

HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Wednesday, September 14, 2022 at 6:00 PM

City Hall Council Chambers, 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-19-22 (Quasi-Judicial Hearing)

Pamela M. Taylor has submitted a Certificate of Appropriateness application in order to replace an existing masonry retaining wall running adjacent to the sidewalk and the initial portion of the left side of the driveway with a new masonry and natural stone veneer and cap retaining wall at 92 Spring St NW. PIN 5620-78-7625.

- 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-20-22 (Quasi-Judicial Hearing)

John and Amy Treat have submitted a Certificate of Appropriateness application in order to replace the existing black powder coated aluminum standard picket and chain link fences and gate with a new black powder coated aluminum double picket fence and gate at 36 Georgia St NW. PIN 5620-77-5532.

- 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

- a. Select three citizens to serve on the Committee
- b. Review consolidated comments list

- c. Discuss first step for Committee

Logan Updates - Historic Survey Inventory for National Register Nomination Study

- a. Consultant's contract signed - Richard Grubb and Associates, Inc.
- b. Kickoff meeting with consultant and staff occurred Friday, August 12, 2022
- c. Community Information Session – scheduled for Wednesday, October 25, 2022

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: September 14, 2022

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-19-22
<u>Applicant:</u>	Pamela M. Taylor
<u>Location of Subject Property:</u>	92 Spring St NW
<u>PIN:</u>	5620-78-7625
<u>Staff Report Prepared by:</u>	Brad Lagano, Senior Planner

BACKGROUND

- The subject property at 92 Spring St NW is designated as a “Noncontributing” structure in the North Union Street Historic District (ca. 2007) (Exhibit A).
- Prior to 2007, the subject property was a vacant lot located between 86 and 98 Spring St NW. A stone retaining wall along the sidewalk indicated it was formerly the site of a house (Exhibit A).
- The Historic Preservation Commission issued COA 1542 on May 17, 2007 to construct a new two-story single-family dwelling consisting of approximately 2,753 square feet.
- Applicant’s requested modification: replace an existing masonry retaining wall running adjacent to the sidewalk and the initial portion of the left side of the driveway with a new masonry and natural stone veneer and cap retaining wall (Exhibit B).

DISCUSSION

On August 1, 2022, Pamela M. Taylor applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to replace an existing masonry retaining wall running adjacent to the sidewalk and the initial portion of the left side of the driveway with a new masonry and natural stone veneer and cap retaining wall (Exhibit B).

Noncontributing properties do not have an especially negative impact on the general characteristics of the Historic District. They might be similar in form, height, and materials to contributing buildings in the Historic District, but cannot be considered contributing because of the date of construction.

The existing retaining wall is approximately +/-100 years old and is bowing towards to the sidewalk on the right side of the steps when viewing from Sprint St NW. The length of the left side of the wall from the steps toward the left property line is approximately 41.0’ while the length of the right side of the wall from the steps to the driveway is approximately 43.5’. The total length of the wall is approximately 84.5’.

The tallest portion of the existing retaining wall are the two 10 3/4” wide by 51” long front-to-back sections to the left and right of the steps with an approximate height of 37.0”. The tallest portion of the existing retaining wall sections running adjacent to the sidewalk is approximately 36.0” tall. The left portion of the wall from the steps towards the left property line tapers to approximately 23.0” tall while the right side of the wall from the steps towards the driveway tapers to approximately 24.5” tall. (Exhibit D).

The proposed stone is natural and referred to as "Tennessee fieldstone". The veneer and cap will be approximately 2” thick and provide a façade to cover the CMU blocks from view (Exhibit E).

The applicant proposes a scope of work (SOW) which includes, but is not limited to:

- Removing the existing masonry retaining wall and hauling off debris.

- Installing a concrete footer with rebar to serve as the new wall's foundation.
- Installing drainage pipes to redirect water runoff.
- Building a new masonry retaining wall with 8" wide CMU's.
- New wall will approximately match the existing wall's dimensions and be approximately 37.5" tall at its highest point on both sides of the steps and approximately 84.5' long from end to end.
- Finishing with a natural stone veneer and cap approximately 2.0" thick to hide the CMU's and provide an appearance blending with the historic character of the area (Exhibit E).
- The existing granite slab caps will be saved and reused if possible. If not, new Tennessee fieldstone caps matching the veneer will be used.
- The front-to-back sections to the left and right of the steps will receive ½" Tennessee fieldstone veneer caps bringing their total height to approximately 37.5".
- Backfilling the excavated area with landscaping fabric, stone, and remaining dirt.
- Site cleanup.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Existing Masonry Retaining Wall Photos

Exhibit E: Proposed Natural Stone for Veneer and Cap Photos

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Masonry Walls

- *All walls in public view over 18" in height require Commission Hearing and Approval.*

Chapter 5 – Section 9: Fences and Walls

- *Where walls are concerned, natural stone or brick walls are encouraged and should not be coated or painted.*
- *The type and color of stone and masonry should respond to the historic nature of the property.*
- *Poured-in-place concrete walls are discouraged.*
- *Concrete-masonry walls constructed of plain concrete-masonry-units (CMU's) (often referred to as "concrete blocks" or "cinder blocks") and walls constructed from railroad ties are prohibited.*
- *Concrete-masonry walls constructed of decorative concrete blocks (such as split-face blocks that are textured, colored, etc.) will be considered by the Commission on a case-by-case basis.*
- *Decorative concrete blocks shall not have a beveled face and shall not be stacked in a manner that allows the flat surface of the block to be visible on the wall's front façade.*
- *Decorative concrete blocks shall have textured faces to mimic the shape irregularities of natural stone.*
- *Front yard walls equal to and taller than 36" may not utilize decorative concrete blocks.*
- *Design Standards: Fences and Walls*
 1. *Use materials such as natural stone, brick, wood, powder coated aluminum and iron.*
 2. *Materials and style should coordinate with building and neighborhood buildings as well as other walls and fences in the area.*

RECOMMENDATION:

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

**United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet	Item number	Page
<u>Inventory List - North Union Street Historic District, Concord</u>	#7	55

106. Vacant Lot
between 98 and 86 Spring Street, N.W.
VL

Please note: COA 1542 was issued May 17, 2007 to construct a new residential structure on property.

Vacant lot with stone retaining wall along sidewalk indicating it was formerly site of a house.

107. House
86 Spring Street, N.W.
ca. 1920
C

Two-story, frame house with slight bungalow accent to design. House has hip roof and early full facade porch with square posts and molded capitals. Bungalow elements are second story clad in shingles and broad eaves. Facade windows are primarily paired with 6/6 sash.

108. House
84 Spring Street, N.W.
late nineteenth century, remodeled ca. 1905
C

One-story, frame house with late Greek Revival features and considerable early twentieth century embellishment. Most notable early exterior feature is entrance with dog-ear surround, sidelights, and transom. Interior retains two-part surround, sidelights, and transom. Interior retains two-part surrounds and one post-and-lintel mantel typical of late Greek Revival design. Early 20th. century features include decorative center facade gable clad in shingles and single-pane windows with stained glass transoms flanking entrance.

109. Caldwell House
74 Spring Street, N.W.
late nineteenth century, heavily remodeled 1941
F

Frame house following traditional, two-story piedmont form. Horizontal proportions and shallow hip roof suggest this may be a late Greek Revival dwelling. Remodeling removed nearly every remaining significant feature and makes it impossible to date house or to consider it a contributing building.

