

# HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Wednesday, March 8, 2023 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. ELECTION OF VICE-CHAIR
4. INTRODUCTIONS - *Chair and Commissioners (give your name for the record)*
5. APPROVAL OF MINUTES - *Motion, second, and vote needed.*
6. SWEARING IN OF WITNESSES - *Chair*
7. OLD BUSINESS - *Chair*
8. NEW BUSINESS

## **H-26-22 (Quasi-Judicial Hearing)**

**Zac Moretz** has submitted a Certificate of Appropriateness application to install a wooden handicap ramp on the right side of the front porch at 56 Cabarrus Ave W. PIN 5620-87-1679.

- 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-02-23 (Quasi-Judicial Hearing)**

**Allen L. Brooks, AB Architecture**, has submitted a Certificate of Appropriateness application for modification of the exterior siding of the structure at 40 Franklin Ave 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-03-23 (Quasi-Judicial Hearing)**

**William D. Tadlock III**, has submitted a Certificate of Appropriateness application to construct a retaining wall in front of the structure at 68 Georgia St NW. PIN 5620-77-2769.

- 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-04-23 (Quasi-Judicial Hearing)**

**Stephen M. Morris**, has submitted a Certificate of Appropriateness application for the removal of trees and construction of a detached accessory structure at the rear of the property located at 49 Georgia St NW. PIN 5620-77-1405.

- 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-18-22 (Quasi-Judicial Hearing)**

The **Memorial Garden Association**, has submitted a Certificate of Appropriateness application for the partial demolition of the existing structure and construction of a community room at 36 Spring St. SW. PIN 5620-87-7218.

- 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. Discuss Committee’s Progress

**9. 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:**

March 8, 2023

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	H-26-22
<u>Applicant:</u>	Zac Moretz
<u>Location of Subject Property:</u>	56 Cabarrus Ave. West
<u>PIN:</u>	5620-87-1679
<u>Staff Report Prepared by:</u>	Autumn C. James, Senior Planner

**BACKGROUND**

- The subject property at 56 Cabarrus Ave W is designated as a “Pivotal” structure in the North Union Street Historic District (Exhibit A).
- “Two-and-a-half story, frame, double-pile residence with mansard roof combines idioms of the Italianate and the Second Empire. House is similar to John Milton Odell's home (#2). Interior and exterior are exceptionally rich in detail. Projecting center bay of facade features a paneled door with architrave and deeply recessed sidelights and transom. Central portion of the porch also projects. The porch is supported by square posts that rise from molded, paneled pedestals to a paneled frieze and long, sawn brackets with pendant drops. The paired, segmental arched windows of the first and second floors are trimmed with molded surrounds and bracketed hoods. Below second story cornice rests a stylish frieze that features crenelated moldings, pendant-drop brackets, and panels with garland inserts. The mansard roof, the segmental-arched dormers is topped with a paneled frieze and cornice that features the same garland inserts and pendant-drop brackets that are located about the first story (Exhibit A).

**DISCUSSION**

On November 4, 2022, Zac Moretz applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to install a handicap ramp from the parking area to the existing wood porch (Exhibit B). It will measure approximately eleven feet. The ramp is to be constructed out of wood to match the existing front porch in color and style. The wood rails, positioned on either side of the ramp, will be constructed of evenly spaced posts which will be pressure-treated 6x6 wrapped with ripped 1x8 boards. Base detail will be added to match the existing front porch columns. Evergreen shrubs will be placed at the front of the structure to screen the base (Exhibit D).

The ramp will need to be installed at the front entrance as this is where clients will enter the law firm. The side and rear porches have too steep a gradient for handicap access. Additionally, this is the lowest grade for entrance, and the 2010 ADA Standards for Accessible Design require certain specifications for compliance (Exhibit F).

**ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory  
Exhibit B: Certificate of Appropriateness Application  
Exhibit C: Subject Property Map  
Exhibit D: Site Plan  
Exhibit E: Existing Conditions Photos  
Exhibit F: 2010 ADA Standards for Accessible Design: Chapter 4: Accessible Route: 405 Ramps  
Historic Preservation Commission  
Case # H-26-22

## **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

### **Approval Requirement Needs Table: Porches**

*Removal of porches, adding a new porch, altering the porch, or enclosing a porch require Commission Hearing and Approval.*

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

- *Porches which are original or are compatible with the design of the structure should be retained.*
- *Original steps should be retained and handrails should match the railing on the porch.*

#### **Design Standards: Porches**

1. *Alterations to original porches that have no historic basis are not appropriate.*
2. *Handicap accessible ramps should be temporary structures and be able to be removed once no longer needed. Ramps deemed appropriate by a Certificate of Appropriateness should not detract from the aesthetic and architectural character of the principal dwelling unit nor should the removal of a ramp jeopardize any portion of the unit's structural integrity. To the greatest extent feasible, handicap ramps should be located where they are not visible from the street.*

### **Approval Requirement Needs Table: Miscellaneous**

*Any type of alteration of exterior features of a building, site, or environment which is not specifically listed.*

#### **Chapter 5 – Section 12: Mechanical and Incidental Equipment**

- *North Carolina State Building Code and ADA (Americans with Disabilities Act) require handicap ramps for some non-residential and multifamily structures. Although their design is largely dictated by the Building Code, thoughtful planning can result in a design that requires little change to the appearance of the building and not be visible from the street.*

#### **Design Standards: Mechanical and Incidental Equipment**

1. *Tie handicap ramps to existing porches and avoid alterations to the porches when practical. Construct new handicap ramps to match the existing features of the structure.*

## **Appendix A - Secretary of the Interior's Standards**

### **Building Site**

*The relationship between a historic building or buildings features within a property's boundaries – or building site – helps to define the historic character and should be considered an integral part of overall planning for rehabilitation project work*

#### **Recommended**

1. *Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archeological features that are important in defining the history of the site.*
2. *Designing new on-site parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of character-defining features of the site.*

### **Health and Safety Code Requirements**

*As a part of the new use, it is often necessary to make modifications to a historic building so that it can comply with current health, safety and code requirements. Such work needs to be carefully planned and undertaken so that it does not result in a loss of character-defining spaces, features, and finishes.*

#### Recommended

- 1. Identifying the historic building's character defining spaces, features, and finishes so that code required work will not result in their damage or loss.*
- 2. Providing barrier-free access through removable or portable, rather than permanent, ramps.*

#### Not Recommended

- 1. Installing permanent ramps that damage or diminish character-defining features.*

### **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	64

131. (Former) All Saints Episcopal Church  
44 Cabarrus Avenue West  
1890-1891  
P

Extremely important church with lovely Gothic details. Nave displays a high-pitched gable roof with flared eaves. A similar roof design can be found at the front entrance. The projecting front vestibule is the main entrance and possibly is not original brickwork. The original brickwork is 1:5 common, however, brickwork at vestibule is laid in common bond and is not the same color as the original. Church has two buttresses at projecting corners and a single buttress where the vestibule adjoins main building. The nave at the south end has two buttresses at each corner. All of the buttresses have cement trim and are in two stages. However, the lower stage of the nave's buttresses are broader and are not as steeply pitched as those of the vestibule. The nave's fenestrations consist of paired lancet-arched windows. The four-stage bell tower, on the west side, features a four-paneled door with lancet transom containing stained glass. A corbeled cornice rest below the crenelated parapet that crowns the tower. The church is the oldest downtown sanctuary in the district. A mid-twentieth century Sunday School wing is quite harmonious with the original structure. The congregation moved to a larger facility in the early 1970s. Mary Frances Calder Ridenhour converted the sanctuary into a restaurant in 1970's that has since closed. The structure is now know as the Faith Covenant Church.

132. L'il General Store  
50 Cabarrus Avenue West  
ca. 1980  
I

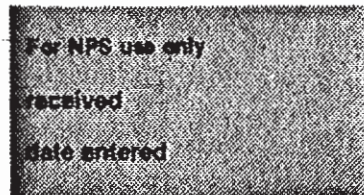
One story brick and concrete block structure with a gas island and a parking lot in the front. Most flagrant intrusion in the district.

133. Matthew O. Beatty House  
56 Cabarrus Avenue, West  
1874-1882  
P

Two-and-a-half-story, frame, double-pile residence with mansard roof combines idioms of the Italianate and the Second Empire. House is similar to John Milton Odell's home (#2). Interior and exterior are exceptionally rich in detail. Projecting center bay of facade features a paneled door with architrave and deeply recessed sidelights and transom. Central portion of the porch also projects. The porch is supported by square posts that rise from molded, paneled pedestals to a paneled frieze and

**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 - North Union Street Historic District, Concord</u>	#7	65

long, sawn brackets with pendant-drops. The paired, segmental-arched windows of the first and second floors are trimmed with molded surrounds and bracketed hoods. Below second story cornice rests a stylish frieze that features crenelated moldings, pendant-drop brackets, and panels with garland inserts. The mansard roof, with segmental-arched dormers is topped with a paneled frieze and cornice that features the same garland inserts and pendant-drop brackets that are located above the first story.

Matthew O. Beatty (1828-1898) was a builder and contractor. He was originally from Westmoreland County, Pennsylvania and came to Concord in 1870. The house was built within the early years of his 1874 marriage to Sarah Emaline Benson Swink Beatty. Sarah Beatty owned the land and the home remained in her family until the 1970s. T. Laine Harling, a contractor, and his wife Alice Arey have undertaken the restoration of the home.

134. House  
64 Cabarrus Avenue, West  
1892 (SM)  
C

A one-story, frame, shingled bungalow with porch. Gable front supported by shingled pillars rising from a retaining wall. Slanted facade with ell and another bay on eastern elevation.

135. Vacant Lot  
Between 64 and 74-78 Cabarrus Avenue West.  
VL

Vacant lot that was a former site of a home.

136. Commerical Building  
74-78 Cabarrus Avenue  
I

One-story, brick, commerical building with a large front. Parking lot and three stories that include H & R Block, a beauty salon, and a vinyl siding shop.

137. Thomas Ross House  
90 Cabarrus Avenue, West  
1916 (SM)  
C

**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: Zac Moretz \_\_\_\_\_  
Address: 300 McGill Ave. NW \_\_\_\_\_  
City: Concord \_\_\_\_\_ State: NC \_\_\_\_\_ Zip Code: 28027 \_\_\_\_\_ Telephone: 704-721-3513 \_\_\_\_\_  
Email: [zac@moretzlaw.com](mailto:zac@moretzlaw.com) \_\_\_\_\_

**OWNER INFORMATION**

Name: Second Empire Properties, LLC \_\_\_\_\_  
Address: 1800 Central Ave. Ste 305 \_\_\_\_\_  
City: Charlotte \_\_\_\_\_ State: NC \_\_\_\_\_ Zip Code: 28205 \_\_\_\_\_ Telephone: 704.453.3451 \_\_\_\_\_  
Email: [cherman@chermanconstruction.com](mailto:cherman@chermanconstruction.com) \_\_\_\_\_

**SUBJECT PROPERTY**

Street Address: 56 Cabarrus Ave. West \_\_\_\_\_ P.I.N. # 5620871679 \_\_\_\_\_  
Area (acres or square feet): Approx. 0.654 ac Current Zoning: C-1 \_\_\_\_\_ Land Use: Residential/Office \_\_\_\_\_

**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: Handicap ramp as shown on attachment \_\_\_\_\_
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
 Simple handicap ramp as shown on attachment to be constructed out of wood to match existing front porch in color and style; prefer to construct treads of ramp from color-matched composite material for durability if acceptable, but will use wood if required.

**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.

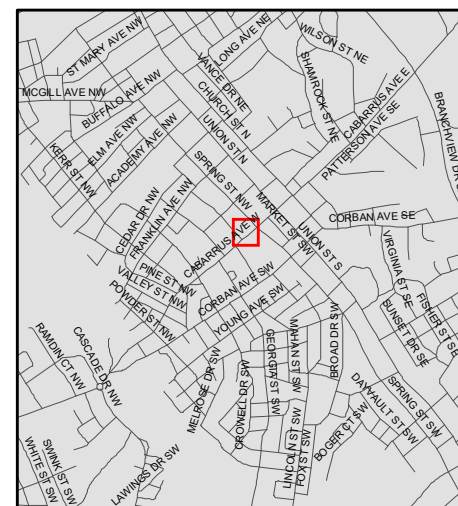
11/4/22  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Signature of Owner/Agent

H-26-22

56 Cabarrus Ave W

PIN: 5620-87-1679

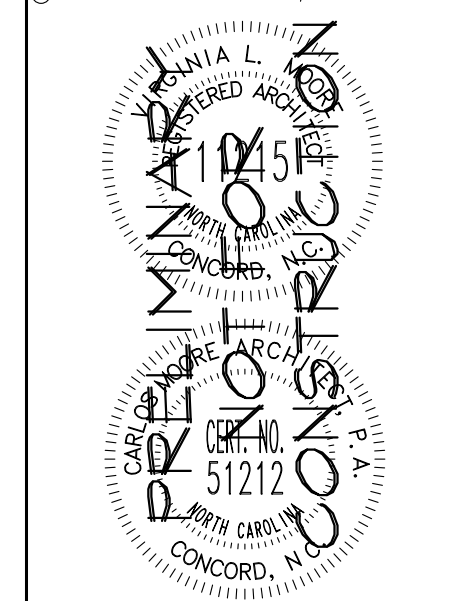


Source: City of Concord  
Planning Department

**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.

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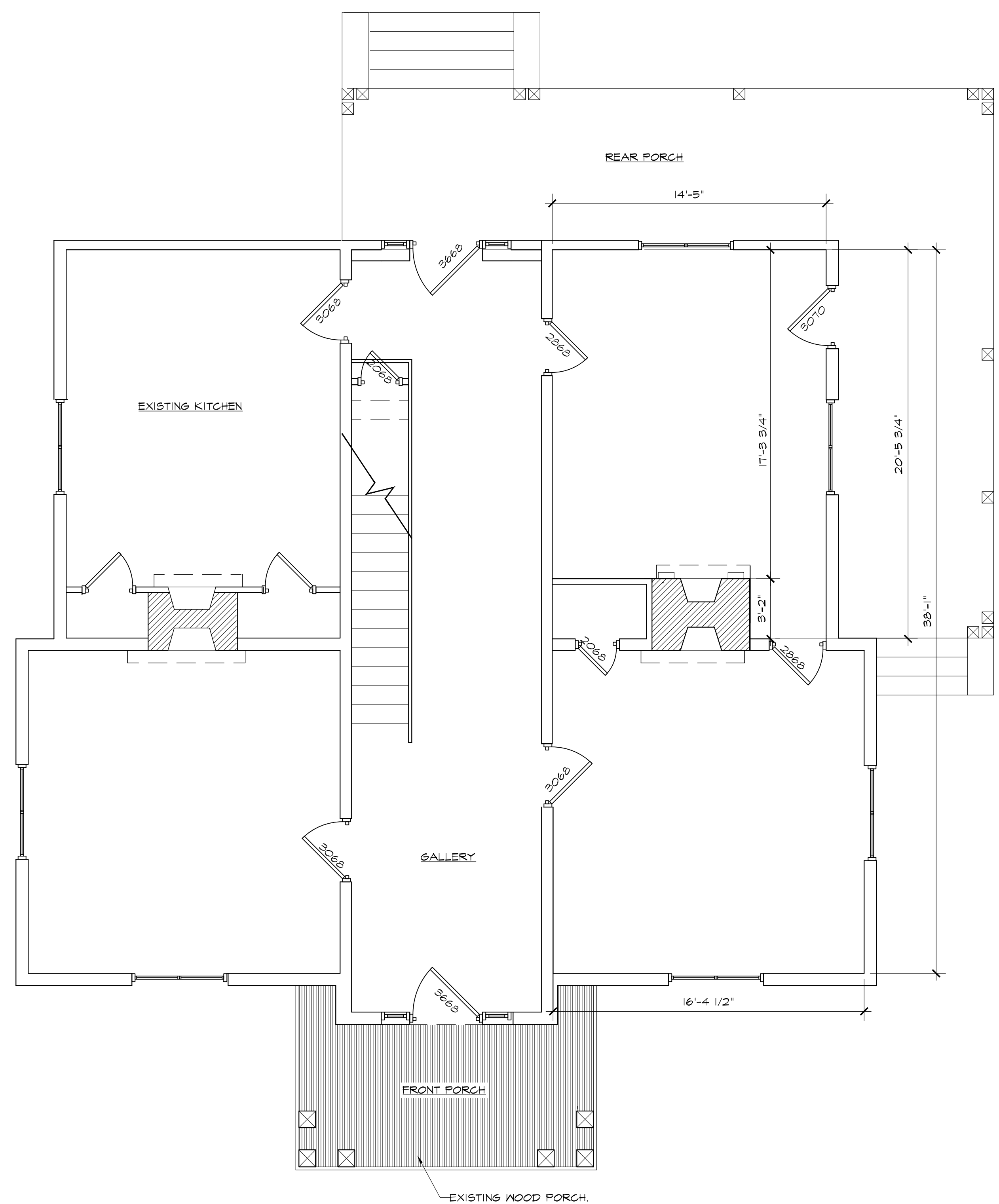
UPFIT FOR  
**MORETZ LAW**  
 56 CABARRUS AVE W, CONCORD, NC  
 SHEET TITLE  
**FLOOR PLANS**

TODAY'S DATE: 01.11.2023  
 SCHEMATIC DESIGN APPR. XXX  
 ORIGINAL SEAL DATE: XXXXXXX

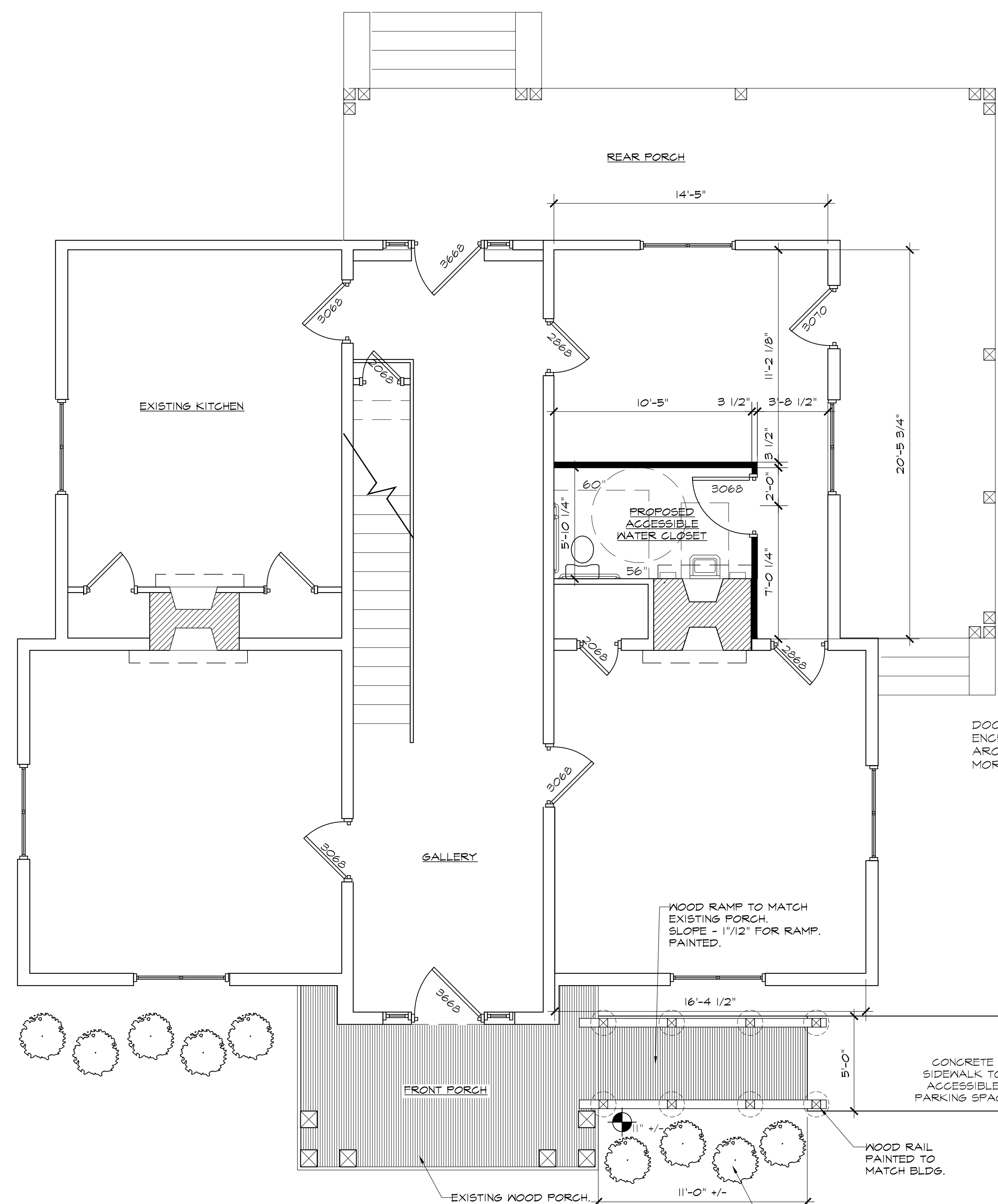
REVISIONS:

DRAWING #: 22101 FV2  
 DRAWN BY: RGN  
 PROJECT MGR: VLM  
 CHECKED BY: V. MOORE

SHEET  
**A=1**  
 TOTAL # OF SHEETS: .



