

# HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Wednesday, April 13, 2022, at 6:00 p.m.

City Hall, 35 Cabarrus Avenue, West

1. CALL TO ORDER - *Chair*
2. ORDER OF BUSINESS - *Chair (Ask Staff if there are any adjustments to agenda)*
3. INTRODUCTIONS - *Chair and Commissioners (give your name for the record)*
4. APPROVAL OF MINUTES - *Motion, second, and vote needed.*
5. SWEARING IN OF WITNESSES - *Chair*
6. OLD BUSINESS - *Chair*
7. NEW BUSINESS

## **H-03-22 (Quasi-Judicial Hearing)**

**Thomas Duquette and Aimee Cain** have jointly submitted a Certificate of Appropriateness application in order to remove one (1) willow oak tree on the shared property line and replace with one (1) similar shade tree in the same general vicinity at 148 and 154 Union St. S. PIN's 5620-79-9327 and 5620-96-7858.

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

## **H-05-22 (Quasi-Judicial Hearing)**

**Allen L. Brooks, AB Architecture**, has submitted a Certificate of Appropriateness application for multiple modifications to the structure and property at 40 Franklin Avenue NW. PIN 5620-79-3073.

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

## **H-09-22 (Quasi-Judicial Hearing)**

**Mark and Pam Novasad** have submitted a Certificate of Appropriateness application in order to replace one (1) single-hung, wooden bathroom window on the left side of the structure with

one (1) fixed, wooden transom window to allow for interior bathroom modifications at 442 Union St. S. PIN 5630-13-9882.

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

#### **H-10-22 (Quasi-Judicial Hearing)**

**Kevin Gearhart, Thru Us Construction**, has submitted a Certificate of Appropriateness application for multiple modifications to the structure at 26 Yorktown St NW. PIN 5620-77-9796.

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

#### **H-11-22 (Quasi-Judicial Hearing)**

**Laura Baker** has submitted a Certificate of Appropriateness application in order to install six (6) landscape lights around the porch area of the structure at 226 Union St. S. PIN 5630-05-5804.

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

#### STAFF UPDATES/DISCUSSIONS

Handbook Updates

#### 8. ADJOURNMENT

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

**DATE:** April 13, 2022

**SUBJECT:**  
Certificate of Appropriateness Request: H-03-22  
Applicant: Thomas Duquette & Aimee Cain (joint request)  
Location of Subject Property: 148 & 154 Union Street S  
PINs: 5620-79-9327 & 5620-96-7858  
Staff Report Prepared by: Brad Lagano, Senior Planner

**BACKGROUND**

- The first subject property at 148 Union Street S is designated as a “Contributing” structure in the South Union Street Historic District (ca. 1921-27) (Exhibit A).
- “Large, two-story frame residence with Colonial Revival and bungalow style details; deep setback, landscaped driveway, and the vertical emphasis of the house’s design combine to give the residence a most impressive appearance. House is composed of hip-roofed and gable-roofed wings set at right angles; the gable-roof wing makes up the norther (right) portion of the house and projects forward of the hip-roofed block. Three-bay front porch upheld by Doric columns. Beneath the porch is the entrance, which is framed by elaborate portal of heavy columns Porte-cochere upheld by Doric columns adjoins south (left) end of hip-roofed section. A hip-roofed garage that appears to be contemporary with the house stands at the rear of the property” (Exhibit A).
- The second subject property at 154 Union Street S is designated as a “Pivotal” structure in the South Union Street Historic District (ca. pre-1866 or 1866-1882) (Exhibit A).
- “Two-story brick Italianate residence, possibly erected before the Civil War and certainly the oldest structure in the district. Although the house underwent considerable change during the mid-twentieth century, it retains many original features. House follows two-story, single-pile, gable-roofed form typical of piedmont farmhouses throughout the nineteenth century. Surviving Italianate exterior features include bracketed cornice, sawn bargeboards at the gable ends, a handsome slanted bay window on the house’s south side, two interior chimneys that rise from either side of the center hall, and the shallow segmental arches framing the 6/6 sash windows. Twentieth century additions include the colonial style entrance and portico and a sunroom adjoining the north (right) side of the house. The interior retains many original details, but has also undergone a degree of Colonial style remodeling” (Exhibit A).
- Applicants’ jointly requested modification: remove one (1) willow oak tree on the property line and replace with one (1) similar shade tree in the same general vicinity (Exhibit B).

**DISCUSSION**

On January 28, 2022, Thomas H. Duquette applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to remove one (1) willow oak tree located on a shared property line and replace with one (1) similar shade tree in the same general vicinity with the stump removed below ground level (Exhibit B).

On March 9, 2022, the Certificate of Appropriateness Application was amended to include the adjacent property owner, Aimee E. Cain, as a joint applicant due to the fact the subject tree is located on the shared property line (Exhibit B).

H-03-22

The applicants are jointly requesting to remove a 110' tall willow oak with an 80' spread, 37" DBH, and a Risk Rating of 4 (Exhibit D). When standing on Union Street S facing both houses, the subject tree is located along the shared property line running between the two (2) driveways (Exhibit E).

According to the Tree Risk Assessment Form (Exhibit D), the subject tree was inspected and evaluated by Bill Leake, City Arborist, on January 26, 2022. Bill notes the subject tree has no above normal structural risk issues to the trunk and crown. The exposed roots have been subject to years of vehicle and lawnmower damage. Any attempts to repair either driveway will require significant root cutting and damage.

The applicants note the tree presents an ongoing challenge due to the roots growing underneath and breaking apart the concrete driveways, primarily on the 148 Union Street S property, as well as the limbs rubbing against the structure and growing over the roof on the 154 Union Street S property. The applicants also note the tree presents a potential hazard due to falling limbs as demonstrated by previous automobile damage incurred (Exhibits E and F).

Due to the Risk Rating score of four (4), the removal of healthy trees/limbs requires Historic Preservation Commission review and approval.

If removal is approved, the applicants would like to replant one (1) similar shade tree in the general vicinity of the tree removed, but away from the driveway areas to prevent a repeat situation in the future. The stump will be removed below ground level as it is visible from the street.

#### **ATTACHMENTS**

- Exhibit A: National Register of Historic Places Inventory
- Exhibit B: Certificate of Appropriateness Application
- Exhibit C: Subject Properties Map
- Exhibit D: Tree Risk Assessment Form
- Exhibit E: City Arborist Tree Photograph
- Exhibit F: Photographs of Tree Hazards and Damage

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

##### **Approval Requirement Needs Table**

- *Removal of healthy trees or pruning of limbs over six (6) inches in diameter in any location on the property requires Commission hearing and approval.*
- *Tree topping – removal of one-third of green surface of canopy, or leaving stubs larger than three (3) inches in diameter requires Commission hearing and approval.*

##### **Chapter 5 – Section 8: Landscaping and Trees**

- *One of the most visible features of the Districts is the landscaping and the associated tree canopy. Activities which negatively impact any aspect of the landscape should be avoided, such as the removal of healthy trees and mature shrubs.*
- *Tree health may be decided upon by the acquisition of a Tree Hazard Evaluation Form issued by the City Arborist or a report submitted by a certified arborist. Healthy trees are trees that have a hazard rating of four (4) or lower. Removal of healthy trees over the size of six (6) inches in*

*diameter (measured four (4) feet above ground) or pruning of healthy tree limbs over six (6) inches in diameter requires Historic Preservation Commission review and approval.*

- *All trees that are removed should be replaced with a tree of similar species in an appropriate location unless no suitable location exists on the subject site. Trees removed within street view must also have the stumps removed below ground level.*
  
- *Design Standards: Landscaping and Trees*
  2. *Trees which are removed shall be replaced by a species which, upon maturity, is similar in scale to the removed specimen. For example, canopy trees shall be replaced with canopy trees, and understory trees with understory trees.*

### **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
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	23

- 45. Doctor's Office  
164 S. Union St.  
1921-1927 (SM)  
F

Two-story, frame, double-pile house with bungalow style details compromised by the enclosure of the wrap-around porch. Surviving details include broad eaves with exposed rafters, hip-roofed ventilator dormer centered over second story of facade, and a few tapered porch posts.

- 46. D. L. Bost House  
158 S. Union St.  
ca. 1905 (IO)  
P

Highly distinctive, two-story frame house blending Queen Anne and Colonial Revival styles. House designed by Charlotte architectural firm of Hook and Sawyer. House's dominant Queen Anne feature is the semi-circular second story facade, which is crowned by a witch's cap roof pierced by two hip-roofed ventilator dormers with flared eaves. At the center of this rounded section is a window consisting of three stained glass panels trimmed with a bow-like ornament. The one-story, full-facade porch is the principal Colonial Revival feature of the exterior; its Doric columns rise from a brick base to a dentil frieze. Colonial Revival details predominate inside the house.

The house was built for D. L. Bost, a partner in the grocery firm of Dove and Bost. Upon Bost's death the house passed to his son, E. Gray Bost, who served as treasurer of Cannon Mills Company.

- 47. John O. Wallace : House  
154 S. Union St.  
poss. pre 1866, or 1866-1882  
P

Two-story brick Italianate residence, possibly erected before the Civil War and certainly the oldest structure in the district. Although the house underwent considerable change during the mid-twentieth century, it retains many original features. House follows two-story, single-pile, gable-roofed form typical of piedmont farmhouses throughout the nineteenth century. Surviving Italianate exterior features include bracketed cornice, sawn bargeboards at the gable ends, a handsome slanted bay window on the house's south side, two interior chimneys that rise from either side of the center hall, and the shallow segmental arches framing the 6/6 sash windows. Twentieth century additions

**United States Department of the Interior  
National Park Service**

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Date entered

Continuation sheet	Item number	Page
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	24

include the Colonial style entrance and portico and a sunroom adjoining the north (right) side of the house. The interior retains many original details but has also undergone a degree of Colonial style remodeling.

Local tradition maintains that county official John Osborne Wallace (1807-1873) erected the house shortly before the Civil War. It is known that Wallace sold a house on this site to Benjamin F. Fraley in 1866, but the architectural features of the house make it equally likely that the present house was a product of the early post-bellum period. Fraley sold a house on the site to A. J. Fry in 1874. Elam King (1831-1913) later owned the house. King was an organizer of the Concord National Bank in the late 1880s and one of its first directors.

48. M. Luther Marsh House  
 148 S. Union St.  
 1921-1927 (SM)  
 C

Large, two-story frame residence with Colonial Revival and bungalow style details; deep setback, landscaped driveway, and the vertical emphasis of the house's design combine to give the residence a most impressive appearance. House is composed of hip-roofed and gable-roofed wings set at right angles; the gable-roof wing makes up the northern (right) portion of the house and projects forward of the hip-roofed block. Three-bay front porch upheld by Doric columns. Beneath the porch is the entrance, which is framed by elaborate portal of heavy columns. Porte-cochere upheld by Doric columns adjoins south (left) end of hip-roofed section. A hip-roofed garage that appears to be contemporary with the house stands at the rear of the property.

Marsh was a doctor prominent in the city's business affairs. He served at various times as a vice-president of Citizen's Bank and Trust; secretary-treasurer of Porter Drug Company; and secretary-treasurer of Concord Motor Company.

49. Vacant lot (with garage)  
 between 142 and 148 S. Union St.  
 VL

Vacant lot; a one-story, hip-roofed garage of frame construction, similar in appearance to the garage of the Marsh house, indicates that the lot is a former house site.



NORTH CAROLINA  
High Performance Living

Please note this COA application was amended to include Thomas' adjacent neighbor, Aimee Cain, as a joint applicant since the subject tree is located on the common property line dividing the driveways. Both Thomas and Aimee signed the amended application on the bottom of page 2 on 3/9/22.

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: THOMAS DUQUETTE  
Address: 148 UNION ST. SOUTH  
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-890-5021

OWNER INFORMATION

Name: THOMAS DUQUETTE  
Address: 148 UNION ST. SOUTH  
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-890-5021

SUBJECT PROPERTY

Street Address: 2 148 UNION ST SOUTH P.I.N. # \_\_\_\_\_  
Area (acres or square feet): 0.67 AC Current Zoning: \_\_\_\_\_ Land Use: \_\_\_\_\_

Staff Use Only:  
Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20\_\_\_\_  
Fee: \$20.00 Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20\_\_\_\_  
*The application fee is nonrefundable.*



Tree #2 - elm tree RR5 -  
staff COA approval  
issued 2/1/22.

### 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: REMOVE 2 LARGE TREES - #1 AND #2 IN PHOTOS
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
TREE #1 ~~AND~~ OAK TREE AND TREE #2 AN ELM TREE WILL BE REPLACED WITH A SIMILAR TYPE OF TALL TREES I HAVE SEVERAL SUITABLE LOCATIONS TO DO THIS BOTH IN MY FRONT AND BACK YARDS.

Tree #1 - willow oak tree RR4 - needs HPC review and approval

#### 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.

1/28/22  
Date

3/9/22

3/9/22

Thomas J. Dyer  
Signature of Owner/Agent

AMEE L. OAN

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

H-03-22

148 & 154 Union St S

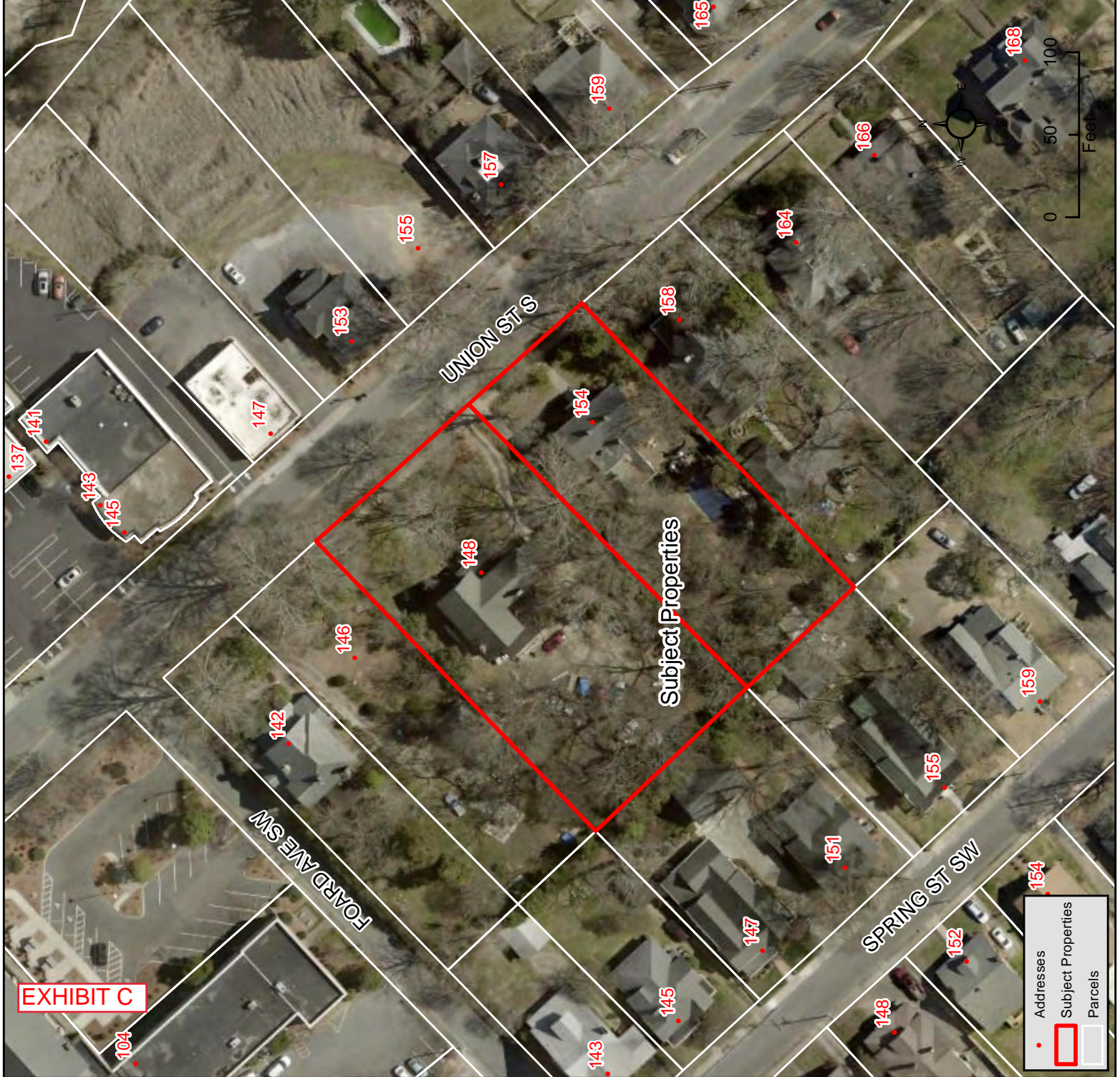
PIN: 5620-96-6976  
& 5620-96-7858



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.



# TREE RISK ASSESSMENT FORM

Site/Address: 148 Union St S

Map/Location: Left side property line between driveways.