Caldwell was a Builder and Contractor.



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: Pamela Taylor
Address: 92 Spring St NW
City: Concord State: NC Zip Code: 28025 Telephone: 704 490 1778
Email: psmtaylor@yahoo.com

OWNER INFORMATION

Name: Same as above
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: _____
Email: _____

SUBJECT PROPERTY

Street Address: 92 Spring St NW P.I.N.# _____
Concord NC 28025
Area (acres or square feet): _____ Current Zoning: _____ Land Use: _____

Staff Use Only:
Application Received by: _____ Date: _____, 20____
Fee: \$20.00 Received by: _____ Date: _____, 20____ The



High Performance Living

Application for Certificate of Appropriateness

92 Spring St NW Concord NC 28025

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 existing stone and granite wall in front of Property with

new fieldstone and granite wall, due to significant

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

- a. New wall will be same size as current wall bowing on right side.
- b. Existing wall will be removed.
- c. Drainage pipes will be laid.
- d. Cement block secured with concrete will be laid.
- e. Flagstone veneer will be placed in front of blocks.
- f. Existing granite slabs will be laid on top of new wall.
- g. New wall will look like wall at 74 Franklin ave.
- h. 7 photos provided.

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

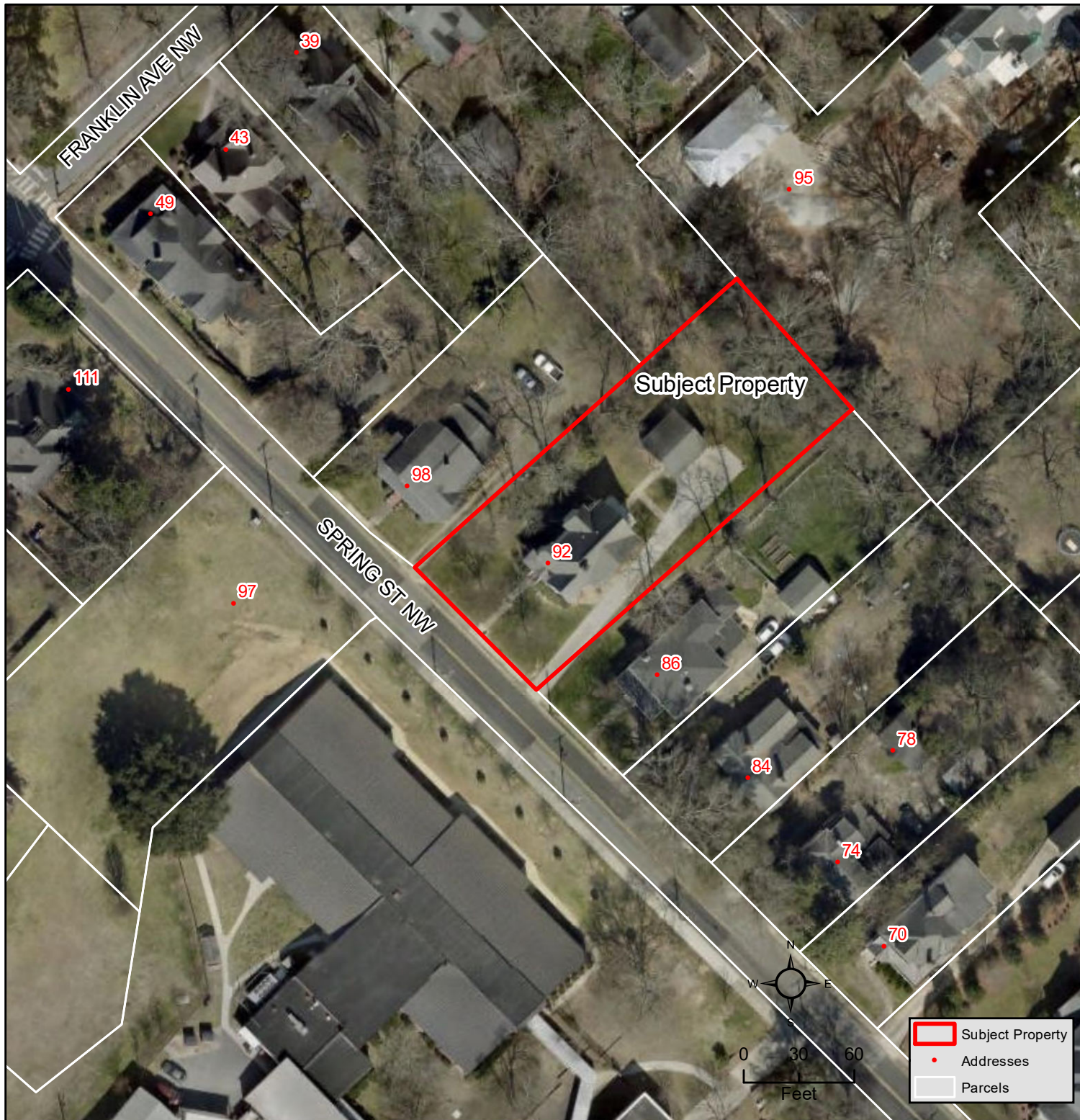
(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand 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.

8/1/22

Date

Pamela Taylor

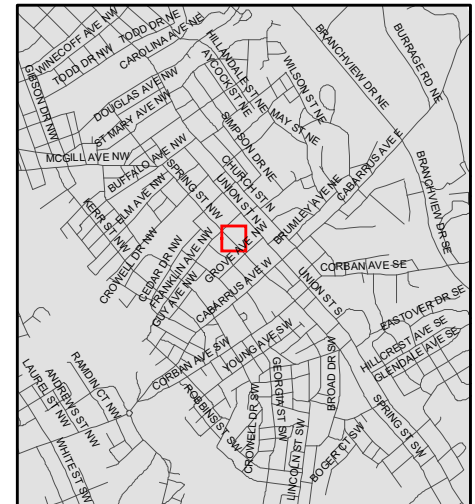
Signature of Owner/Agent



H-19-22

92 Spring St NW

PIN: 5620-78-7625



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.

H-19-22 EXHIBIT C

H-19-22 Existing Masonry Retaining Wall – Left Side



H-19-22 Existing Masonry Retaining Wall – Right Side



H-19-22 Existing Masonry Retaining Wall – Front to Back Along Driveway Entrance



H-19-22 Existing Masonry Retaining Wall – Bowing on Right Side



H-19-22 Proposed Natural Stone Veneer & Cap - Tennessee Fieldstone



H-19-22 Proposed Natural Stone Veneer & Cap - Tennessee Fieldstone



H-19-22 Existing Natural Stone Veneer & Cap - Tennessee Fieldstone Veneer on 74 Franklin Ave NW



DATE: September 14, 2022

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-20-22
<u>Applicants:</u>	John & Amy Treat
<u>Location of Subject Property:</u>	36 Georgia St NW
<u>PIN:</u>	5620-77-5532
<u>Staff Report Prepared by:</u>	Brad Lagano, Senior Planner

BACKGROUND

- The subject property at 36 Georgia St NW is designated as a “Contributing” structure in the North Union Street Historic District (ca. 1912) (Exhibit A).
- “Late Victorian, L-shape, one-story cottage has projecting gabled bay at south end of the façade. Gable exhibits a boxed cornice with decorative buttons alternating with panels. Door surround also features buttons found in cornice. Main gable roof has a small gabled dormer with ventilator. Both gables have three rows of sawtooth-shingles alternating with square cut-shingles. Full façade porch with square vernacular columns is unoriginal. William Bigham began his career as a shipping clerk at Gibson Drug Company and later became the store’s pharmacist and Secretary-Treasurer of Gibson’s, Inc.” (Exhibit A).
- Applicants’ requested modification: replace the existing black powder coated aluminum standard picket and chain link fences and gate with a new black powder coated aluminum double picket fence and gate (Exhibit B).