1  
 A-1 EXISTING GROUND FLOOR PLAN  
 SCALE 1/4"=1'-0"



2  
 A-1 PROPOSED GROUND FLOOR PLAN  
 SCALE 1/4"=1'-0"

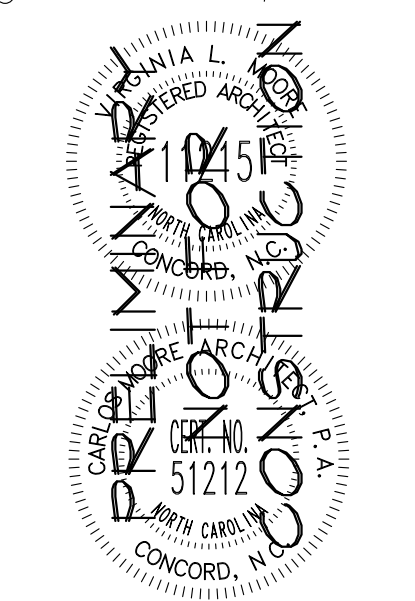
**WALL LEGEND**

— EXISTING WALL TO REMAIN

— 2X4 WOOD STUDS @ 16" O.C., 1/2" GAB ON BOTH SIDES, M.R. TYPE GAB ON NET WALLS.

NOTES:  
 1. USE MOISTURE RESISTANT GAB IN ALL TOILET ROOMS AND IN ANY WET AREAS.  
 2. ALL HARDWARE SHALL BE ADA COMPLIANT & LEVER TYPE HANDLES.

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UPFIT FOR  
**MORETZ LAW**  
 56 CABARRUS AVE W, CONCORD, NC  
 ELEVATIONS

PROJECT TITLE:  
 SHEET TITLE:  
 TODAY'S DATE: 01.11.2023  
 SCHEMATIC DESIGN APPR. XXX  
 ORIGINAL SEAL DATE: XXXXXXX

REVISIONS:

DRAWING #: 221101 EEL  
 DRAWN BY: RGN  
 PROJECT MGR: VLM  
 CHECKED BY: V. MOORE

SHEET  
**A-2**  
 TOTAL # OF SHEETS: .



**1** EXISTING FRONT ELEVATION  
 SCALE 1/4"=1'-0"



**2** PROPOSED FRONT ELEVATION  
 SCALE 1/4"=1'-0"

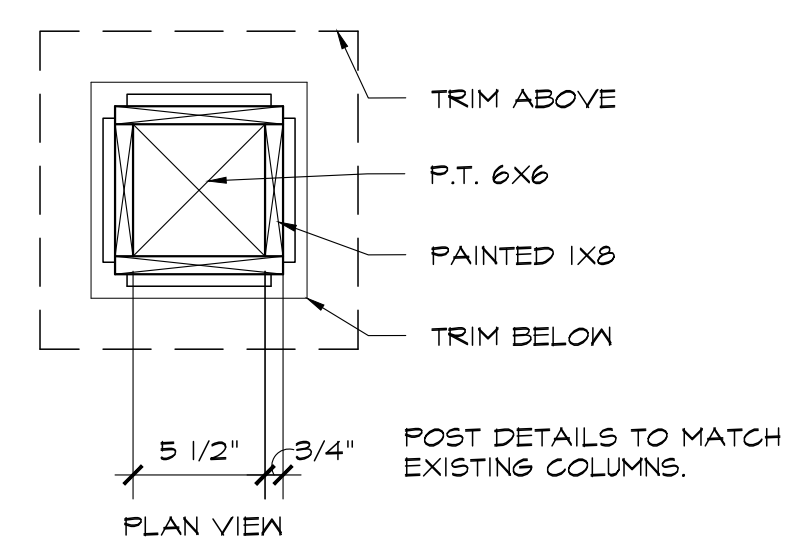
NOTE: ADD EVERGREEN SHRUBS AT THE FRONT OF STRUCTURE TO SCREEN BASE. (EXCLUDED FROM DRAWING FOR STRUCTURE CLARITY)



**3** EXISTING COLUMN CONDITIONS  
 N.T.S.



OVAL MEDALLIONS TO BE REMOVED AS NOT HISTORIC TO ORIGINAL STRUCTURE



**4** POST DETAIL  
 SCALE 1/2"=1'-0"



Front



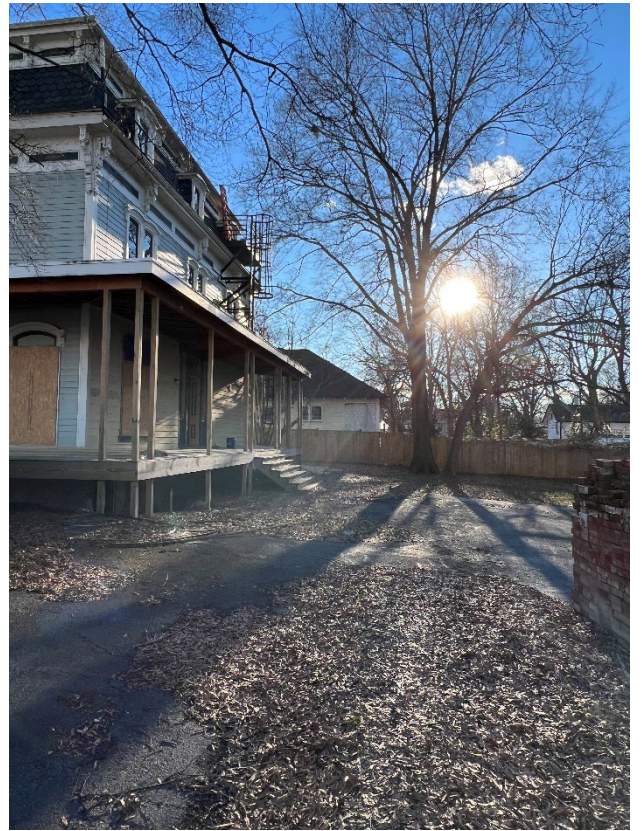
Front and Side View



View from Parking to Porch



Side Porch



Rear Porch

2010 ADA Standards for Accessible Design	
Introduction	+
2010 STANDARDS FOR STATE AND LOCAL GOVERNMENT FACILITIES: TITLE II	+
28 CFR 35.151 New construction and alterations	
Appendix to 35.151(c)	
2010 STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES: TITLE III	+
28 CFR part 36, subpart D – New Construction and Alterations	+
2010 STANDARDS FOR TITLES II AND III FACILITIES: 2004 ADAAG	
CHAPTER 1: APPLICATION AND ADMINISTRATION	+
CHAPTER 2: SCOPING REQUIREMENTS	+
CHAPTER 3: BUILDING BLOCKS	+
CHAPTER 4: ACCESSIBLE ROUTES	–
401 General	
402 Accessible Routes	
403 Walking Surfaces	
<b>404 Doors, Doorways, and Gates</b>	
405 Ramps	

1015 mm) minimum when operated in emergency mode.

**EXCEPTION:** Where manual swinging doors and gates comply with 404.2 and serve the same means of egress compliance with 404.3.6 shall not be required.

**404.3.7 Revolving Doors, Revolving Gates, and Turnstiles.** Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

## 405 Ramps

**405.1 General.** Ramps on accessible routes shall comply with 405.


**EXCEPTION:** In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply with 405.

**405.2 Slope.** Ramp runs shall have a running slope not steeper than 1:12.

**EXCEPTION:** In existing sites, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to space limitations.

**Table 405.2 Maximum Ramp Slope and Rise for Existing Sites, Buildings, and Facilities**

Slope (A slope steeper > than 1:8 is prohibited.)	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)
Steeper than 1:12 but not steeper than 1:10	6 inches (150 mm)

 **Advisory 405.2 Slope.** +

**405.3 Cross Slope.** Cross slope of ramp runs shall not be steeper than 1:48.

<https://www.ada.gov/law-and-regs/design-standards/2010-stds/#405-ramps>

**DATE**

March 8, 2023

**SUBJECT**

Certificate of Appropriateness Request:

H-02-23

Applicant:

Allen L. Brooks, AB Architecture

Location of subject property:

40 Franklin Ave NW

PIN:

5620-79-3073

Staff Report prepared by:

Autumn C. James, Senior 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).

**DISCUSSION**

On January 18, 2023, Allen L. Brooks, AB Architecture, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for modification of the exterior siding (Exhibit B). This application follows a previously approved Certificate of Appropriateness for the removal of non-original siding on the right (east) and rear (north) elevations and installation of board and batten wood siding to match the existing structure. Once work commenced, the removed asphalt and vinyl siding revealed wood lap siding.

To support continuity and flow with the original, the applicant is proposing the installation of wood lap siding. The original siding is a nominal 1x6, and the new siding would be a nominal 1x8. Siding would show contrast from the original historic structure. The 1x8 boards could be ripped to virtually match the original 1x6 boards which would allow for replacement of deteriorated or missing pieces. All original siding will be saved and salvaged for reuse. Vertical trim boards will be included to define areas of alteration and separate original from new, the sill band trim will be restored, the trim between the siding will be replaced and replicated, and circular attic vents will be restored.

**ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map

Exhibit D: Site Plan

Exhibit E: Applicant Submitted Photographs



Exhibit F: Recorded Order Dated April 13, 2022

Exhibit G: Full Staff Report (H-27-22)

Exhibit H: Draft Order Dated January 11, 2023

## **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

### **Approval Requirement Needs Table: Siding**

*Alteration of siding from one material to another (shingles to clapboard etc.). Applications of any simulated materials, aluminum siding, plastic siding, etc. requires Commission Hearing and Approval.*

### **Approval Requirement Needs Table: Siding Removal**

*Removal of siding to be replaced with another material (shingles to clapboard etc.) requires Commission Hearing and Approval.*

## **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 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.*

## **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
Inventory List - North Union Street Historic District, Concord	#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).



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: SIDING CHANGE FOR EXTERIOR
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
  - SEE ATTACHMENT 1
  - ELEVATIONS
  - PHOTOS SENT VIA E-MAIL SEPARATELY IN LINK PROP BOX W/ LAST SUBMISSION
  - FEE - DELIVERED TO OFFICE BY OWNER

**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.

18 JAN 2022  
Date

[Signature]  
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 •



Application  
for Certificate of

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: 3021 ENGLIS AVE.  
City: CHARLOTTE State: NC Zip Code: 28203 Telephone: 704.502.4554

OWNER INFORMATION

Name: TOBY L. & KEELEY E. CAMERON RIFFER  
Address: 40 FRANKLIN AVE. NW, CONCORD, NC

Attachment 1

Historic B.F. Rogers House  
40 Franklin Avenue NW

18 January 2023

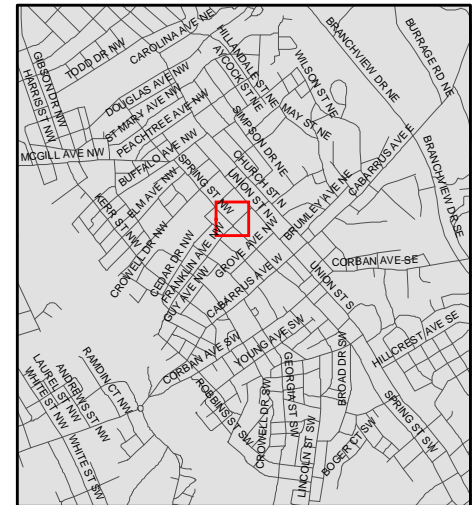
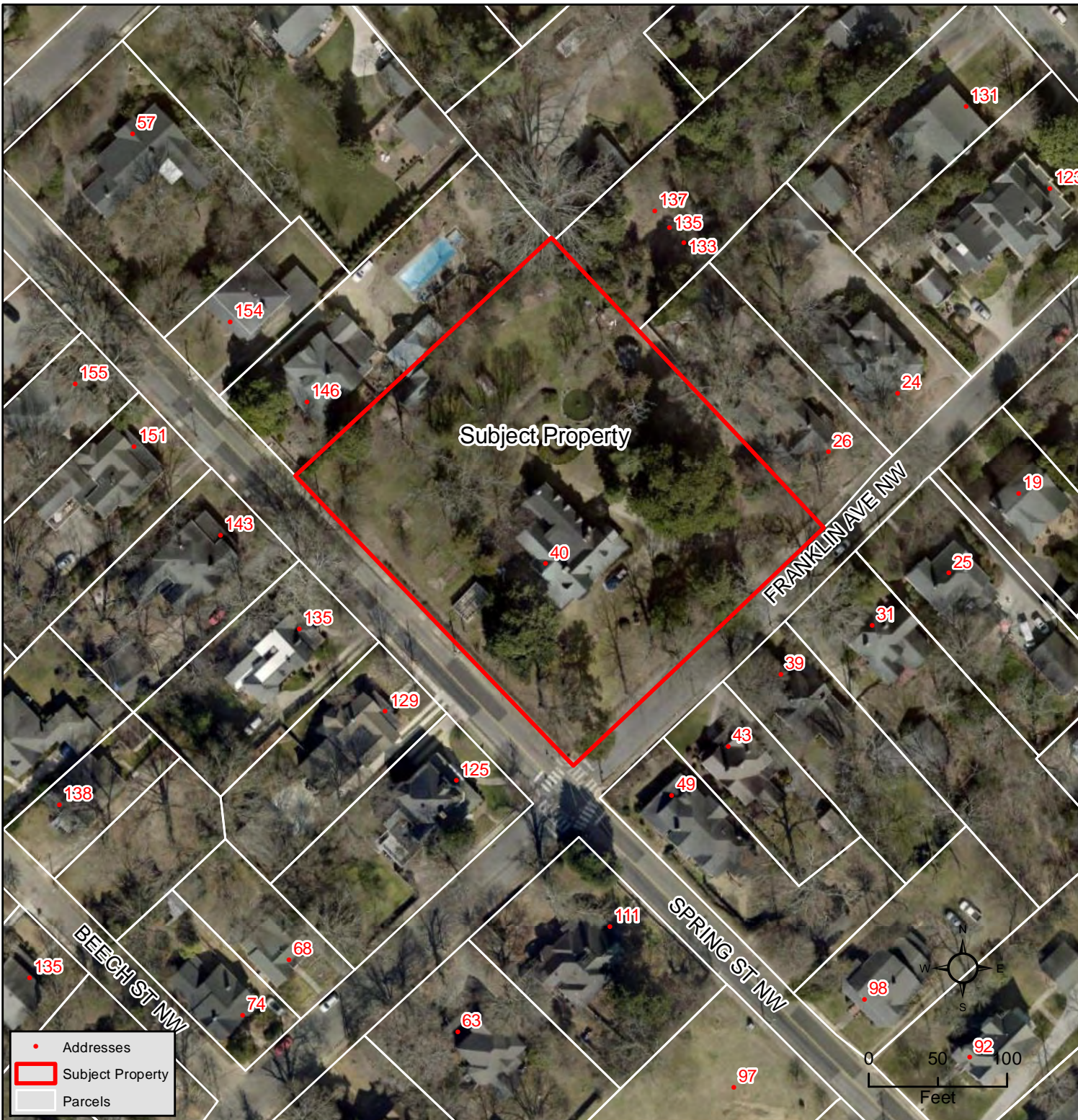
RE: House exterior changes of siding:

- 1) Approved COA, from April 13 2022 meeting; January 11 2023
- 2) The removed asphalt and vinyl siding revealed an unexpected condition. The rear pantry room was wood lap siding. That room was thought to be an enclosed original porch. Obviously it was sided with all rear addition, as there is no breaks between the two story gabled wing and the one story shed portion.
- 3) Rethinking the siding and appearance submitted with original 2022 application as board and batten; installing wood lap siding on infilled porches and addition would have more continuity and flow with original, and not a pronounced contrast and break with vertical siding.
- 4) The original siding is a nominal 1x6, and new siding would be nominal 1x8. Siding at altered enclosed spaces and addition would contrast from the original as readability for alterations to the Historic structure.
- 5) The 1x8 could be ripped to virtually match the original 1x6 boards. This could be used to replace deteriorated or missing boards. All original siding will be saved and salvaged for reuse east original walls.
- 6) The new elevation drawings of submission, show the variation; vertical trim boards define the areas of alteration and separate original from new.
- 7) The sill band trim will be restored, and altered spaces to match the original.
- 8) When the asphalt siding was applied, the thin vertical back stop at window, door and corner trim between the siding, was broken off for flush condition. The trim will be replaced at original and replicated at new.
- 9) Circular attic vents to be restored. Nail holes in board to be filled. Paint failure to be sensitively prepared for painting; no sandblasting or rotary sander. Adhered paint to be maintained.
- 10) Guttering from second floor as depicted on drawings. No guttering will run across windows. Guttering will be sensitively placed at lower floor roofs.
- 11) Project will be a State Historic Preservation Office tax credit project.

H-02-23

40 Franklin Ave NW

PIN: 5620-79-3073



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 C H-02-23



① South  
1/4" = 1'-0"



② West  
1/4" = 1'-0"

PROPOSED ALTERNATE (PORCH) SCHEME A - PLAN

**GENERAL NOTES:**

1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR AND OWNER BASED ON EXISTING SITE CONDITIONS.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
7. ALL DIMENSIONS ARE TO FACE OF STUD & BRICK AT FOUNDATION.
8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.5.3 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN 9/16".
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 36" IN HEIGHT.
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
16. ALL EAVES TO MATCH EXISTING HOUSE (SEE ROOF PLAN).
17. ALL FASCIAS TO MATCH EXISTING HOUSE.
18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
19. CONTINUOUS EAVE VENT U.N.O.
20. WATERPROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED.

**STAIRS, RAILING & GUARD NOTES:**

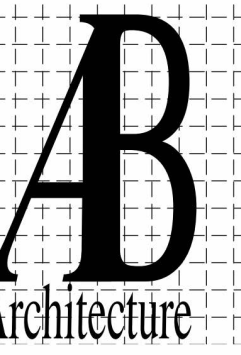
1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
- 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.5.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/2 INCHES.
- 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.5.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. R311.7.8 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.
5. R311.7.8.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
6. R312.1.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES.
- 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
7. R312.1.3 OPENING LIMITATIONS- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
- 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE ON OPEN SIDE OF STAIR.

