

DATE: January 13, 2021

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-36-20
<u>Applicant:</u>	Monty and Carolyn Coggins
<u>Location of subject property:</u>	166 A Union St. N
<u>Staff Report prepared by:</u>	Katherine Godwin, Sr. Planner

BACKGROUND:

- The subject property, 166 A Union St. N, is an “Intrusive” structure in the North Union Street Historic District. (Exhibit A).
- Built Circa 1950
- Ritchie Nursing Home: One-story, brick structure with louvered windows, wrought-iron porch supports. Although materials and design of building are incongruous with the district, the setback of the building is reasonably compatible with those of its contributing neighbors and the building is largely hidden by a large magnolia tree.
- Applicants are requesting a Certificate of Appropriateness to:
 - Replace an arched window with a rectangular window;
 - Demolish an existing front porch/stoop; and,
 - Add a larger porch to the front façade (Exhibit B).

DISCUSSION:

The applicants are requesting to replace an arched window with a rectangular window to match the other windows on the front façade and to demolish an existing front porch/stoop and replace it with a larger front porch (Exhibit B). The current window measures approximately 2’6” by 4’, is not original to the house, and is a vinyl clad Pella window, with fifteen (15) panes with a pattern of six (6) panes of arches over nine (9) rectangular panes (Exhibits D and F). The new window would measure approximately 2’6” by 4’, and be vinyl clad in a three (3) over one (1) pattern to match the rest of the windows on the front façade (Exhibits B, D, E, and F).

The applicants are also requesting to demolish an existing front porch/stoop measuring 9’4” by 4’2” in order to construct a new front porch measuring 38’ wide by 11’ deep (Exhibits B, D, E, and F). The current covered porch/stoop has concrete steps and flooring, PVC columns, wood balustrades and railings, and siding, trim, and roofing that matches the house (Exhibits E and F). The proposed porch would also have concrete steps (with stone clad plinths with concrete caps) and flooring (concrete slab sloped 1/8”/foot suspended) (Exhibits D and F). The handrails on the steps, railing on the porch, and gates would all be pressure treated wood painted white to match the house (Exhibits D and F). The tapered columns would be built on site out of PVC (Exhibits B and F). The new portico would feature an exposed timber truss measuring 6”X8’ and 4”X4’ (Exhibits B and D). The porch skirt and base of the columns would consist of white painted brick to match the rest of the house (Exhibits B, D, and F). Any new siding, trim or roofing (asphalt shingles) would match the house (Exhibits B and D).

ATTACHMENTS

Exhibit A: Historic Inventory Information

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map

Exhibit D: Site Plan and Elevations

Exhibit E: Images

Exhibit F: Email Correspondence

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Approval Requirement Needs Table

- *New Construction or Additions: All new construction and additions require Commission Hearing and Approval.*
- *Porches: Removal of porches, adding a new porch, altering the porch or enclosing a porch requires Commission Hearing and Approval.*
- *Stair or Steps (See Porches): Removal, addition or alteration of external stairs or steps requires Commission Hearing and Approval.*

Chapter 3- Working with the Historic Preservation Commission

- *A. In General- The Official Maps, (Chapter 1-Preface), of the Districts have been adopted by the City Council and designate the boundaries of the Districts. These maps classify the individual properties into the following categories according to their relative importance to the character of the district.*
- *Intrusive- Those properties which have a definite negative impact on the historical architectural, or cultural characteristics for which the District is significant.*

Chapter 4- Local Standards and General Policies

- *All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.*
- *Contemporary design for alterations and additions to existing properties shall be encouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such a design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- *New additions or alterations shall be constructed in such a manner as to preserve the essential form and integrity of the structure, should the addition or alteration be removed.*

Chapter 5- Section 2: New Addition Construction

- *Whenever possible, new additions to buildings shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would not be impaired.*
- *New addition design for historic structures shall be compatible with the size, scale, color, material, and character of the neighborhood, the building and its environment.*
- *Although designed to be compatible with the historic building, an addition should be discernible from the original building.*
- *Site new additions as inconspicuously as possible, preferably on rear elevations and where historic character defining features are not damaged, destroyed, or obscured.*
- *Additions on the front elevation will not be allowed.*