DISCUSSION

On August 5, 2022 John and Amy Treat applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to replace the existing rear yard mixed fencing with one consistent new fencing type (Exhibit B).

The existing black powder coated aluminum standard picket and chain link fences and gate are approximately 4’ high and extend approximately 47’ total along portions of the rear yard. The remaining sections are comprised of the rear adjacent property owner’s brick wall along the rear property line and the right adjacent property owner’s brick wall and black powder coated aluminum double picket fence along the right property line. The various sections of the existing and proposed fences are broken down below due to the existing fences’ inconsistent materials and styles.

Section 1 – Left rear yard from house to left property line

This section consists of an existing approximately 4’ high chain link fence and double gate. The fence consists of two sections approximately 9’ and 4’ wide (13’ total) while the double gate is approximately 12’ wide. The existing fence and gate will be removed and replaced with an approximately 5’ high flat top black powder coated aluminum double picket fence and an approximately 12’ wide estate arch double picket fence and double gate (Exhibits D, I, J, K).

Section 2 – Left rear yard along left property line to existing brick wall

This section consists of an existing approximately 4’ high chain link fence and runs along the left property line approximately 130’ to the rear of the yard falling approximately 4’ short of the rear yard brick wall. The existing chain link fence will be removed and replaced with an approximately 5’ high flat top, black

powder coated aluminum double picket fence extending all the way to the brick wall to close the gap (Exhibits E, I, J,).

Section 3 – Existing brick wall across rear property line

This section consists of an existing approximately 8' high (peak height) x 80' long brick wall that runs along the majority of the rear property line and serves as the hard boundary. This wall will remain in place as it belongs to the rear adjacent property owner. The brick wall falls approximately 12' short of intersecting the right adjacent property owner's black powder coated aluminum double picket fence in the right rear yard. An approximately 5' high flat top, black powder coated aluminum double picket fence will be installed to close the gap (Exhibits F, I, J,).

Section 4 – Right rear yard along right property line to existing brick wall

This section consists of two smaller sections belonging to the right adjacent property owner and will remain unchanged. The first section is an existing partial lattice and solid brick wall approximately 8' high x 90' long. The second section is an existing approximately 4' high x 40' long black powder coated aluminum double picket fence. The latter sits on top of an approximately 2' high solid brick wall (Exhibit G).

Section 5 – Right rear yard from house to adjacent property owner's brick wall

This section consists of an existing approximately 4' high black powder coated aluminum standard picket fence and runs approximately 18' from the right side of the house to the right adjacent property owner's brick wall. Although this section of fence is in good shape, the applicants feel the spacing between the bars is too wide at approximately 3 13/16" to prevent smaller dogs from exiting the yard. Therefore, this existing fencing will be removed and replaced with an approximately 5' high flat top, black powder coated aluminum double picket fence with narrower 1 5/8" bars to prevent escape routes (Exhibits H, I, J,).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Photos of Section 1 Existing Left Rear Yard Chain Link Fence and Double Gate

Exhibit E: Photos of Section 2 Existing Left Rear Yard Chain Link Fence and Gap

Exhibit F: Photos of Section 3 Existing Rear Yard Brick Wall and Gap

Exhibit G: Photos of Section 4 Existing Right Rear Yard Brick Wall and Fence

Exhibit H: Photos of Section 5 Existing Right Rear Yard Fence

Exhibit I: Photos of Proposed Black Powder Coated Aluminum Fence

Exhibit J: Proposed Black Powder Coated Aluminum Fence Specification Sheet

Exhibit K: Proposed Left Rear Yard Black Powder Coated Aluminum Fence Gate

Exhibit L: Proposed Fence Scope-of-Work (SOW)

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Fencing and Gates

- *Replacing or repair of existing with same materials does not require Commission Hearing and Approval.*
- *Replacing or repair of existing with alternate materials and all other types of fencing and gates require Commission Hearing and Approval.*

Chapter 5 – Section 9: Fences and Walls

- *Chain link, basket weave, plastic/vinyl, and split-rail fences are prohibited within the historic districts.*

- *The style of fence should respond to the historic nature of the property. All wooden fences should be “stick-built” on site.*
- *Wooden fences visible from the street and/or wooden fences in front and side yards of corner lots are required to be painted or stained white or a color matching the body or trim of the structure.*
- *Painting or staining is recommended, but not required, for rear yard fences unless they are visible from the street.*
- *Rear yard fences are defined as fences which do not extend forward on the applicant’s property beyond the side centerline of the house in plain view. Approval of the location may also be handled on a case-by-case basis to determine the best natural break in the rear and front yards for placement of fences.*
- *Rear yard fences may be higher than four (4) feet.*
- *The portions of rear yard fences that face the street should be landscaped with shrubs and trees of a planting size that will fully hide the fence from the street within two (2) years.*
- *All proposed fences and walls should not negatively affect existing trees and mature landscaping.*

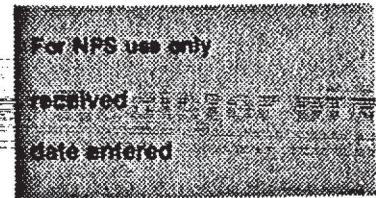
- *Design Standards: Fences and Walls*
 1. *Use materials such as natural stone, brick, wood, powder coated aluminum and iron.*
 2. *Chain link or plastic materials are prohibited.*
 3. *Materials and style should coordinate with building and neighborhood buildings as well as other walls and fences in the area.*

RECOMMENDATION:

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page

Inventory List - North Union Street
Historic District, Concord

#7

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with decorative sawn work. Original Italianate front porch was replaced with Colonial Revival porch that extends two bays and is supported by Tuscan columns. Original foundation is of rock and house features a small rock cistern in back yard. Rear kitchen ell has side gable with boxed cornice. Fenestrations are two-over-two sash except for the transom window flanking the door. Northern porch was enclosed to form a sunroom with latticed sash bungalow windows. North side of house has projecting Queen Anne bay with stained glass. Chimneys have been replaced.

Pendleton Bernard Fetzer (1849-1912) was a native of Virginia and came to Cabarrus County after the Civil War. Fetzer became a leading cotton buyer by the 1870's and later formed a general merchandising firm with the Cannons.

- 184. House
59 Georgia Street, N.W.
1920
C

Two-story frame house with hipped dormer and ventilator. Second floor fenestrations are six-over-one. First floor features one pane window with transom. Front porch has molding and features open-paired posts.