**NOTE:**

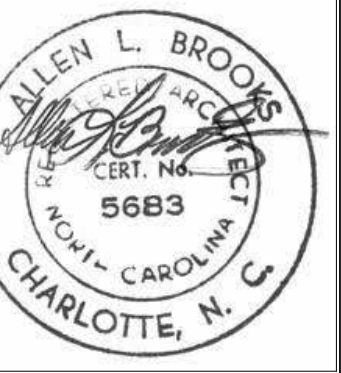
1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.
2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON. ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

**RENOVATION NOTES:**

1. "D" = DOOR REPLACEMENT
2. "W" = INDICATES ADDED WINDOW



AB ARCHITECTURE  
2021, EUCLID AVENUE,  
CHARLOTTE NC 28203  
EMAIL: brooks.ab@icloud.com  
Phone: 704-502-4554



16 JUNE 2021

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

PROJECT #: 2006

ISSUE DATE: Issue Date

REVISIONS:

XX 2021

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NOTE: WINDOWS = SALVAGED ORIGINALS

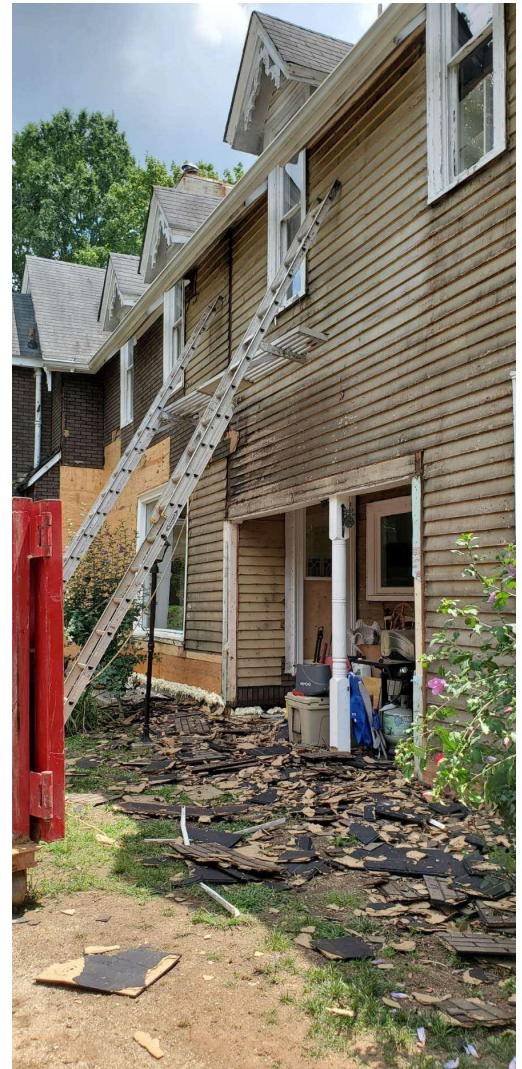
② East  
1/4" = 1'-0"



① North  
1/4" = 1'-0"

**PROPOSED ALTERNATE (PORCH) SCHEME A - PLAN**





FILED  
 CABARRUS COUNTY NC  
 WAYNE NIXON  
REGISTER OF DEEDS

FILED	May 05, 2022
AT	04:16 pm
BOOK	16009
START PAGE	0259
END PAGE	0266
INSTRUMENT #	15165
EXCISE TAX	\$0.00

TMF

SCANNED AND RETURNED

Mail to: City of Concord, Planning Dept., PO Box 308, Concord, NC 28026 PIN# 5620-79-3073

**NORTH CAROLINA** **ORDER OF THE CITY OF CONCORD**  
**CABARRUS COUNTY** **HISTORIC PRESERVATION COMMISSION CASE # H-05-22**

This matter came before the Historic Preservation Commission (hereinafter the "Commission") on April 13<sup>th</sup>, 2022. The Commission, heard sworn testimony from the following witnesses: Kristen Boyd-Sullivan, Allen Brooks, Toby L. Phifer and Kelley Cartrett-Phifer and considered the following exhibits: Exhibit A: National Register of Historic Places Inventory, 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, Exhibit P: Sanborn Map Based upon competent, material, and substantial evidence, the Commission makes these:

**FINDINGS OF FACT:**

1. The subject property is located at 40 Franklin St. NW, Concord, NC. The owners are Toby L. Phifer and Kelley E. Cartrett Phifer who acquired the property by deed recorded in Cabarrus County Register of Deeds Book 15333, Page 263, as recorded on July 14<sup>th</sup>, 2021.
2. 40 Franklin Ave. NW is located in the RC (Residential Compact) zoning district and is in the North Union Street Historic District and is designated as a "Pivotal" structure in the Concord Historic Districts Handbook (June 2001 ed.), (the "Handbook") Chapter 3 (Exhibit A).
3. The Handbook is an ordinance of the City of Concord duly adopted by the City Council and incorporated into the Code of Ordinances by reference.

8/26

4. On February 11<sup>th</sup>, 2022, Allen Brooks submitted an application (Exhibit B) for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to make modifications to the property including 1) Extension of the existing driveway into the rear yard, and adding pea gravel surfacing over the existing driveway and proposed extension (Exhibits B, D, E, and F), addition of a carport, breezeway, and bay window on the east façade of the house, enclosure of existing partially open porches on the north and west façade, addition on the back or north side of the house on the second floor for pass-through with roof modifications and two (2) new arched stained-glass windows, new windows (some repurposed/relocated) on the east, north, and west facades, new doors on the west and east facades, removal of exterior toilet room, removal of one (1) window and addition of new window on the north façade, removal of non-original siding and replacement with wood lap siding where renovations are being completed (Exhibits B, D-L).
5. On February 23<sup>rd</sup>, 2022, the applicant submitted site plans, floor plans, and additional elevations (Exhibits E, F, G, H, K, and L).
6. The applicant is proposing to make modifications to the primary structure which include:
  - A) Addition of a 20' x 20' car port and breezeway connecting to the house on the east elevation. All newly added materials will be wood, painted white, to match the existing materials of the house, roof material is proposed to match the existing dark asphalt shingles on the house. Brick on the columns and proposed wall for the breezeway is specified to match the existing un-painted brick on the house.
  - B) Removal of a large fixed single pane glass window, replacing with a 3-sided bay window and associated roof on the east elevation.
  - C) An existing wood casement window will be relocated on the east elevation under the proposed car port, as well as a new (repurposed) wood door. A new set of double hung wood windows are proposed to the right of the car port on the east elevation.
  - D) On the north or rear elevation, removal of the servant exterior toilet room to the right of the existing chimney. Addition of a single wood, double hung window in its' place. Removal of window on the left side of the chimney.
  - E) Non-original siding on the north (rear) on the first-floor enclosed porch to be removed and replaced with Board and Batten siding, wood, painted white.
  - F) On the north (rear) and west (left) elevations, enclosure of the partially open porch under the existing second-floor sleeping porch. Salvaged, multi-pane casement windows are proposed on the north side of the proposed enclosed porch, and Board and Batten wood siding, painted white to match the existing home is proposed for the exterior finish.
  - G) The second story of the north (rear) façade includes an addition between the two gable roofs to accommodate a pass-through for the second-floor rooms. Two (2) arched stained-glass windows are proposed on the north facing façade. All new roofs, similar in shape and pitch of the first-floor porch roofs will include dark asphalt shingles to match the existing.

- H) On the west (left) elevation, the opening on the first-floor enclosed porch will be modified to allow for a new wood, repurposed door.
  - I) Addition of two (2) single pane square casement windows to match existing square window on the same west façade.
  - J) All areas where modifications are proposed will include the removal of the non-original (vinyl) siding and replaced with appropriate wood lap siding, painted to match the existing siding, with the exception of the areas noted with Board and Batten wood siding (Exhibits D, F, G, I and J).
7. The applicant is proposing to make site modifications by extending 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 D, E & F).

Based upon these Findings of Fact, the Commission makes these:

#### CONCLUSIONS OF LAW

1. This matter is properly before the Commission pursuant to N.C. Gen. Stat. § 160A-400.7, et seq. and the Concord Development Ordinance.

2. Pursuant to the Handbook, Approval Requirement Needs Table:

- *Demolition: Commission Hearing and Approval for Demolition of any building or part thereof.*
- *Doors: Commission Hearing and Approval for replacement of original doors, changes in door openings.*
- *Windows: Commission Hearing and Approval for Replacement/changes in window design. Removal of original window, window components and changes in the window openings. Addition of shutters not original to building and stained-glass windows.*
- *Masonry Walls: Commission Hearing and Approval for all walls in public view or over 18 inches in height.*
- *Miscellaneous: Commission Hearing and Approval for any type of alteration of exterior features of a building, site, or environment which is not specifically listed.*
- *New construction or additions: Commission Hearing and Approval for all new construction and additions.*
- *Patios, Walks, and Driveways: Commission Hearing and Approval Required for all new patios, walks, and driveways.*
- *Roof Shape: Repairs or changes which alter roof shape.*

3. Pursuant to the Handbook, 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.*

**4. Pursuant to the Handbook, 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 their 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.*

**5. Pursuant to the Handbook, Chapter 5- Section 3: New Accessory Structure Construction:**

- *If an original carriage house, garage or outbuilding is completely missing, replace it with either a reconstruction based on accurate documentation or a new design compatible with the historic character of the main building or historic accessory structures in the district.*
- *Keep the proportion of new garages and accessory structures compatible with the proportion of the new house. Typically, these buildings were smaller in scale than the main house.*
- *New garages and accessory structures must use traditional roof forms, materials, and details compatible with the main building or historic accessory structures in the district.*
- *Locate new garages and accessory structures in rear yards and in traditional relationship to the main buildings.*
- *Accessory buildings for Pivotal and Contributing structures should complement the siding and roof material of the primary structure.*

6. Pursuant to the Handbook, 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.

7. Pursuant to the Handbook, 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.

8. Pursuant to the Handbook, 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.

9. Pursuant to the Handbook, 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

10. Pursuant to the Handbook, Chapter 5- Section 9: Fences and Walls:

- *Where walls are concerned, natural stone or brick-masonry 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.*

11. Pursuant to the Handbook, 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. In general, asphalt should only be used for areas not visible from the street; its use will be considered on a case by case basis by the Historic Preservation Commission.*

12. The following criteria shall be considered, when relevant, by the Commission in reviewing applications for a Certificate of Appropriateness. All applications for Certificates of Appropriateness shall be subject to review based upon the Design Guidelines then in effect. These guidelines are set forth in a manual prepared and adopted by the Commission:

- lot coverage, defined as the percentage of lot area covered by primary structures;
- setback, defined as the distance from the lot lines to the building(s);
- building height;
- exterior building materials;
- proportion, shape, positioning, location, pattern and sizes of any elements of fenestration;
- surface textures;
- structural condition and soundness;
- walls--physical ingredients, such as brick, stone or wood walls, wrought iron fences, evergreen landscape masses, building facades, or combination of these;
- color (new construction only and not for existing residences); and
- effect of trees and other landscape elements.

13. The application is congruous with the historic aspects of the District.

14. Based on the standards of the Handbook, and the City of Concord Code of Ordinances, including the standards listed above, the Commission concludes that:

- A. The addition of the 20' x 20' carport and breezeway connecting to the house on the east elevation is appropriate as the addition is compatible with the existing building in height,

massing, roof form and pitch, does reduce the visual impact by limiting the scale and size, does include details that are compatible with the existing building in material, texture, and color, and is in compliance with the Historic Handbook.

- B. The replacement of the large fixed single pane window with a 3-sided bay window using original windows from the house is appropriate as the windows are consistent and compatible with existing units, are appropriate for the style of the building, do maintain vertical emphasis, does avoid large single paned units, and is in compliance with the Historic Handbook.
- C. The relocation of an original single pane casement window, the addition of a repurposed wood door and addition of two (2) double hung windows on the east elevation is appropriate as original windows are being preserved/relocated, new windows and repurposed are compatible with existing units, and is in compliance with the Historic Handbook.
- D. The removal of the exterior toilet room, and relocation of the double hung window on the left side of the chimney to the right side of the chimney on the north (rear) elevation of the house is appropriate as the alteration of the openings are not visible from the street, and are compatible with the original design, and is in compliance with the Historic Handbook.
- E. The replacement of the non-original siding with Board and Batten siding on the north (rear) elevation is appropriate as it does remove non-original siding and restore original siding and is in compliance with the Historic Handbook.
- F. The enclosure of the partially open porch located on the first floor under the second story sleeping porch and the addition of two (2) relocated/repurposed multi-pane casement windows and replacement of the non-original vinyl siding with Board and Batten siding is appropriate, as the modification does preserve the historic character and features, and is compatible with the Historic Handbook.
- G. The second story addition on the north (rear) façade and addition of two arched stained-glass windows is appropriate as the addition is sited inconspicuously, on the rear elevation, and does not damage, destroy or obscure the character defining features of the home and is in compliance with the Historic Handbook.
- H. The modification to the opening on the first-floor enclosed porch on the west (left) elevation with a repurposed door is appropriate as the proposed alteration to the opening will be restorative in nature, appropriate for the style of the building and is in compliance with the Historic Handbook.
- I. The addition of the two (2) square, single pane casement windows is appropriate as they are not visible from the street, are compatible with the original design and is in compliance with the Historic Handbook.
- J. The removal of the non-original (vinyl) siding in all areas where modifications are proposed (with the exception of areas noted with Board and Batten siding), replacing with wood lap siding, painted to match the existing color of the house, is appropriate as the



removal non-original siding and restoring with original siding is in compliance with the Historic Handbook (Exhibits D, F, G, I and J).

- K. The extension of the existing driveway on the east side of the house, further north towards the rear of the house, as well as under the proposed car port, surfaced with pea gravel, as well as surfacing the existing dirt driveway with pea gravel, is appropriate as the proposed material is consider acceptable and does avoid excessive paving, and is in compliance with the Historic Handbook (Exhibits D, E and F).

Based upon these Findings of Fact, Conclusions of Law, standards of the Handbook, and the City of Concord Code of Ordinances, including the standards listed above, and limited to the extent consistent with the application, exhibits, and testimony provided to the Commission, the Commission issues this

**ORDER:**

THE COMMISSION APPROVES A CERTIFICATE OF APPROPRIATENESS AS APPROVED AND SET OUT IN SECTION 14 OF THE CONCLUSIONS OF LAW ABOVE.

SO ORDERED this the 13<sup>th</sup> day of April, 2022 by the Historic Preservation Commission.

CITY OF CONCORD  
HISTORIC PRESERVATION COMMISSION

BY: William Isenhour  
(Chairman - William Isenhour)

ATTEST:  
Angela Baldwin  
Secretary

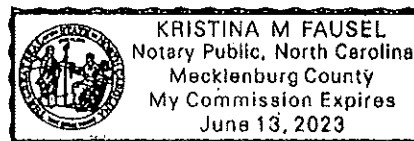
NORTH CAROLINA  
CABARRUS COUNTY

I, Kristina M Fausel, a notary public for <sup>Mecklenburg</sup> ~~said~~ county and state, do hereby certify that Angela Baldwin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 14<sup>th</sup> day of April, 2022

Kristina M Fausel  
Notary Public

My commission expires: June 13<sup>th</sup> 2023



**DATE**

January 11, 2023

**SUBJECT**

Certificate of Appropriateness Request:

H-27-22

Applicant:

Allen L. Brooks, AB Architecture

Location of subject property:

40 Franklin Ave NW

Staff Report prepared by:

Autumn C. James, Senior 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).

**DISCUSSION**

The applicant is proposing to add a new porch on the right (east elevation) side of the house and replacement of a single window pane with four (4) salvaged original windows on the right side (east elevation) of the structure. The porch will align with the side porch for a more streamlined appearance and use. The proposed dimensions are 11'-0" deep, aligning with the edge of the existing porch, and 36'-0" length extending beyond kitchen side door.

The foundation for the porch will match the existing brick and the siding will match the original wood at the exterior wall. Composition shingles will be used to match existing with low pitch ice and water shield underlayment. Porch columns, brackets, and trim will match the original porch. Bead board ceiling similar to existing and running lengthwise, as original. Wood flooring tongue and groove boards in direction of slope away from the house. Four (4) salvaged original windows will be used to replace single plate glass window. Gutter and downspouts to match.

This application follows a previous Certificate of Appropriateness (Exhibit F) where a carport and breezeway addition had been approved, along with the addition of a bay window on the right side (east elevation). Once work commenced, it was found that there was damage due to previous alterations of roof and grade throughout the years, as well as ground saturation contributing to water in the basement. The carport and breezeway are no longer viable due to these issues. The addition of the porch would allow for water to be shed away from the house and be a functional addition to the structure. Additionally, the bay window will no longer be an addition to this structure, rather four (4) salvaged original windows will be used to replace the single plate glass window.

## **ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory  
Exhibit B: Application for Certificate of Appropriateness  
Exhibit C: Subject Property Map  
Exhibit D: Applicant Submitted Photographs  
Exhibit E: Proposed Porch Addition  
Exhibit F: Full Staff Report (H-05-22)  
Exhibit G: Recorded Order Dated May 5, 2022

## **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.*
- *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 5: Fenestrations**

- *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.*
- *Roof shapes, texture and material should be compatible with new construction as well as with immediate buildings*

### **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.



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: Allen L. Brooks, MA AB Architecture  
Address: 2021 Euclid Ave  
City: Charlotte State: NC Zip Code: 28203 Telephone: 704-502-4554

**OWNER INFORMATION**

Name: Jody L. Piper + Kelley E. Catrett-Piper  
Address: 40 Franklin Ave NW  
City: Concord State: NC Zip Code: 28015 Telephone: 704-608-9275

**SUBJECT PROPERTY**

Street Address: 40 Franklin Ave NW P.I.N. # 5120793073  
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.*

## 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 (Porch Addition)
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
See Attachment  
Plans  
Photos - Sent via email Separately in Link - Drop Box  
See - Delivered by Owner

**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.

1/8/23  
Date

Holley Cartwright-Phipps  
Signature of Owner/Agent

Attachment 1

Historic B.F. Rogers House  
40 Franklin Avenue NW

10 December 2022

RE: Current approved COA from meeting April 13, 2022 for H-05-22

Proposed new Application Submission predicated on discoveries of failed structure and necessity to repair with consideration for future maintenance.

Points of Consideration:

- 1) Photos exhibit removed non-original siding revealing the original wood lap siding.
- 2) Photos show the area covered by building wrap at the NE corner of house opposite the corner intersection of Franklin and Spring streets with the house fronting on Franklin.
- 3) Under the building wrap, there was rot and termite damage due to alterations of roof and grade through the years at the dining room side wall with the full plate glass window. Also there was a recessed basement entry at interior corner now covered with infill soil. The area on that side of house is flat and water saturates ground and contributes to water in basement.
- 4) A porch could shed water away from house and be useful for the owners instead of a carport.
- 5) The formerly proposed bay and carport would not be built with this application.
- 6) Two options are offered A) aligns with side porch for a more streamline appearance and use, preferred by owners; B) offset middle porch to distinguish original, but with complexity. Both added side porches would no have handrails as it is close to grade, and would in itself differentiate from original.
- 7) Detailed Specifications: foundation to match existing brick; siding to match original wood at exterior wall; composition shingles to match existing with low pitch ice & water shield underlayment; porch columns, brackets and trim to match original porch; bead board ceiling similar to existing and running lengthwise as original; wood flooring T&G boards in direction of slope away from house; Salvaged (4) original windows to replace single plate glass window; guttering and downspouts to match
- 8) Project will still be a State Historic Preservation Office tax credit project.