- *Design additions so they are compatible with the existing building in height, massing, roof form and pitch.*
- *Reduce the visual impact of an addition on a historic building by limiting its scale and size. Do not overpower the site or substantially alter the site's proportion of built area to green space.*
- *New additions should be installed in such a manner that would allow the home to be reverted to its original state without damaging historic features.*
- *New additions should be compatible in character but use a contemporary design in order to differentiate additions from the historic structure.*
- *Select exterior surface siding and details that are compatible with the existing building in material, texture, color, and character.*
- *Contemporary substitute materials for siding and roofing on additions should only be considered in cases in which the structure utilizes the subject material or a similar non-historic material or if the material used on the structure is no longer available.*
- *Additions should be constructed in a structurally self-supporting manner to reduce damage to the historic building. Construct additions in such a way that loss of historic material or details is minimized.*
- *Foundations and eaves or other major horizontal elements, should not generally align on buildings and their additions.*
- *Protect significant site and landscape features from damage during or as a result of construction by minimizing ground disturbance.*

Chapter 5- Section 6: Porches

- *Porches which are original or are compatible with the design of the structure should be retained.*
- *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	24

the materials and details of the building are somewhat incongruous with the district, the harmonious landscaping and setback (parking is at the rear of the building) keep it from being an intrusion.

16. House
180 North Union Street
ca. 1940
F

Two-story, frame, late Colonial Revival residence with side gable roof and full facade, two-story portico with simple molded columns. House has symmetrical, five-bay facade with 6/6 sash windows; most distinctive feature of house is entrance, which is composed of fluted Ionic pilasters rising to a broken pediment, sidelights, and a small, fan-shaped transom.

17. House
172 North Union Street
ca. 1925
C

One-and-a-half-story bungalow with a veneer of oversize, enameled brick laid in Flemish bond with glazed headers. Two-bay, gable-front porch and gable-roofed porte-cochere on north (left) side of house upheld by thin, square posts grouped in twos and threes. Above the first floor house is sheathed in patterned asbestos shingles. Broad, shed-roofed dormer pierces side gable roof on front of house. To the rear of the house is a two-story garage and apartment of frame construction clad with asbestos shingles that is contemporary with the house.

18. Ritchie Nursing Home
166 North Union Street
ca. 1950
I

One-story, brick structure with louvered windows, wrought-iron porch supports. Although materials and design of building are incongruous with the district, the setback of the building is reasonably compatible with those of its contributing neighbors and the building is largely hidden by a large magnolia tree.

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: Monty and Carolyn Coggins
Address: 1666 A Union St North
City: Concord State: NC Zip Code: 28025 Telephone: M 704 761 9775
C 704 277 6414

OWNER INFORMATION

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

SUBJECT PROPERTY

Street Address: _____ 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.

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: New Front Porch

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

38 ft wide by 11 ft deep front porch
- concrete floor - replace existing arched window w/ existing window to match
- new exposed timber truss over door, porch roof w/ asphalt shingles
- craftsman columns on brick base w/ railing
all materials to match existing materials (siding, bricks, shingles)

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.