Owner: public: \_\_\_\_\_ private:  unknown: \_\_\_\_\_ other: \_\_\_\_\_

Date: 01/26/22\_\_\_\_ Inspector: Bill Leake

Date of last inspection:

## RISK RATING:

**1**            **1**            **2**            **4**  
Failure + Size + Target = Risk  
Potential    of part    Rating    Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

## TREE CHARACTERISTICS

Tree #: **1** Species: **Willow Oak (Quercus phellos)**

DBH: **37"** # of trunks: **1** Height: **110'** Spread: **80'**

Form:  generally symmetric  minor asymmetry  major asymmetry  stump sprout  stag-headed

Crown class:  dominant  co-dominant  intermediate  suppressed

Live crown ratio: 95 % Age class:  young  semi-mature  mature  over-mature/senescent

Pruning history:  crown cleaned  excessively thinned  topped  crown raised  pollarded  crown reduced  flush cuts  
 cabled/braced  none  multiple pruning events Approx. dates:

Special Value:  specimen  heritage/historic  wildlife  unusual  street tree  screen  shade  indigenous  protected by gov. agency

## TREE HEALTH

Foliage color.  normal  chlorotic  necrotic Epicormics;

Foliage density:  normal  sparse Leaf size:  normal  small

Annual shoot growth:  excellent  average  poor  none Twig Dieback:   curb/pavement  guards

Woundwood :  excellent  average  fair  poor

Vigor class:  excellent  average  fair  poor

Major pests/diseases: None

## Growth obstructions:

stakes  wire/ties  signs  cables

## SITE CONDITIONS

Site Character:  residence  commercial  industrial  park  open space  natural  woodland/forest

Landscape type:  parkway  raised bed  container  mound  lawn  shrub border  wind break

Irrigation:  none  adequate  inadequate  excessive  trunk wetted

Recent site disturbance? NO  construction  soil disturbance  grade change  herbicide treatment

% dripline paved: 60% Pavement lifted: YES

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems:  drainage  shallow  compacted  droughty  saline  alkaline  acidic  small volume  disease center  history of fail  
 clay  expansive  slope \_\_\_\_\_ ° aspect: \_\_\_\_\_

Conflicts:  lights  signage  line-of-sight  view  overhead lines  underground utilities  traffic  adjacent veg.  \_\_\_\_\_

Exposure to wind:  single tree  below canopy  above canopy  recently exposed  windward, canopy edge  area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms  never  seldom  regularly

## TARGET

Use Under Tree:  building  parking  traffic  pedestrian  recreation  landscape  hardscape  small features  utility lines

Can target be moved? NO Can use be restricted? NO

Occupancy:  occasional use  intermittent use  frequent use  constant use

EXHIBIT D

# TREE DEFECTS

## ROOT DEFECTS:

Suspect root rot: YES Mushroom/conk/bracket present: NO ID:

Exposed roots:  severe  moderate  low Undermined:  severe  moderate  low

Root pruned: NO distance from trunk Root area affected: \_\_\_\_ Buttress wounded:  When: \_\_\_\_\_

Restricted root area:  severe  moderate  low Potential for root failure:  severe  moderate  low

LEAN: 1 deg. from vertical  natural  unnatural  self-corrected  Soil heaving:

Decay in plane of lean:  Roots broken:  Soil cracking:

Compounding factors: Lean severity:  severe  moderate  low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks			M	
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam	M			
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs			L	L
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

## RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 0-0"-3" 1-3"-6" 2-6"-18" 3-18"-30" 4->30"

Target rating: 0 - no target 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

### Maintenance Recommendations

none  remove defective part  reduce end weight  crown clean

thin  raise canopy  crown reduce  restructure  cable/brace

Inspect further  root crown  decay  aerial  monitor

Remove tree  When replaced, a similar sized tree species would be appropriate in same general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency

Date: 01/26/22

## COMMENTS

This tree has no above normal structural risk issues to the trunk and crown. The exposed roots been subject to years of vehicle and lawnmower damage. Any attempts to repair either driveway will require significant root cutting and damage.

Bill Leake



EXHIBIT E





**DATE:** April 13<sup>th</sup>, 2022  
**SUBJECT:**  
Certificate of Appropriateness Request: H-05-22  
Applicant: Allen L. Brooks, AB Architecture  
Location of subject property: 40 Franklin Ave. NW  
Staff Report prepared by: Kristen Boyd-Sullivan, Sr. Planner

**BACKGROUND:**

- The subject property, 40 Franklin Ave. NW, is designated as a “Pivotal” structure in the North Union Street Historic District. (Exhibit A).
- “Highly significant, two-story, frame house in the "Domestic Gothic" style popularized by the American architect Andrew Jackson Downing during the mid-19th century, the only surviving example of the style in Concord. House enjoys perhaps the most picturesque setting in the district. House has L-shaped, gable-roofed main block and pair of rear, two-story gable-roofed wings. All gables are trimmed with wavy bargeboard, as are the sharply pitched, gable-roofed dormers that pierce the roofline of the main-block and one of the rear wings. In addition to these characteristically Gothic features, the house has Italianate details often seen in Downing-inspired designs, including a three-sided, slanted bay window on the west (left) facade bay, a handsome wrap-around porch with chamfered, molded and bracketed porch posts, and an entrance with a two-leaf, four-panel door and a molded architrave. House has asbestos siding. House deeply set in one of the district's largest lots, which is bordered by rubble stone walls and closely planted shrubs. Within the walls, informally arranged features include a greenhouse, reflecting pool, and gazebo. B. Franklin Rogers (1847-1908) was a schoolteacher and later a traveling salesman who invested in local businesses. (Exhibit A).

**Modifications to the house include:**

- Carport and breezeway addition on right side (east) elevation.
- Addition of Bay Window on right side (east) elevation.
- Enclosure of open porch under existing sleeping porch on rear (north & west) elevation.
- Addition on second floor for pass-through with roof modifications and two (2) new arched stained-glass windows on rear (north) elevation.
- New windows (some repurposed/relocated) on the right (east), rear (north), and left (west) elevations.
- New doors on the left (west), and right (east) elevations.
- Removal of servant exterior toilet room, removal of one (1) window, and addition of new window on the north (rear) elevation.
- Removal of non-original siding on right (east) and rear (north) sides where renovations are proposed to be replaced with wood lap siding.



**Modifications to the site include:**

- Extension of the existing driveway leading to and under proposed carport with pea gravel.

**DISCUSSION:**

**Modifications to the house:**

The applicant is proposing to add a breezeway and a 20' x 20' carport, a bay window, a second story pass-through with roof modifications and new windows, enclosure of a partially open porch on the first story, as well as fenestration changes on three (3) elevations of the house (Exhibits B, D, F, & I).

**East (right side) Elevation:**

The applicant is proposing to add a new breezeway and 20' x 20' carport, as well as a new three-sided bay window on the right (east) side of the house (the proposed bay windows are salvaged windows from the house), similar to the existing bay on the front façade. Roof over the proposed bay will be dark asphalt shingles to match the existing on the house. A pair of new wood double-hung windows, a single wood casement window and new door (wood, to be salvaged from a time period appropriate style) are proposed under and alongside of the proposed car port (Exhibit I). The breezeway and carport will be constructed of all wood, chamfered, molded and bracketed posts painted white to match those on the porch. The base of the posts and breezeway knee walls will be constructed of brick to match the existing brick on the house (unpainted). The new roof over the car port and breezeway is proposed as dark asphalt shingles to match the existing on the house (Exhibits I & J). Along with modifications on the east elevation, non-original (vinyl) siding will be removed and replaced with appropriate wood lap siding, painted to match the existing siding (Exhibits D, I, & J).

***North (Rear) Elevation:*** The applicant proposes to modify the rear elevation by removing the servant exterior toilet room to the right of the existing chimney, and adding a single wood, double hung window in its' place. The window on the left side of the chimney is proposed for removal to accommodate interior renovations. The open porch under the existing second-floor sleeping porch is proposed to be enclosed for interior floor space. Salvaged, multi-pane casement windows are proposed on the north side of the newly enclosed porch, and Board and Batten wood siding, painted white to match the existing home is proposed for the exterior finish. (Exhibits F, G, I, & J).

The second story of the rear façade will also include an addition between the two gable roofs to accommodate access to a pass-through for the second-floor rooms. Two (2) arched stained-glass windows are proposed on the north facing façade, recalling the front door double arched panes. New roofs, similar in shape and pitch of the first-floor porch roofs with matching asphalt shingles are proposed. (Exhibits F, G, I & J).

**West (Left) Elevation:**

The applicant proposes to enclose an existing, open porch on the ground floor in order to create space for the interior kitchen expansion. The west facing partially open porch under the second floor sleeping porch will again be finished with Board and Batten wood siding, painted white. A new door (repurposed from period appropriate style), and two single square (approximately 30" x 30") windows are proposed on the west facing porch enclosures. A set of salvaged, multi-pane casement windows are proposed to replace an existing double-hung window on the first floor north facing façade just forward of the newly enclosed porch (Exhibits F, G, I & J).

### **Driveway Modification/Addition:**

The applicant is proposing to extend the existing driveway further to the back of the house along the right side to provide access to the proposed carport. The existing unpaved driveway areas, as well as the proposed extension, are proposed to be surfaced with pea gravel (Exhibits E & F).

### **ATTACHMENTS**

Exhibit A: Historic Inventory Information  
Exhibit B: Application for Certificate of Appropriateness  
Exhibit C: Subject Property Map  
Exhibit D: Project description  
Exhibit E: Existing Conditions Site Plan  
Exhibit F: Proposed Site Plan  
Exhibit G: Existing Elevations  
Exhibit H: Existing 3D Elevations  
Exhibit I: Proposed Elevations  
Exhibit J: Proposed 3D Elevations  
Exhibit K: Existing Floor Plans  
Exhibit L: Proposed Floor Plans  
Exhibit M: Existing Conditions - Photos  
Exhibit N: 2006 Inventory Photographs  
Exhibit O: Gray's New Map (1882)  
Exhibit P: Sanborn Map (1927)

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

#### **Chapter 4 – Local Standards and General Policies**

***Alterations:** Alterations having no historical basis shall be avoided whenever possible. Any type of alteration of exterior features of a building, site, or environment within the Historic Districts which is not specifically listed within these regulations shall be referred to the Historic Preservation Commission for action on the issuance of a Certificate of Appropriateness.*

- *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.*
- *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.*
- *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 design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- *New additions or alterations shall be construed 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**

- *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.*

- *Inset additions from rear building corners to differentiate them from the existing building and to reduce public visibility.*
- *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.*
- *New additions should be compatible in character but use a contemporary design in order to differentiate additions from the historic structure.*
- *Windows in additions should be similar to those in the original buildings in proportions, spacing, and materials.*
- *Select exterior surface siding and details that are compatible with the existing building in material, texture, color, and character.*
- *Protect significant site and landscape features from damage during or as a result of construction by minimizing ground disturbance.*

#### **Chapter 5- Section 4: Siding and Exterior Materials**

- *There are a variety of materials available for use on the exterior of both existing structures and for new construction. Wood siding is the predominate exterior material within the Historic Districts, although some structures have masonry.*
- *Because artificial siding is not considered an authentic, historical material, it is prohibited from being used on structures defined by the Commission as Pivotal and Contributing to the Historic Districts, or for large accessory structures.*

#### **Chapter 5- Section 5- Fenestrations:**

- *New doors should be compatible with the period and style of the structure.*
- *Alteration in door and window openings, especially on the principle façade, should be avoided whenever possible, except as a restorative measure to return an opening to its original size. New openings should be located in areas where they are not visible from the street or in areas where they are compatible with the original design.*
- *Windows on most of the historical homes are of the double hung variety. Emphasis is on vertical rather than horizontal orientation of windows. The number of lights (panes) in the sash varies with the style and period of the house.*
- *New windows should be consistent or compatible with existing units. The emphasis of the new windows should be vertical rather than horizontal. Wood is the most appropriate material, and vinyl and aluminum clad windows are inappropriate in most instances.*
- *Hybrid windows that include synthetic components or mixed composition of wood and synthetic products. This type of window should not be used for replacement of traditional wooden windows or within structures designated as Pivotal or Contributing.*
- *Choose windows that are appropriate for the style of building, maintain vertical emphasis, and avoid large single paned units.*

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

- *Enclosing original side and rear porches with solid walls should also be avoided. However, their conversion to “sun parlors” may be appropriate in some instances. Windows in these enclosures should be smaller, multipaned, and compatible with existing windows. Larger expanses of glass are not appropriate.*

- *Enclosure of side or rear porches and balconies is discouraged. If enclosure of a side or rear porch is required for a new use, design the enclosure so that the historic character and features of the porch are preserved.*
- *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.*

**Chapter 5- Section 7: Roofing**

- *Use materials in new construction that are consistent with the style of the building; materials should be unobtrusive in texture as well as color.*
- *New construction should avoid the roof being more than one-half the building's height.*
- *Roof shapes, texture and material should be compatible with new construction as well as with immediate buildings*

**Chapter 5 - Section 10: Driveways, Walkways, and Parking:**

- *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.*
- *Parking areas should not be the focal point of the property, and should be located in such a manner as to minimize their visibility from the street.*
- *Use vegetation screen or berms to reduce reflection and visual confusion. Within residential areas, integrate parking areas into landscaping and surface with the appropriate materials such as concrete, brick, crushed stone or gravel.*

**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 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
<u>Inventory List - North Union Street Historic District, Concord</u>	#7	45

One-story, frame Queen Anne style cottage with facade composed of two cross gables. Gable on east (right) side projects forward of main block and has cut-away corners. Both gables embellished with sawn ornaments with spindlework and cut-out ventilator. Wrap-around porch has Tuscan columns which replaced original porch supports at undetermined early 20th. century date.

75. B. Franklin Rogers House  
40 Franklin Avenue, N.W.  
ca. 1880  
P

High significant, two-story, frame house in the "domestic Gothic" style popularized by the American architect Andrew Jackson Downing during the mid-19th. century, the only surviving example of the style in Concord. House enjoys perhaps the most picturesque setting in the district. House has L-shaped, gable-roofed main block and pair of rear, two-story gable-roofed wings. All gables are trimmed with wavy bargeboard, as are the sharply pitched, gable-roofed dormers that pierce the roofline of the main block and one of the rear wings. In addition to these characteristically Gothic features, the house has Italianate details often seen in Downing-inspired designs, including a three-sided, slanted bay window on the west (left) facade bay, a handsome wrap-around porch with chamfered, molded and bracketed porch posts, and an entrance with a two-leaf, four-panel door and a molded architrave. House has asbestos siding. House deeply set in one of the district's largest lots, which is bordered by rubble stone walls and closely planted shrubs. Within the walls, informally arranged features include a greenhouse, reflecting pool, and gazebo.

B. Franklin Rogers (1847-1908) was a schoolteacher and later a traveling salesman who invested in local businesses.

76. House  
68 Franklin Avenue, N.W.  
c. 1905  
C

One-story, frame cottage with side gable roof and projecting west (left) facade bay. Two-bay porch with turned posts and balustrade; 2/2 sash windows. Vinyl siding. One of a pair of speculative cottages said to have been built by businessman J.L. Hartsell, whose Spring Street residence adjoins this property (see #126).

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: ALLEN L. BROOKS, AIA ; AB ARCHITECTURE  
Address: 2021 ENCLID AVE.  
City: CHARLOTTE State: NC Zip Code: 28203 Telephone: 704.502.4554

OWNER INFORMATION

Name: TOBY L. & KELLEY E. CARTWELL PHIFER  
Address: 40 FRANKLIN AVE. NW, CONCORD, NC

*Toby L. & Kelley E. Cartwell Phifer*



NORTH CAROLINA

High Performance Living



Application for Certificate of

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

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.