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	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

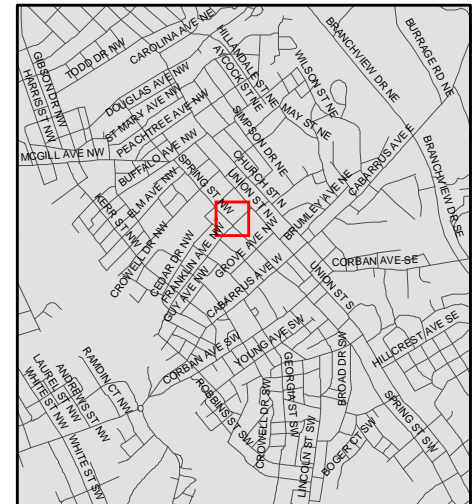
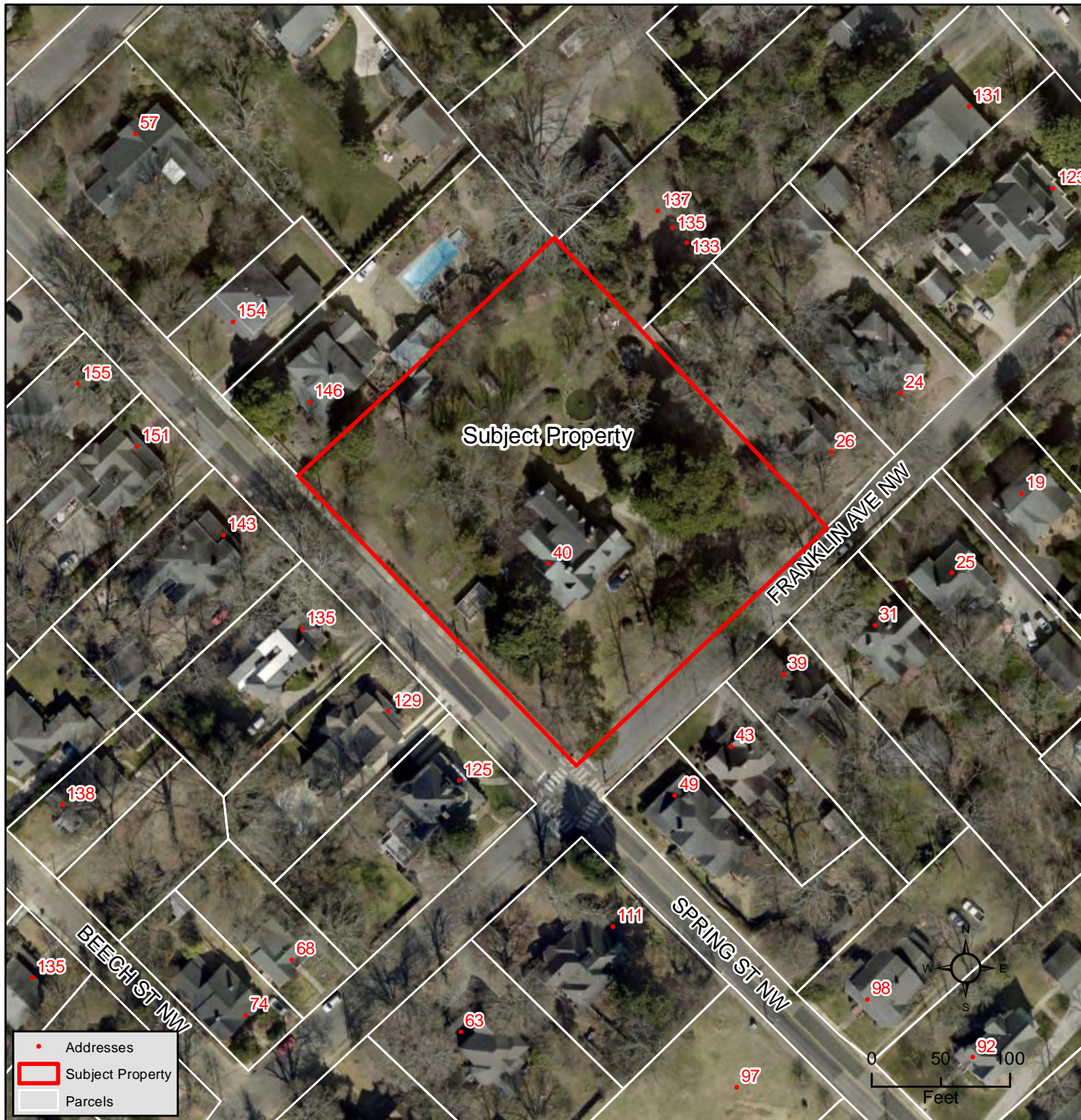
One-story, frame cottage with side gable roof and projecting west (left) facade bay. Two-bay porch with turned posts and balustrade; 2/2 sash windows. Vinyl siding. One of a pair of speculative cottages said to have been built by businessman J.L. Hartsell, whose Spring Street residence adjoins this property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



H-27-22

40 Franklin Ave NW

PIN: 5620-79-3073



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.



**Existing porch and view of right side**

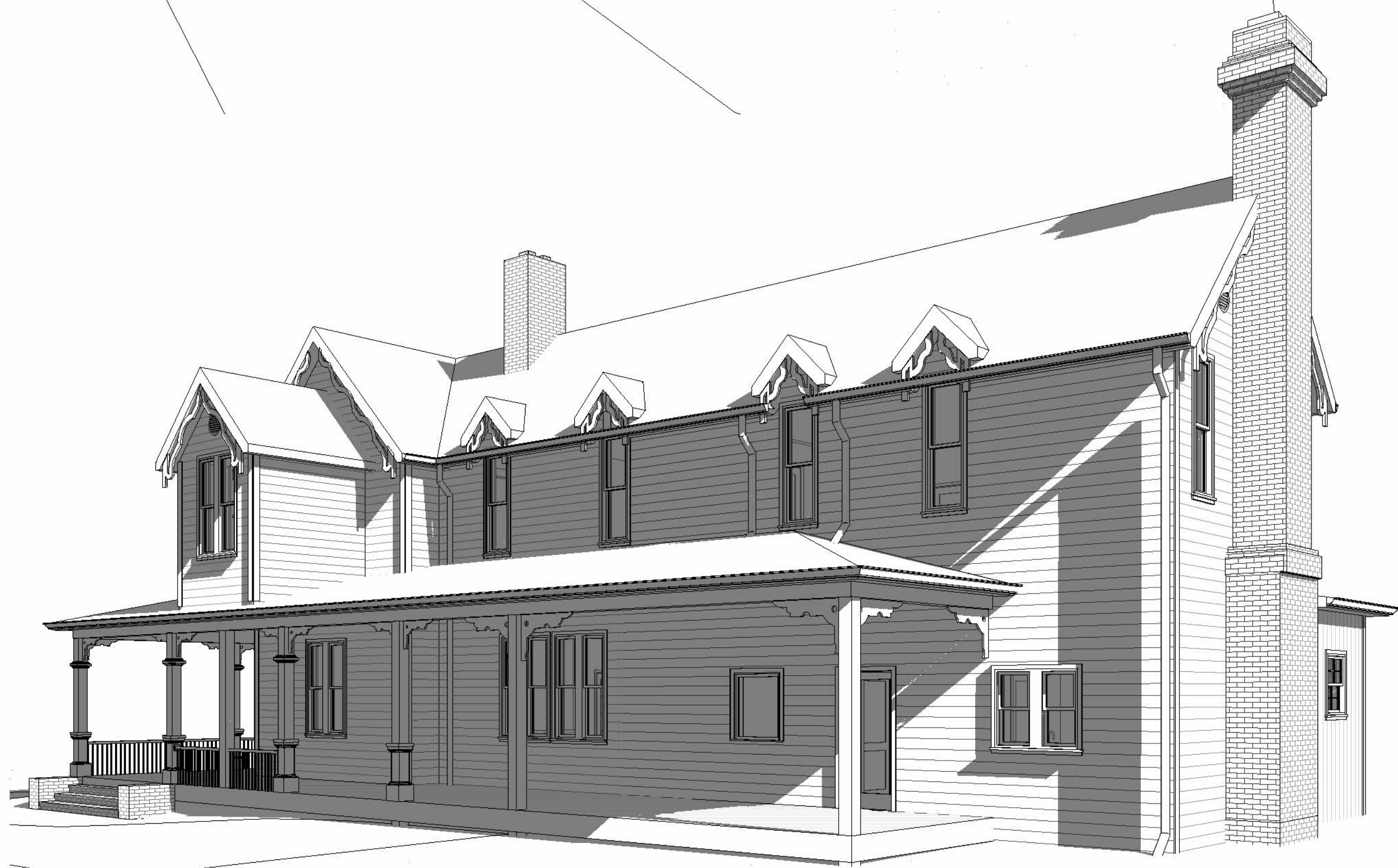
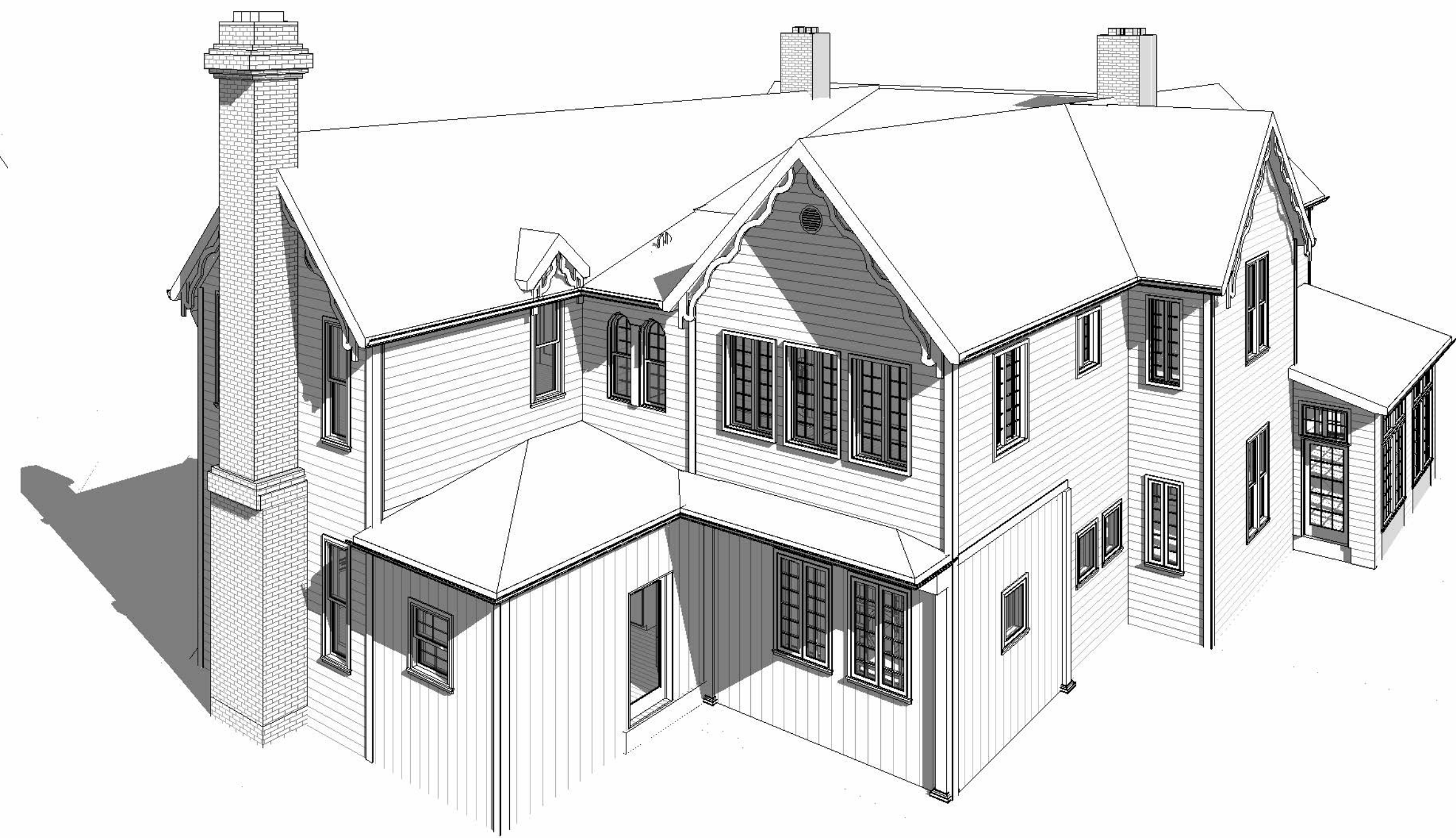
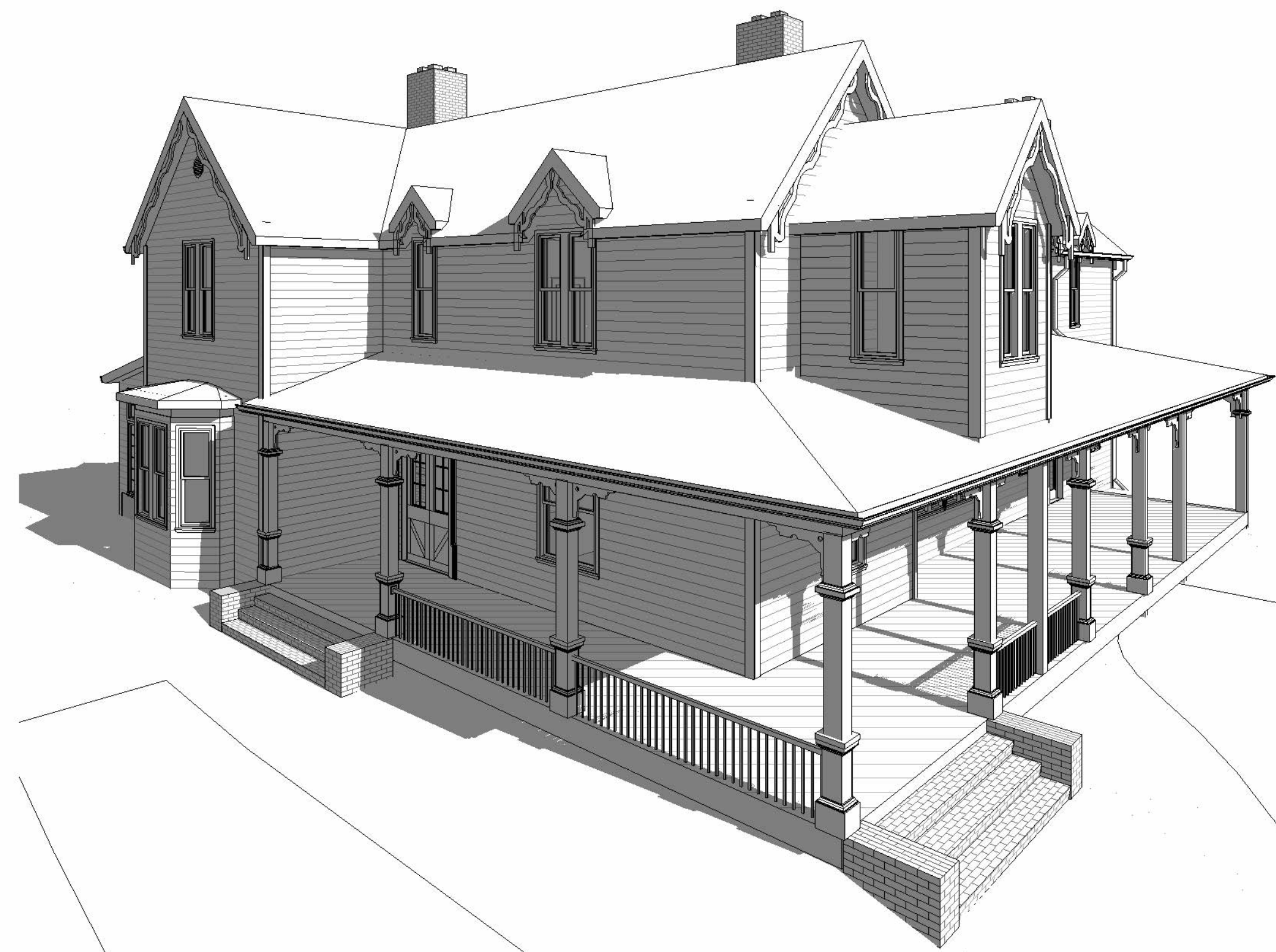


**Inside corner with water filtration problem**



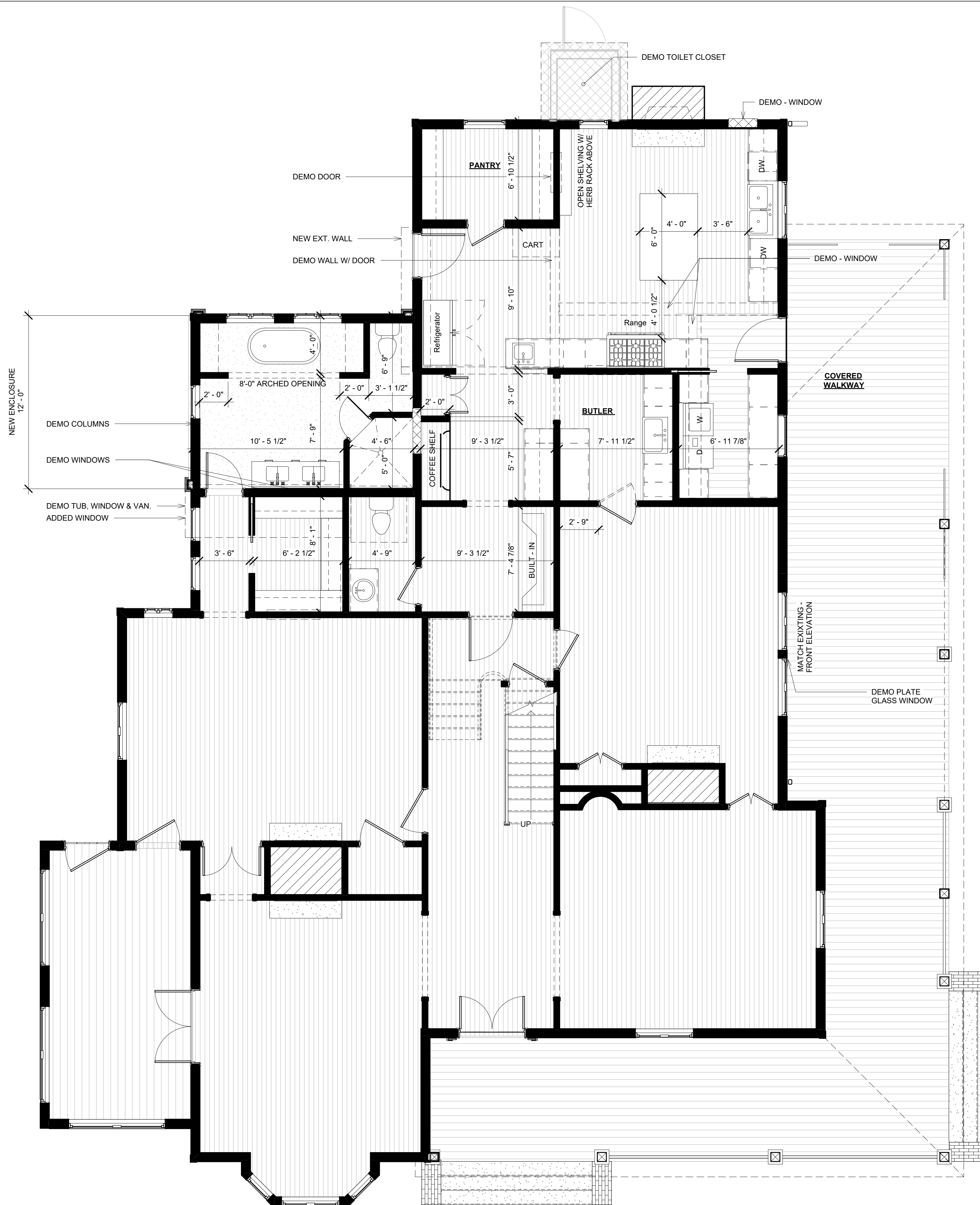
**Plate glass window to be replaced with salvaged originals**





# **CARTRETT - PHIFER RENOVATION**

COA APPROVED CARPORT ADDITION - ALTERNATE



1 1st Floor -Proposed  
1/4" = 1'-0"

PROPOSED ALTERNATE (PORCH) SCHEME A - PLAN

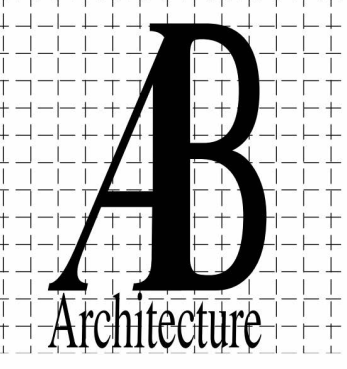
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  11. ALL CASING OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
  12. RAILS TO BE 36" IN HEIGHT.
  13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
  14. NO RAIL REQUIRED IF GRADE TO STOODS & PORCHES IS LESS THAN 29" IN HEIGHT.
  15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
  16. ALL EAVES TO MATCH EXISTING HOUSE (SEE ROOF PLAN)
  17. ALL FASCIAS TO MATCH EXISTING HOUSE.
  18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
  19. CONTINUOUS EAVE VENT U.N.O.
  20. WATERPROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED

- STAIRS, RAILING & GUARD NOTES:**
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  - 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
  2. R311.7.5.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1 INCHES.
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  5. R311.7.8.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
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  - 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
  7. R312.1.3 OPENING LIMITATIONS- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
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- NOTE:**
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
  2. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
  3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F.F. **MUST** BE TEMPERED.
  4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.
  5. **WINDOW SIZING:**
  - 5.1. NEW CONSTRUCTION - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
  - 5.2. FOR ADDITIONS & REMODELS - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. - SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
  - 5.3. M.E. = MATCH EXISTING
  6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.