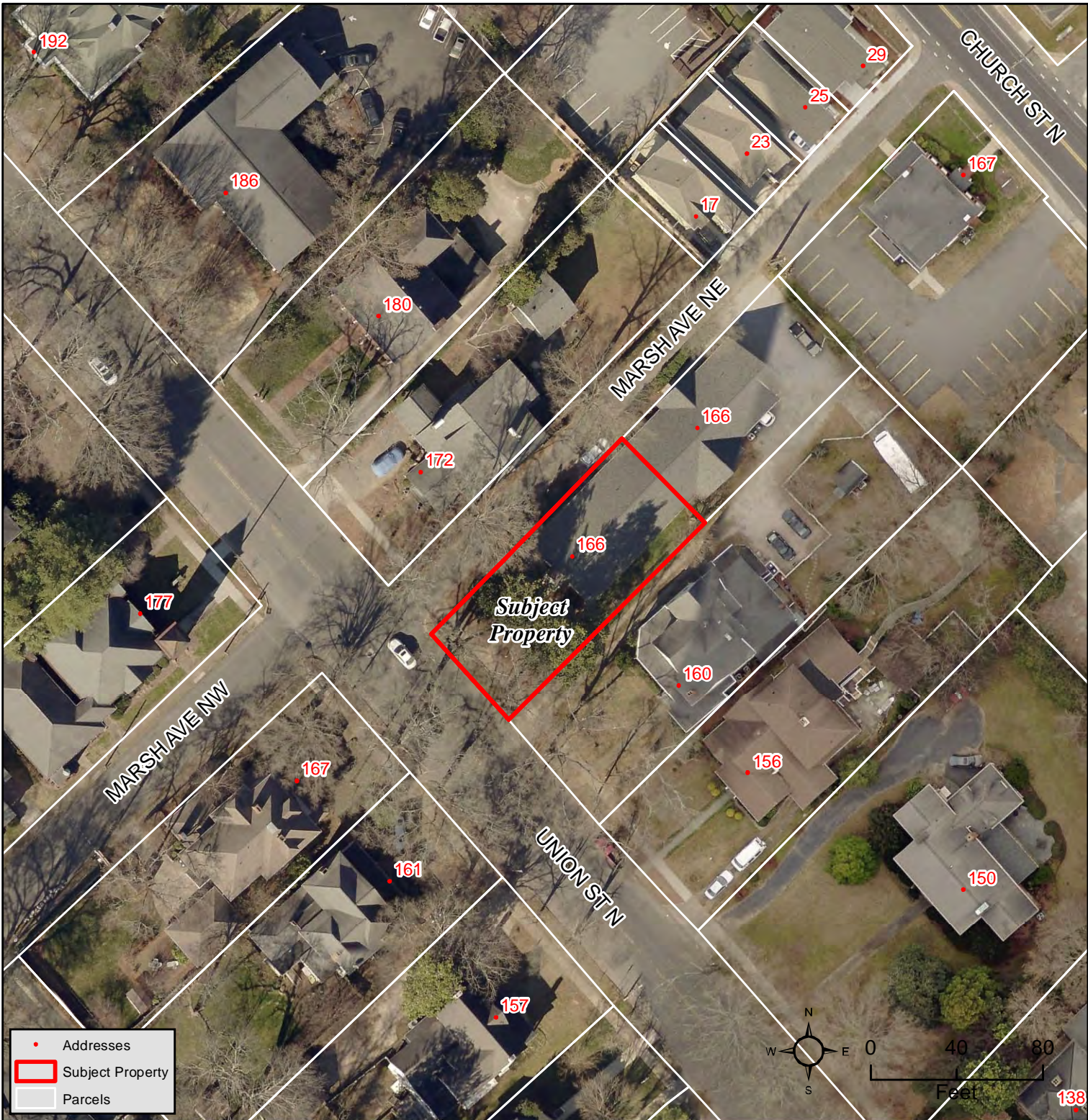
Applications may be submitted electronically.

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.