20 DEC 2021 Date

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 •



NORTH CAROLINA

High Performance Living

City: \_\_\_\_\_ State: \_\_\_\_\_

Application

for Certificate of

Zip Code: \_\_\_\_\_ Telephone: \_\_\_\_\_

**SUBJECT PROPERTY**

Street Address: 40 FRANKLIN AVENUE NW, CONCORD P.I.N. # 56207930730000

Area (acres or square feet): 1.65 Current Zoning: RC Land Use: RESIDENTIAL

**Staff Use  
Only:**

Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_\_

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

*The application fee is nonrefundable.*

**Planning & Neighborhood Development**  
35 Cabarrus Ave W • P. O. Box 308 • Concord, NC 28025  
Phone (704) 920-5152 • Fax (704) 920-6962 •

**EXHIBIT B**





## Attachment 1

Historic B.F. Rogers House  
40 Franklin Avenue NW

20 December 2021

### 2. Detailed specifications

House exterior changes include:

- 1) Plate glass removal @ right side for dining room bay to match front original
- 2) Carport & breezeway addition @ right side, opposite Franklin Avenue
- 3) Removal of servant exterior toilet room at rear
- 4) Enclosure of open porch under sleeping porch @ left rear
- 5) Infill addition @ rear between flanking gable roofs to accommodate access to now pass-through rooms upstairs with exterior stained glass double-arched windows to recall front door double arched panes seen at upper stair landing
- 6) Some window removals and installations @ right and rear
- 7) Salvaged original windows will be installed in the breakfast bay
- 8) Salvaged Multi-pane casement windows reused on rear of house
- 9) Salvaged kitchen windows reinstalled
- 10) Currently the house is sided in vinyl lap siding. Under that is a layer of rolled asphalt siding that simulates a brick pattern. The actual original siding material is probably under that at parts of original house but not at altered and added portions @ right side and rear.
- 11) As a matter of budget cost, owner would like to commit removal of non-original siding @ right & rear sides affected by renovation when construction begins. The nature of the progressive development of house can be examined to recover original siding to match or recall original design suspected to be wood lap siding.
- 12) There may be paneling decorative treatment such as the front left parlor bay, the sleeping porch, upper attic gables vents, etc. And there may have been additional decorative woodwork at porch head beam @ porches. All will be assessed at time of exposure and responded appropriately.
- 13) On drawings a vertical hatching represents a potential board and batten design that would cover areas of recent enclosure of open porch and was a compatible treat of the late 1800's for gothic revival.
- 14) Historically it is important to respect the "Progression Development of House" and exhibit that distinction. See attachments: a) "Greys New Map" 1882 shows a house already constructed, roughly the and placement of basic body of existing, b) "Sanborn Map" 1927 showing roughly current configuration less the upper sleeping porch and enclosed back porch.
- 15) The interior appointments of the rear kitchen wing suggest that it could have been structure moved or adjacent to house. According to public records and oral history there was a major remodeling period including installation of radiators, parquet flooring, interior embellishments, closing of fireplaces, left side glassed sunroom, left bedrooms bay extension, right side second floor addition over dining and kitchen.
- 16) Project will be a State Historic Preservation Office tax credit project.











WILMINGTON, NC  
 2015 LITTLEDAWNE  
 CHARLOTTE, NC 28203  
 704.333.8888  
 www.abarchitecture.com



21 FEBRUARY 2022

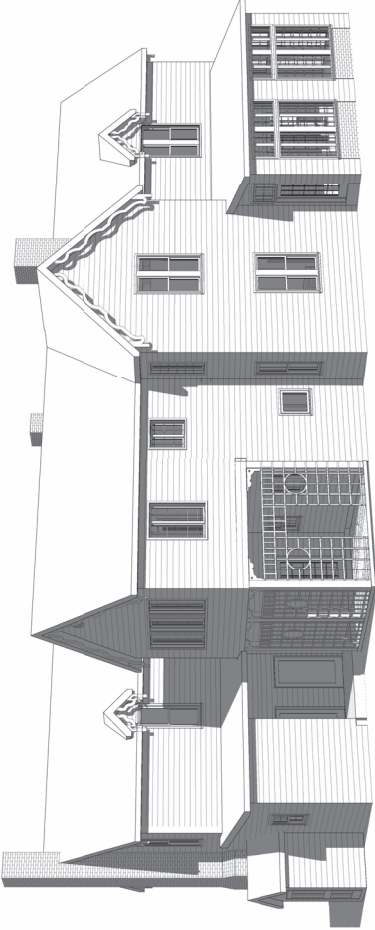
HISTORIC B.F. ROGERS  
 CARTRETT - PHIFFER RESIDENCE  
 40 FRANKLIN AVENUE NW, CONCORD, NC

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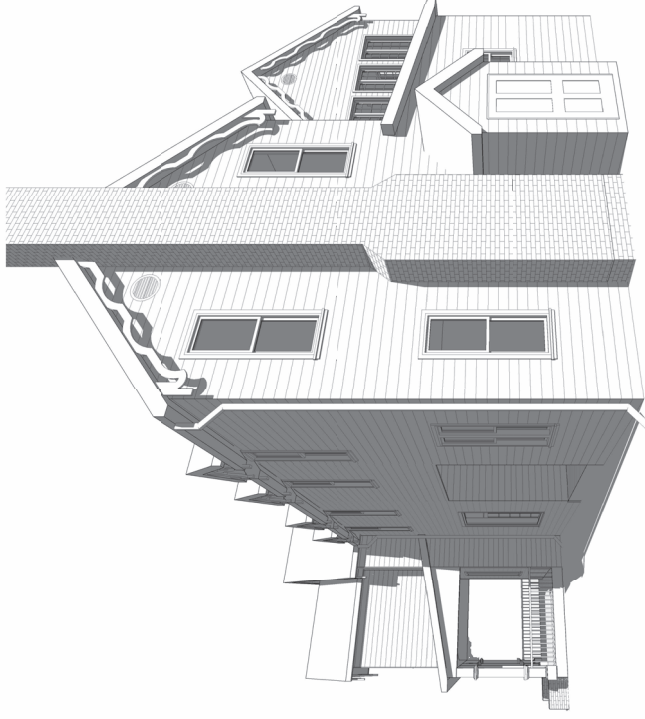
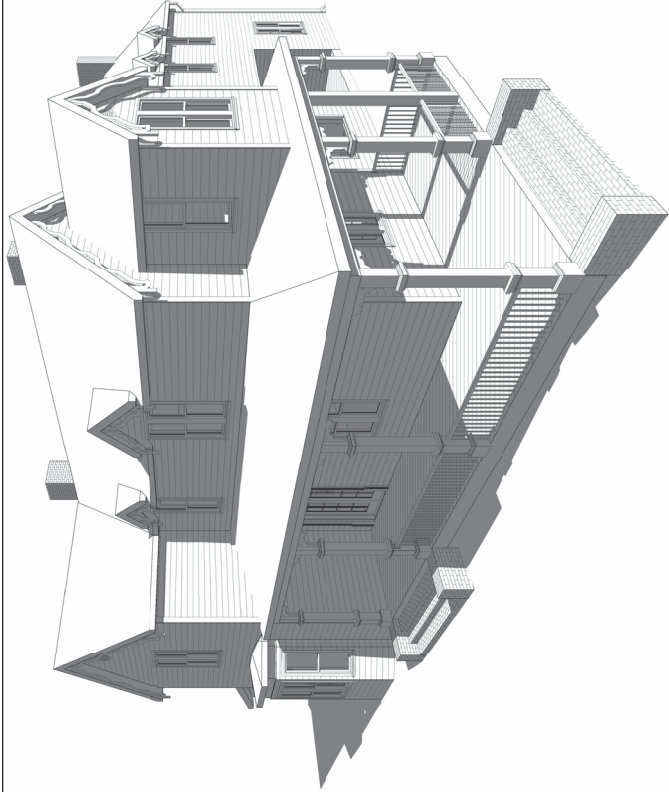
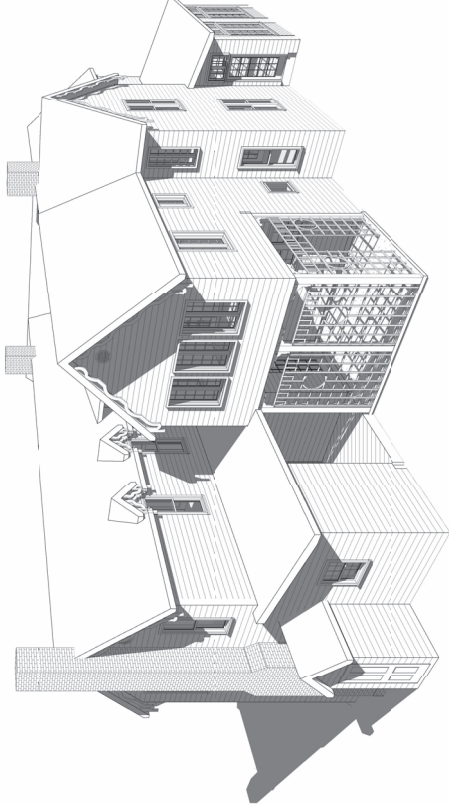
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# CARTRETT - PHIFFER RENOVATION - EXISTING



**EXHIBIT H**

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**GENERAL NOTES:**

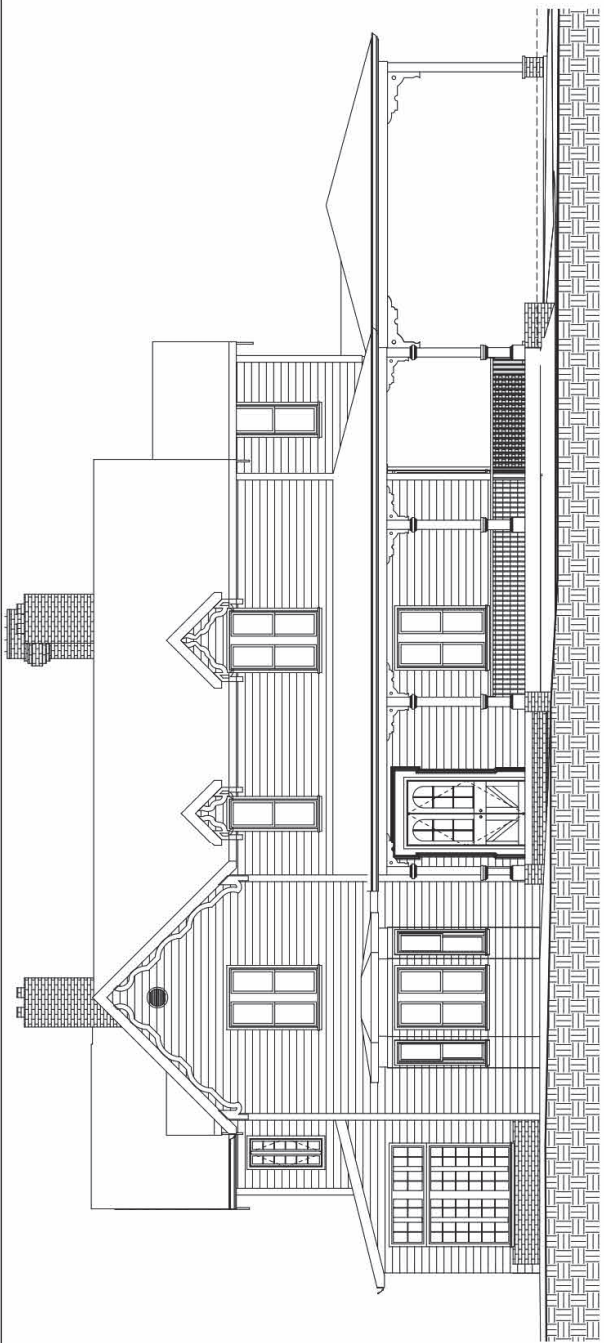
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2. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES ON SITE.
3. CONTRACTOR AND OWNER BASED ON EXISTING SITE.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH EDGE OF CONCRETE WALL & SILL TO MATCH PER CODE.
6. ALL DIMENSIONS ARE TO FACE OF STUD & BRICK.
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8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON CONFORM TO R117.2.3 PROFILE. CURVATURE OF THE INTERIOR & EXTERIOR STAIR RISING SHALL MATCH TO R117.2.3 PROFILE.
9. ALL INTERIORS TO BE SOLID.
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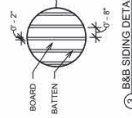
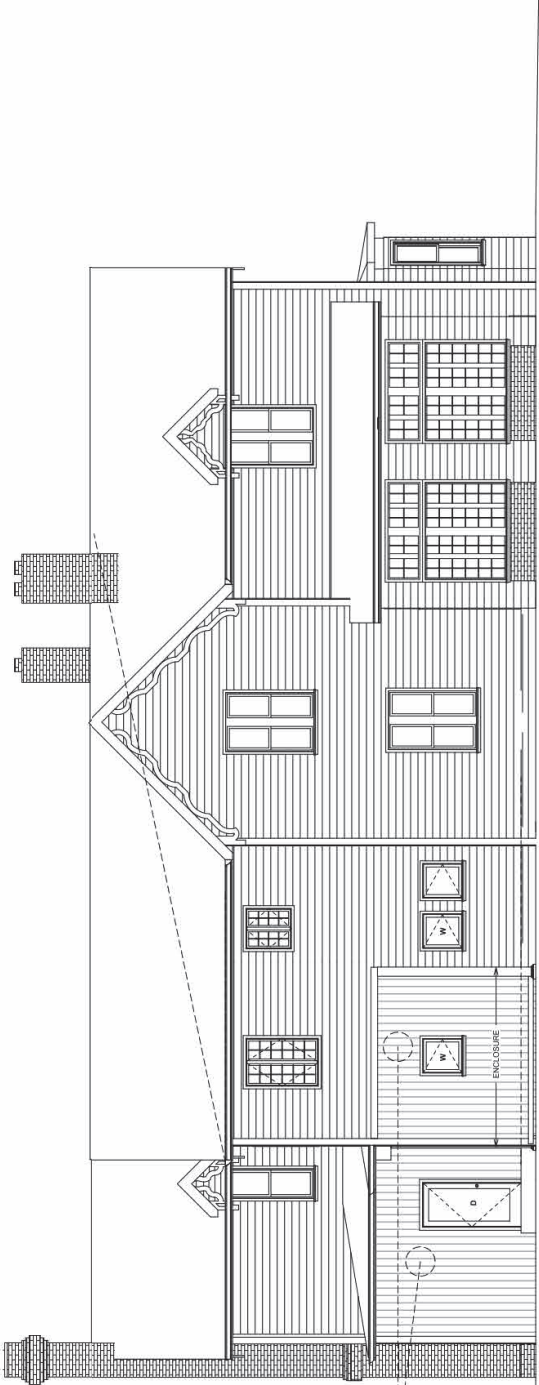
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**REVISION NOTES:**

1. 1/4" - 3/8" INDICATES AS SHOWN
2. 1/4" - 3/8" INDICATES AS SHOWN



① South  
1/4" = 1'-0"

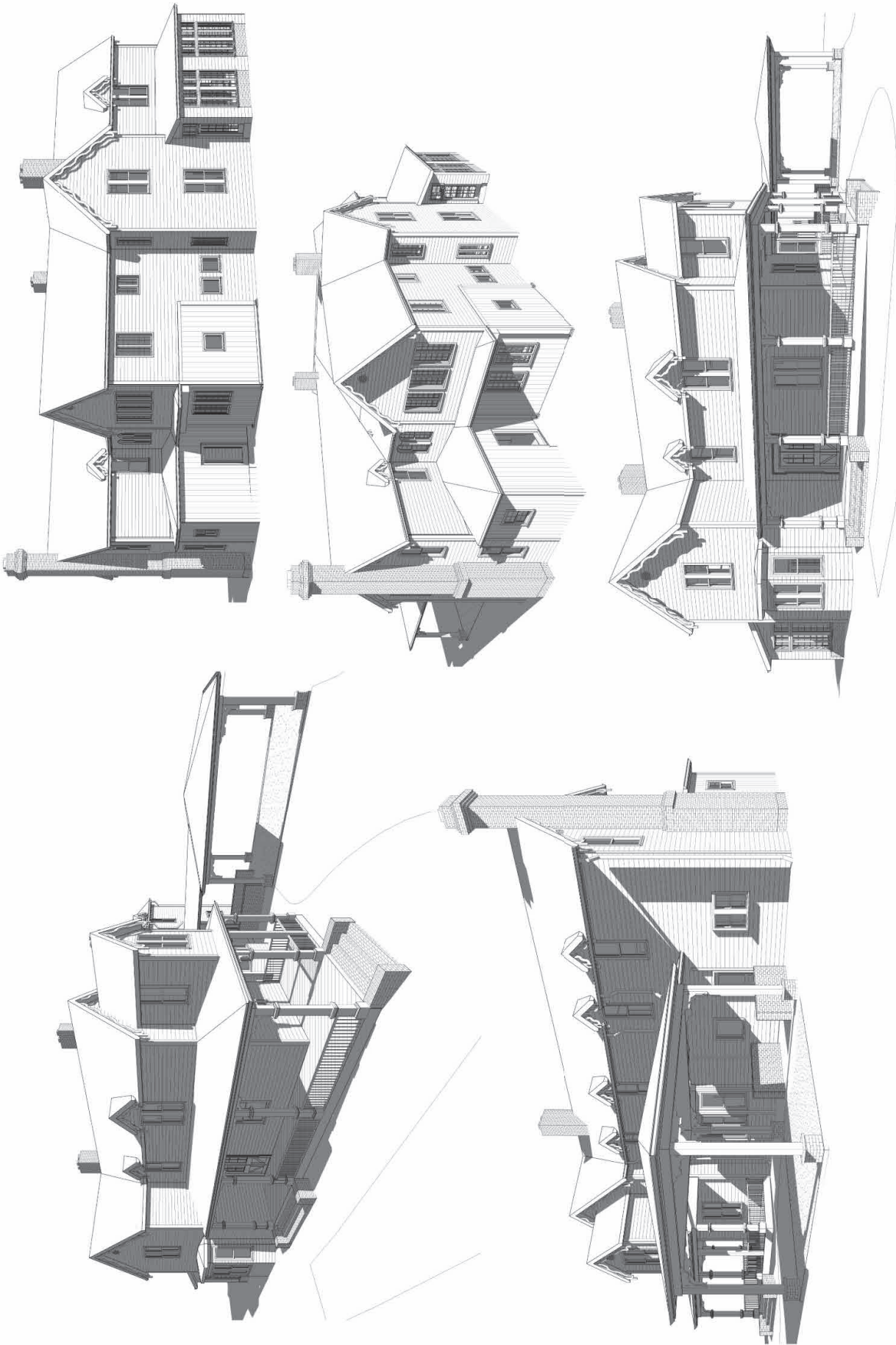


② B&B SIDING DETAIL  
1/4" = 1'-0"