AB ARCHITECTURE  
2021, EUCLID AVENUE,  
CHARLOTTE NC 28203  
EMAIL: brooks.ab@icloud.com  
Phone: 704-502-4554



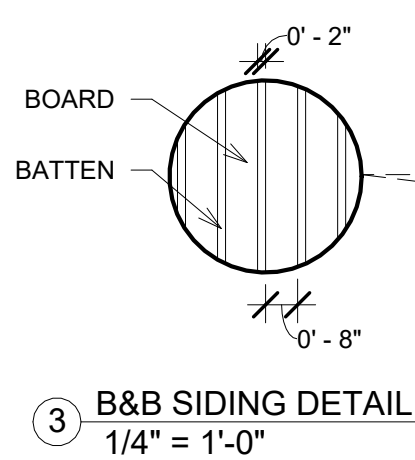
16 JUNE 2021

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

PROJECT #:	2006
ISSUE DATE:	Issue Date
REVISIONS:	
	XX 2021



① South  
1/4" = 1'-0"



③ B&B SIDING DETAIL  
1/4" = 1'-0"

② West  
1/4" = 1'-0"

PROPOSED ALTERNATE (PORCH) SCHEME A - PLAN

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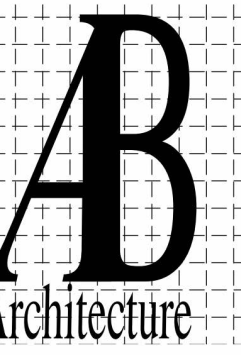
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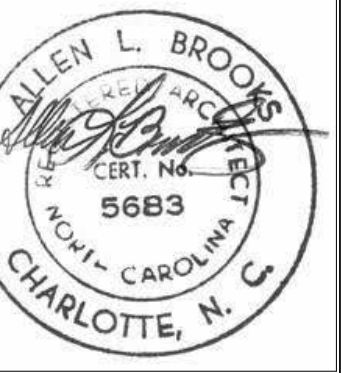
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16 JUNE 2021

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**PORCH INSTEAD OF  
CARPORT  
&CONNECTING PORCH  
W/ NO RAILING**

NOTE: WINDOWS = SALVAGED ORIGINALS

② East  
1/4" = 1'-0"



① North  
1/4" = 1'-0"

**PROPOSED ALTERNATE (PORCH) SCHEME A - PLAN**

**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
Inventory List - North Union Street Historic District, Concord	#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. CARTWRIGHT PHIFER  
Address: 40 FRANKLIN AVE. NW, CONCORD, NC

*Toby L. & Kelley E. Cartwright Phifer*

**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

*Mark B...*  
 \_\_\_\_\_  
 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 •

*Kelly Caputo*



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 •

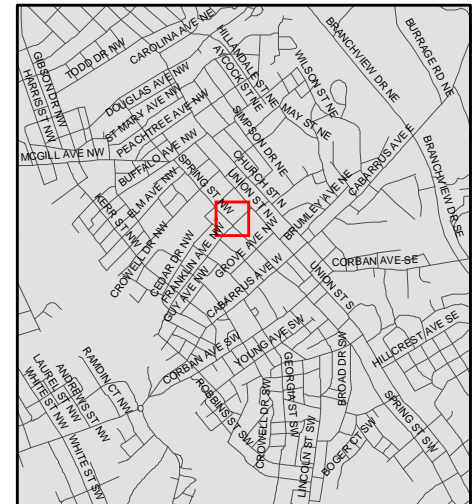
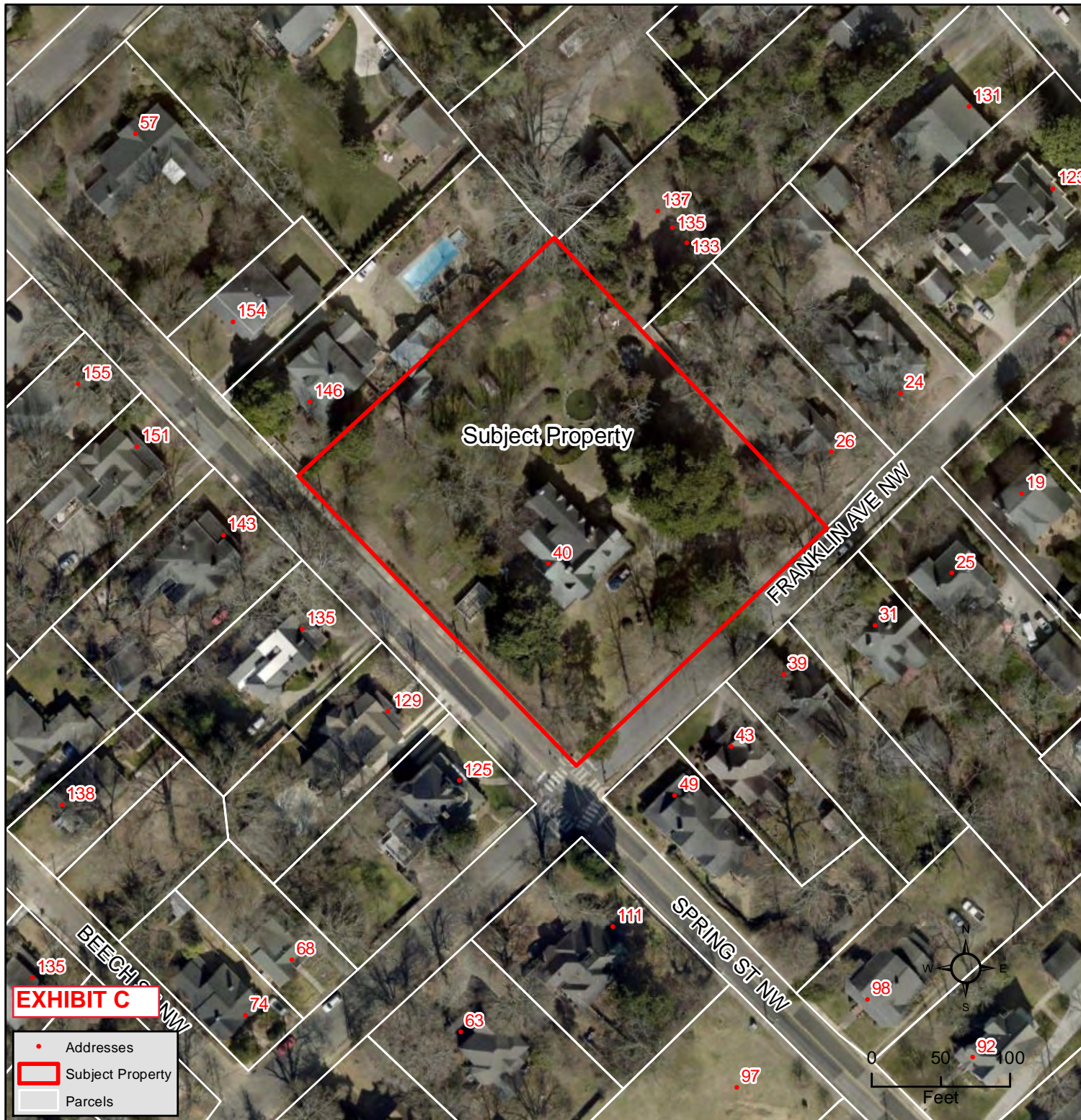
**EXHIBIT B**



H-05-22

40 Franklin Ave NW

PIN: 5620-79-3073



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.

## 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.



1. DAVIS D. EVANS, INC./L.L.B.E.B. HERBY HERBY THAT THE MAP AREA BEING SURVEYED IS A PHYSICAL SURVEY MADE UNDER AN ORDER OF PRECISION THAT THE BOUNDS OF PRECISION DOES NOT EXCEED 1/8" PER 100' OF HORIZONTAL DISTANCE AND THAT THE BOUNDS OF PRECISION DOES NOT EXCEED 1/16" PER 100' OF VERTICAL DISTANCE. THE BOUNDS OF PRECISION DOES NOT EXCEED 1/8" PER 100' OF HORIZONTAL DISTANCE AND THAT THE BOUNDS OF PRECISION DOES NOT EXCEED 1/16" PER 100' OF VERTICAL DISTANCE. THE BOUNDS OF PRECISION DOES NOT EXCEED 1/8" PER 100' OF HORIZONTAL DISTANCE AND THAT THE BOUNDS OF PRECISION DOES NOT EXCEED 1/16" PER 100' OF VERTICAL DISTANCE.

**PRELIMINARY MAP**  
NOT FOR RECORDING, SALES, OR CONVEYANCE

**LEGEND**

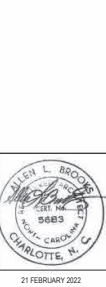
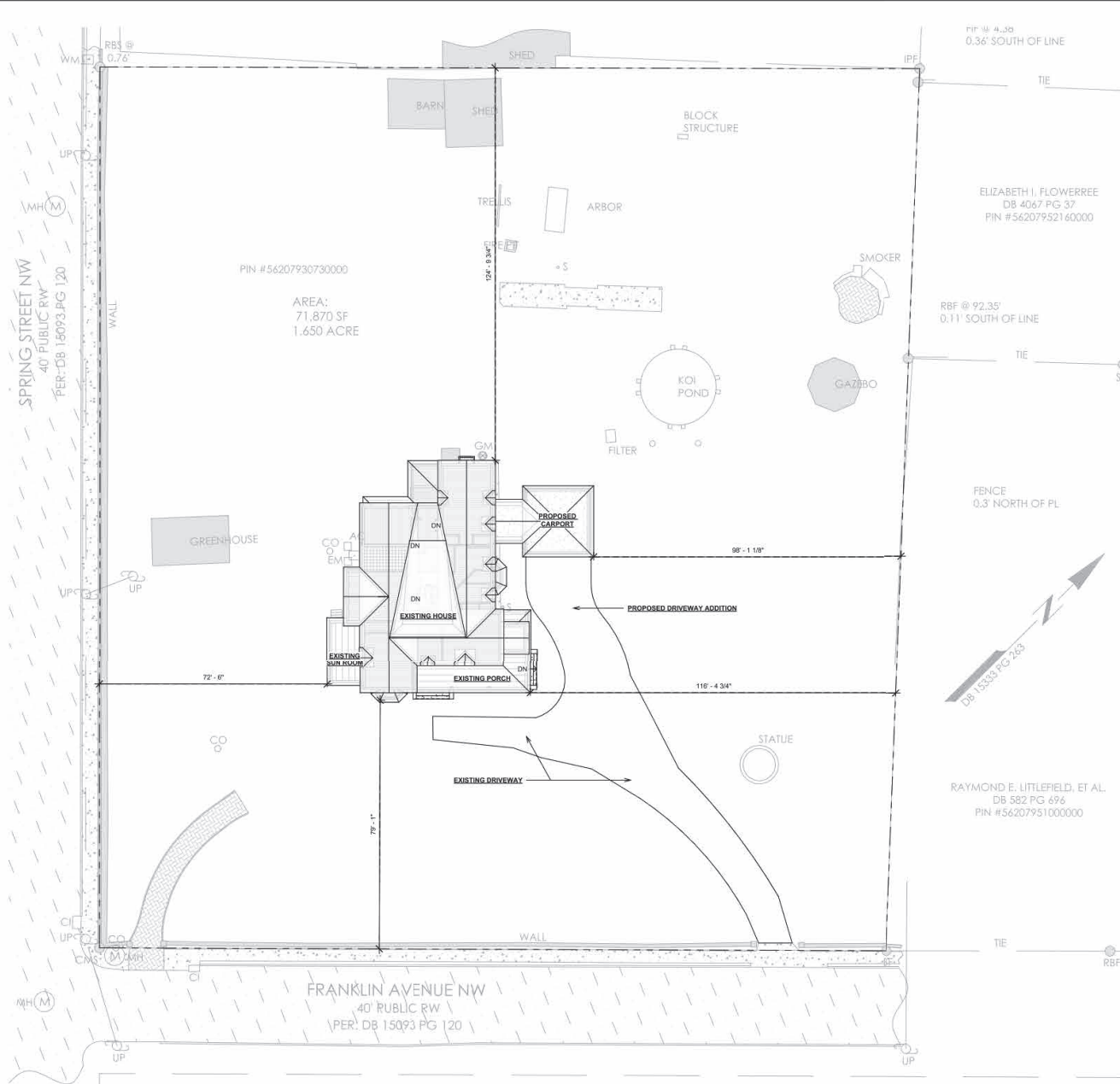
**SYMBOLS**

**GENERAL NOTES:**

- AREA DETERMINED BY COORDINATE METHOD. ALL DISTANCES ARE GROUND DISTANCES.
- SUBJECT PROPERTY DESCRIPTION RECORDED IN DEED BOOK 1330 PAGE 263.
- THIS SURVEY WAS CONDUCTED WHILE THE BOUNDARY OF A TITLE REVEAL AND MAY BE SUBJECT TO RECORDATION OF UNRECORDED EASEMENTS, RIGHT OF WAY, SETBACKS AND/OR RESTRICTIVE COVENANTS. NOT BEING RECORDED, SURVEYOR RECOMMENDS A COMPLETE TITLE SEARCH BE PERFORMED.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE (ZONE X) PER FIRM NO. 22088048K, DATED 10/16/2018.
- BOUND BY PER CHANDLER COUNTY GIS.
- UNRECORDED UTILITIES ARE NOT LOCATED AT THE TIME OF SURVEY. UNRECORDED UTILITIES AGC SHOULD BE LOCATED BY THE OWNER.

**PHYSICAL SURVEY**  
40 FRANKLIN AVENUE NW  
40' PUBLIC RW  
DEED BOOK 1330 PAGE 263  
CHANDLER COUNTY, NORTH CAROLINA  
TOMMY & KELLY E. PAPER

**DDE**  
LAND SURVEYING & CONSTRUCTION  
2610 BUCKLE AVENUE  
CHARLOTTE, NC 28203  
PHONE: 704-533-4554



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

PROJECT #	Issue Date
REVISIONS:	

SITE PLAN - PROPOSED  
**A-0.4**  
OF FOURTEEN

① Site Plan - Proposed  
1/16" = 1'-0"



① South  
1/4" = 1'-0"



② West  
1/4" = 1'-0"

**GENERAL NOTES:**

1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
  2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
  3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR AND OWNER BASED ON EXISTING SITE CONDITIONS.
  4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
  5. EDGE OF EXposed SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
  6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
  7. ALL DIMENSIONS ARE TO FACE OF STUD & BRICK AT FOUNDATION.
  8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
  9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.3 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN 9/16"
  10. ALL RISERS TO BE SOLID.
  11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
  12. RAILS TO BE 3/4" IN HEIGHT.
  13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
  14. NO RAIL REQUIRED IF GRADE TO STAIRS & PORCHES IS LESS THAN 29" IN HEIGHT.
  15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
  16. ALL EAVES TO MATCH EXISTING HOUSE (SEE ROOF PLAN).
  17. ALL FASCIAS TO MATCH EXISTING HOUSE.
  18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
  19. CONTINUOUS LEAVE VENT U.N.O.
  20. WATERPROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED.
- STAIRS, RAILING & GUARD NOTES:**
1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. SEE PLANS FOR CLEAR WIDTH.
  2. R311.7.5.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 INCHES.
  - 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
  3. R311.7.5.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
  4. R311.7.8 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
  5. R311.7.8.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
  6. R312.1.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES.
  - 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
  7. R312.1.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
  - 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE ON OPEN SIDE OF STAIR.
- NOTE:**
1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.
  2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON. ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.



AB ARCHITECTURE  
2021 EUCLEID AVENUE  
CHARLOTTE, NC 28203  
EMAIL: trostke\_ab@icloud.com  
Phone: 704-952-4554



21 FEBRUARY 2022

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

PROJECT # -  
ISSUE DATE: Issue Date

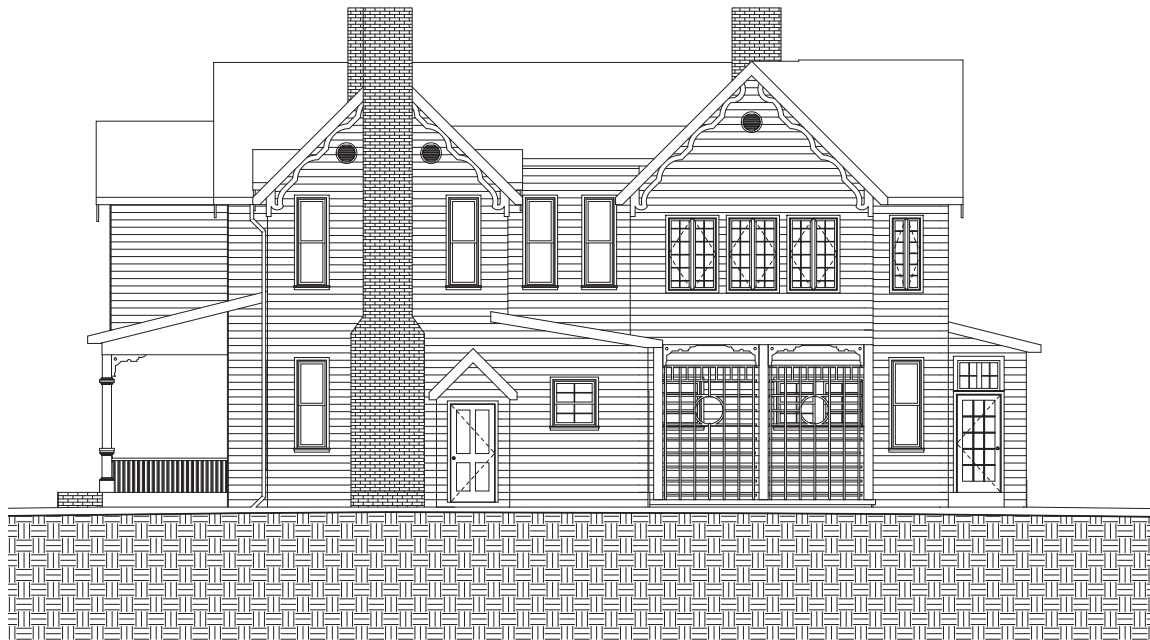
REVISIONS:

ELEVATIONS -  
EXISTING  
**A-4**

OF FOURTEEN



② East  
1/4" = 1'-0"



① North  
1/4" = 1'-0"

**GENERAL NOTES:**

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  2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
  3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR AND OWNER BASED ON EXISTING SITE CONDITIONS.
  4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
  5. EDGE OF SLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
  6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
  7. ALL DIMENSIONS ARE TO FACE OF STUD & BRICK AT FOUNDATION.
  8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
  9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.5.3 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN 9/16"
  10. ALL RISERS TO BE SOLID.
  11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
  12. RAILS TO BE 30" IN HEIGHT.
  13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
  14. NO RAIL REQUIRED IF GRADE TO STOODS & PORCHES IS LESS THAN 29" IN HEIGHT.
  15. USE DOUBLE FELT FOR ALL PYCHES OF 4:12 OR LESS.
  16. ALL EAVES TO MATCH EXISTING HOUSE (SEE ROOF PLAN).
  17. ALL FASCIAS TO MATCH EXISTING HOUSE.
  18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
  19. CONTINUOUS LEAVE VENT U.N.O.
  20. WATERPROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED.
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  - 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
  3. R311.7.5.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
  4. R311.7.8 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
  5. R311.7.8.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
  6. R312.1.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES.
  - 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
  7. R312.1.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
  - 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE ON OPEN SIDE OF STAIR.

