
\$11.99 ea.
\$11.49 (25+)
\$10.99 (50+)

ALSO MAKES GREAT TABLE LEGS

FORGED & TAPERED LAMB'S TONGUE

13-00301-410
 Forged steel tapered lamb's tongue.
 † 13" → 2-1/4"
 \ 11-7/16" ± 3.73 lbs.
\$21.99 ea.
\$21.17 (20+)
\$20.29 (40+)

13-05301-403
 Cast steel square terminal end.
 † 2-15/16"
 → 4-1/2" ± 1.34 lbs.
\$5.48 ea.

13-21301-311
 Forged steel
 † 12" → 2-1/4"
 ± 2.03 lbs.
 10 per box/20.3 lbs.
\$4.09 ea.
\$3.97 (10+)

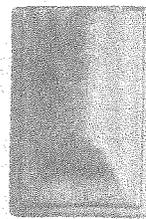
EXTENDED LAMB'S TONGUE

TAPERED EXTENDED LAMB'S TONGUE

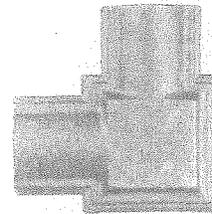
13-00301-403
 Forged steel lamb's tongue. † 11-5/8" → 15-3/4" ± 5.07 lbs.
\$12.48 ea.
\$11.97 (10+)

13-00301-405
 Forged steel extended lamb's tongue. † 31-1/2" → 2-1/4" ± 7.65 lbs.
\$19.67 ea.
\$18.98 (5+)

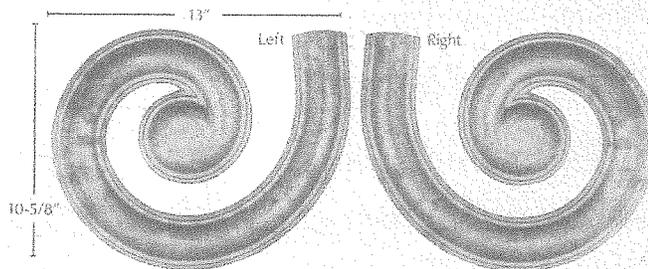
13-00301-425
 Forged steel tapered extended lamb's tongue. † 32-5/16" → 2-1/4" ± 6.61 lbs.
\$14.48 ea.
\$13.98 (5+)



13-05301-405
 Cast steel square end piece. † 2-3/8" → 2-1/4" ± .48 lbs.
\$1.98 ea.



13-05301-407
 Cast steel corner piece. † 4-1/2" → 4-1/2" ± 1.54 lbs.
\$6.68 ea.



NO CHANNELS AVAILABLE FOR THESE LATERALS.

13-05301-401 (Left)
13-05301-402 (Right)
 Cast steel lateral. † 10-5/8" → 13" ± 7.2 lbs. 6 per box/43.2 lbs.
\$17.47 ea. \$16.78 (6+)

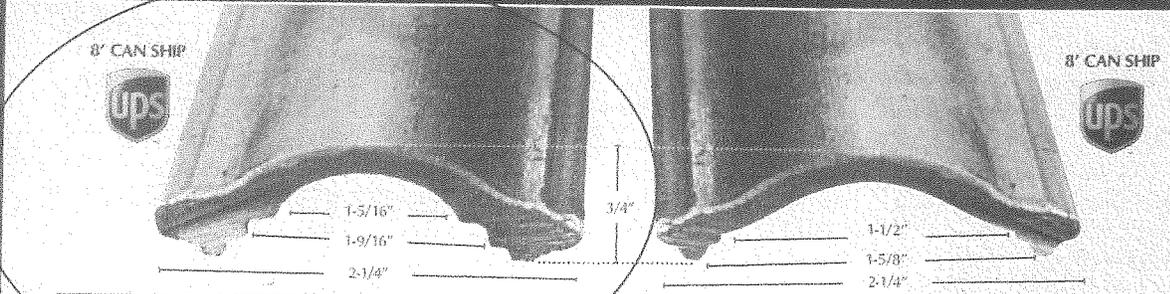
† Height → Width \ Depth ± Thickness ∅ Diameter ± Weight

▶ KINGMETALS.com 800.542.2379

241

HANDRAIL & ACCESSORIES

240 FORGED STEEL HANDRAIL AND ACCESSORIES



TRADITIONAL WEIGHT

8ft. 45-908-8
Molded steel handrail.
1 8" → 2-1/4"
\$16.99 ea. \$15.99 (50+)