③ West  
1/4" = 1'-0"







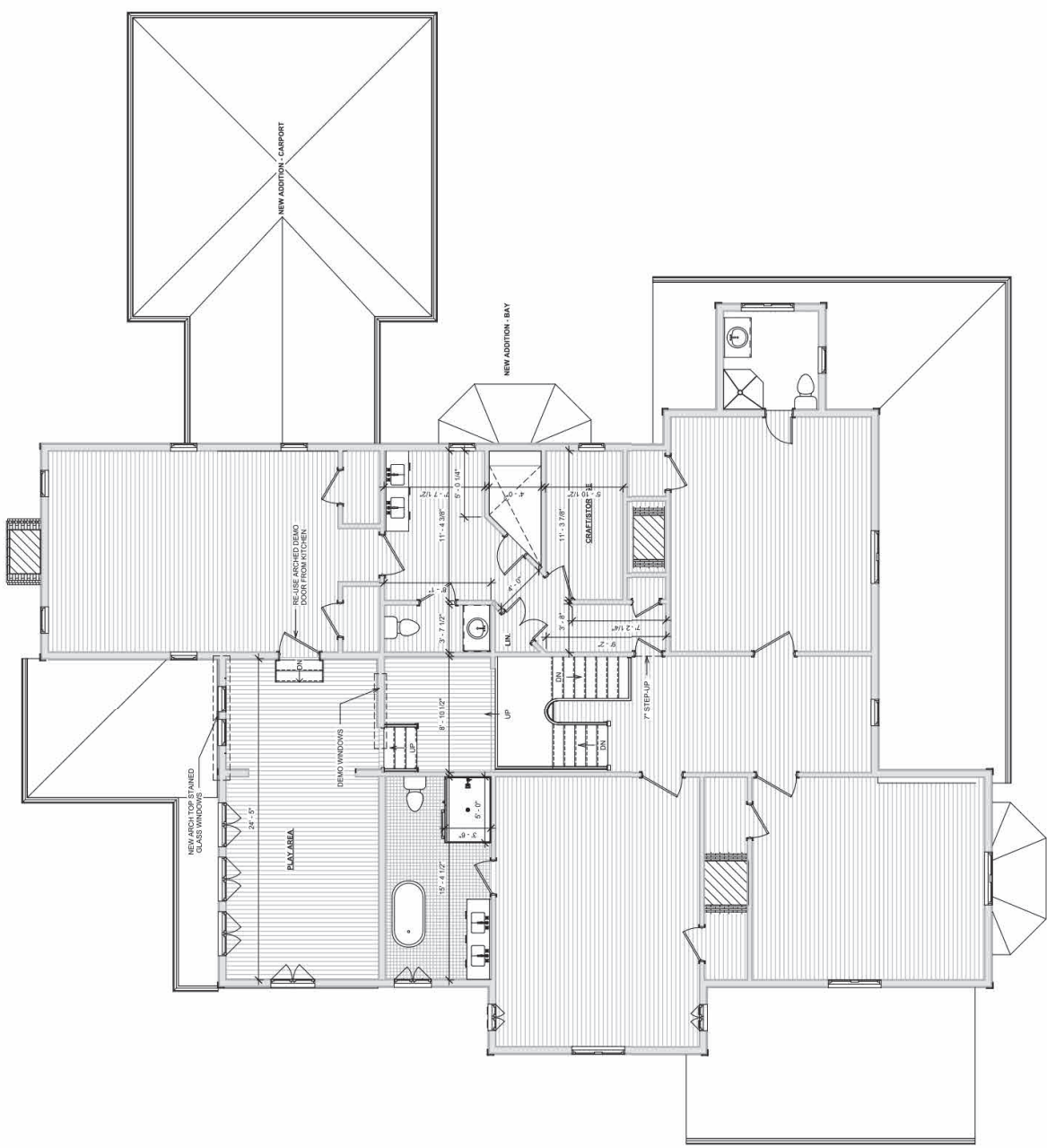
# CARTRETT - PHIFER RENOVATION







- GENERAL NOTES:**
1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR. BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
  2. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AT CONTRACTOR AND OWNER BASED ON EXISTING SITE PLAN.
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  4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT EDGE OF CONCRETE WALLS & SLABS.
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1. 2nd Floor Plan - Proposed  
1/4" = 1'-0"





EAST SIDE FACADE, FRONT PORCH



EAST SIDE FACADE





**NORTH FACADE**



**NORTH-WEST FACADE**





SOUTH-WEST FACADE



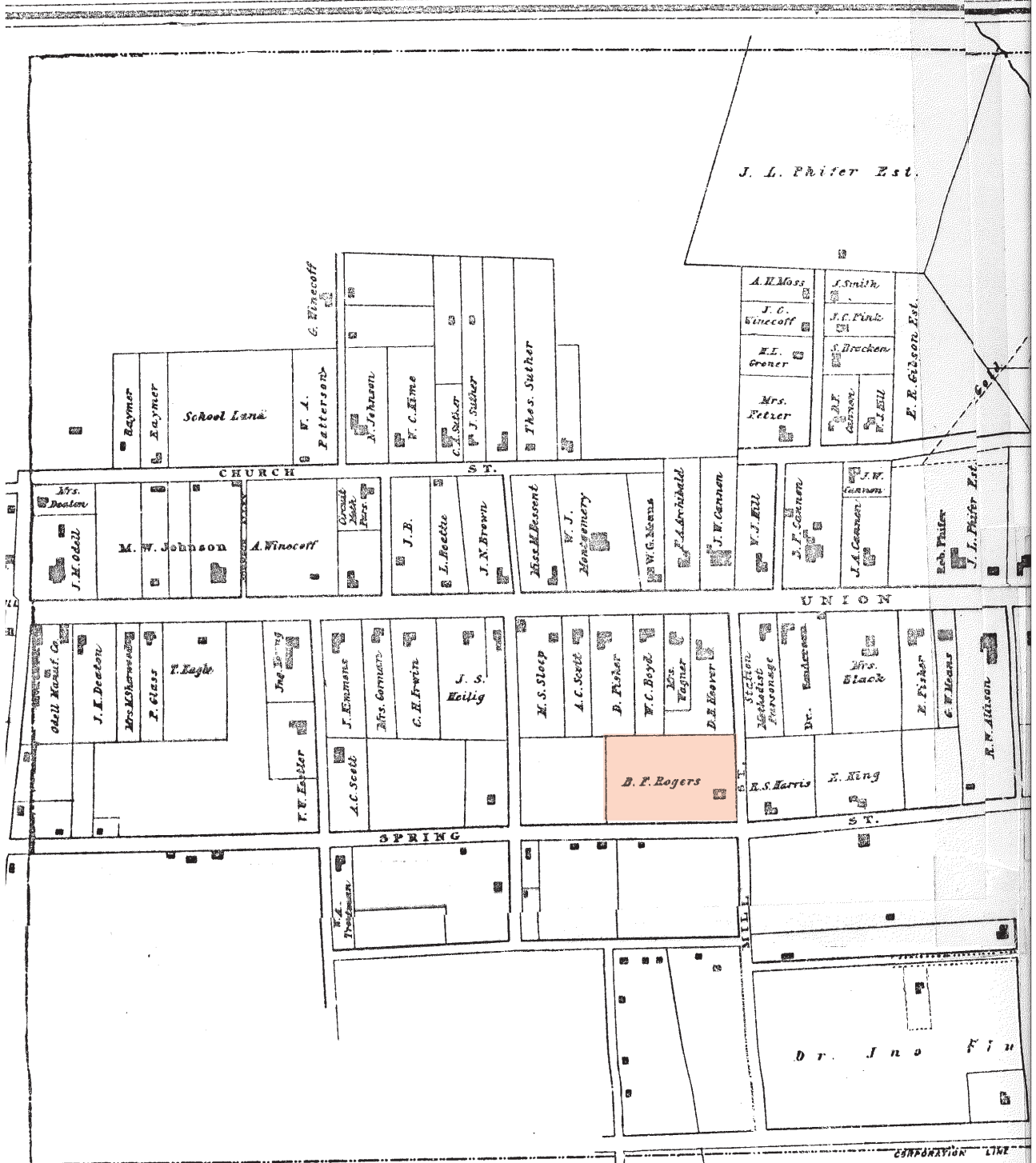
LAYERS OF SIDING -  
VINYL, ASPHALT, WOOD

2006 INVENTORY PHOTOS





EXHIBIT N



GRAY'S NEW MAP  
 OF  
**CONCORD**  
 CABARRUS COUNTY.  
 NORTH CAROLINA.  
 1882

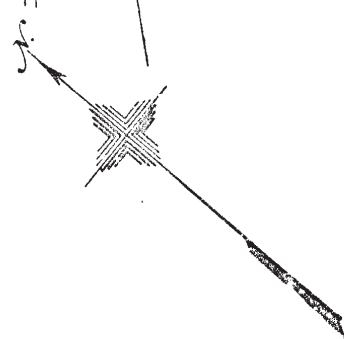
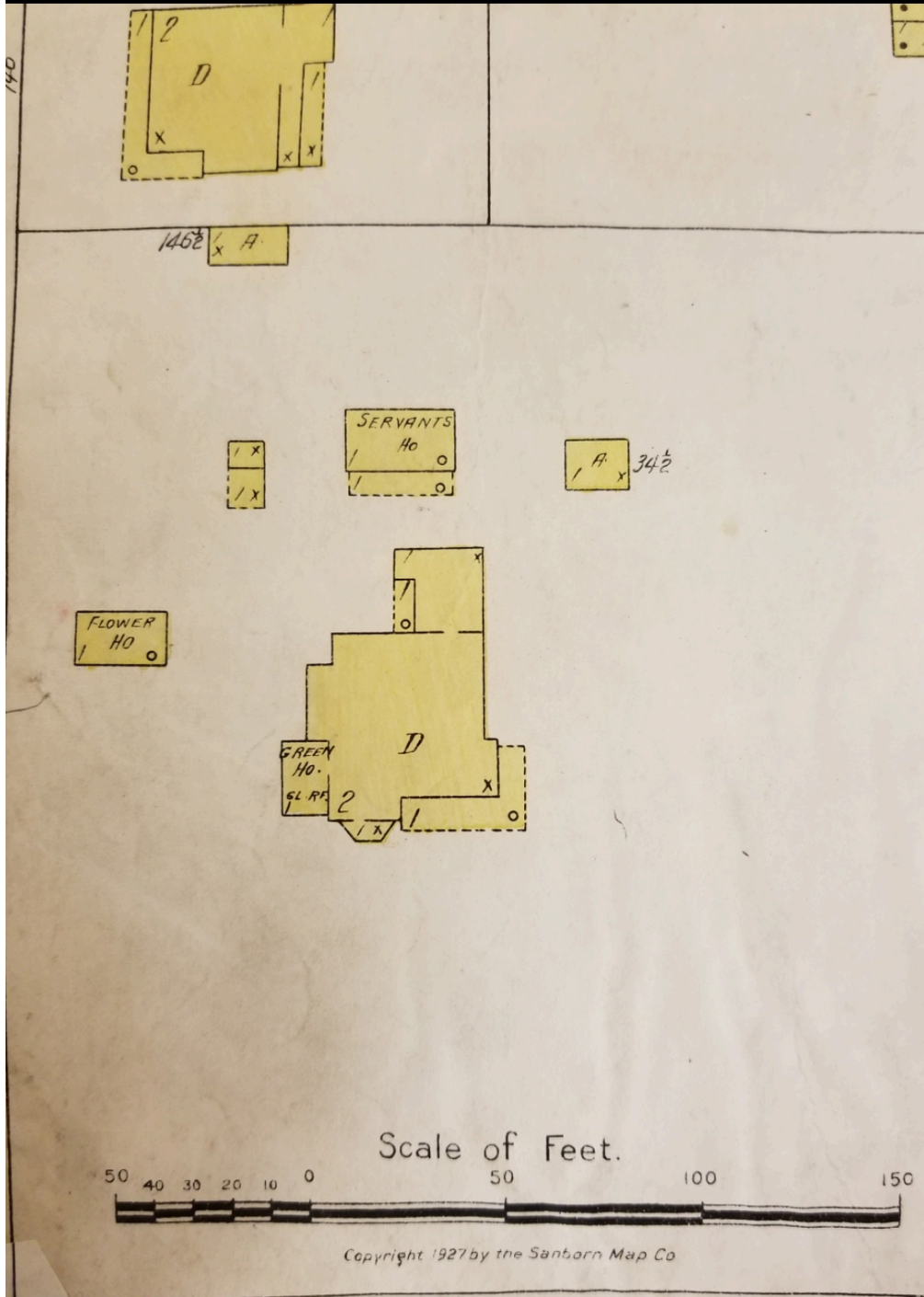


EXHIBIT O



D.H.

34

**EXHIBIT P**

**DATE:** April 13, 2022

**SUBJECT:**  
Certificate of Appropriateness Request: H-09-22  
Applicant: Mark & Pam Novasad  
Location of Subject Property: 442 Union Street S  
PIN: 5630-13-9882  
Staff Report Prepared by: Brad Lagano, Senior Planner

**BACKGROUND**

- The subject property at 442 Union Street S is designated as a “Contributing” structure in the South Union Street Historic District (ca. 1925) (Exhibit A).
- “One-and-a-half story, frame bungalow with side gable roof and two-bay, gable front porch. Three-bay façade with bays of two and three 9/1 sash windows flanking a central entrance with sidelights. Upheld by square-in-section brick piers with brick balustrade and concrete trim. Small gable-roofed dormer over north (right) façade bay. Porch and house have had broad eaves trimmed with curved brackets” (Exhibit A).
- Applicant’s requested modification: replace one (1) single-hung, wooden bathroom window on the left side of the structure with one (1) fixed, wooden transom window to allow for interior bathroom modifications (Exhibit B).

**DISCUSSION**

On March 21, 2022, Mark and Pam Novasad applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to replace one (1) single-hung, wooden bathroom window on the left side of the structure with one (1) fixed, wooden transom window (Exhibit B).

The subject window is located in the center of the interior shower wall and the applicant would like to retille the interior shower wall to create a walk-in shower. In order to accommodate the shower modification, the subject window opening would need to be altered by removing the existing single-hung, wooden, true divided light window and installing smaller, horizontally oriented, fixed transom window (Exhibit E).

The applicant notes the transom window will be approximately the same height and width as the three (3) window panes on the top panel of the existing window. Removed siding will be replaced with full length boards to provide continuity and avoid a patchwork repair appearance. New window trim will match existing window trim to provide a consistent appearance.

Top of existing window is approximately 127” from grade. Bottom of existing window is approximately 72” from grade. Existing window’s exterior measurements are approximately 55” x 44”. Existing window’s interior measurements are approximately 44” x 33”. Existing window’s top three (3) panes are approximately 10” x 30”, which will be the approximate size of transom window.

**ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory

H-09-22



Exhibit B: Certificate of Appropriateness Application  
Exhibit C: Subject Property Map  
Exhibit D: Photos of Existing Bathroom Window  
Exhibit E: Example Replacement Transom Window

## **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

### **Approval Requirement Needs Table: Windows**

*Replacement/changes in window design; removal of original windows, window components and changes in window openings; addition of shutters not original to building and stained-glass windows all require Commission Hearing and Approval.*

### **Chapter 5 – Section 5: Fenestrations**

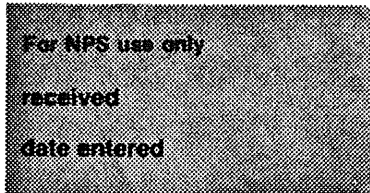
- *There are a variety of exiting patterns and forms of windows and doors within all the historic districts. Windows on most of the historic homes are of the double hung variety. Emphasis is on the vertical rather than the horizontal orientation of the windows. The number of lights (panes) in the sash varies with the style and period of the house.*
- *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. If total replacement of a window or door is necessary, one should be used that matches the original in dimension, configuration, material, and detail. Replacements should not alter the original door or window opening.*
- *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.*
- *New windows should be consistent or compatible with existing units. The emphasis of the new windows should be vertical rather than horizontal.*
- *Wood is the most appropriate material, and vinyl and aluminum clad windows are inappropriate in most instances.*
- *Design Standards: Fenestrations*
  1. *Choose windows that are appropriate for the style of building, maintain vertical emphasis, and avoid large single paned units.*

### **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



Continuation sheet	Item number	Page
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	8

I - Intrusive

Those properties which have a definite negative impact on the historical, architectural and/or cultural characteristics for which the district is significant.

VL - Vacant Lot

Grass or dirt-covered area, not used as parking lot, but also not intended as a planned green space or park.