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2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON. ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.



AB ARCHITECTURE  
2021 EUCLEID AVENUE,  
CHARLOTTE, NC 28203  
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21 FEBRUARY 2022

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

PROJECT # -

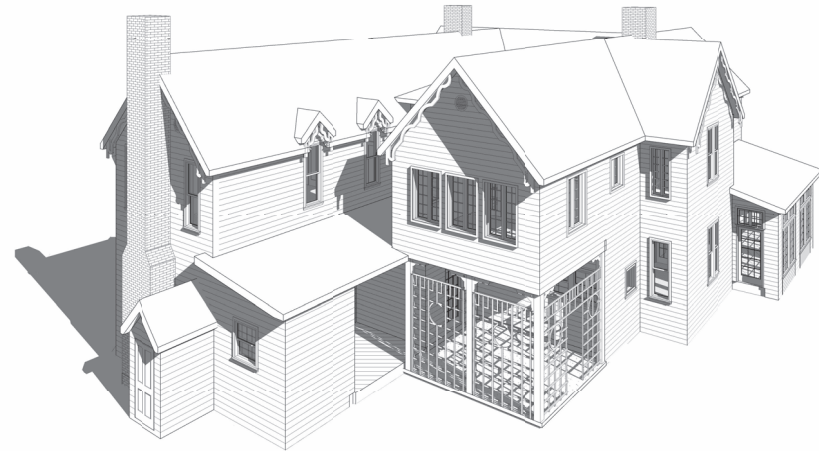
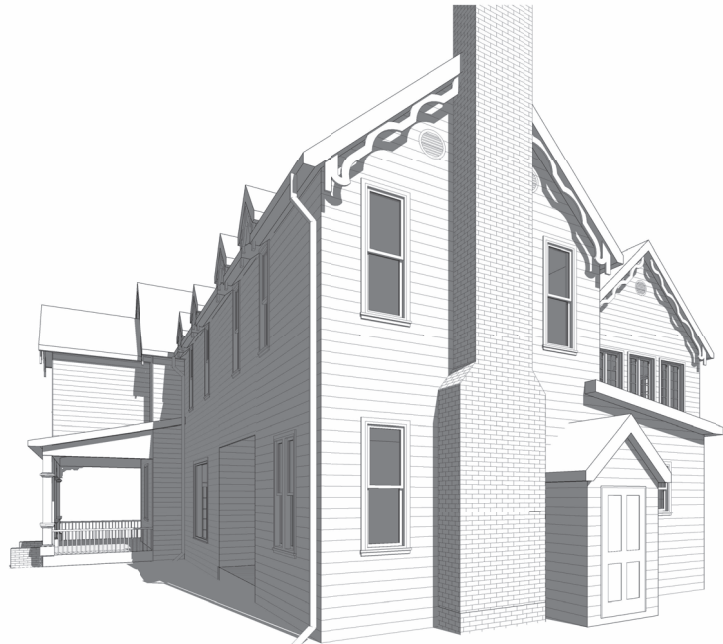
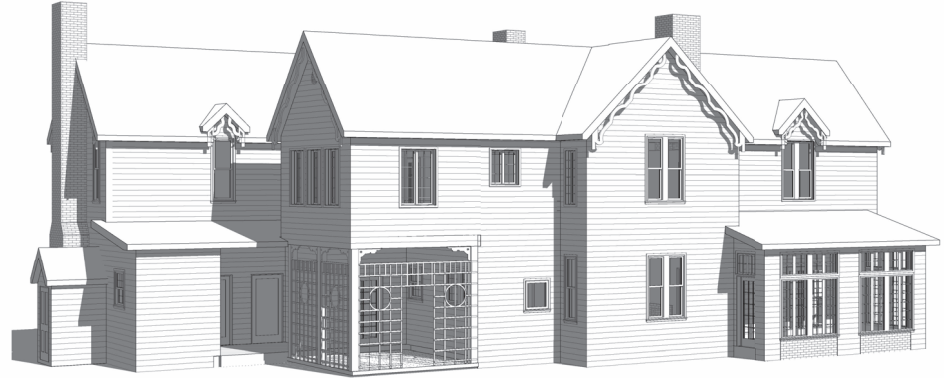
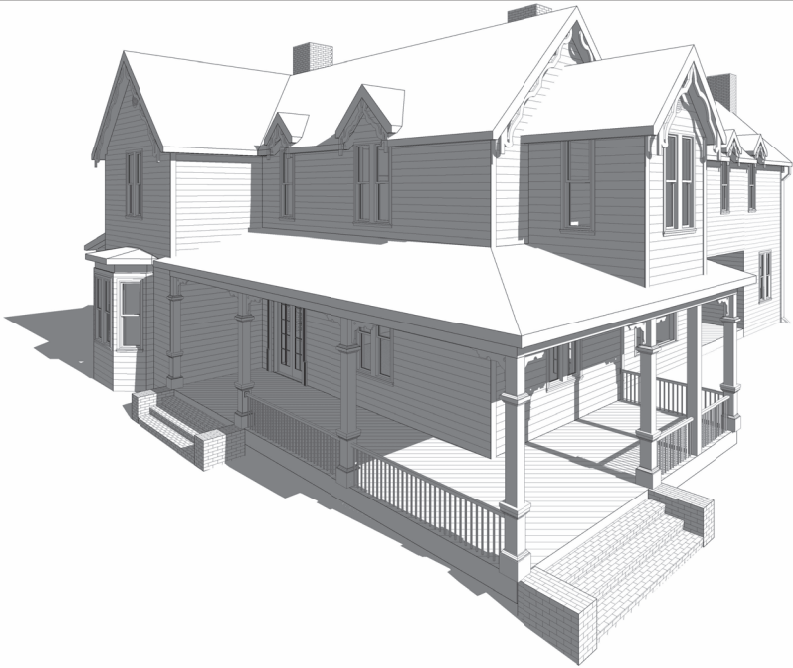
ISSUE DATE: Issue Date

REVISIONS:

ELEVATIONS -  
EXISTING

**A-5**

OF FOURTEEN



# CARTRETT - PHIFER RENOVATION - EXISTING



AB ARCHITECTURE  
201 EUCID AVENUE,  
CHARLOTTE, NC 28203  
EMAIL: troaks.ab@cloud.com  
Phone: 704-552-4554



21 FEBRUARY 2022

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

PROJECT # -

ISSUE DATE: Issue Date

REVISIONS:

COVER - EXISTING

A-0.1

OF FOURTEEN



① South  
1/4" = 1'-0"



② West  
1/4" = 1'-0"

**GENERAL NOTES:**

1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR AND OWNER BASED ON EXISTING SITE CONDITIONS.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF FLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
7. ALL DIMENSIONS ARE TO FACE OF STUD & BRICK @ FOUNDATION.
8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
9. INTERIOR & EXTERIOR STAIR RISING SHALL CONFORM TO R311.7.3.3 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN 9/16".
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 36" IN HEIGHT.
13. ALL EXTERIOR COLUMNS TO BE SQUARE.
14. COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
15. NO RAIL REQUIRED IF GRADE TO STAIRS & PORCHES IS LESS THAN 29" IN HEIGHT.
16. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
17. ALL EAVES TO MATCH EXISTING HOUSE (SEE ROOF PLAN).
18. ALL FASCIAS TO MATCH EXISTING HOUSE.
19. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
20. CONTINUOUS LEAK VENT U.N.O.
21. WATERPROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED.

**STAIRS, RAILING & GUARD NOTES:**

- R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT - SEE PLANS FOR CLEAR WIDTH.
- 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.1.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/8 INCHES.
- 2.1. A-B SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
- R311.7.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. R311.7.3 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
5. R311.7.4 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
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- 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & DERIVES AS THE RAILING.
7. R312.1.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
- 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE ON OPEN SIDE OF STAIR.

**NOTE:**  
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2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON. ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

**RENOVATION NOTES:**

1. 'D' = DOOR REPLACEMENT
2. 'W' = INDICATES ADDED WINDOW



AB ARCHITECTURE  
2021 BUCKLE AVENUE  
CHARLOTTE NC 28203  
EMAIL: trovati\_ab@icloud.com  
Phone: 704-502-4504



21 FEBRUARY 2022

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

PROJECT #

ISSUE DATE Issue Date

REVISIONS

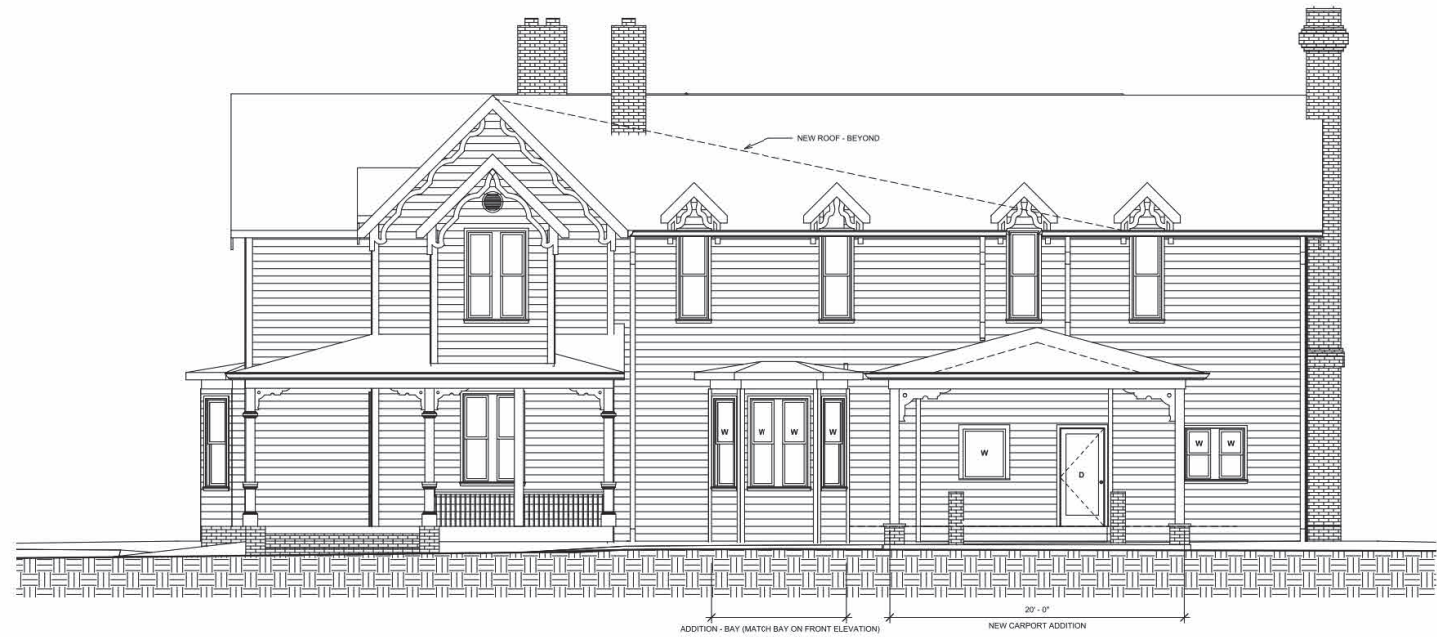
ELEVATIONS - PROPOSED

A-9

OF FOURTEEN



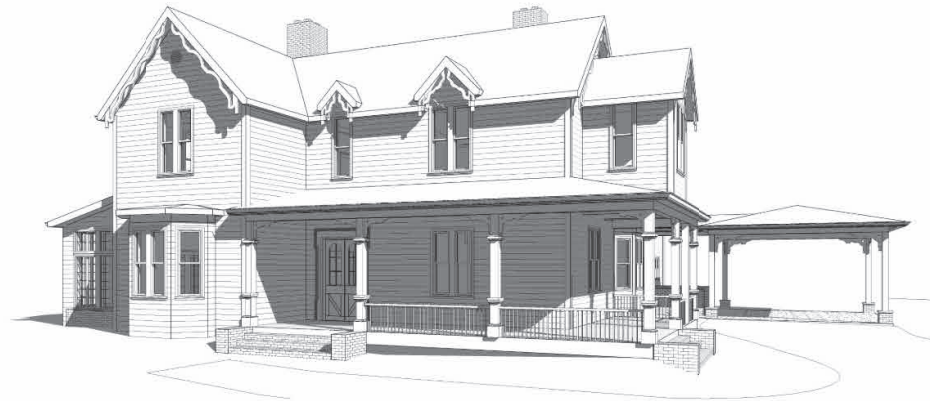
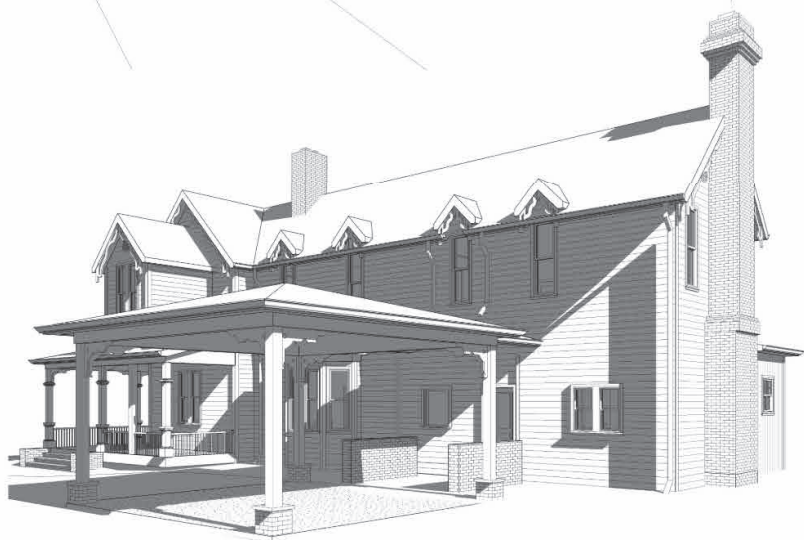
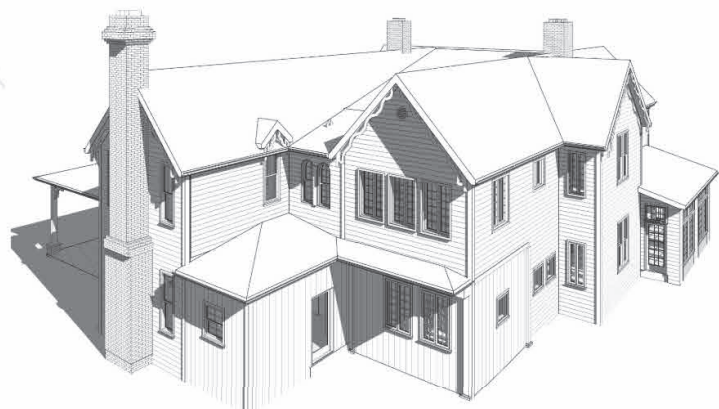
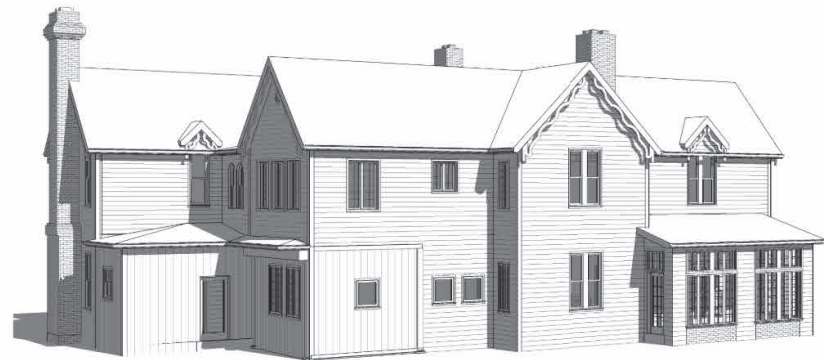
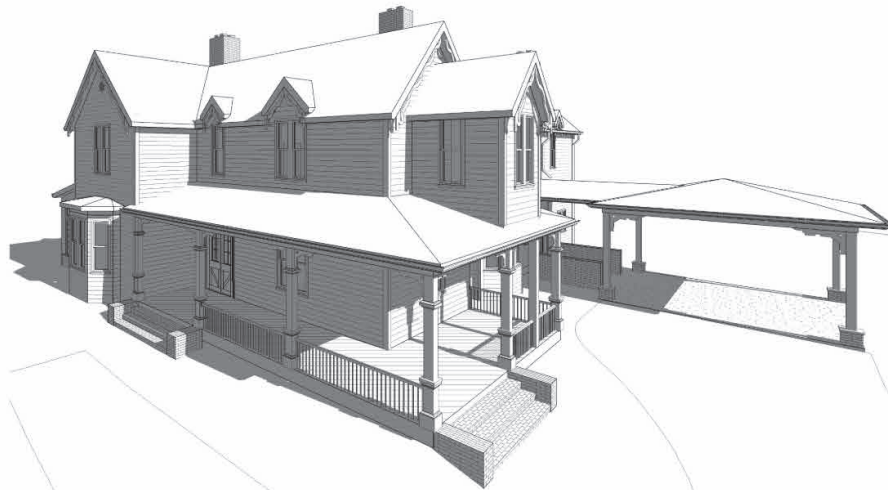
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1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
  2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
  3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR AND OWNER BASED ON EXISTING SITE CONDITIONS.
  4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
  5. FACE OF FLYWOOD BREASTING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
  6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
  7. ALL DIMENSIONS ARE TO FACE OF STUD & BRICK AT FOUNDATION.
  8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
  9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.3.3 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN R1/2".
  10. ALL RISERS TO BE SOLID.
  11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
  12. **RAILS TO BE 3/4" IN HEIGHT.**
  13. ALL EXTERIOR COLUMNS TO BE SQUARE.
  14. NO PAIL REQUIRED IF GRADE TO STAIRS & PORCHES IS LESS THAN 2" IN HEIGHT.
  15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
  16. ALL EAVES TO MATCH EXISTING HOUSE (SEE ROOF PLAN).
  17. ALL FASCIAS TO MATCH EXISTING HOUSE.
  18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
  19. CONTINUOUS EAVE VENT U.O.
  20. WATERPROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED.
- STAIRS, RAILING & GUARD NOTES:**
1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT - SEE PLANS FOR CLEAR WIDTHS.
  - 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
  2. R311.7.1.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 INCHES.
  - 2.1. AB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
  3. R311.7.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
  4. R311.7.3 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
  5. R311.7.4 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
  6. R312.1.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES.
  - 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & DERIVES AS THE RAILING.
  7. R312.1.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
  - 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS BETWEEN BOTTOM RAIL, TREAD AND RISER; GUARDS SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE ON OPEN SIDE OF STAIR.
- NOTE:**
1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.
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② East  
1/4" = 1'-0"



① North  
1/4" = 1'-0"



# CARTRETT - PHIFER RENOVATION



AB ARCHITECTURE  
 2021 BUCKLE AVENUE  
 CHARLOTTE, NC 28203  
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21 FEBRUARY 2022