- 185. House
68 Georgia Street, N.W.
ca. 1920
C

A typical frame, L-shape, one-story, cottage features a projecting northern bay with hip roof. latter has hipped dormer with ventilator. Side wing has gable roof with hipped dormer. Slanted entrance of the central bay has flat roof. Porch is covered with a flat roof and wraps-around slanted bay and has shingled balustrade with unusual tapered classical columns. Northern elevation also has dormer with hipped roof. Chimneys are unoriginal. Fenestrations are nice two-over-ones.

- 186. William Bingham
36 Georgia Street, N.W.
1912
C

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received _____
Date entered _____

Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	#7	83

Late Victorian, L-shape, one-story cottage has projecting gabled bay at south end of the facade. Gable exhibits a boxed cornice with decorative buttons alternating with panels. Door surround also features buttons found in cornice. Main gable roof has a small gabled dormer with ventilator. Both gables have three rows of sawtooth-shingles alternating with square cut-shingles. Full facade porch with square vernacular columns is unoriginal.

William Bingham began his career as a shipping clerk at Gibson Drug Company and later became the store's pharmacist and Secretary-Treasurer of Gibson's Inc.

187. Mattie Query House
30 Georgia Street, N.W.
1912 (SM)
C

Two-story, frame, three-bay, folk-Victorian house has a high hip roof with two unoriginal interior chimneys. Fenestrations on both elevations are one-over-one sash. Plain window surrounds have thin, lintel moldings. Principal entrance has fluting alternating with raised panels with set buttons. Northern bay is projecting with windows on all three sides. Bay has gable roof with boxed cornice and ventilator. Full facade porch wraps around one bay on both north and south elevations. Porch features a plain balustrade with turned posts. Rear ell has one-story slanted bay with one window featuring diagonally latticed muntins.

188. House
24 Georgia Street, N.W.
ca. 1926
F

Heavily remodeled, one-story cottage has a side gable roof. Engaged porch features replaced square columns and paneled molding with dentils. Broken pediment directly above entrance. Principal door has heavy molded surrounds. Fenestrations include a flanking picture window and six-over-six sash.

189. A.W. Folkes House
21 Edgewood Avenue, N.E.
1922 (SM)
C

Lovely, one-and-a-half story, frame bungalow with gable front roof that has bracketed eaves. Three-bay facade features one-over-one sash windows



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: JOHN & AMY TREAT
Address: 36 GEORGIA ST NW
City: Concord State: NC Zip Code: 28025 Telephone: (949) 394-1401
Email: JohnTreat2@aol.com

OWNER INFORMATION

Name: JOHN & AMY TREAT
Address: 36 GEORGIA ST NW
City: Concord State: NC Zip Code: 28025 Telephone: (949) 394-1401
Email: JohnTreat2@aol.com

SUBJECT PROPERTY

Street Address: 36 GEORGIA ST NW P.I.N. # 5620-77-5532
Area (acres or square feet): 17,860 Current Zoning: RM-2 Land Use: Suburban Neighborhood

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: BLACK ALUMINUM FENCING, Double picket, 5' height
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Removal of existing Black Aluminum Fencing
Removal of existing Chain link fence & gate in driveway
INSTALLATION OF New Black Aluminum Fencing & gate.
• SIDE OF HOUSE, Driveway fence & GATE, Rear corners of the property.

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.

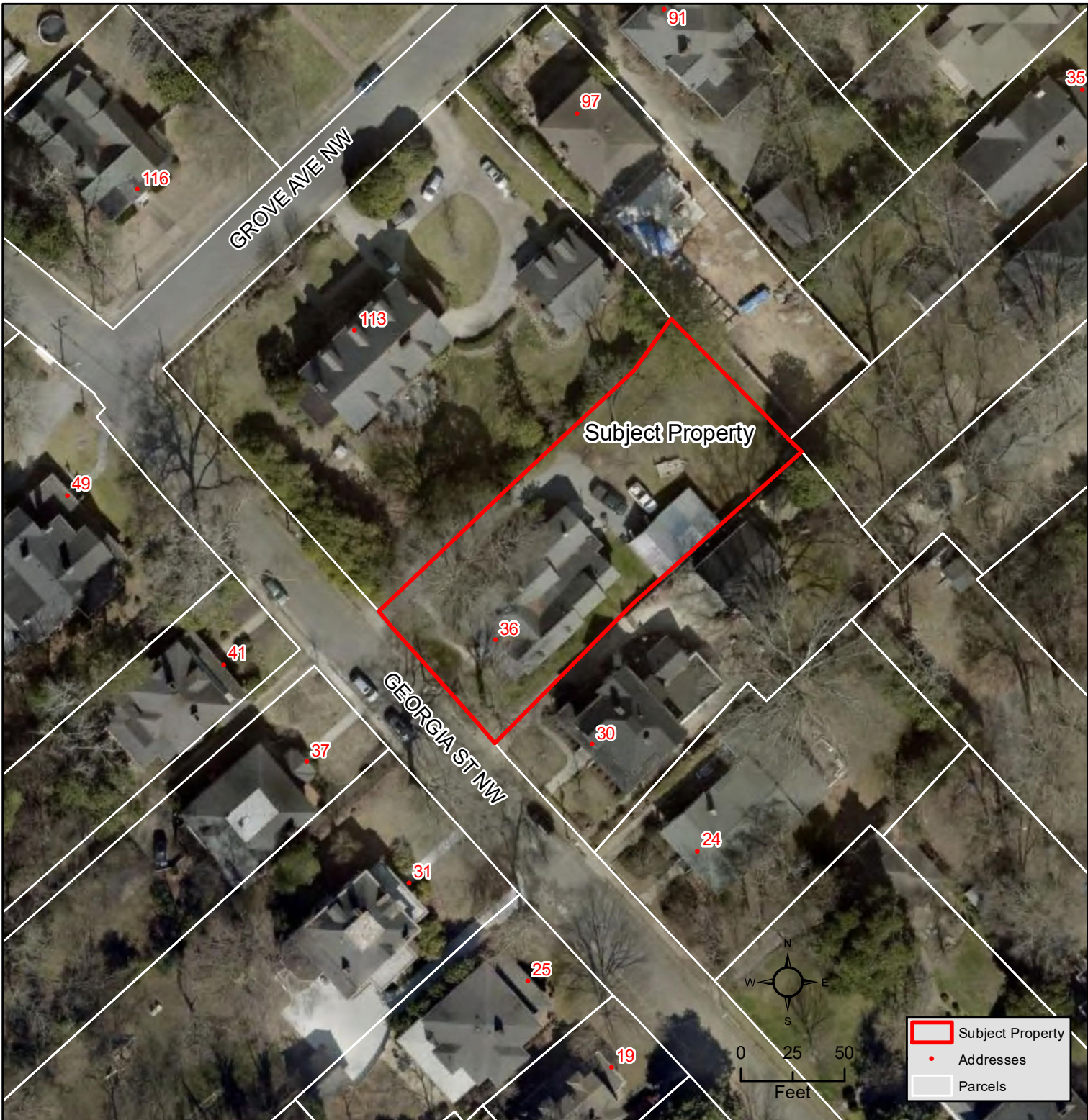
****Applications may be submitted electronically.****

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.