19ft. 45-908-19
\$38.95 ea. \$37.99 (22+)

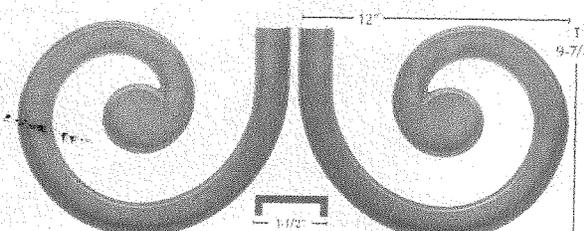
FITS OVER
1-1/4" OR 1-1/2" SQ.
FLAT OR CHANNEL

ALL FITTINGS
HAVE THE SAME
PROFILE & WILL MATCH
Pages (240-241)

LIGHT WEIGHT

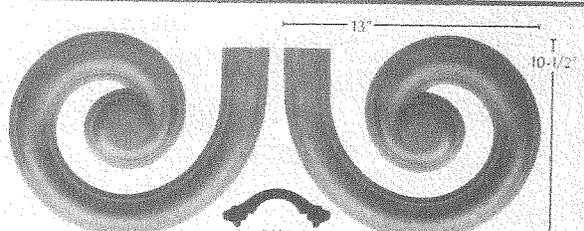
8ft. 13-08360-000
Molded steel handrail.
1 8" → 2-1/4"
\$14.49 ea. \$13.39 (50+)

19ft. 13-19360-000
\$34.98 ea. \$31.69 (22+)



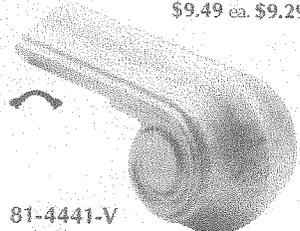
MATCHES 1-1/2" x 1/2" CHANNEL

45-401-214L & 45-401-214R
Cast iron channel lateral. 1 9-7/8" → 12" ± 2.65 lbs.
\$9.49 ea. \$9.29 (10+) \$8.99 (20+)

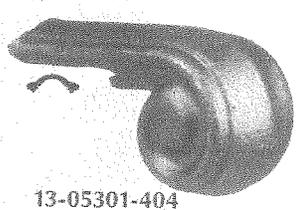


45-400-214L & 45-400-214R
Cast iron molded lateral. 1 10-1/2" → 13" ± 5.40 lbs.
\$9.49 ea. \$9.29 (10+) \$8.99 (20+)

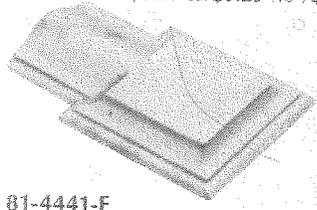
MATCHES 45-908



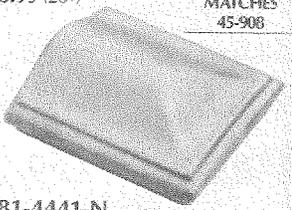
81-4441-V
Maleable iron molded volute.
1 4-5/8" → 2-1/4" x 4-5/8" ± 1.60 lbs.
\$7.28 ea. \$7.07 (22+) \$6.79 (44+)



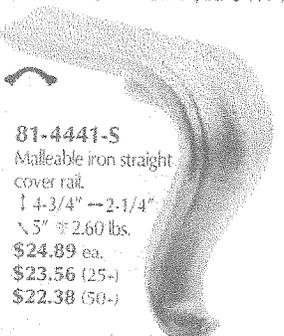
13-05301-404
Cast steel volute.
1 4-3/4" → 2-9/16" ± 2.51 lbs.
\$8.39 ea.