PL - Parking Lot

Inventory Number, Name, Address, Date, Assessment, and Description

- House  
452 S. Union St.  
ca. 1945-1950  
F

Two-story brick Colonial style house with side gable roof and central portico.

- House  
448 S. Union St.  
ca. 1925  
C

Two-story, frame, double-pile house with hip roof and bungalow style details. Symmetrical, three-bay facade on both stories; centrally placed attic dormer. Bungalow style features include full-facade porch upheld by tapered columns on brick bases; 3/1 sash; and exposed rafters under broad eaves.

- House  
442 S. Union St.  
ca. 1925  
C

One-and-a-half story, frame bungalow with side gable roof and two-bay, gable front porch. Three-bay facade with bays of two and three 9/1 sash windows flanking a central entrance with sidelights. Porch

**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
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	9

upheld by square-in-section brick piers with brick balustrade and concrete trim. Small gable-roofed dormer over north (right) facade bay. Porch and house have broad eaves trimmed with curved brackets.

- 4. House  
438 S. Union St.  
ca. 1930  
C

One-and-a-half story, brick bungalow with clipped gable-front roofs on main block and on projecting one-story north (right) facade bay. One-story porch with side gable roof carries across two southern facade bays and shelters one bay of south elevation. Porch has tapered posts on brick bases and a brick balustrade.

- 5. House  
430 S. Union St.  
by 1921 (SM)  
C

One-and-a-half story, frame house with triple-A roofline that may date from the early 1900s but which took on its present form during the 1920s. Bungalow style features that indicate a 1920s remodeling include broad eaves trimmed with simple brackets on the house and tapered wood columns and exposed rafters on the porch. The porch, which has a balustrade running between the columns, carries across the full facade and shelters one bay of south (left) elevation. The house stands on a raised foundation, as do several other houses on this block.

- 6. House  
422 S. Union St.  
by 1921 (SM)  
C

Well-preserved, two-story, frame, Colonial Revival style residence with high hip roof. Symmetrical, three-bay facade with centrally placed hip-roofed dormer over the second story. Wrap-around porch upheld by chamfered and molded columns; a balustrade runs between these supports and there is a decorative gable over the entrance. Large, single-pane windows with transoms of leaded glass flank the entrance; the sidelights and transoms of the entrance have similar leaded glass. Two-story slanted bay on north (right) elevation. An unusual feature of this house is its complement of 4/4 sash windows, which are rarely seen on Colonial Revival style residences. Shallow raised foundation.



NORTH CAROLINA  
High Performance Living

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: Mark + Pam Novasad  
Address: 442 Union St. S.  
City: Concord State: NC Zip Code: 28025 Telephone: 704-425-6326  
Email: pnovasad@gmail.com

**OWNER INFORMATION**

Name: Mark + Pam Novasad  
Address: 442 Union St. S.  
City: Concord State: NC Zip Code: 28025 Telephone: 704-425-6326  
Email: pnovasad@gmail.com

**SUBJECT PROPERTY**

Street Address: 442 Union St. S. P.I.N. # 56301398820000  
Area (acres or square feet): \_\_\_\_\_ Current Zoning: RM-2 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: Replace bathroom window with transom window.

2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
Removal of bathroom window located in center of shower wall. To be replaced with transom in order to retile wall to create walk in shower. Transom will be same height as existing windows and approximately same size as top row panel. Siding will match existing window will be framed to match existing

**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., may 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.

3/1/22

Date

*Pam Novak*

Signature of Owner/Agent



Exterior, distant view of existing bathroom window. Left side of house from Union Street S.



Exterior, close-up view of existing bathroom window.





Interior, close-up view of existing bathroom window.

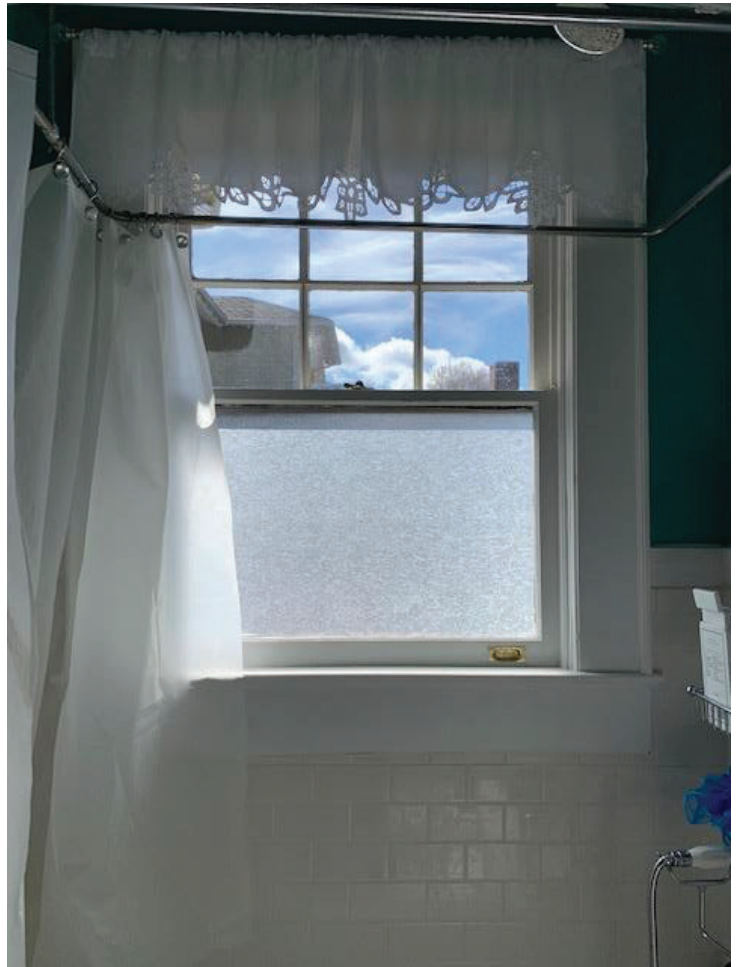


EXHIBIT D

**From:** [Pam Novasad](#)  
**To:** [Brad Lagano](#)  
**Subject:** Transom window  
**Date:** Thursday, March 3, 2022 7:38:24 AM  
**Attachments:** [IMG\\_1263.PNG](#)

---

[NOTICE: EXTERNAL EMAIL

Good morning Brad. I am out of town but am sending you a picture similar to what we want. Just a plain panel of glass that would be the approximate size of the of the very top row of the existing window. Let me know if you need anything else. Thanks. Pam



**DATE:**

April 13, 2022

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	H-10-22
<u>Applicant:</u>	Kevin Gearhart, Thru Us Construction,
<u>Location of Subject Property:</u>	26 Yorktown St NW
<u>PIN #:</u>	5620-77-9796
<u>Staff Report Prepared by:</u>	Brad Lagano, Senior Planner

**BACKGROUND**

- The subject property at 26 Yorktown St SW is designated as a “Contributing” structure in the North Union Street Historic District (ca. 1921). (Exhibit A).
- “One-and-a-half story, frame bungalow with side gable roof and two-bay, gable front porch. Three-bay façade with bays of two and three 9/1 sash windows flanking a central entrance with sidelights. Upheld by square-in-section brick piers with brick balustrade and concrete trim. Small gable-roofed dormer over north (right) façade bay. Porch and house have had broad eaves trimmed with curved brackets” (Exhibit A).

**MODIFICATIONS TO THE HOUSE INCLUDE THE FOLLOWING ITEMS**

- House will be painted to match existing color scheme of a white structure with black shutters (Exhibit D).
- New materials and design will match existing materials and design as closely as possible (Exhibit D).
- Existing gutters will be replaced and/or new gutters added where appropriate to provide consistent design (Exhibit D).
- Siding with wood rot will be replaced with pine planks planed to match thickness and width of existing planks (Exhibit D).
- Existing porch railing will be removed and wood rot repaired. Spindle design will remain the same, but height will be increased to meet current building code (Exhibits D, E, G).
- Existing concrete porch steps will be removed and replaced with wider concrete steps extending approximately 12” on both ends (Exhibits D, E, G).
- Existing wrought-iron hand railing along front concrete porch steps will be widened to match width of new concrete steps (Exhibits D, E, G).
- Existing front screen door will be removed and replaced with a full glass, wooden storm door (Exhibits D, E, G).
- Addition of a new square bathroom window in-between existing shuttered windows on the left side of the structure. New window will match materials, size, and appearance of existing square window on same side of the structure (Exhibits D, H, J).
- Existing windows on previous rear addition (sunroom) shown on the left side elevation will be reduced from four (4) total to two (2) on the far sides of the wall (Exhibits D, H, J).
- Existing rear flat roof section will be replaced with a period appropriate half hip style roof to match other sections of the existing roof. Design will not rise above the existing roof line height (Exhibits D, F, G).

- Existing screened porch on the rear of the structure will be demolished due to structural issues and replaced with a new two-story addition (Exhibits D, F, G).
- New two-story addition will begin at the *end of the original historic home* and extend the structure by approximately 12' into the rear yard. The width will be extended approximately 5' into the existing sunroom and cease just before the three (3) existing side-by-side windows (Exhibits D, F, G).
- New two-story addition will have a period appropriate half hip style roof to match other sections of the existing roof. Design will not rise above the existing roof line height (Exhibits D, F, G).
- Existing kitchen window on the right side of the structure will be reduced by approximately half to provide room for new kitchen interior improvements (Exhibits D, I, J).
- Existing square window on the right side of the structure will be removed and replaced with a new side door and concrete steps (Exhibits D, I, J).
- Existing side-by-side windows on the right side of the structure will be removed and replaced with one (1) single window (Exhibits D, I, J).
- New two-story addition will have two (2) side-by-side windows on the second story to match the two (2) side-by-side windows on the first story (Exhibits D, I, J).

## **DISCUSSION**

### **Modifications to the front of the house**

The applicant proposes to repair and replace existing porch ceiling and/or floor planks to remove rot as needed. Pine planks will be used, planed, and ripped to match thickness and width of existing planks. Existing hand railings running the full perimeter of the porch will be removed and repaired for wood rot. Existing spindle design of the hand railings will remain the same, but the height will be increased to meet current building code standards of between 34-38". Existing concrete steps will be removed and replaced with new concrete steps extended approximately 12" on both ends to provide wider access for ingress and egress. Existing wrought-iron railing bordering existing steps would be kept and installed to border the new concrete steps. Lastly, the existing front screen door will be removed and replaced with a full glass, wooden storm door.

### **Modifications to the left side of the house**

The applicant proposes to add one (1) new square bathroom window in-between existing two (2) shuttered windows. New window will match materials, size, and appearance of existing square window on the same side of the structure. Existing rear addition on the left side façade will have the number of windows reduced from four (4) to two (2) located on the far sides of the wall. This will allow a bed to be located against the interior wall between the two (2) remaining windows.

### **Modifications to the rear of the house**

This area of the house constitutes the major proposed modifications. The applicant proposes to demolish the entire left rear section of the previously addition (screened porch - estimated pre-1960's) plus approximately one-half of the right rear section of the other previous addition (sunroom - estimated 1980's). A new two-story addition will replace the entire screened porch section and approximately half the sunroom section due to fundamental structural issues. The new addition will begin at the end of the original portion of the historic structure and extend approximately 12' into the rear yard. It will also run parallel, meet the upper rear roofline, and extend approximately 5' into the sunroom and stop just before the three (3) existing side-by-side windows. It will add approximately 8.6' to the existing ceiling height of 11.0'. The proposed addition will have a period appropriate half hip style roof to avoid exceeding the historical roofline height. New second-story window will be 33.375" x 64.5" primed wood with natural interior and low-E glass. New

sliding glass door on ground level will be 72" x 80" white right-hand full lite sliding patio door. The latter will have a minimum of two (2) concrete steps based on current building code for an entry door.

### **Modifications to the right side of the house**

The applicant proposes various window and door modifications to this side of the house. Existing kitchen window will be removed and replaced with a shorter window to allow for a new interior kitchen counter design. Base of window will sit approximately 40" high from the interior floor. Exterior wood siding will be replaced with pine planks planed to match thickness and width of existing planks. Existing square window will be removed and replaced with a new 80" x 36", half glass, 9 lite, wooden side door with three (3) concrete steps based on current building code. Door trim will match existing 4" trim. Existing two (2) side-by-side windows to the right of the new door will be removed and replaced with one (1) new single window. New two-story addition will have matching two (2) side-by-side windows on the first and second stories to match the existing window design. New side-by-side windows will be 33.375" x 64.5" primed wood with natural interior and low-E glass.

### **ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Description of Work

Exhibit E: Front House Photos

Exhibit F: Rear House Photos

Exhibit G: Front and Rear Elevations

Exhibit H: Left-Side House Photos

Exhibit I: Right-Side House Photos

Exhibit J: Left and Right-Side Elevations

### **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

#### **Approval Requirement Needs Table: Type of Work Requiring Commission Hearing and Approval**

- *New Construction or Additions: all new construction and additions.*
- *Doors: replacement of original doors and changes in door openings.*
- *Windows: replacement/changes in window design; removal of original windows, window components, and changes in window openings.*
- *Stair or Steps: removal, addition, or alteration of external stairs or steps.*
- *Roof Shape: repairs or changes which alter roof shape.*

#### **Chapter 5 - Section 2: New Addition Construction**

- *Site new additions as inconspicuously as possible, preferably on rear elevations and where historic character defining features are not damaged, destroyed, or obscured.*
- *Inset additions from rear building corners to differentiate them from the existing building and to reduce public visibility.*
- *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.*
- *New additions should be compatible in character, but use a contemporary design in order to differentiate additions from the historic structure.*
- *Windows in additions should be similar to those in the original buildings in their proportions, spacing, and materials.*

- *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.*

#### **Chapter 5 - Section 5: Fenestrations**

- *New doors should be compatible with the period and style of the structure.*
- *Alteration in door and window openings, especially on the principle façade, should be avoided whenever possible, except as a restorative measure to return an opening to its original size. New openings should be located in areas where they are not visible from the street or in areas where they are compatible with the original design.*
- *Storm windows and doors should not obscure the appearance or conflict with the style of the inner door and window and should look like an original feature, not an accessory. Unpainted aluminum storm doors and windows should be avoided.*
- *Windows on most of the historical homes are of the double hung variety. Emphasis is on vertical rather than horizontal orientation of windows. The number of lights (panes) in the sash varies with the style and period of the house.*
- *New windows should be consistent or compatible with existing units. The emphasis of the new windows should be vertical rather than horizontal. Wood is the most appropriate material, and vinyl and aluminum clad windows are inappropriate in most instances.*
- *Hybrid windows that include synthetic components or mixed composition of wood and synthetic products. This type of window should not be used for replacement of traditional wooden windows or within structures designated as Pivotal or Contributing.*
- *Choose windows that are appropriate for the style of building, maintain vertical emphasis, and avoid large single paned units.*

#### **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. Repair original materials if possible. If replacement is necessary, replace with matching material.*
- *Composite substitute materials may be approved for Pivotal and Contributing structures by the Historic Preservation Commission for porch and deck flooring on a case-by-case basis, provided that one of the following four (4) circumstances are present: unavailability of historic materials, unavailability of a skilled craftsman to reproduce the historic material, inherent flaws in original materials or design, and code-required changes.*

#### **Chapter 5 - Section 7: Roofing**

- *Existing patterns of roofs are usually pitched with variations in steepness, shapes, orientations, and combinations.*
- *New construction should avoid A-frame, dome, shed, and flat-alone roof shapes.*
- *New construction should avoid the roof being more than one-half the building's height.*
- *Roof shapes, texture and material should be compatible with new construction as well as with immediate buildings.*
- *Use materials in new construction that are consistent with the style of the building; materials should be unobtrusive in texture as well as color.*
- *Original roof material should be maintained and/or replaced with like roofing if possible.*
- *Installation of traditional attached seamless aluminum gutters or "half round" gutters are 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.

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Continuation sheet	Item number	Page
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172. House  
39 White Avenue  
1921 (SM)  
C

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

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

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

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

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

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

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



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one of which has been rebuilt. A projecting decorative gable with rectangular vents rests over northern bay of three bay facade. Full facade has a classical porch with balustrade. Front decorative gable has boxed cornice and plain frieze with cut-stone curbing. South elevation also features a projecting gable.

- 176. House  
20-24 White Street, N.W.  
1921 (SM)  
C

Three bay, two-story Colonial Revival house has hip roof with exposed rafters. (Projection not as broad as most Colonial Revival Homes in Concord.) Two hipped roof dormers with set vents flank the central bay. Porch almost extends full facade and features Doric columns on brick bases. Sidelights flank principal door. First-story facade altered for apartments and square one-over-one window was replaced. Non-contributing shed-roof garage adjoins house.

- 177. House 15 Georgia Street, N.W.  
1921 (SM)  
C

Tall, squarish brick veneer, two-story Colonial Revival house features a low hip roof with dentil cornice and hipped dormer with twenty pane window. Notable traits can be found in the two paired thirty-over-one windows on second floor and one paired thirty-over-one and a single thirty-over-one flanking principal door on the first floor. The entrance is off-centered and features a heavy surround and a broken triangular pediment with decorative finial.