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

PROJECT #:	2006
ISSUE DATE:	Issue Date
REVISIONS:	
	XX 2021

COVER - PROPOSED

A-0.2

OF FOURTEEN

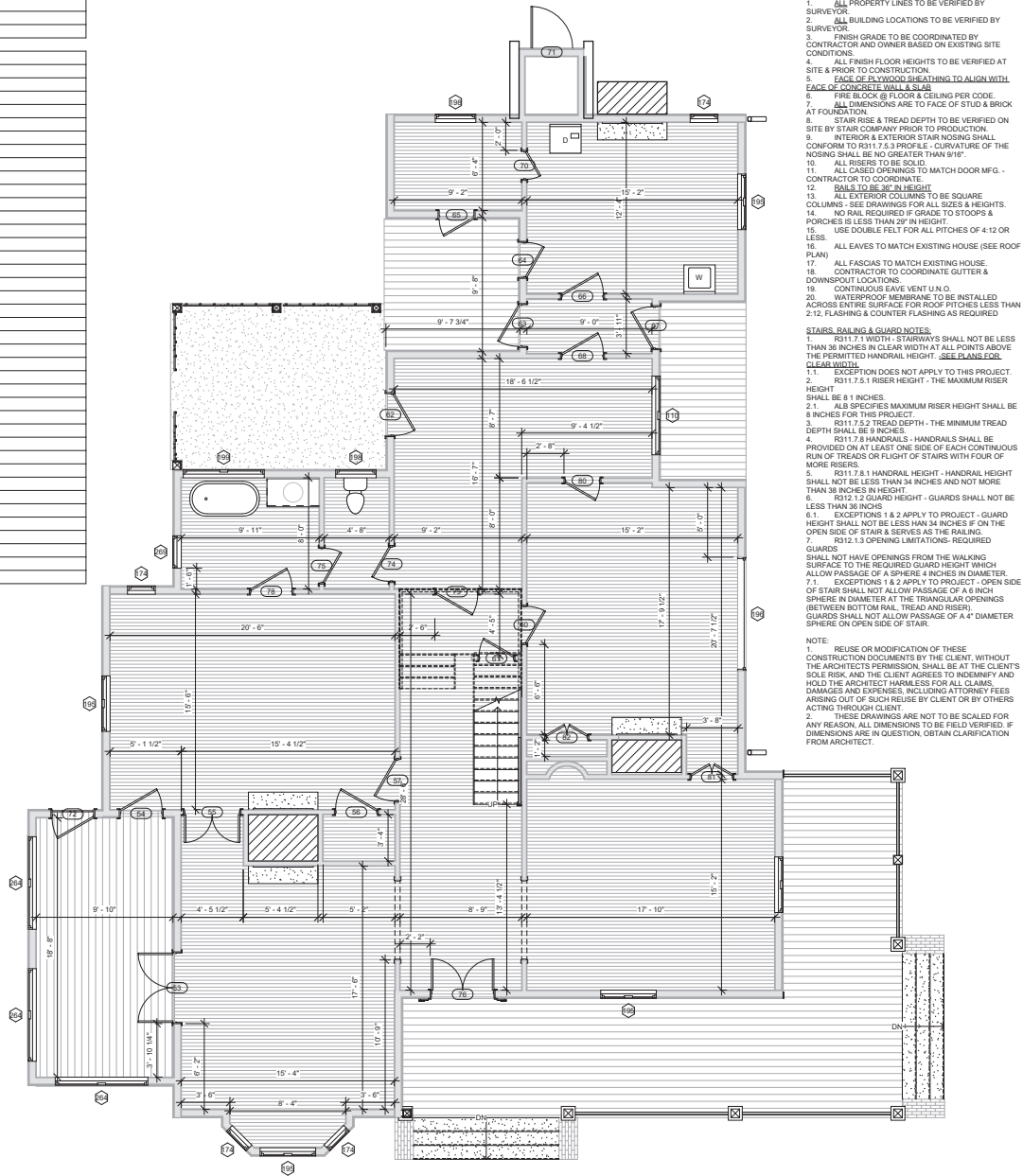
**EXHIBIT J**

Door Schedule							
Mark	Family and Type	Head Height	Rough Height	Height	Width	Rough Width	Finish Comments
53	Door-Interior-Double-Full Glass-Wood: 60" x 84"	7'-0"	7'-1"	7'-0"	5'-0"	5'-2"	
54	Door-Interior-Single-Full Glass-Wood: 36" x 80"	6'-8"	6'-9"	6'-8"	3'-0"	3'-2"	
55	Door-Interior-Double-Full Glass-Wood: 48" x 84" 2	7'-0"	7'-1"	7'-0"	4'-0"	4'-2"	
56	Door-Interior-Single-1 Panel-Wood: 36" x 80"	6'-8"	6'-9"	6'-8"	3'-0"	3'-2"	
57	Door-Interior-Single-1 Panel-Wood: 36" x 80"	6'-8"	6'-9"	6'-8"	3'-0"	3'-2"	
60	Door-Interior-Single-1 Panel-Wood: 32" x 96"	8'-0"	8'-1"	8'-0"	2'-8"	2'-10"	
61	Door-Interior-Single-1 Panel-Wood: 30" x 96"	8'-0"	8'-1"	8'-0"	2'-6"	2'-8"	
62	Door-Interior-Single-Full Glass-Wood: 36" x 80"	6'-8"	6'-9"	6'-8"	3'-0"	3'-2"	
63	Door-Interior-Single-1 Panel-Wood: 36" x 80"	6'-8"	6'-9"	6'-8"	3'-0"	3'-2"	
64	Door-Interior-Single-1 Panel-Wood: 30" x 80"	6'-8"	6'-9"	6'-8"	2'-6"	2'-8"	
65	Door-Interior-Single-1 Panel-Wood: 30" x 96"	8'-0"	8'-1"	8'-0"	2'-6"	2'-8"	
66	Door-Interior-Single-1 Panel-Wood: 36" x 80"	6'-8"	6'-9"	6'-8"	3'-0"	3'-2"	
67	Door-Interior-Single-Full Glass-Wood: 36" x 80"	6'-8"	6'-9"	6'-8"	3'-0"	3'-2"	
68	Door-Interior-Single-1 Panel-Wood: 36" x 80"	6'-8"	6'-9"	6'-8"	3'-0"	3'-2"	
70	Door-Interior-Single-1 Panel-Wood: 24" x 80"	6'-8"	6'-9"	6'-8"	2'-0"	2'-2"	
71	Door-Interior-Single-4 Panel-Wood: 36" x 80"	6'-0"	6'-9"	6'-8"	3'-0"	3'-2"	
72	Door-Interior-Single-Full Glass-Wood: 36" x 80"	6'-8"	6'-9"	6'-8"	3'-0"	3'-2"	
74	Door-Interior-Single-1 Panel-Wood: 30" x 80"	6'-8"	6'-9"	6'-8"	2'-6"	2'-8"	
75	Door-Interior-Single-1 Panel-Wood: 30" x 80"	6'-8"	6'-9"	6'-8"	2'-6"	2'-8"	
76	Door-Interior-Double-Full Glass-Wood Arched: 54" x 96"	8'-0"	8'-1"	8'-0"	4'-6"	4'-8"	
78	Door-Interior-Single-1 Panel-Wood: 36" x 80"	6'-8"	6'-9"	6'-8"	3'-0"	3'-2"	
79	Door-Interior-Single-1 Panel-Wood: 36" x 80"	6'-8"	6'-9"	6'-8"	3'-0"	3'-2"	
80	Door-Interior-Single-1 Panel-Wood: 30" x 80"	6'-8"	6'-9"	6'-8"	2'-6"	2'-8"	
81	Door-Interior-Double-Full Glass-Wood: 36" x 84" 2	7'-0"	7'-1"	7'-0"	3'-0"	3'-2"	
82	Door-Interior-Double-Full Glass-Wood: 36" x 84" 2	7'-0"	7'-1"	7'-0"	3'-0"	3'-2"	
83	Door-Interior-Single-1 Panel-Wood: 30" x 80"	6'-8"	6'-9"	6'-8"	2'-6"	2'-8"	
84	Door-Interior-Single-1 Panel-Wood: 30" x 80"	6'-8"	6'-9"	6'-8"	2'-6"	2'-8"	
85	Door-Interior-Single-1 Panel-Wood: 36" x 80"	6'-8"	6'-9"	6'-8"	3'-0"	3'-2"	
86	Door-Interior-Single-1 Panel-Wood: 30" x 80"	6'-8"	6'-9"	6'-8"	2'-6"	2'-8"	
87	Door-Interior-Single-1 Panel-Wood: 36" x 80"	6'-8"	6'-9"	6'-8"	3'-0"	3'-2"	
88	Door-Interior-Single-1 Panel-Wood: 36" x 80"	6'-8"	6'-9"	6'-8"	3'-0"	3'-2"	
89	Door-Interior-Single-1 Panel-Wood: 30" x 80"	6'-8"	6'-9"	6'-8"	2'-6"	2'-8"	
90	Door-Interior-Single-1 Panel-Wood: 32" x 84" 2	6'-8"	6'-9"	6'-8"	2'-8"	2'-10"	
91	Door-Interior-Single-Full Glass-Wood: 36" x 84" 2	7'-0"	7'-1"	7'-0"	3'-0"	3'-2"	
92	Door-Interior-Single-1 Panel-Wood: 24" x 80"	6'-8"	6'-9"	6'-8"	2'-0"	2'-2"	
93	Door-Interior-Single-1 Panel-Wood: 30" x 80"	6'-8"	6'-9"	6'-8"	2'-6"	2'-8"	
94	Door-Interior-Single-1 Panel-Wood: 30" x 80"	6'-8"	6'-9"	6'-8"	2'-6"	2'-8"	
95	Door-Interior-Single-1 Panel-Wood: 30" x 80"	6'-8"	6'-9"	6'-8"	3'-0"	3'-2"	
96	Door-Interior-Single-1 Panel-Wood: 30" x 80"	6'-8"	6'-9"	6'-8"	2'-6"	2'-8"	
98	Door-Interior-Single-1 Panel-Wood: 24" x 80"	6'-8"	6'-9"	6'-8"	2'-0"	2'-2"	

Window Schedule							
Type Mark	Family and Type	Head Height	Rough Opening Height	Rough Height	Rough Opening Width	Rough Width	Comments
110	Window-Double-Hung-Double: 68" x 42"	7'-2"	3'-6"	3'-6 1/2"	5'-8"	5'-8 1/2"	
174	Window-Double-Hung: 24" x 72"	<varies>	6'-0"	6'-0 1/2"	2'-0"	2'-0 1/2"	
195	Window-Double-Hung-Double: 48" x 72"	<varies>	6'-0"	6'-0 1/2"	4'-0"	4'-0 1/2"	
198	Fixed with Trim: 98X86	8'-8"	7'-2"		8'-2"		
196	Window-Double-Hung: 35"x38"	7'-8"	3'-2"	3'-2 1/2"	2'-11"	2'-11 1/2"	
199	Window-Double-Hung-Double: 70" x 38"	7'-8"	3'-2"	3'-2 1/2"	5'-10"	5'-10 1/2"	
203	Window-Casement-Double: 34"X60" 2	7'-8"	5'-0"	5'-0 1/2"	3'-4"	3'-4 1/2"	
204	Window-Casement-Double: 34" x 32"	8'-0"	2'-8"	2'-8 1/2"	2'-10"	2'-10 1/2"	
264	Brooks Dbl: 80" x 26"	9'-0 1/2"	2'-2"	2'-2 1/2"	6'-8"	6'-8 1/2"	
266	Brooks Dbl: 80" x 66"	6'-8"	5'-6"	5'-6 1/2"	6'-8"	6'-8 1/2"	
269	Window-Casement-Single Left: 28" x 32"	6'-8"	2'-8"	2'-8 1/2"	2'-4"	2'-4 1/2"	
270	Fixed with Trim: 36" x26"	9'-0 1/2"	2'-2"		3'-0"		
271	Window-Casement-Double: 34" x 38"	7'-8"	3'-2"	3'-2 1/2"	2'-10"	2'-10 1/2"	
283	Window-Casement-Double: 24"X60"	7'-8"	5'-0"	5'-0 1/2"	2'-0"	2'-0 1/2"	

- NOTE:**
- MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
  - SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
  - ALL WINDOWS WITH 1/2" OF GLASS OR MORE & LESS THAN 16" A.F.F. MUST BE TEMPERED.
  - PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR FINISH SURFACE BELOW.
  - WINDOW SIZING:**
  - NEW CONSTRUCTION:** DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
  - FOR ADDITIONS & REMODELS:** MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING - SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
  - M.E. = MATCH EXISTING
  - PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

1st Floor  
1/4" = 1'-0"



- GENERAL NOTES:**
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  - ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
  - FINISH GRADE TO BE COORDINATED BY CONTRACTOR AND OWNER BASED ON EXISTING SITE CONDITIONS.
  - ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
  - FACE OF EXISTING FINISHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
  - FIRE BLOCK & FIRE CEILING PER CODE.
  - ALL DIMENSIONS ARE TO FACE OF STUD & BRICK AT FOUNDATION.
  - START RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
  - INTERIOR & EXTERIOR STAIR NOISING SHALL CONFORM TO R311.7.3.3 PROFILE - CURVATURE OF THE NOISING SHALL BE NO GREATER THAN 9/16"
  - ALL RISERS TO BE SOLID.
  - ALL CASES OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
  - RAILS TO BE 3/4" IN HEIGHT.
  - ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
  - ALL RAIL REQUIRED IF GRADE TO STAIRS & PORCHES IS LESS THAN 29" IN HEIGHT.
  - USE DOUBLE TIE FOR ALL PYCHES OF 4:12 OR LESS.
  - ALL EAVES TO MATCH EXISTING HOUSE (SEE ROOF PLAN).
  - ALL FASCIAS TO MATCH EXISTING HOUSE. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
  - CONTINUOUS LEAVE VENT U.N.O.
  - WATERPROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED.
  - STAIRS, RAILING & GUARD NOTES:**
  - R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT - SEE PLANS FOR CLEAR WIDTH.
  - EXCEPTION DOES NOT APPLY TO THIS PROJECT.
  - R311.7.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 INCHES.
  - ALL SPECIFIED MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
  - R311.7.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
  - R311.7.8 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR RUNGERS OR STAIRS WITH FOUR OR MORE RISERS.
  - R311.7.8.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
  - R312.1.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES.
  - EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVICES AS THE RAILING.
  - R312.1.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
  - EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE ON OPEN SIDE OF STAIR.
  - NOTE:**
  - REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.
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AB ARCHITECTURE  
201 LUCIE AVENUE  
CHARLOTTE, NC 28203  
EMAIL: trooke\_ab@icloud.com  
Phone: 704-352-4554



21 FEBRUARY 2022

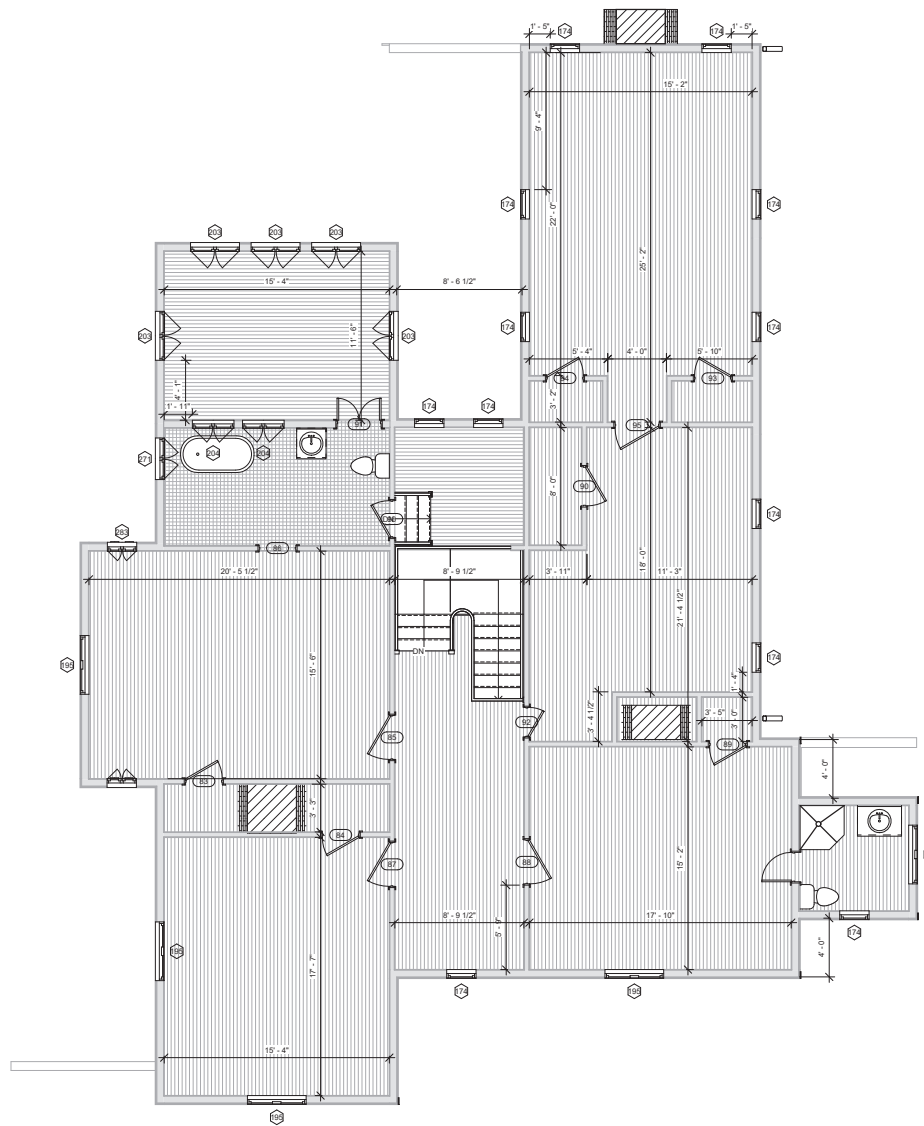
HISTORIC B.F. ROGERS  
**CARTRETT - PHIFER RESIDENCE**  
40 FRANKLIN AVENUE NW, CONCORD, NC

PROJECT #:	-
ISSUE DATE:	Issue Date
REVISIONS:	

FIRST FLOOR PLAN - EXISTING

**A-1**

OF FOURTEEN



1 2nd Floor Fin.  
1/4" = 1'-0"

**GENERAL NOTES:**

1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR AND OWNER BASED ON EXISTING SITE CONDITIONS.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF STUD & CEILING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
7. ALL DIMENSIONS ARE TO FACE OF STUD & BRICK AT FOUNDATION.
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9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.3 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN 9/16".
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 36" IN HEIGHT.
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STAIRS & PORCHES IS LESS THAN 29" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
16. ALL LEAVES TO MATCH EXISTING HOUSE (SEE ROOF PLAN).
17. ALL FASCIAS TO MATCH EXISTING HOUSE. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
18. CONTINUOUS LEAVE VENT U.N.O.
20. WATERPROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED.

**STAIRS, RAILING & GUARD NOTES:**

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. SEE PLANS FOR CLEAR WIDTH.
2. R311.7.1.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 INCHES.
- 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
3. R311.7.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
4. R311.7.8 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
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- 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
7. R312.1.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
- 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE ON OPEN SIDE OF STAIR.

**NOTE:**

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2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON. ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.