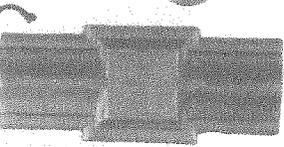
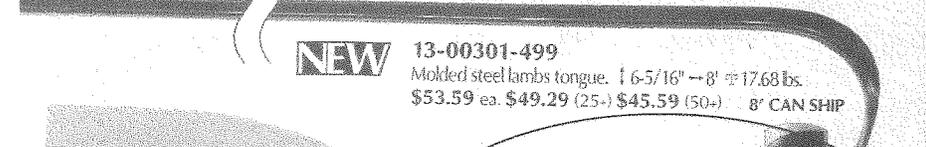
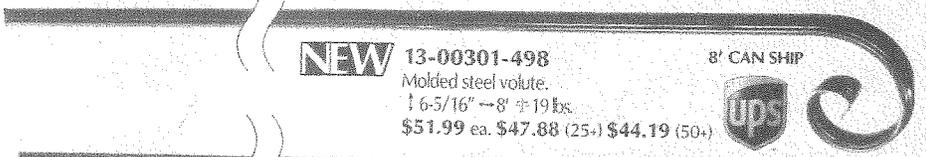
81-4441-E
Maleable iron molded terminal piece.
1 3-1/8" → 4-3/4" ± 1.30 lbs.
\$5.89 ea. \$5.69 (25+) \$5.48 (50+)



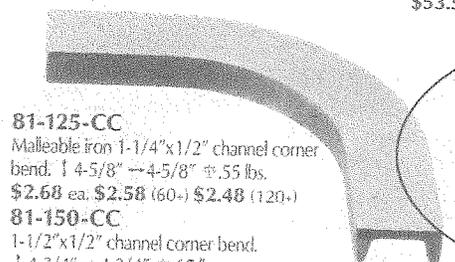
81-4441-N
Maleable iron square end piece.
1 2-1/4" → 2-1/4" ± 45 lbs.
\$6.98 ea. \$6.69 (50+) \$6.39 (100+)



81-4441-S
Maleable iron straight cover rail.
1 4-3/4" → 2-1/4" x 5" ± 2.60 lbs.
\$24.89 ea.
\$23.56 (25+) \$22.38 (50+)



13-05301-406
Cast steel center piece. 1 5-7/8" → 2-15/16" ± 1.43 lbs.
\$6.38 ea.



81-125-CC
Malleable iron 1-1/4"x1/2" channel corner bend: 1 4-5/8" → 4-5/8" ± 55 lbs.
\$2.68 ea. \$2.58 (60+) \$2.48 (120+)

81-150-CC
1-1/2"x1/2" channel corner bend.
1 4-3/4" → 4-3/4" ± 65 lbs.
\$2.89 ea. \$2.79 (50+) \$0 (0+)



81-4441-C
Malleable iron molded corner bend. 1 6-1/8" → 6-1/8" ± 1.5
\$5.77 ea. \$5.47 (25+) \$5.38 (50+)

From: [Betsy Morrison](#)
To: [Katherine Godwin](#)
Cc: [Starla Rogers](#)
Subject: Re: Knox and Betsy Morrison -- Certificate of Appropriateness
Date: Monday, December 14, 2020 12:56:59 PM

[NOTICE: EXTERNAL EMAIL

Hey Katherine,

I pasted your questions below and have answered them in bold. Let me know if this helps! I am happy to answer any other questions.

Betsy

In your application you said that the new steps would be parged with traditional concrete stucco atop a solid masonry (assuming matching brick?) or formed concrete core. Since the current steps are parged concrete masonry units (not wood) we would be okay with either of these options but need to know which way you would like to go. Also pargeing typically has a pattern associated with it as the cement is applied with a trowel. Will the steps have a pattern to it (if so what will the pattern look like) or will it be smooth?

We plan to use matching brick for the cheek walls. We plan to use smooth traditional concrete stucco atop solid masonry (matching brick) for the stairs. There will be no pattern.

I'm glad you were able to repair the columns and are planning on using the existing concrete caps if they can safely be removed in one piece. If I am interpreting your application correctly, the new handrail would be supported by steel bars- are these bars to be attached to the cheek walls/columns or be coming out perpendicular to the handrail from the stairs themselves? Ideally the handrail would not be attached to the wood column or the concrete caps that are historic materials. Preferably they would either be attached to the new cheek wall or supported by bars attached to the new stairs. Are either of these options amenable to you and if so which one would you like to propose?

The new handrail will be independent of the columns and cheekwall. It will be installed into the new masonry stairs.

What is the current width of the stairs (top and bottom tread)? What will the new width be (top and bottom tread)? In other words how far are you moving the brick cheek walls?

The current width of the stairs is 9 feet, 4 inches (top & bottom tread). Upon completion, the width of the stairs will be approximately 11 feet (top & bottom tread). We plan to move the cheek walls out 16 inches total (so that they will center with our existing columns and provide the ability to build safe stairs).