- 178. House  
19 Georgia Street, N.W.  
1921 (SM)  
C

Two-story, Frame Colonial Revival house. Single-pile facade has steeply-pitched gambrel roof. Large, hipped dormers extend from main roof creating unusual roofline. Corbeled chimney connects two structures. Gambrel roof

**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: Thru Us Construction, Kevin Gearhart GC  
Address: 8638 Walsham Dr.  
City: Charlotte State: NC Zip Code: 28273 Telephone: 814-404-1159

**OWNER INFORMATION**

Name: Cody Drake  
Address: 26 Yorktown Street, NW  
City: Concord State: NC Zip Code: \_\_\_\_\_ Telephone: \_\_\_\_\_

**SUBJECT PROPERTY**

Street Address: 26 Yorktown Street NW P.I.N. # 5620 779 7960000  
Area (acres or square feet): 0.395 AC Current Zoning: RM-2 Land Use: Residential

**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: Renovation of historical home  
at 26 Yorktown St. NW, Concord

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

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. <b>Digital copies are preferred.</b> ✓
2. Detailed written description of the project. ✓
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 if applicable. ✓
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. ✓

**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.

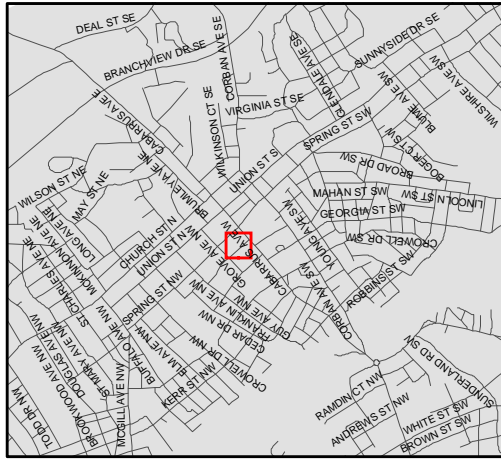
3/4/2022  
 Date

B. E. Gankner for  
 Signature of Owner/Agent  
Shu Us Construction

H-10-22

26 Yorktown St NW

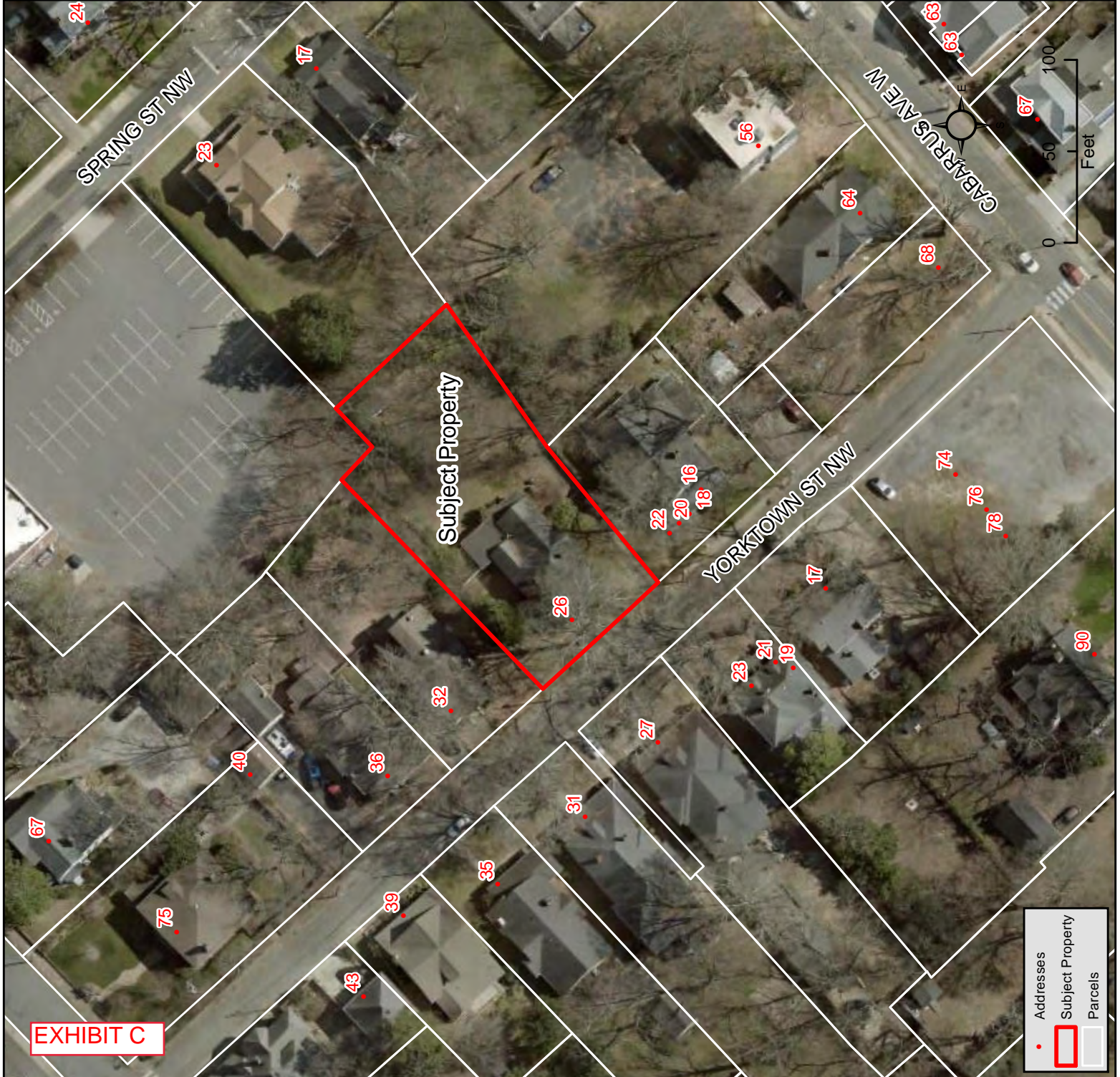
PIN: 5620-77-9796



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.





**Thru Us, LLC**

8638 Walsham Dr  
Charlotte, NC 28277

ThruUs.info@gmail.com

980-430-0336  
814-404-1159

03/03/2022

RE: 26 Yorktown st NW, Concord, NC 28025

The following is the detailed description of work for the renovation of 26 Yorktown st NW for the owners and intended occupants, Cody Drake, Kari Talarico, and their 2 minor children. The residence was purchased in 2021 from the family of the longtime owner of the home, Miss Odell, who with her former husband had originally purchased it in 1953.

The intention of the renovation is to repair, expand (to the rear), and modifying the interior to allow for more modern living while keeping the historic style and feel throughout. The following is the intended work to be done:

1) Exterior:

- A. All surfaces of the home will be painted to match the current color scheme.



- B. Gutters will be added to the home as there are no gutters.

C. Siding:

- I. Wood rot will be repaired with pine boards planed and ripped to match thickness and width of the current boards.

**D. Front Elevation:**



**I. Porch:**

- a. Ceiling and floor wood rot will be repaired with pine boards planed and ripped to match thickness and width of the current boards.
- b. Railing will be removed and repaired for any wood rot. However, the railing is not to current building code and will stay with the historic design based on historical district requirements.

**II. Front steps:**

- a. Stairs will be removed and replaced with poured concrete steps that extend approximately 12 inches in both directions to the original location as indicated by "patched" woodwork on either side of the stairs.

**III. Roof line:**



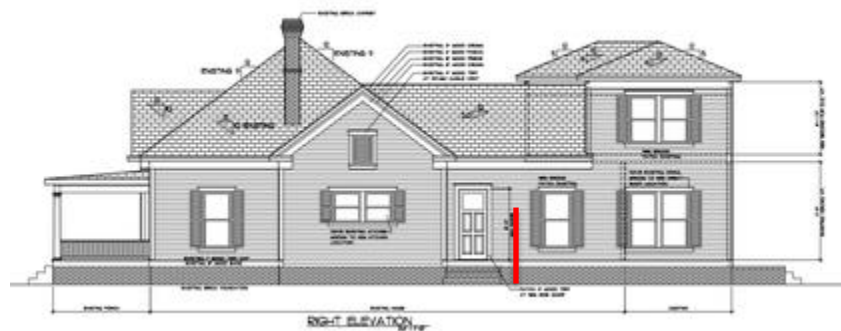
- a. The current addition that was added to the home sometime prior to the historical designation has a flat roof and would be changed to a period appropriate half hip style roof to try to reduce the height of the roof line.
- b. The proposed addition will have a period appropriate half hip style roof to reduce the height of the roof line so as to not go above the historical roofline.

**E. Right Elevation:**



**I. Fence:**

- a. The fence is located approximately at this designation and partially obstructs the rear of the home.

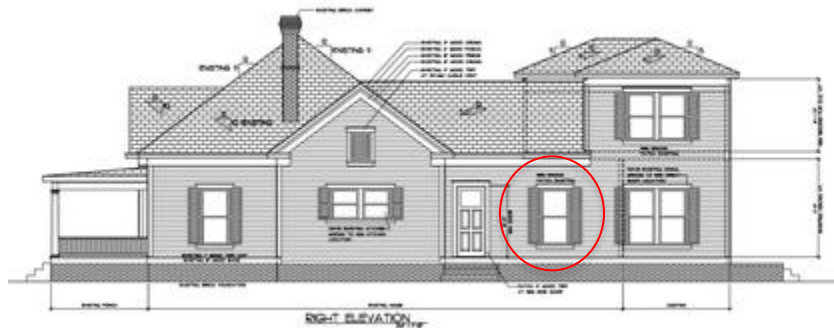


II. Windows:

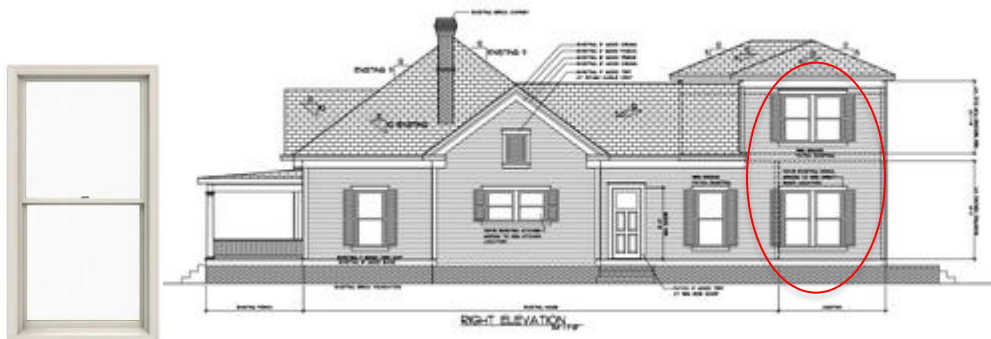
- a. Designated window will be removed and rebuilt to a short single hung or single sash window to allow for interior kitchen counter. (approx. height from interior floor 40 inches) Exterior siding to be replaced as noted above.



- b. Designated window will stay as a double window



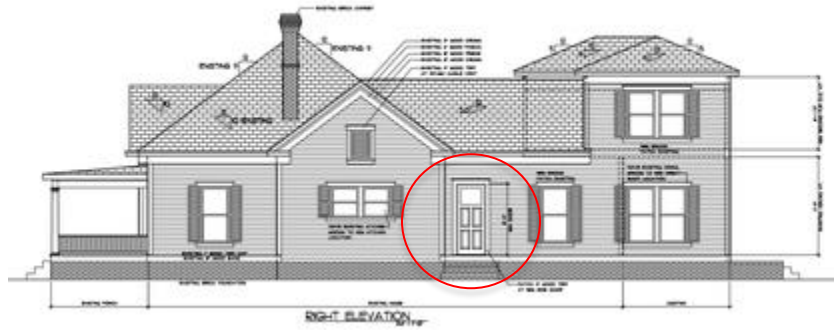
- c. Designated windows will be new 33.375 in. x 64.5 in. Primed Wood Double Hung Window w/ Natural Interior and Low-E Glass





III. Side Door:

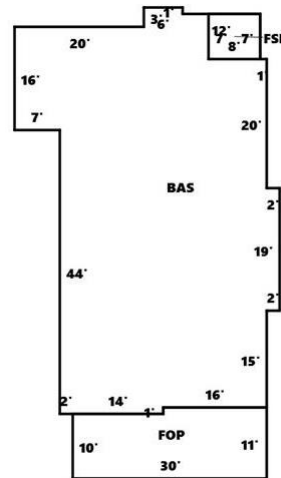
- a. Designated door will be a new 36" x 80", 1/2 glass, 9 lite, wooden door with matched 4" trim. It will replace a window at this location.



- b. Designated door will have 3 poured concrete steps based on current building code for an entry door.

IV. Addition:

- a. Current screened in porch (FSP) will be removed due to fundamental structural issues and replaced by the 2 story addition.

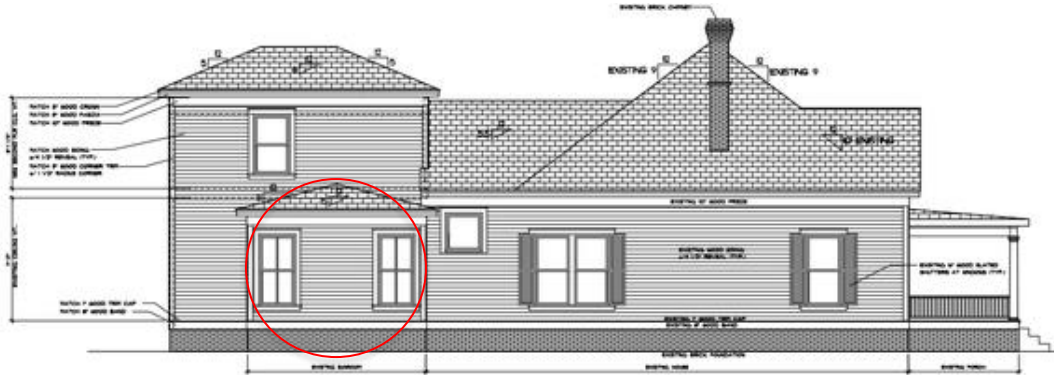


- b. The new addition will start at the end of the historic home and extend the residence by 12 feet to the rear.

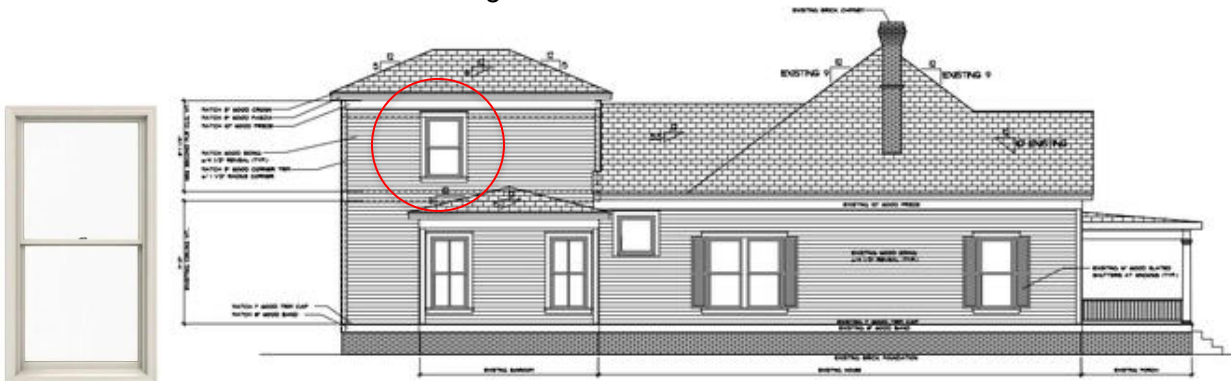
V. Roof line:

- a. The proposed addition will have a period appropriate half hip style roof to reduce the height of the roof line to not go above the historical roofline.





- b. Designated windows will be new 33.375 in. x 64.5 in. Primed Wood Double Hung Window w/ Natural Interior and Low-E Glass



III. Addition:

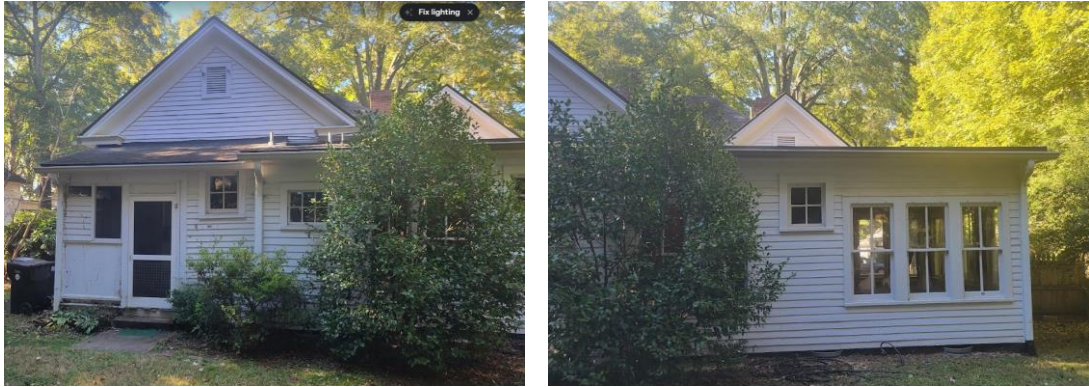
- a. The addition will be constructed from the rear of the current addition extending to the rear 5 feet and the rear roofline of the historic home (highlighted in yellow). The addition will meet the rear roofline of the historic home.