8/5/22
Date

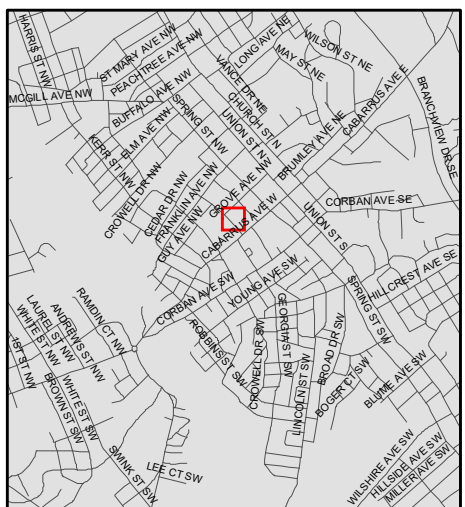
John Treat
Signature of Owner/Agent



H-20-22

36 Georgia St NW

PIN: 5620-77-5532



Source: City of Concord
Planning Department

Disclaimer

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H-20-22 EXHIBIT C

Section 1 Existing Left Rear Yard Chain Link Fence and Double Gate





Section 2 Existing Left Rear Yard Chain Link Fence and Gap







Approximately a 4'
gap from chain link
fence post to brick
wall

Section 3 Existing Rear Yard Brick Wall and Gap







Approximately a 12'
gap between end of
brick wall and
aluminum fence

Section 4 Existing Right Rear Yard Brick Wall and Fence







Approximately 4' high x
40' long fence atop an
approximately 2'-3' solid
brick wall



Section 5 Existing Right Rear Yard Fence



Approximately 4' high x 18' wide single picket



Proposed Black Powder Coated Aluminum Fence



Approximately a 5' tall flat top black power coated aluminum fence with double picket 1 5/8" spacing





2

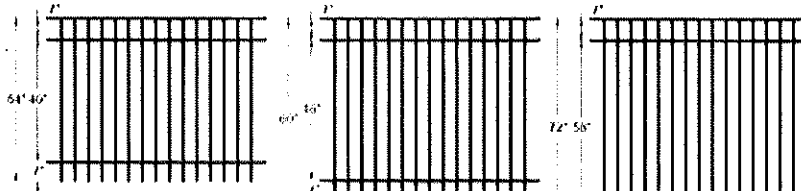
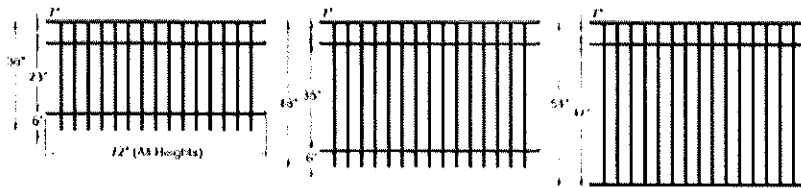


Phone: 704.821.5323
Fax: 704.821.5337
www.HudsonFenceSupply.com

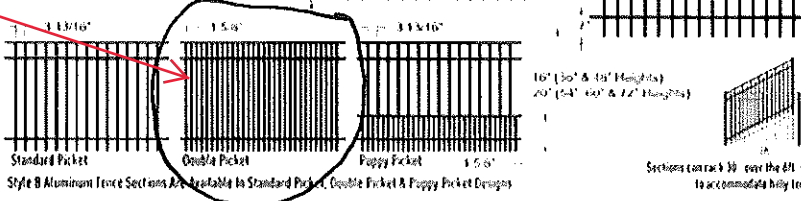
Style B Residential Aluminum Fencing - 3 Rail Smooth Top

Specifications

Material: 6063-T5 Aluminum • Pickets: 5/8" sq x 0.50" Wall • Rails: 1" sq x 0.55" Wall • PPG - 100 Polyester Powder Coating
Screws: Hardened 410 Stainless Steel With Cr6 Plating & Colored Heads • All Sections Are Offered Pre-Assembled Or Un-Assembled



- 1. Black powder coated aluminum
- 2. Double picket
- 3. 1 5/8" spacing
- 4. Flat/smooth top

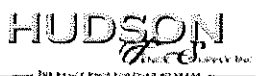


Style B Aluminum Fence Sections Are Available In Standard Picket, Double Picket & Puppy Picket Designs
16" (36" & 42" Heights)
20" (54" 60" & 72" Heights)
Sections can reach 30' over the 40' span to accommodate hilly terrain.

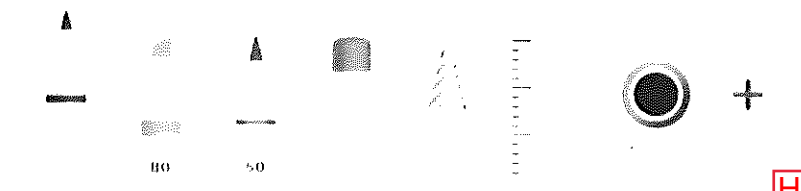
Style B Pool Code Approved Heights
Standard Picket Design: 54" (Flush Bottom, 60" & 72" • Double Picket Design: 48", 54" (60" & 72")
Please Note That 36" Height & Any Puppy Picket Design Fence Sections Do Not Meet Pool Code