December 19, 2020
 Date

Carolynn Coggins
 Signature of Owner/Agent

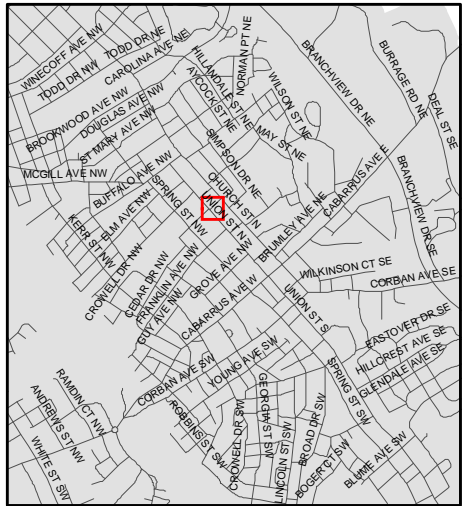


H-36-20

166-A Union St N

PIN: 5620-79-5721

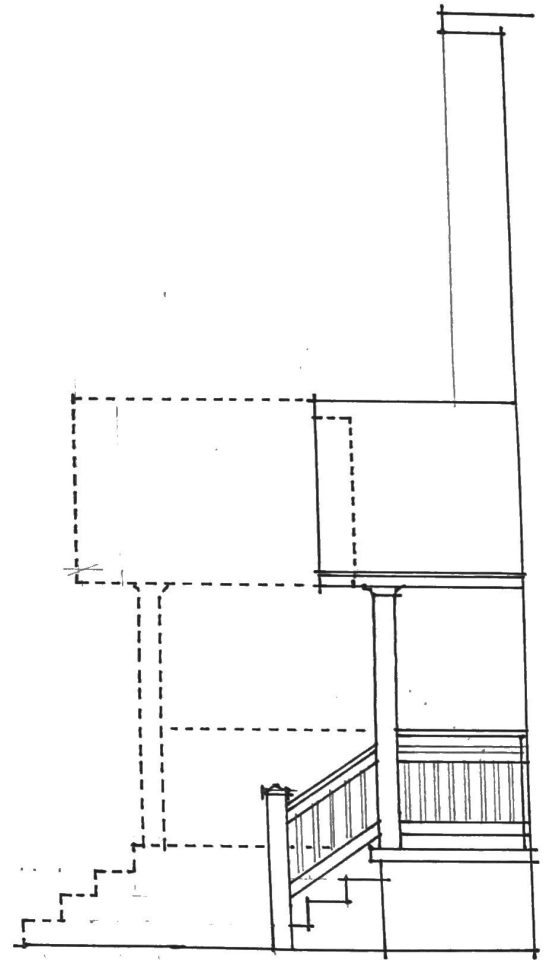
Exhibit C



Source: City of Concord
Planning Department

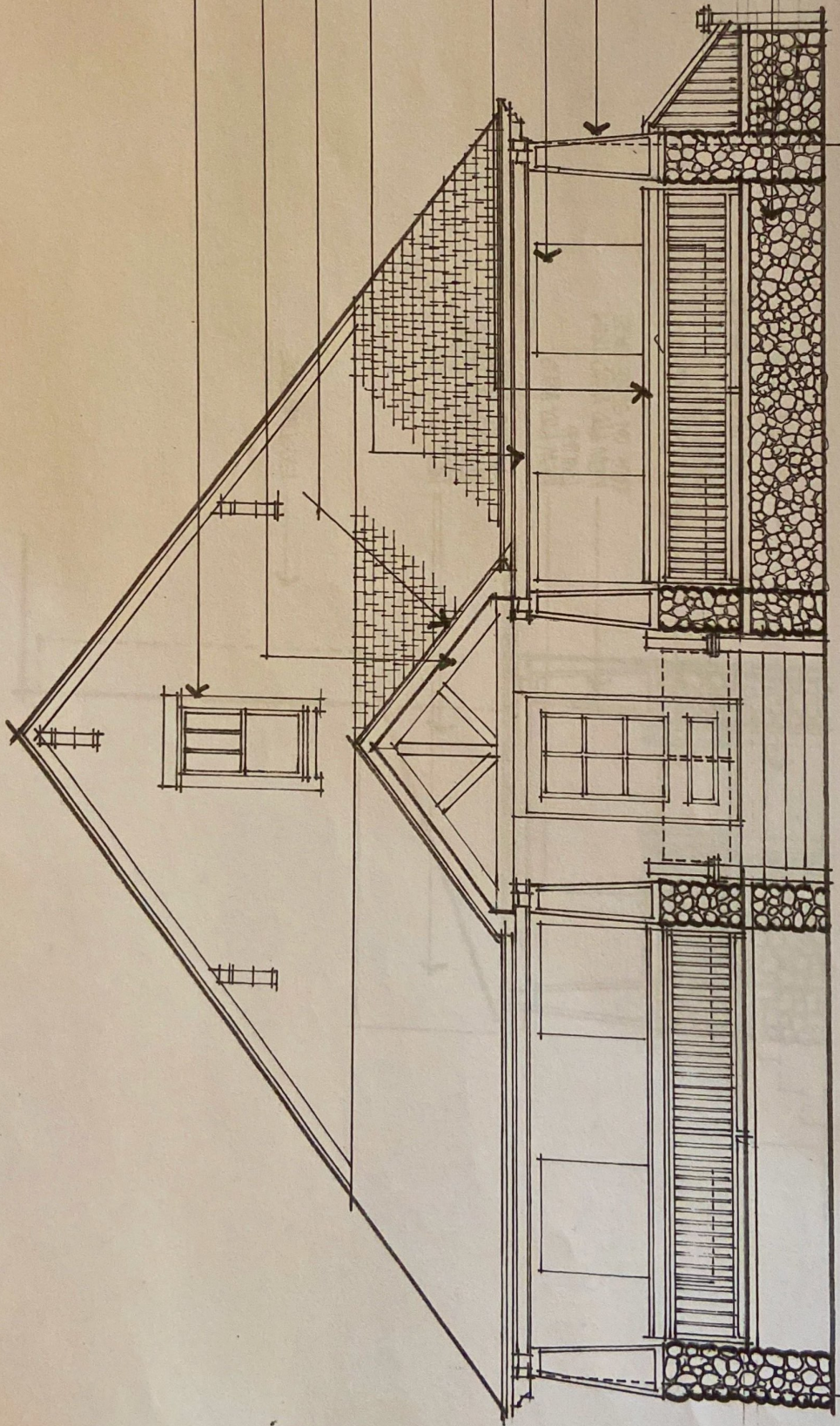
Disclaimer

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.