IV. Roofline:

- a. The current addition that was added to the home sometime prior to the historical designation has a flat roof and would be changed to a period appropriate half hip style roof to try to reduce the height of the roof line.
- b. The proposed addition will have a period appropriate half hip style roof to reduce the height of the roof line to not go above the historical roofline.

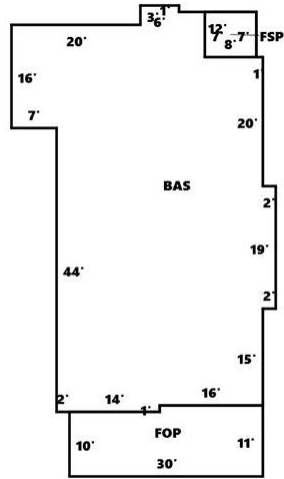
G. Rear Elevation:



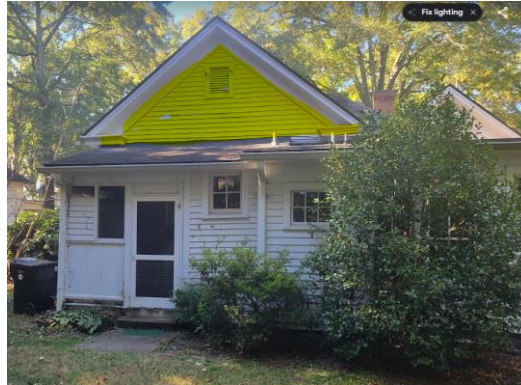
I. Addition:



- a. Current screened in porch (FSP) will be removed due to fundamental structural issues and replaced by the 2 story addition.

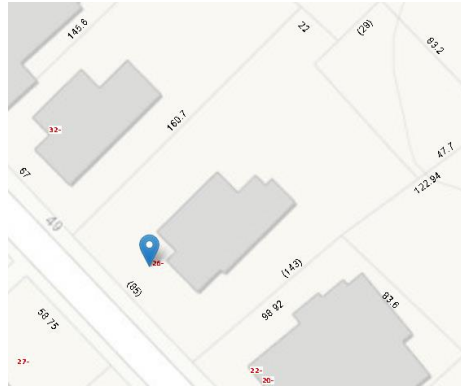


- b. The new addition will start at the end of the historic home (highlighted in yellow) and extend the residence by 12 feet to the rear from this position.



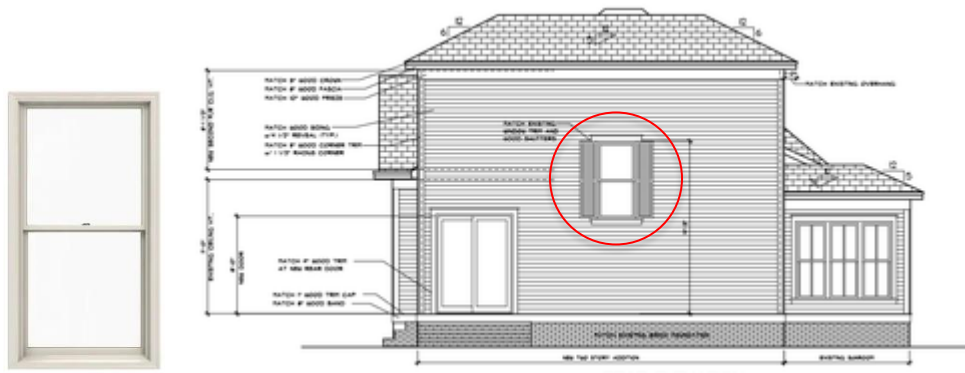
- c. The new addition will be constructed from the rear of the current addition extending to the rear 5 feet and the rear roofline of the historic home (highlighted in yellow). The addition will run parallel and meet the upper rear roofline of the historic home.





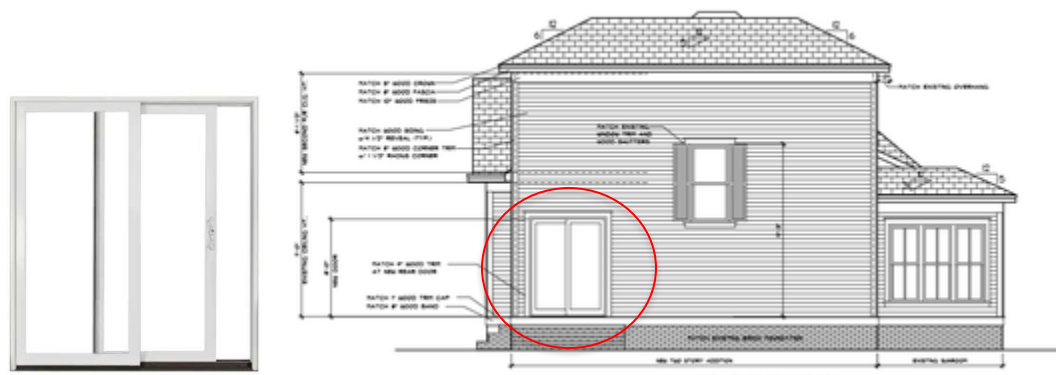
II. Windows:

- a. Designated windows will be new 33.375 in. x 64.5 in. Primed Wood Double Hung Window w/ Natural Interior and Low-E Glass



III. Door:

- a. Designated door will be a 72 in. x 80 in. White Right-Hand Full Lite Sliding Patio Door



- b. Designated door will have at minimum 2 poured concrete steps based on current building code for an entry door.

IV. Roofline:

- a. The current addition that was added to the home sometime prior to the historical designation has a flat roof and would be changed to a period appropriate half hip style roof to try to reduce the height of the roof line.
- b. The proposed addition will have a period appropriate half hip style roof to reduce the height of the roof line to not go above the historical roofline.

Kevin Gearhart  
Owner  
Thru Us, LLC

Licensed General Contractor  
NC lic # 85607  
SC lic # CLG.123569 GC







EXHIBIT E



EXHIBIT E





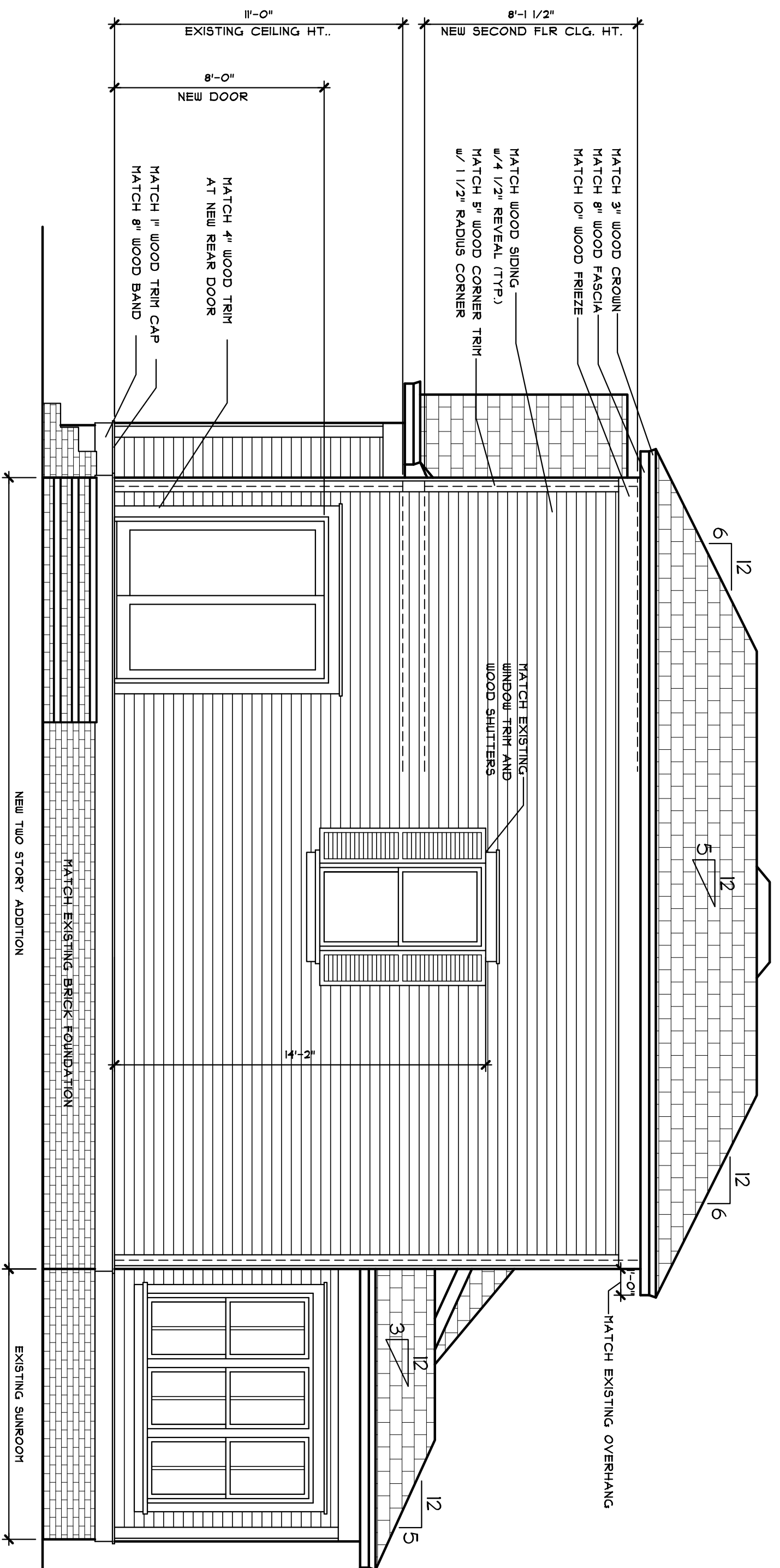
EXHIBIT F



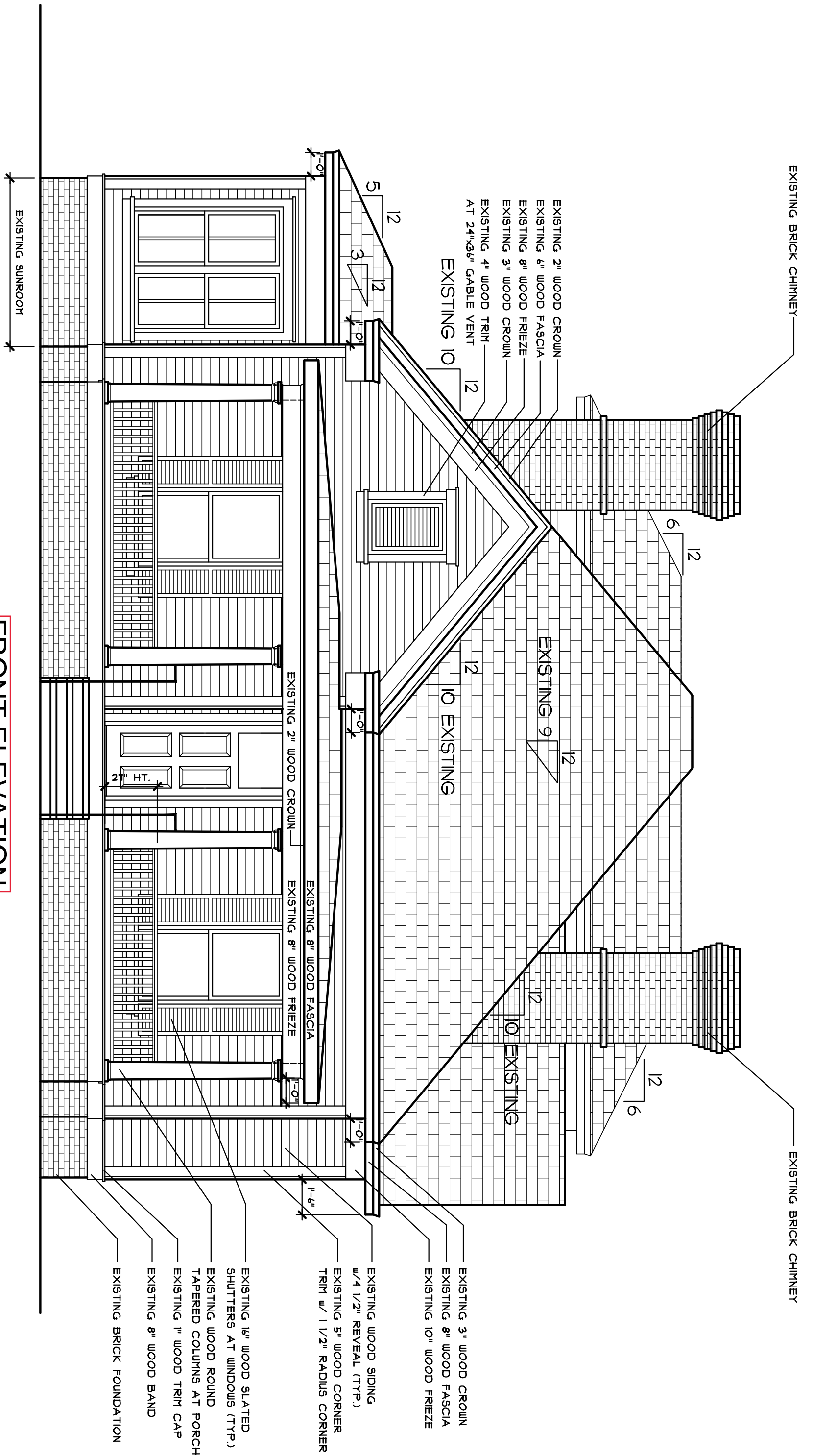
EXHIBIT F



EXHIBIT F



REAR ELEVATION  
1/2" = 1'-0"