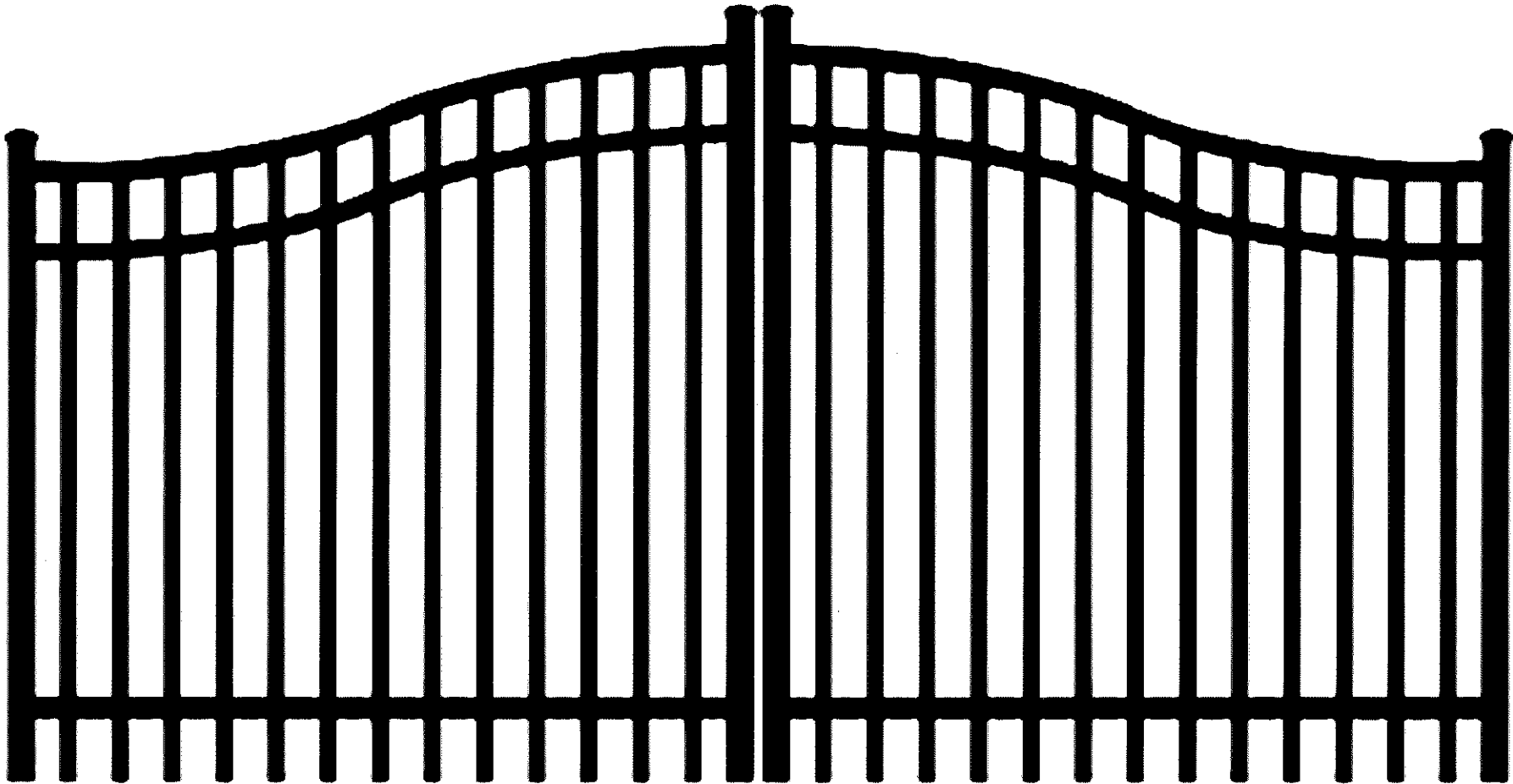
3



Phone: 704.821.5323
Fax: 704.821.5337
www.HudsonFenceSupply.com



1. 5' High at peak
2. 12' wide "estate arch" double gate
3. Black powder coated aluminum
4. Double picket
5. 1/5/8" spacing



H-20-22 EXHIBIT K

PRO-LINK FENCE INC.

QUOTE

Attention: John T
Location: 36 Georgia St NW
Date: 7-22-22

704-622-5719

prolinkfenceinc@gmail.com

3890 Statesville Blvd.
Salisbury, NC
28147

For removal of existing 4' alum (side of the house) and for removal of existing chain link on the other side of the house and for installation of 47' of 5' flat top double picket aluminum with 1-12' estate arch double gate. All post in concrete.

TOTAL: \$4545 cash/check. \$4751 debit/credit

Deposit Required: \$1365 once deposit is received materials will be ordered

This price is valid for 7 days from the above date*

Any change to materials after an order is placed will be charged a fee of \$150*



HISTORIC PRESERVATION COMMISSION'S HANDBOOK COMMITTEE

Note: *The Handbook Committee is an informal and temporary body whose membership will consist of select Historic Preservation Commissioners as well as citizens appointed by the Historic Preservation Commission. The Handbook Committee will consist of no more than three (3) Historic Preservation Commissioners and three (3) members of the general public. The Committee will function at the direction of and report directly to the Historic Preservation Commission. The mission of the Committee is to review and propose updates to the existing Historic Handbook which provides regulations and guidance to City Staff and the Historic Preservation Commission when evaluating proposals for alterations of sites and structures within the Historic Preservation Overlay District. The Committee may propose any recommended updates to the Historic Preservation Commission for further consideration and recommendation. Applicants will be evaluated based on their credentials related to Historic Preservation, architecture, design, or a related field. It is required that an applicant for the Committee reside within the Concord City limits or ETJ. Those appointed to the Committee should anticipate periodic night meetings which will be set by the Committee. The duration of the Committee will likely last one (1) year or less. Participation by Committee members is critical to the project and therefore, failure to attend three (3) meetings of the Committee may result in the removal of an individual from the Committee.*

This application requests some general information based on your interest in serving on the Handbook Committee.

Applicant Name:

Kelley Cartrett Phifer

Home Address:

40 Franklin Avenue NW, Concord, NC 28025

Phone:

704-608-9275

Email:

kelleycartrettphifer@gmail.com

Employer:

N/A

Occupation:

Stay at home mother.

Former wedding and special event planner for 25 years.

Education/Certifications:

I hold a B.S. in Habilitative Science and Psychology from Appalachian State University.

Are you a citizen of the United States?

Yes

If yes, how long?

49 years

Length of residence in the City of Concord?

I grew up in Concord from 1972 - 1996 and then moved to Charlotte. My husband and I bought the Franklin B. Rogers home in downtown Concord in July 2021. I have now resided in Concord for 10 months.

Current Civic/Community Participation:

I am an active member of the Residents of Historic Concord.

Are you currently serving or have you ever served on a public board or committee? If so, please list below:

Board:

I currently serve as the Vice President for the Residents of Historic Concord.

Dates:

January 2022 - Present

Please provide a detailed statement outlining why you wish to serve on the Handbook Committee and any skills/knowledge/qualification you have with regards to Historic Preservation, architecture, or a related field.

I would like to serve on the Handbook Committee because I am a resident of this community and genuinely care about and want to ensure the historic preservation of Historic Concord. Although I have no formal training pertaining to architecture, I have studied historic homes and historic architecture on my own for as long as I can remember. I take great pride in my hometown and neighborhood and understand growth and change, but I also deeply understand the importance of preserving its history and historic architecture.

Signature:

Kelley E. Cartrett-Phifer

Date: May 11, 2022

Please return form to:

City of Concord Planning and Neighborhood Development Department

35 Cabarrus Avenue W.

Concord, North Carolina 28025

Or email to laganob@concordnc.gov

Office Use Only
Received _____

**APPLICATION FOR
APPOINTMENT TO CITY
BOARDS AND COMMITTEES**

**CITY OF CONCORD
P.O. BOX 308
CONCORD, NC 28026-0308**

This application requests some general information based on your interest in applying for a position on a City of Concord Advisory Board, Commission, Committee or Task Force.

Applicant Name: Robert B. Steel Date of Application: 07/07/2022

Home Address: 103 Union St N
Concord, NC 28025-4779 Phone: 704-782-3403

Email Address: robsteel@msn.com FAX Number: 704-782-0257

I am interested in serving on the following Board/Committee(s) (List in order of preference) Historic Preservation Commission

EMPLOYMENT AND EDUCATION

Employer: <u>ACBC Retired Operations Mgr.</u>	Graduate? <u>Y/N</u> Major
Address: <u>Random Rd, New London, NC</u>	High School: <u>Y- Academic</u>
Phone: <u>704-463-7361</u>	College: <u>Y - BS, Mechanical Eng'n'g</u>
Email: _____	Graduate School: <u>Y-MS, Applied Phys.</u>
Occupation: <u>Registered Prof. Eng'r.</u>	Other: <u>GE's General Mngmt Course</u>

Are you a citizen of the United States? Yes X No _____ If yes, how long? 63 yrs

Length of residence in the City of Concord: 41 years 2 months

Current Civic/Community Participation: First Presbyterian Church; past Elder & Deacon, current Sanctuary Choir.

Board of Directors, Boys & Girls Club of Cabarrus County;

Are you currently serving, or have you ever served on a public board or committee?
If so, please list below:

Board	Dates
<u>Concord Historic Preservation Commission,</u>	<u>2007 - 2013</u>

Please provide a brief statement outlining why you wish to serve on the Advisory Boards, Commissions, or Committee you have indicated.