Exhibit H

You also included a picture with a measuring tape next to the cheek wall and stairs. I am assuming this is showing the various heights in step risers or is it the overall height of the cheek wall? Just want to make sure I'm interpreting and sharing what you sent us correctly with the commission.

You are correct. This photograph provides an illustration of the inconsistency in each step height. Each step measures a dangerously different height (6.5 in, 8 in, 7.5 in, 8 in, 8 in, 5.5 in). Sadly, a visitor fell down our steps recently and was injured.

On Mon, Dec 14, 2020 at 11:22 AM Katherine Godwin <godwink@concordnc.gov> wrote:

Hi Betsy,

I was just about to email you so great minds think alike! I am working on the staff report and presentation for your case now and was hoping we could nail down some details. The more things we can iron out prior to the HPC meeting the better in terms of the staff report, presentation, and written order.

In your application you said that the new steps would be parged with traditional concrete stucco atop a solid masonry (assuming matching brick?) or formed concrete core. Since the current steps are parged concrete masonry units (not wood) we would be okay with either of these options but need to know which way you would like to go. Also pargeting typically has a pattern associated with it as the cement is applied with a trowel. Will the steps have a pattern to it (if so what will the pattern look like) or will it be smooth?

I'm glad you were able to repair the columns and are planning on using the existing concrete caps if they can safely be removed in one piece. If I am interpreting your application correctly, the new handrail would be supported by steel bars- are these bars to be attached to the cheek walls/columns or be coming out perpendicular to the handrail from the stairs themselves? Ideally the handrail would not be attached to the wood column or the concrete caps that are historic materials. Preferably they would either be attached to the new cheek wall or supported by bars attached to the new stairs. Are either of these options amenable to you and if so which one would you like to propose?

What is the current width of the stairs (top and bottom tread)? What will the new width be (top and bottom tread)? In other words how far are you moving the brick cheek walls?

You also included a picture with a measuring tape next to the cheek wall and stairs. I am assuming this is showing the various heights in step risers or is it the overall height of the cheek wall? Just want to make sure I'm interpreting and sharing what you sent us correctly with the commission.

Thanks in advance for the additional details and clarification.

Katherine

From: Betsy Morrison <betsymorrison@gmail.com>
Sent: Monday, December 14, 2020 9:16 AM
To: Katherine Godwin <godwink@ConcordNC.gov>
Cc: Starla Rogers <rogerss@ConcordNC.gov>
Subject: Re: Knox and Betsy Morrison -- Certificate of Appropriateness

[NOTICE: EXTERNAL EMAIL]

Good morning, Katherine. Thank you for reaching out!

You are correct, there will be no changes to the columns (except the possible handrail attachment). We have repaired the original columns (there was significant rot around the bases). Also, the steps and cheek walls will "look" the same as they are now...just widened for safety reasons (and to line up with the columns). Right now, the steps are stucco-covered brick and it is our intention to rebuild them with the same material. It is also our hope to reuse the existing concrete caps for the cheek walls (if we can safely remove them in one piece).

I hope this answers your questions. Let me know if you need anything else from me.

Betsy Morrison

704.661.8848

Exhibit H

On Mon, Dec 7, 2020 at 12:22 PM Katherine Godwin <godwink@concordnc.gov> wrote:

Hi Betsy,

Just wanted to send you a quick email to let you know I got your complete application today and it is one of the most complete and detailed applications I have received since joining the City in June so thank you for taking the time to pull that all together.

Basically what you are planning on doing is widening the front porch steps so that the cheek walls line up with the foundation holding the columns, designing the treads and risers to be of consistent widths and height and switching the construction to stucco covered brick or concrete, and adding a handrail. You are not proposing any changes to the columns (except maybe handrail attachment?) or the concrete caps (if you can safely remove and reuse). Correct?

I don't have any other questions at this time but will let you know if any come up as I prepare your case for the January 13th meeting. Thanks!

Katherine

From: Betsy Morrison <betsymorrison@gmail.com>
Sent: Friday, December 4, 2020 7:07 AM
To: Katherine Godwin <godwink@ConcordNC.gov>
Subject: Knox and Betsy Morrison -- Certificate of Appropriateness

[NOTICE: EXTERNAL EMAIL]

Good morning, Katherine,

I have some an application and \$20 to drop off today. Can you tell me your office hours? We'd like to be on the January agenda.

Betsy Morrison

108 Union Street, North