COBBINS FRONT PORCH
EXISTING UNION STREET ELEVATION
SCALE = 1/4" = 1'-0"

VRW



REPLACE EXISTING ARCHED WINDOW WITH WINDOW TO MATCH PORCH WINDOWS
 NEW EXPOSED TIMBER TRUSS (6x8 + 4x4)
 NEW PORCH ROOF WITH ASPHALT SHINGLES TO MATCH EXIST. ROOF
 NEW PERIMETER PORCH BEAM (PTD.)
 TIMBER BEAM EXTENSION AT COLUMNS

NEW PTD. WOOD RAILING

EXISTING WINDOWS BEYOND (REMOVE SHUTTERS)

NEW PTD. WOOD TRIM COLUMNS ON STONE BASE (SMOOTH ROUNDED STONES)

STONE PORCH SKIRT (SMOOTH ROUNDED STONES)

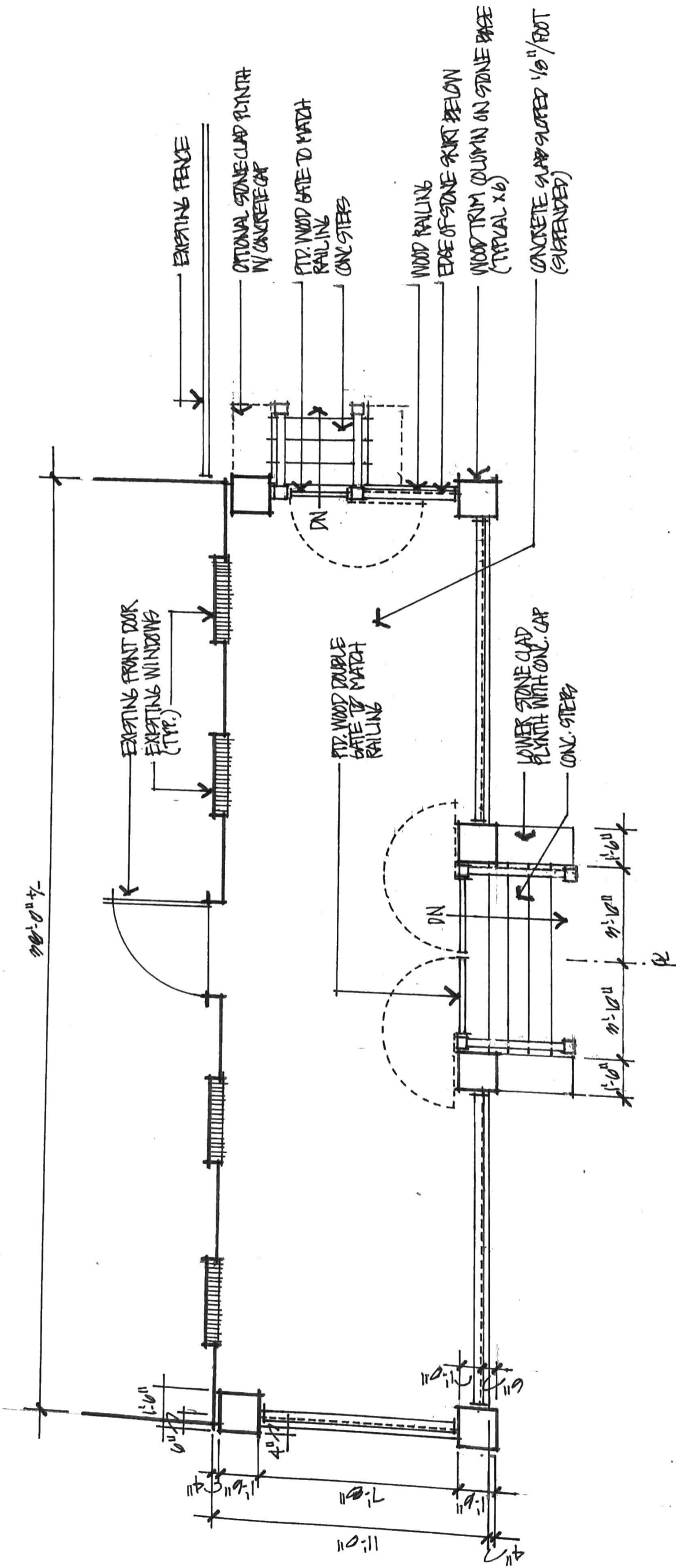
Note: Skirt and Column Base would be white brick not stone.