FRONT ELEVATION

EXHIBIT G

YORKTOWN
Sheet
<b>1</b>

Drawn By: J. BONDAR
Date: 03-02-22
REV:
Site

Project	<b>26 YORKTOWN</b>
Sheet Title	<b>FRONT/REAR ELEVATION</b>

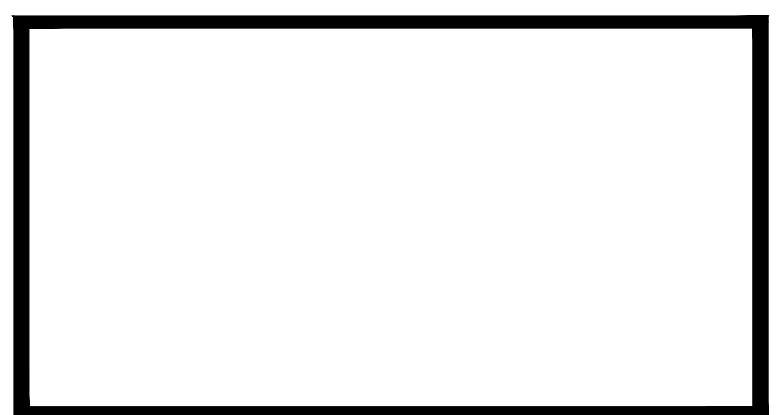




EXHIBIT H

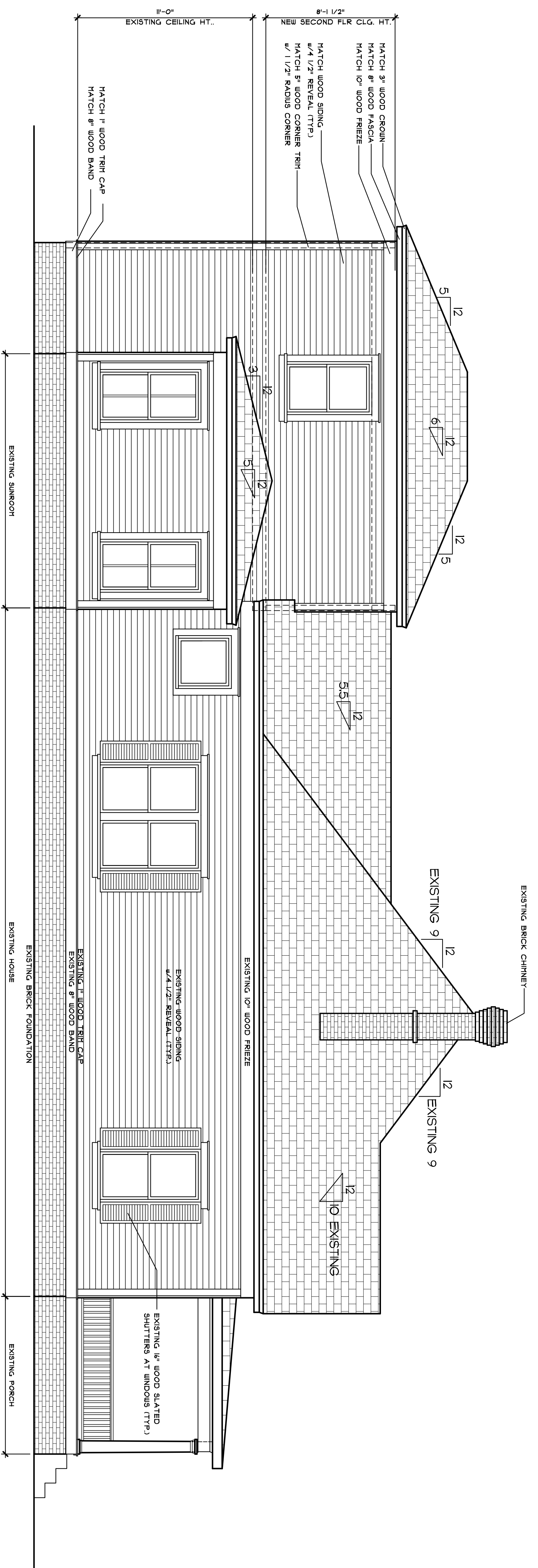




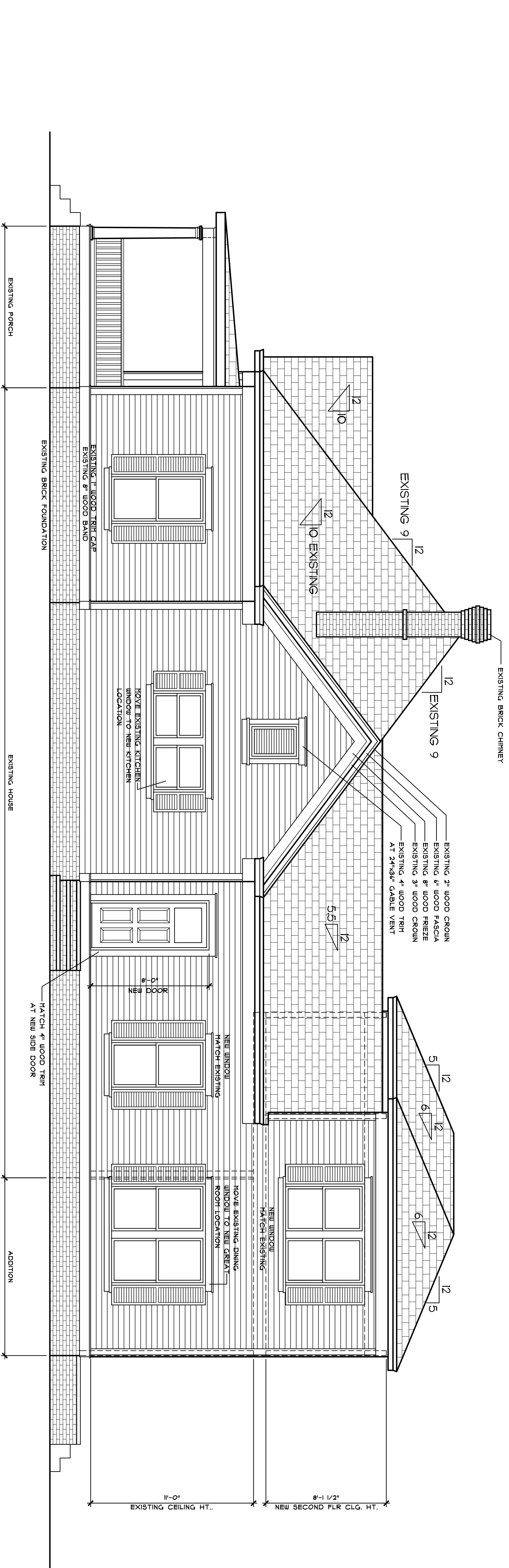
EXHIBIT H







**LEFT ELEVATION**  
1/4" = 1'-0"



**RIGHT ELEVATION**  
1/4" = 1'-0"

EXHIBIT J

Sheet	YORKTOWN
	<b>2</b>

Drawn By:	J. BOONAR
Date:	03-02-22
REV:	
Site	

Project	<b>26 YORKTOWN</b>
Sheet Title	<b>SIDE ELEVATION</b>

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**DATE:** April 13, 2022  
**SUBJECT:**  
Certificate of Appropriateness Request: H-11-22  
Applicant: Laura Baker  
Location of subject property: 226 Union St. S.  
Staff Report prepared by: Kristen Boyd-Sullivan, Sr. Planner

**BACKGROUND:**

- The subject property, 226 Union St. S, is designated as a “Contributing” structure in the South Union Street Historic District. (Exhibit A).
- Constructed: 1924
- Two-story, fame residence combining elements of Colonial Revival and bungalow styles. House has square form, hip roof, and symmetrically composed façade characteristic of the Colonial Revival; large sawn brackets supporting the broad eaves give the house an informal bungalow accent. In the distinctive designs of the front porch and the porte-cochere adjoining the south elevation, Colonial Revival and Bungalow elements are directly juxtaposed. The Tuscan columns supporting the two canopies rise to square blocks and large sawn brackets under the eaves. One-story block projecting from north (right) side of façade, originally built as sunporch, now provides additional living space for one of the house’s apartment (Exhibit A).
- Applicant is requesting to install exterior/landscape lighting:
  - 2 flood lights
  - 4 up-lights

**DISCUSSION:**

The applicant is proposing to add landscape lighting as part of an overall landscape improvement project for the property. As shown on the attached site plan, two (2) spot lights (also referred to as up-lights) are proposed on each side of the front steps, with an additional two (2) spot lights on the right front façade (Exhibits B, D, E, and F). Two (2) Flood Lights (also referred to as wall-wash lights) are proposed in front of the left front facade as well as the right front raised façade (Exhibits B, D, E, and F). All lights are proposed to be ground mounted within the landscape beds.

According to the material specifications provided by the applicant:

- the Up-lights are specified 12V black aluminum housing with 3W 2700K 38 Degree MR16 LED lamps, 250 Lumens\* (Exhibits E & F).
- the Flood-lights are specified 12V, black aluminum housing, 35W max, (bulb sold separately). Lumens will depend on bulb used (Exhibit E & F).

\*Lumens are the amount of light given off by a particular bulb, while wattage is the amount of energy used to produce the lumens. The up-lights proposed for this project specify 250 lumens, which could be comparable to a 25W incandescent bulb.

## **ATTACHMENTS**

- Exhibit A: Historic Inventory Information
- Exhibit B: Application for Certificate of Appropriateness
- Exhibit C: Subject Property Map
- Exhibit D: Photo of front facade
- Exhibit E: Site Plan/Lighting Plan
- Exhibit F: Images of light fixtures
- Exhibit G: Specifications

## **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:**

### **Approval Requirement Needs Table**

- *Lighting (Exterior): Additions of permanent, general illumination fixtures within public view require Commission Hearing and Approval.*

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

- *Adding security lights and transformers on either new or existing poles requires approval of the Commission. Security needs can usually be met with low profile lights which are compatible with the neighborhood.*
- *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.*
- *Maintain subtle effects with selective spots of light rather than indiscriminate area lighting.*
- *Do not concentrate light on facades and avoid casting light on surrounding properties.*
- *Use lights to define spaces and accent vegetation.*
- *Hide non-decorative light fixtures.*
- *Do not use fixtures which are incompatible with existing details, styles, etc.*

### **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.

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National Park Service**

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30. House  
236 S. Union St.  
1921-1927 (SM)  
C

Well-preserved, one-story, frame bungalow with clipped gable-front roof and broad gable-roofed porch. Porch carries across full facade, and has tapered and molded wood columns resting on brick bases and a balustrade. Eaves of porch and house trimmed with curved brackets. Clipped gables on both side elevations.

31. House  
230 S, Union St.  
ca. 1900, possibly remodeled by 1921 (SM)  
C

Two-story, frame house with a combination of original Queen Anne and later Colonial Revival details. Double-pile main block with high hip roof and projecting two-story gable occupying southern (left) facade bay. Original features include tall, narrow window openings, square-cut shingles sheathing facade gable, and cut-out gable ornament and ventilator. Replacement Colonial Revival features, probably dating from 1920 or before, include full facade porch with molded, vaguely classical wood columns and balustrade, and unusual 24-pane sash installed in upper half of each window.

32. A. Campbell Cline House  
226 S. Union St.  
1924 (IO)  
C

Two-story, frame residence combining elements of Colonial Revival and bungalow styles. House has square form, hip roof, and symmetrically composed facade characteristic of the Colonial Revival; large sawn brackets supporting the broad eaves give the house an informal bungalow accent. In the distinctive designs of the front porch and the porte-cochere adjoining the south elevation, Colonial Revival and bungalow elements are directly juxtaposed. The Tuscan columns supporting the two canopies rise to square blocks and large sawn brackets under the eaves. One-story block projecting from north (right) side of facade, originally built as sunporch, now provides additional living space for one of house's apartment.

A. Campbell Cline, whose older brother also erected a house on S. Union St. (see inv. #55), was a Cabarrus County newspaperman for

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many years and is a knowledgeable local historian and genealogist. He and his wife still live in the house they built in 1924.

- 33. House  
222 S. Union St.  
ca. 1950  
F

Simple, two-story, frame Colonial style house with side gable roof and shed-roofed porch along north elevation.

- 34. James Dayvault House  
216 S. Union St.  
1901  
P

Picturesque, asymmetrical, two-story, frame, Queen Anne style residence, the finest example of the style in the district and one of the best in Concord. House has wrap-around porch, supported by turned posts, with an unusual balustrade of horizontal and vertical members and an arched spindle frieze. A pair of projecting two-story bays flank the center of the three-bay facade and gives the front elevation its picturesque asymmetry. Both bays have ornate corner brackets and are sheathed in decorative sawn and paneled boards; the north (right) bay projects at a 45-degree angle from the rest of the facade. A broad arch engaged by the main roofline shelters a tiny balcony at the center of the second story. The house retains its massive original chimneys. The interior has lost its original mantels but retains a notable three-run stair.

The house was built for James F. Dayvault, who purchased the property in 1901. Dayvault was a partner in Dayvault and Guffey, a meat packing firm established in 1892 as a successor to the Cook Packing Company.

- 35. House  
210 S. Union St.  
by 1906 (SM)  
C

Two-story, frame house with clipped side gable roof and unusual flanking one-story wings, also with clipped gables. Unusual recessed center bay on both stories. Full facade porch with turned posts and balustrade on first floor, and balcony in recessed space above entrance on second floor; balcony is topped with decorative center gable.



**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: Laura Baker  
Address: 226 Union St. S.  
City: Concord State: NC Zip Code: 28025 Telephone: 704-502-4858

**OWNER INFORMATION**

Name: (same)  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Telephone: \_\_\_\_\_

**SUBJECT PROPERTY**

Street Address: 226 Union St. S. P.I.N. # 56300558040000  
Area (acres or square feet): 65x208 Current Zoning: \_\_\_\_\_ Land Use: residential  
parcel 131 / contributing

**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: installation of landscape lighting
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
(see attached)  
- 4 uplights + 2 flood lights installed  
around porch area

**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. Digital copies are preferred.
2. Detailed written description of the project.
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 if applicable.
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.

**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.

3/8/2022  
Date

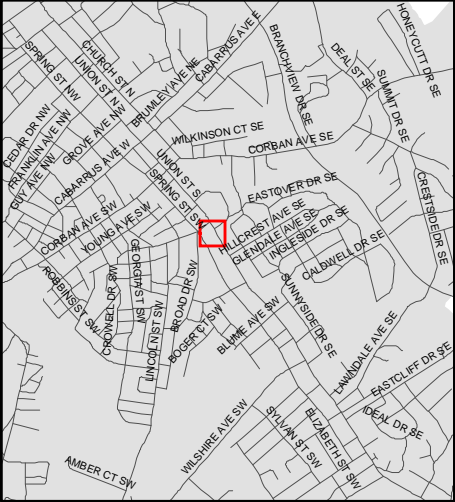
Jaura Baker  
Signature of Owner/Agent



H-11-22

226 Union St S

PIN: 5630-05-5804



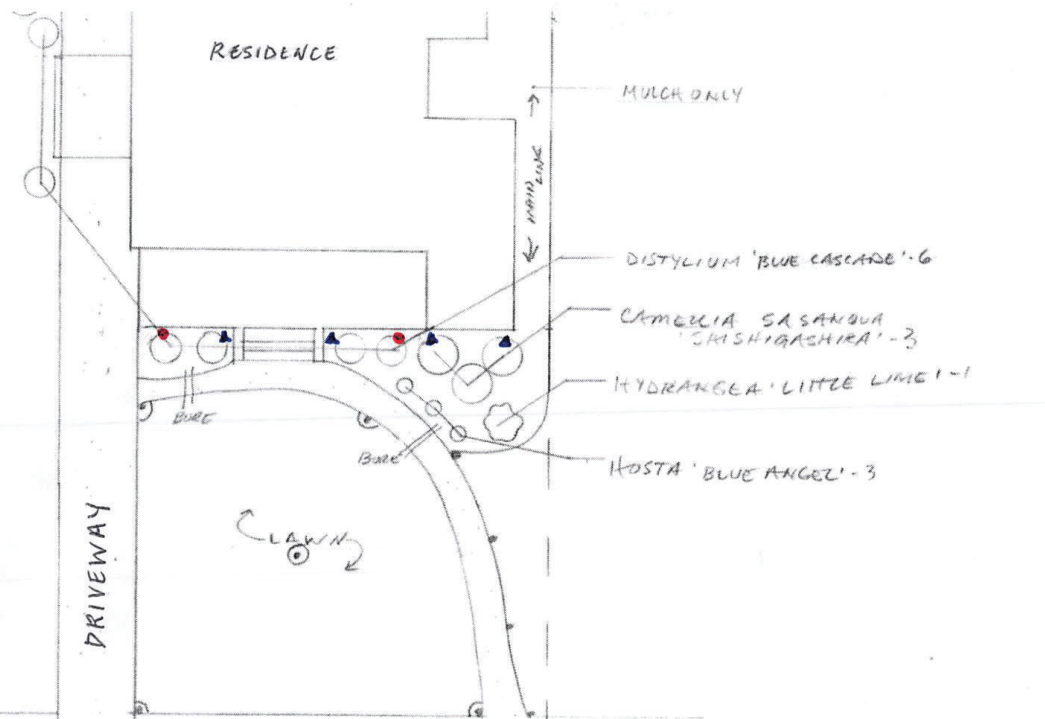
Source: City of Concord  
Planning Department

**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.



EXHIBIT D



MR. + MRS. LUKE BAKER  
 226 UNION STREET SOUTH  
 CONCORD, NC 28025  
 BY: TESH-TROXLER  
 LANDSCAPES + DESIGN, INC.  
 3130 HEGGAR ROAD  
 CONCORD, NC 28025  
 P. 704-782-2277

SCALE: 1/8" = 1'-0" 2-2-2022  
 N →

APPROVED BY: \_\_\_\_\_

● = WALL WASHERS / FLOOD  
 ▲ = SPOT LIGHTS

UNION STREET



# PT-FL1-BK-NL

12V Aluminum Flood Light



- Includes Ground Stake
- MR16 Lamp Sold Separately
- 35W Max

**BLACK** | QTY: 1

**PRO-TRADE**  
LIGHTING

MADE IN CHINA

**EXHIBIT F**

# PT-BUL1-BK-LED-3FL

12V Aluminum Up Light with MR16 LED



MR16 Lamp Included  
3W, 38 Degree, 2700K, 250 Lumens  
Includes Ground Stake

BLACK | QTY: 1

 **PRO-TRADE**  
LIGHTING

MADE IN CHINA

ProTrade Uplight- PT-BUL1-BZ-LED-3FL or -NL

Pro-Trade BUL1 Up Light Aluminum Housing Bronze Finish w/ 3W 2700K 38 Degree MR16 LED

4X

The Pro-Trade BUL1 up light combines practicality and style. BUL1s are available in both aluminum (black or bronze finish) and brass (antique finish). Their versatility and durability has you covered over a wide range of applications for years to come. This MR16 pre-lamped version will save time on your next installation.

Heavy Duty Cast Aluminum Construction

Dual Silicone O-Rings for Watertight Seal

Five Year Warranty on Fixture and Lamp

ProTrade Flood light- PT-FL1-BZ-NL

2X

(NL meaning No Lamp, the lamp is ordered in addition)

Pro-Trade FL1 Flood Light Aluminum Housing Bronze Finish No Lamp

The Pro-Trade FL1 flood light is ideal for wall washing and up lighting larger areas. FL1s are available in both aluminum (black or bronze finish) and brass (antique finish). Smooth lines and adjustability makes the FL1 series adaptable to numerous applications. No lamp is included with this fixture, which opens opportunities for custom design effects using one of many available Pro-Trade MR16 and T3 lamp options.

Heavy Duty Cast Aluminum Construction

Silicone Gasket for Watertight Seal

Five Year Warranty