My wife, Glenda, and I have been restoring our residence, the Felix. N. Yorke house, for the past twenty-five years. We have always had a love of century houses. I have a desire to help preserve and protect homes, commercial buildings and areas of historic significance. With my experience as a restore-homeowner, as well as being a registered professional engineer and a former plumber in the city of Philadelphia, I believe I can assist in determining the appropriateness of the exterior of buildings within the Historic districts of the city of Concord. I have also worked actively in support of the Old Cabarrus County Courthouse, the Cabarrus Arts Council, Preservation North Carolina, Concord History Museum and the Cabarrus Genealogical Society. _____



Applicant's Signature

02/10/22

Date

You may attach a resume to provide additional information.

Please return form to:
City Clerk's Office, P.O. Box 308, Concord, NC 28026-0308
26 Union Street, S.
or FAX 704-786-7068



HISTORIC PRESERVATION COMMISSION’S HANDBOOK COMMITTEE

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This application requests some general information based on your interest in serving on the Handbook Committee. **DEADLINE FOR APPLICATION SUBMITTAL IS JULY 1ST.**

Applicant Name: Dr. Lee E. Gray

Home Address: 154 Spring St. NW, Concord, NC 28025

Phone: 704-786-7750

Email: legray@unc.edu

Employer: UNC Charlotte

Occupation: Professor and Interim Sr. Associate Provost

Education/Certifications:

Bachelor of Architecture, Masters in Architectural History, and PhD in Architectural History

Are you a citizen of the United States? Yes No If yes, how long? Since birth

Length of residence in the City of Concord? Years 31 Months 10

Current Civic/Community Participation

Past member of the Historic Preservation Commission

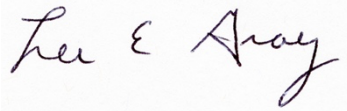
Are you currently serving or have you ever served on a public board or committee? If so, please list below:

Board	Dates
Historic Preservation Commission	1999-2004
Historic Preservation Commission	2013-2021

Please provide a detailed statement outlining why you wish to serve on the Handbook Committee and any skills/knowledge/qualification you have with regards to Historic Preservation, architecture, or a related field.

I am a Professor of Architectural History in the School of Architecture in the College of Arts & Architecture at UNC Charlotte. I have a Masters and PhD in Architectural History with a specialization in American architecture, which gives me a strong knowledge-base to draw upon in assessing preservation matters. During my career at UNC Charlotte, I have served the college and university in a number of leadership roles, including Department Chair, Associate Dean and, beginning July 1, 2022, Interim Senior Associate Provost. I live in the Historic District (on Spring Street) and have served several terms on the Historic Preservation Commission: 1999-2004 and 2013-2021. During my second period of service, I served as Commission Chair from 2014-2021. I participated in the full revision of the Historic Preservation Handbook in 2000-2001 and 2012-2014, and participated in minor revisions that occurred between 2014 and 2021. My length of service and ongoing residence in the Historic District provides an understanding of the development of the both the Handbook and the Historic District over the past 30 years. I would welcome the opportunity to continue to contribute to the growth and development of Concord's historic architectural heritage.

Signature:

A handwritten signature in black ink that reads "Lee E. Aray". The signature is written in a cursive style with a large, stylized 'L' and 'A'.

Date: July 12, 2022

Please return form to:

City of Concord Planning and Neighborhood Development Department

35 Cabarrus Avenue W.

Concord, North Carolina 28025

Or email to laganob@concordnc.gov



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This application requests some general information based on your interest in serving on the Handbook Committee. **DEADLINE FOR APPLICATION SUBMITTAL IS JULY 22nd.**

Applicant Name: Marshall Ward

Home Address: 98 Cabarrus Ave. NW Concord, NC 28025

Phone: 980-248-3316 Email: marshallwardnc@gmail.com

Employer: Edward Jones Occupation: Financial Advisor

Education/Certifications: B.S. in Management from USC - Columbia

Series 7 and Series 66 Exams for Financial Services, Insurance Licenses

Are you a citizen of the United States? Yes No If yes, how long? 39 years

Length of residence in the City of Concord? Years 11 Months 0

Current Civic/Community Participation

Volunteer Baseball and Soccer Coach for Concord Park & Rec Youth Sports
100 Men Who Care - Concord

Are you currently serving or have you ever served on a public board or committee? If so, please list below: No

Board

Dates

Please provide a detailed statement outlining why you wish to serve on the Handbook Committee and any skills/knowledge/qualification you have with regards to Historic Preservation, architecture, or a related field.

MW

I have lived in the North Union Historic District for 11 years. My wife grew up in Concord's Historic Districts as well, and we relocated here b/c of the unique charm, neighborhood school, walkable leisure options and proximity to family that this cherished neighborhood presents. I plan on living and retiring in the Historic District. I have 3 separate family members who live in the Historic Districts with their own families, including 6 of my nephews and 1 niece. My children currently go to school in the Historic District. My church is in the Historic District. My office was located in the Historic District for 8 years, and my new office is close by at Gibson Mill. I and my family are fantastically invested in the well-being of the Historic District and its future and that is why I wish to be on the Handbook Committee.

As far as skills/knowledge/qualifications I have that would be of use to the Handbook Committee:

- I have read the Historic Preservation Handbook from cover to cover.
- I have specifically read The Handbook's New Construction Guidelines found in Chapter 5's sections, multiple times.
- I have on many occasions made new neighbors aware of the restoration tax incentives at the state and Fed level, and I even have an email template with the necessary info for them.
- I am a state of SC and National Champion for Skills-USA in Chapter Business/Parliamentary Procedure, and I am very familiar with Robert's Rules of Order. I can help make sure the meetings stay on track and orderly.
- I have participated as a resident in the Certificate of Appropriateness process and I understand it.

Signature: Marshall Ward

Date: 07-21-2022

Please return form to:

City of Concord Planning and Neighborhood Development Department

35 Cabarrus Avenue W.

Concord, North Carolina 28025

Or email to laganob@concordnc.gov

HISTORIC PRESERVATION COMMISSION - AUGUST 10, 2022

Consolidated Handbook Comments from Commission Members

Approval Requirement Needs Table

Consider allowing staff administrative approval for:

- Fencing in rear yards
- Porch rails
- Retaining walls
- Major items approved by HPC & minor items approved by staff

Chapter 1: Preface

Expand preface with something similar to Charlotte's Mission Statement with short summary of Do's and Don'ts.

MISSION STATEMENT

It is the responsibility of the members of the Historic District Commission to identify and protect the overall character of Charlotte's historic neighborhoods that have been designated by City Council as Local Historic Districts. It is also the recognition that historic resources belong to the entire community as part of our collective heritage. The members of the Historic District Commission and its staff acknowledge that the property owners and residents within historic districts are the stewards of an important part of Charlotte's visual and associative history.

In keeping with the preservation of the historic neighborhoods' character, the following objectives have been established:

Protect the unique and vibrant character of each designated historic neighborhood.

1. Maintain the historic human scale, pedestrian orientation, and visual variety of the streetscape.
2. Preserve areas of green space and the tree canopy.
3. Manage changes to accommodate modern living.
4. Consider conflicts between the Historic District Commission, property owners, and other preservation organizations when appropriate, knowing that the HDC decisions are bound by its Standards.