CABIN'S FRONT PORCH

UNION STREET ELEVATION

SCALE: 1/4" = 1'-0"

NRW



EXISTING FENCE

OPTIONAL STONE CLAD PLYNTH
W/ CONCRETE CAP

FTD. WOOD GATE TO MATCH
RAILING
CONC. STEPS

WOOD RAILING

EDGE OF STONE SKIRT BELOW

WOOD TRIM COLUMN ON STONE BASE
(TYPICAL X 6)

CONCRETE SLAB SLOPED 1/8" / FOOT
(SUSPENDED)

EXISTING FRONT DOOR
EXISTING WINDOWS
(TYP.)

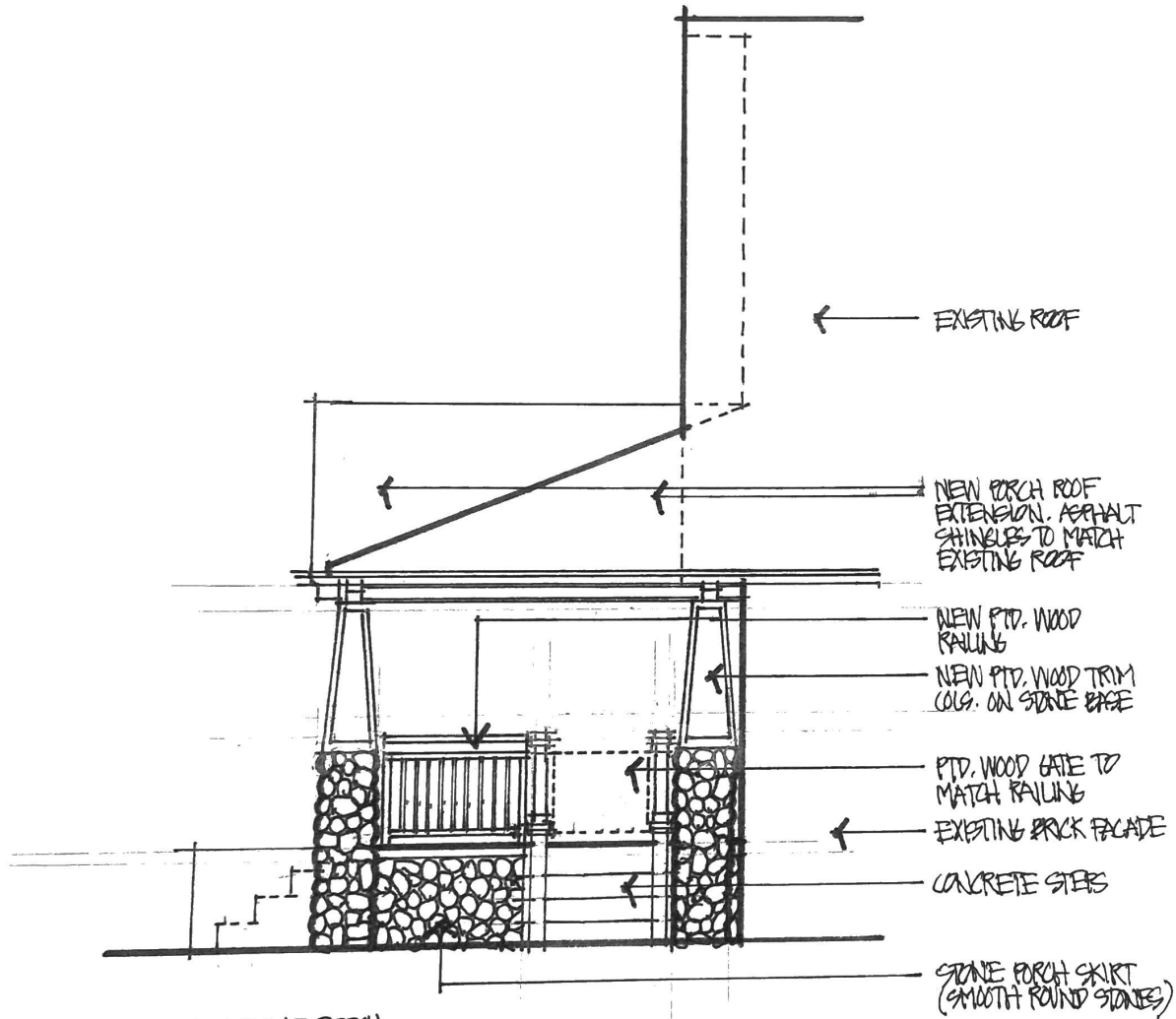
FTD. WOOD DOUBLE
GATE TO MATCH
RAILING

LOWER STONE CLAD
PLYNTH WITH CONC. CAP
CONC. STEPS

EXISTING FRONT PORCH
PORCH PLAN
SCALE = 1/4" = 1'-0"

Note: Skirt and Column
Base would be white
brick not stone.

JRW



CROSSING FRONT PORCH
SIDE ELEVATION
 SCALE = 1/4" = 1'-0"

VRW

Note: Skirt and Column Base would be white brick not stone.



Exhibit E



Exhibit E



Exhibit E



Exhibit E

From: Carolyn Coggins
To: Katherine Godwin
Subject: Re: Coggins Certificate of Appropriateness [Scan] Coggins Front Porch 12-19-2020
Date: Tuesday, January 5, 2021, 3:02:37 PM

NOTICE: EXTERNAL EMAIL

Katherine,

Please let me know if you have other questions or concerns. I really appreciate your help!

Carolyn

2nd set of questions from Katherine

1. Are the dimensions of the changed window going to be 3'5" X 5'2" and is the window in the attic or is it just tall ceilings?

The size of the window will be similar to the arched window (2'6" X 4') it will just be rectangular. The ceilings are tall, no attic space in the front part of the house.

1. Any pictures or specifics on materials being used would be much appreciated (just got your pictures from Yorktown thanks!).

I attached a picture below of the tapered columns (we will have the tapered columns on the white brick bottoms). I talked to the contractor and he recommends to build the tapered columns out of PVC on site. He said he could use wood if necessary.

1. Are you getting new drawings showing the brick instead of the stone? If so I would like to incorporate them into the presentation/exhibits.

No. We are not getting new drawings.

Comments on the Staff Report :

The current columns are made out of PVC. The railings are wood.

The new columns could be made out of PVC or wood. (see the comment from the builder above)

On Mon, Jan 4, 2021 at 4:00 PM Katherine Godwin <godwin@concordnc.gov> wrote:

Couple more questions...

1. Are the dimensions of the changed window going to be 3'5" X 5'2" and is the window in the attic or is it just tall ceilings?
2. Any pictures or specifics on materials being used would be much appreciated (just got your pictures from Yorktown thanks!).
3. Are you getting new drawings showing the brick instead of the stone? If so I would like to incorporate them into the presentation/exhibits.

1.

I've attached what I have so far for your staff report. Please review and provide me with any corrections. Thanks!

Katherine

From: Carolyn Coggins <carolynhcoggins@gmail.com>
Sent: Monday, January 4, 2021 2:54 PM
To: Katherine Godwin <godwin@ConcordNC.gov>
Subject: Re: Coggins Certificate of Appropriateness [Scan] Coggins Front Porch 12-19-2020

NOTICE: EXTERNAL EMAIL

I have provided answers to your questions below. I will follow up with the builder on whether the columns will be built on site and what the material will be. Please let me know if you have other questions.

I am happy to drop a paper copy of the plans off to you if that helps.

1. For the arch window you are planning on replacing- what is the material, dimensions, and was it original to the house? what size window are you replacing it with and what material? and what material are the windows on the front porch since they will be matching and I believe retained (but with the shutters being removed)?

I do not believe the arch window was original to the house. The arch window is estimated 2'6" X 4'. All the windows currently on the house are vinyl clad Pella windows. The existing front window dimensions are 3'5" X 5'2". The window to replace the arch window will also be vinyl clad, same style as the current rectangular windows.
Yes, we are retaining the existing windows and removing the shutters.

2. The existing stoop/porch- if I am interpreting your site plan correctly you are extending your front porch out as well as widening it. Are you planning on demolishing what is there currently or building on to it in terms of the flooring/roof/columns etc.? What are the current dimensions of the stoop/porch?
We are removing the current stoop (current dimensions 4 ft 2 inches deep and 9 ft 4 inches wide)

3. Would the two lower wood brackets be covered up/removed for the new porch roof?

Yes

4. Will the handrails on the two set of steps match the handrails around the new porch?

Yes

5. Are you able to bring sample materials or submit a picture of the stones and columns so we can get an idea of how they will look with the rest of the house/ district?