DISTRICT DO'S AND DON'TS

Below are some common "Do's and Don'ts" to help you plan your project and avoid costly mistakes.

Do: Contact staff before ordering windows or removing windows.

Do: Make repairs to original windows rather than replace them.

Do: Design building additions that are not incongruous with the design of the structure and complementary to the streetscape.

Do: Use appropriate designs for the building type. Example – A simple front porch design is compatible with a small cottage style house.

Do: Repair and maintain your historic building.

Do Not: Paint previously unpainted masonry surfaces.

Do Not: Use materials that are incompatible with the building. Example – Cedar shake siding is not compatible with a Georgian style building.

Do Not: Remove large trees without approval.

Do Not: Install long expanses of stockade privacy fences or chain link fences.

Do Not: Use interlocking beveled edge concrete block or railroad ties for retaining walls or landscaping projects.

Do Not: Add developed parking areas in the front setback of the building.

Do Not: Hesitate to contact staff whenever you have questions.

For more details about these and other design situations refer to the appropriate section within these Standards.

Chapter 2: History

Chapter 3: HPC

Section B. Working with the Commission and obtaining a COA. Consider a visual (flowchart) of the process to make it easier for new and existing property owners to understand the process.

Chapter 4: Standards

There are rules that differ for pivotal and contributing structures. Add some examples to clarify these. Sometimes people do not understand the hierarchy of the designations so you get "well I saw X happen at a house on Y Street so I should be able to build one."

Chapter 5 – Section 1: New Construction

Chapter 5 – Section 2: New Addition Construction

Chapter 5 – Section 3: New Accessory Construction

Chapter 5 – Section 4: Siding and Exterior Material

Chapter 5 – Section 5: Fenestrations

Doors - be more specific of what is allowed.

Windows - be more detailed of what is allowed. If it is different for the side or back of the house then list those details.

Chapter 5 – Section 6: Porches

Front porches - we need to be clear on what is and isn't permitted.

Chapter 5 – Section 7: Roofing

Chapter 5 – Section 8: Landscaping

Trees - preserve the tree canopy while allowing for landscape designs to change. Volunteer trees vs. trees that were planted in an original design.

1st paragraph: replace the word “should” with “shall” in the second sentence. *Activities which negatively impact any aspect of the landscape “shall” be avoided, such as the removal of healthy trees and mature shrubs.*

2nd paragraph: change per the City Arborist’s recommendations to simplify wording and incorporate current terms and procedures. Also, for readability, consider three paragraphs as shown below:

- *Tree health is determined by the City Arborist. Any pruning cuts of 6 inches in diameter or larger on any part of a tree, either living or dead, requires a Tree Risk Assessment Form completed by the City Arborist and submitted to the Planning Department. A request for removal of healthy trees larger than six inches in diameter (measured four feet above ground) or pruning of healthy tree limbs more than six inches in diameter requires Historic Preservation Commission review and approval if the Tree Risk Assessment has a risk rating of “Low” or “Moderate”. (If the updated form is approved). City staff may also refer any tree pruning or removal request, regardless of rating, to the Historic Preservation Commission if unique situations deem necessary.*
- *City staff may approve a Certificate of Appropriateness for the removal of healthy trees less than six inches in diameter. Staff may also issue a Certificate of Appropriateness, without Historic Preservation Commission approval, for tree removal or pruning requests that have a Tree Risk Assessment rating of “High” or “Severe” on the assessment form (If the updated form is approved).*
- *Refer to Appendix B, Approval Requirement Needs as amended by City Arborist (Tree Care Chart attached).*

3rd paragraph: in addition to changing “should” to “shall,” incorporate City Arborist’s recommendations:

- *All trees that are removed shall be replaced with a tree species of similar size upon maturity in an appropriate location unless no suitable location exists on the subject site. Smaller sized tree species must be approved by the commission. Trees removed within street view shall have the stumps removed below ground level.*

4th paragraph: strengthen reference to City Development Ordinance, Article 11 – Landscaping and Buffering Standards, to include:

- *General Standards for Landscaping and Buffering 11.1 shall apply to renovations in the historic district.*
- *Specifications for Plant Materials and Installation 11.8 shall apply to renovations in the historic district.*
- *Tree Preservation and Protection Standards 11.9 shall apply to renovations in the historic district.*
- *Tree list supplied by City Arborist should be consistent and apply to both CDO Article 11 and the Historic Handbook appendix.*

The newly named “Design standards: Landscaping and Trees” should also include:

- *Native species (shade and ornamental) shall be replaced with similar native species.*
- *Landscape plans should consider incorporating native species into the design. Use of native southeastern plants, which support pollinators (non-native plants do not) and contribute to a functioning ecosystem in many other ways. Sites for native plant recommendations include:*
 - *NC Native Plant Society: https://ncwildflower.org/native_plants/recommendations#trees*
 - *NC Botanical Garden: <https://ncbg.unc.edu/files/2019/08/NativePlantsWoody.pdf2>*
 - *NC Botanical Garden: <https://ncbg.unc.edu/files/2019/08/NativePlantsWildflowersEtc.pdf>*
 - *National Wildlife Federation: <https://www.nwf.org/nativeplantfinder/about>*

Landscape plans shall avoid the use of invasive plants, which displace the native plants essential to a functioning ecosystem. Invasive plants negatively affect water quality, biodiversity, fish and wildlife habitat, tree cover, and fire risk and costs. Sites for more information about invasive plants include:

- *North Carolina Invasive Exotic Species List: https://ncwildflower.org/plant_galleries/invasives_list*
- *Mid-Atlantic Invaders Tool Plant List: <https://www.invasive.org/midatlantic/>*
- *A Management Guide to Invasive Plants in Southern Forests: <https://www.srs.fs.usda.gov/pubs/36915>*
- *New Invaders of the Southeast: <https://www.invasive.org/species/list.cfm?id=197>*
- *NC native trees should be recommended as replacement trees*

Chapter 5 – Section 9: Fences and Walls

Painting walls or foundations – allow to repaint once painted?

Fences - what is the historic design for front, side and back? Show examples.

Clarification about which types of concrete blocks are allowed.

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

Allowing changes with driveways and how to have the replacement make sense.

Replace the word “should” with “shall” in the 1st and 2nd standard as follows:

- *Parking areas “shall” not be the focal point of the property, and should be located in such a manner as to minimize their visibility from the street.*
- *Trees “shall” be planted or retained in order to maintain the tree canopy and to minimize the focus of the parking areas.*

Address alleyways as most of the old alleys are used for some type of access and should be included for HPC approval.

Chapter 5 – Section 11: Lighting and Transformers

Chapter 5 – Section 12: Mechanical and Incidental Equipment

Chapter 5 – Section 13: Demolition

Chapter 5 – Section 14: Housing Code

Appendix A: Secretary of the Interior’s Standards for Rehabilitation

Appendix B: Tree Care and Maintenance

Appendix C: References

Other

Send out a welcome letter and copy of the handbook to new residents as soon as possible.

Painting of homes - discuss what is allowed and what is not. Some brick homes have been able to be painted where others have been denied.

Swimming Pools - no above ground pools, any other requirements?

Modifications - can staff approve modifications to a plan that are still compliant vs. coming back to the board?

Handbook would be enhanced with additional photos/visuals to guide property owners.