We are going to use brick instead of stone. The brick will match the white painted brick currently on the house.

I will check with the builder about the columns. I also will send some pictures of homes currently in the Historic District with Craftsman columns

6. I noticed that there are some big beautiful Magnolia trees in your front yard. It's hard to tell just how far away they are from the current porch and how far away they will be from the proposed porch using Google Streetview. Can you provide us with an estimate of the distance from the edge of the proposed porch to the tree trunk and if any limbs will need to be removed? Depending on if we expect there may be

damage to the tree's root structure or if extensive pruning will be necessary, we may ask Bill Leake to look into it and provide his recommendations.

The tree on the Marsh Street side will be 14 feet from the front edge of the new porch. The tree on the driveway side will be 20 feet from the edge of the new porch. There will be moderate limb pruning necessary, especially on the tree on the Marsh Street side. We do not believe there will be a need for any total limb removal, just pruning the ends.

We are happy to have Bill Leake come give his professional opinion.

Kind Regards,

Carolyn

From: Katherine Godwin <godwink@ConcordNC.gov>
Sent: Monday, December 21, 2020 10:29 AM
To: Carolyn Coggins <carolynhcoggins@gmail.com>
Subject: Re: Coggins Certificate of Appropriateness [Scan] Coggins Front Porch 12-19-2020

Hey Carolyn,

So I have reviewed your application and have a couple of questions:

1. For the arch window you are planning on replacing- what is the material, dimensions, and was it original to the house? what size window are you replacing it with and what material? and what material are the windows on the front porch since they will be matching and I believe retained (but with the shutters being removed)?

The existing stoop/porch- if I am interpreting your site plan correctly you are extending your front porch out as well as widening it. Are you planning on demolishing what is there currently or building on to it in terms of the flooring/roof/columns etc.? What are the current dimensions of the stoop/porch?

- 1.
2. Would the two lower wood brackets be covered up/removed for the new porch roof?
3. Will the handrails on the two set of steps match the handrails around the new porch?
4. Are you able to bring sample materials or submit a picture of the stones and columns so we can get an idea of how they will look with the rest of the house/ district?
5. I noticed that there are some big beautiful Magnolia trees in your front yard. It's hard to tell just how far away they are from the current porch and how far away they will be from the proposed porch using Google Streetview. Can you provide us with an estimate of the distance from the edge of the proposed porch to the tree trunk and if any limbs will need to be removed? Depending on if we expect there may be damage to the tree's root structure or if extensive pruning will be necessary, we may ask Bill Leake to look into it and provide his recommendations.

I think that about covers my questions. Just let me know if you have any questions or additional material/information you would like added to your application. Thanks!

Katherine

From: Katherine Godwin <godwink@ConcordNC.gov>
Sent: Monday, December 21, 2020 8:24 AM
To: Carolyn Coggins <carolynhcoggins@gmail.com>
Subject: Re: Coggins Certificate of Appropriateness [Scan] Coggins Front Porch 12-19-2020

Hey Carolyn,

Just wanted to let you know that I received your application this weekend and will be looking at it this morning. I'll let you know if you have any questions. Thanks!

Katherine

From: Carolyn Coggins <carolynhcoggins@gmail.com>
Sent: Saturday, December 19, 2020 9:19 AM
To: Katherine Godwin <godwink@ConcordNC.gov>
Subject: Coggins Certificate of Appropriateness [Scan] Coggins Front Porch 12-19-2020

[NOTICE: EXTERNAL EMAIL]

Katherine, please let me know if we need anything else for the documentation of our front porch project. I can pay the fee electronically or can walk it down to the office on Monday.

Thank you for your help.
Carolyn Coggins

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Sent with Genius Scan for iOS.
https://urldefense.proofpoint.com/v2/url?u=https-3A__dl.tglapp.com_genius-2Dscan&d=DwJFAg&c=Q8ptbAtg60kOLwQ17OQOw&r=yurxt6TYMoxZFA43iBYm9Fiw9TK_gZ7_TUNAhP5Wio&m=2R1b986lCbcHmo73bs3KhuCCRLj4tU6i0P7Cwuuq34f4&s=mKOSP_FX32ztoV5SQGt1NhahUacQhJfR_00_Y5CF68&e=

Sent from my iPhone

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