AB ARCHITECTURE  
2021 ECLIPSE AVENUE  
CHARLOTTE, NC 28203  
EMAIL: trovati\_ab@icloud.com  
Phone: 704-922-4554



21 FEBRUARY 2022

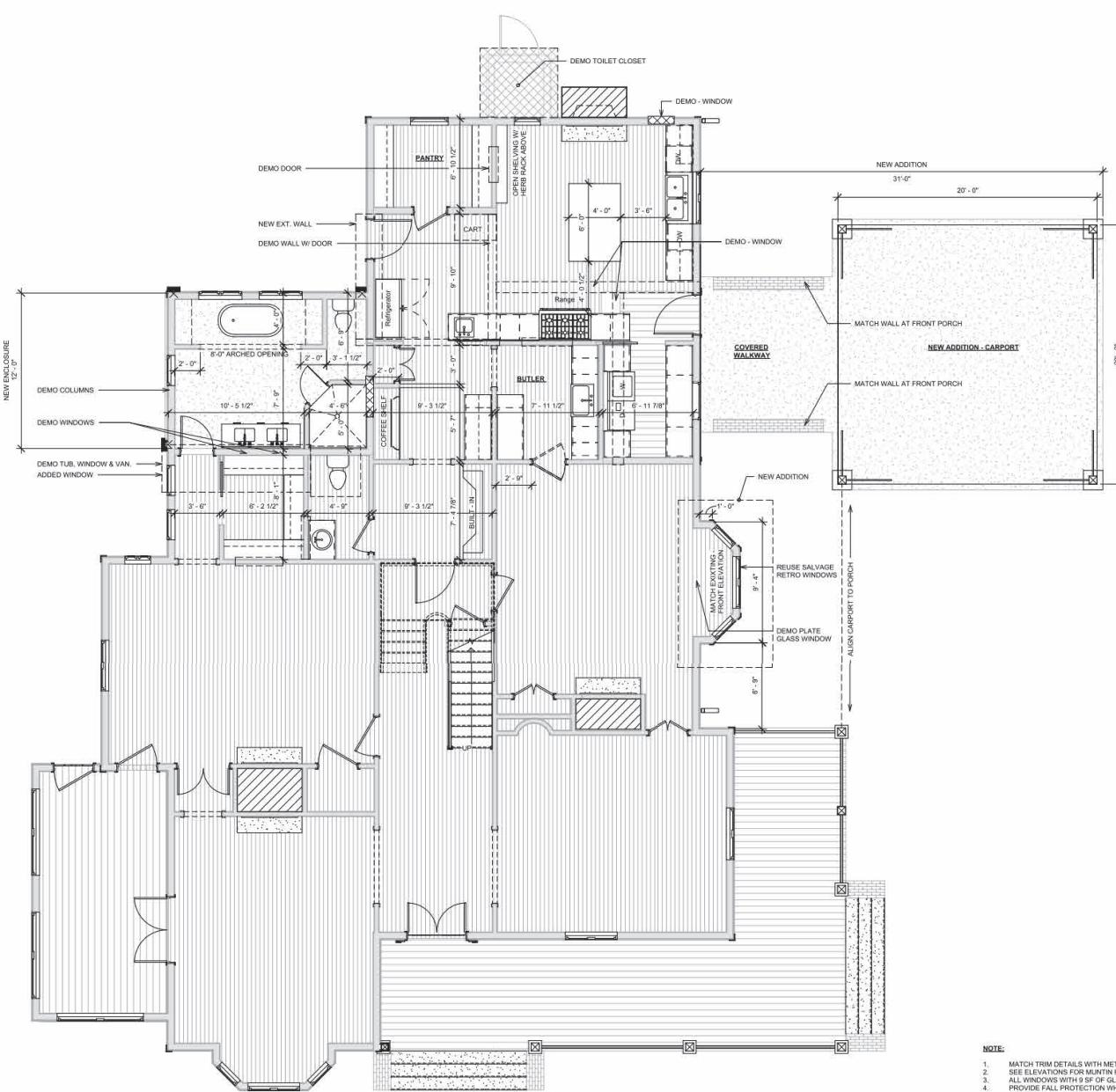
HISTORIC B.F. ROGERS  
**CARTRETT - PHIFER RESIDENCE**  
40 FRANKLIN AVENUE NW, CONCORD, NC

PROJECT #	-
ISSUE DATE	Issue Date
REVISIONS:	

SECOND FLOOR PLAN - EXISTING

A-2

OF FOURTEEN



1st Floor - Proposed  
1/4" = 1'-0"

- GENERAL NOTES:**
1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
  2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
  3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR AND OWNER BASED ON EXISTING SITE CONDITIONS.
  4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
  5. FACE OF FLYWOOD BREASTING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
  6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
  7. ALL DIMENSIONS ARE TO FACE OF STUD & BRICK AT FOUNDATION.
  8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
  9. INTERIOR & EXTERIOR STAIR RISING SHALL CONFORM TO R311.7.3.3 PROFILE - CURVATURE OF THE NOBING SHALL BE NO GREATER THAN 9/16".
  10. ALL RISERS TO BE SOLID.
  11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
  12. **RAILS TO BE 36" IN HEIGHT.**
  13. ALL EXTERIOR COLUMNS TO BE SQUARE.
  14. NO RAIL REQUIRED IF GRADE TO STAIRS & PORCHES IS LESS THAN 29" IN HEIGHT.
  15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
  16. ALL EAVES TO MATCH EXISTING HOUSE (SEE ROOF PLAN).
  17. ALL FASCIAS TO MATCH EXISTING HOUSE.
  18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
  19. CONTINUOUS LAKE VENT U.O.
  20. WATERPROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12. FLASHING & COUNTER FLASHING AS REQUIRED.
- STAIRS, RAILING & GUARD NOTES:**
1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT - SEE PLANS FOR CLEAR WIDTH.
  - 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
  - R311.7.1.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/8 INCHES.
  - 2.1. A.B. SPECIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
  - R311.7.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
  3. R311.7.3 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
  5. R311.7.4 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
  6. R312.1.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES.
  - 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & DEVERAS AS THE RAILING.
  7. R312.1.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
  - 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE ON OPEN SIDE OF STAIR.
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  2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON. ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

- NOTE:**
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
  2. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
  3. ALL WINDOWS WITH 9 SF. OF GLASS OR MORE & LESS THAN 24" HIGHER THAN 24" MUST BE TEMPERED.
  4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.
- WINDOW SIZING:**
- 5.1. **BEH RESTRICTION:** - DIMENSIONS BASED ON KOLBE 31.1 TRA SERIES DIMENSIONS.
  - 5.2. **DOOR ADDITIONS & REMODELS:** - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
  - 5.3. M.E. = MATCH EXISTING.
  6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.



AB ARCHITECTURE  
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CHARLOTTE NC 28203  
EMAIL: brooks\_ab@icloud.com  
Phone: 704-562-4504



21 FEBRUARY 2022

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

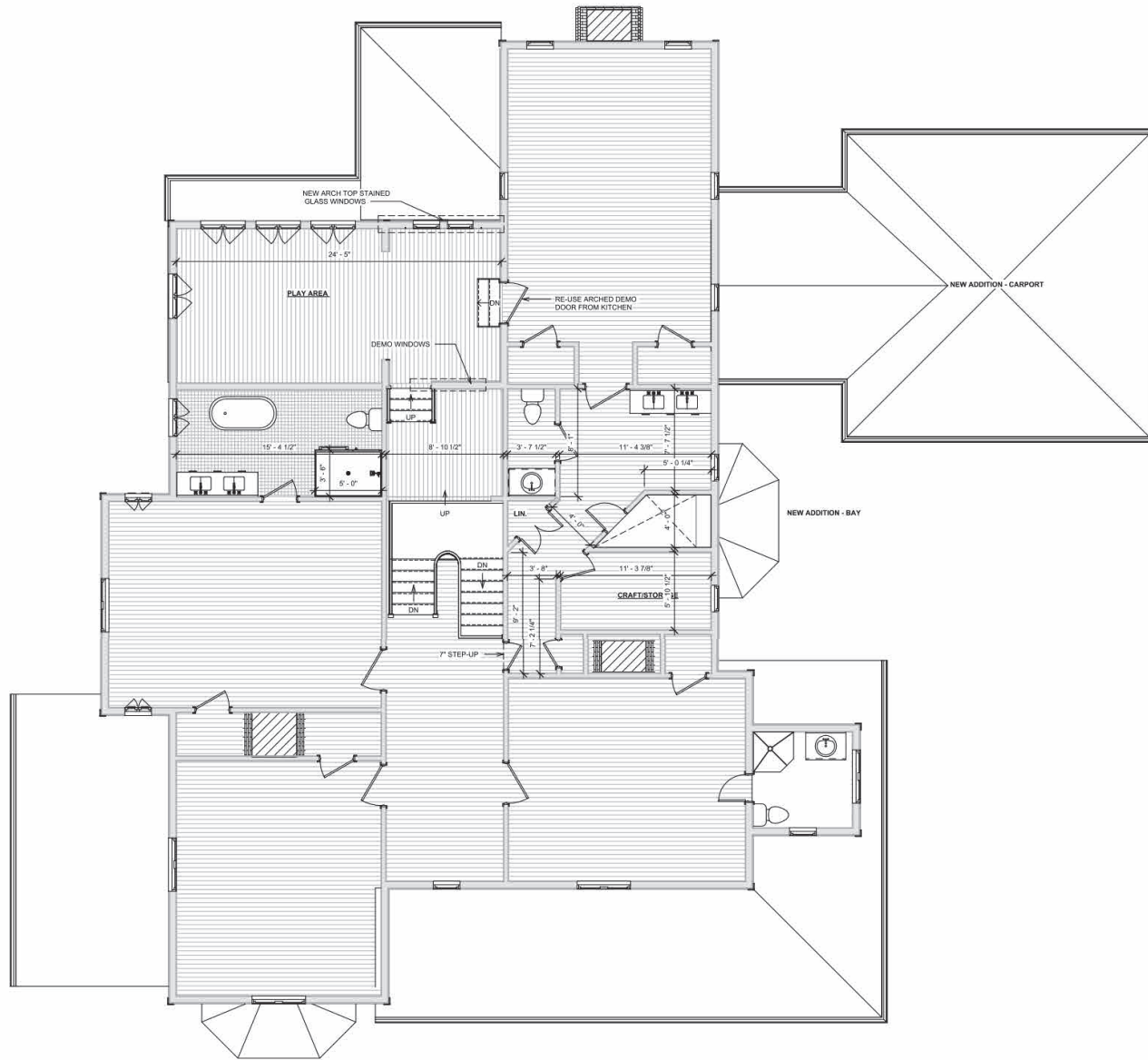
PROJECT #	0000
ISSUE DATE	Issue Date
REVISIONS:	

FIRST FLOOR PLAN - PROPOSED

A-6

OF FOURTEEN

**EXHIBIT L**



① 2nd Floor Fin. - Proposed  
1/4" = 1'-0"

**GENERAL NOTES:**

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AB ARCHITECTURE  
2021 BUCKLE AVENUE  
CHARLOTTE NC 28203  
EMAIL: brooks\_ab@abccad.com  
Phone: 704-502-4504



21 FEBRUARY 2022

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

PROJECT # 2022-001  
ISSUE DATE 2/21/22

REVISIONS:	

SECOND FLOOR  
PLAN - PROPOSED

**A-7**

OF: FOURTEEN





EAST SIDE FACADE, FRONT PORCH



EAST SIDE FACADE





**NORTH FACADE**



**NORTH-WEST FACADE**



PARTIALLY OPEN PORCH  
- WEST FACADE, REAR



PARTIALLY OPEN PORCH (UNDER THE  
SLEEPING PORCH) - WEST FACADE, REAR



SOUTH-WEST FACADE



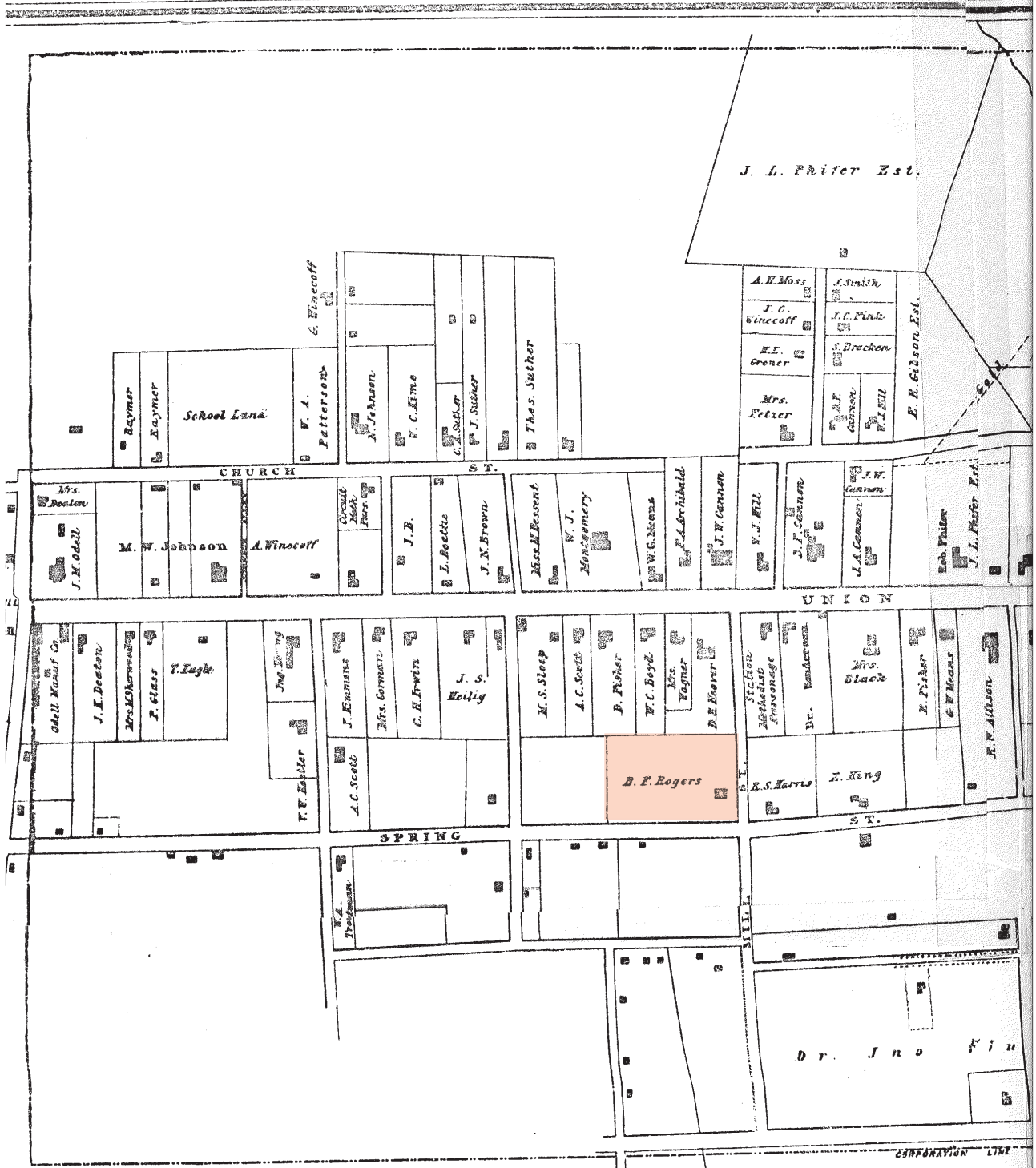
LAYERS OF SIDING -  
VINYL, ASPHALT, WOOD

2006 INVENTORY PHOTOS



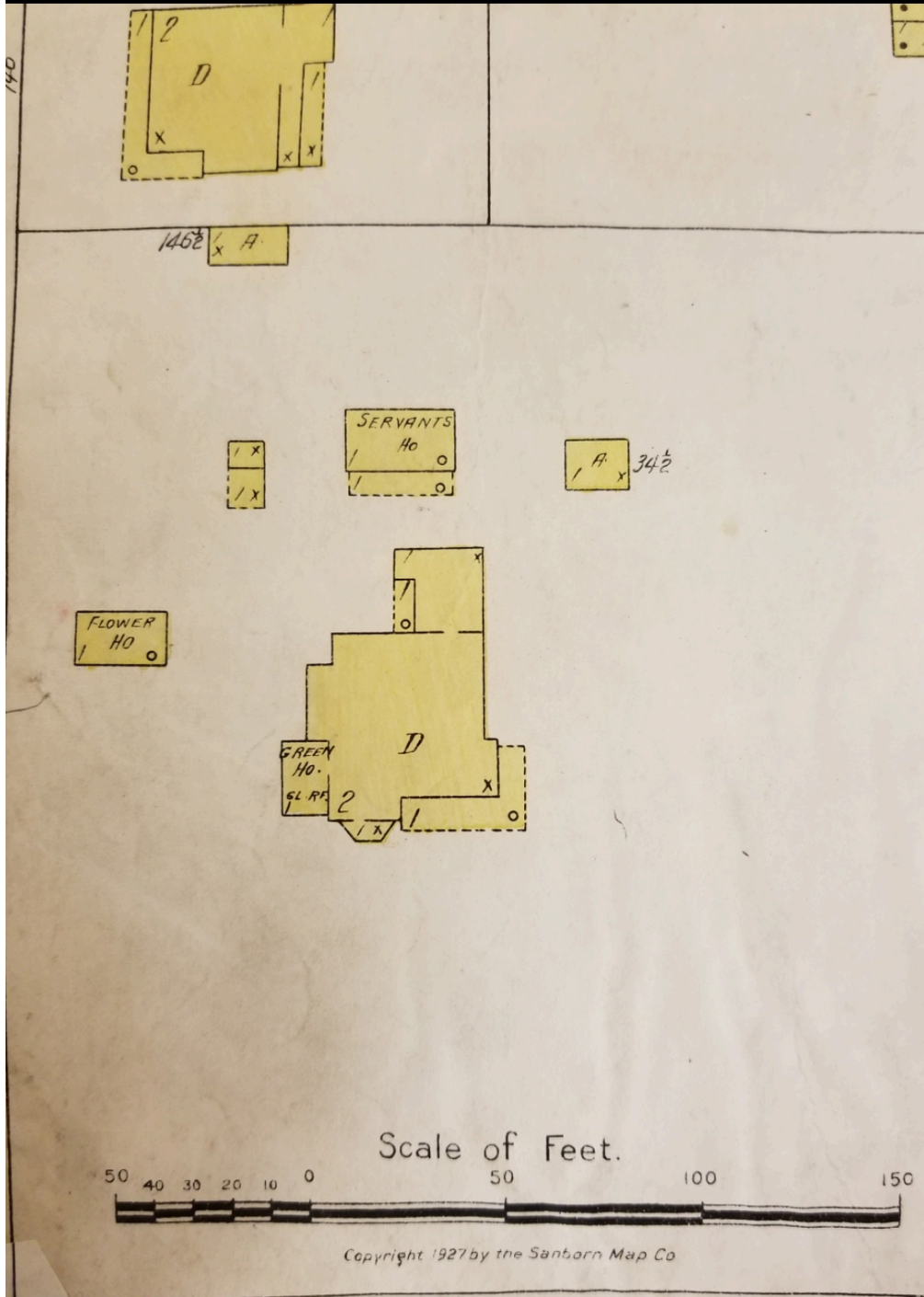


EXHIBIT N



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

EXHIBIT O



34

D.H.

FILED  
 CABARRUS COUNTY NC  
 WAYNE NIXON  
REGISTER OF DEEDS  
 FILED May 05, 2022  
 AT 04:16 pm  
 BOOK 16009  
 START PAGE 0259  
 END PAGE 0266  
 INSTRUMENT # 15165  
 EXCISE TAX \$0.00  
 TMF

SCANNED AND RETURNED

Mail to: City of Concord, Planning Dept., PO Box 308, Concord, NC 28026 PIN# 5620-79-3073

**NORTH CAROLINA ORDER OF THE CITY OF CONCORD**  
**CABARRUS COUNTY HISTORIC PRESERVATION COMMISSION CASE # H-05-22**

This matter came before the Historic Preservation Commission (hereinafter the "Commission") on April 13<sup>th</sup>, 2022. The Commission, heard sworn testimony from the following witnesses: Kristen Boyd-Sullivan, Allen Brooks, Toby L. Phifer and Kelley Cartrett-Phifer and considered the following exhibits: Exhibit A: National Register of Historic Places Inventory, 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, Exhibit P: Sanborn Map Based upon competent, material, and substantial evidence, the Commission makes these:

**FINDINGS OF FACT:**

1. The subject property is located at 40 Franklin St. NW, Concord, NC. The owners are Toby L. Phifer and Kelley E. Cartrett Phifer who acquired the property by deed recorded in Cabarrus County Register of Deeds Book 15333, Page 263, as recorded on July 14<sup>th</sup>, 2021.
2. 40 Franklin Ave. NW is located in the RC (Residential Compact) zoning district and is in the North Union Street Historic District and is designated as a "Pivotal" structure in the Concord Historic Districts Handbook (June 2001 ed.), (the "Handbook") Chapter 3 (Exhibit A).
3. The Handbook is an ordinance of the City of Concord duly adopted by the City Council and incorporated into the Code of Ordinances by reference.

8/26

Exhibit G



4. On February 11<sup>th</sup>, 2022, Allen Brooks submitted an application (Exhibit B) for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to make modifications to the property including 1) Extension of the existing driveway into the rear yard, and adding pea gravel surfacing over the existing driveway and proposed extension (Exhibits B, D, E, and F), addition of a carport, breezeway, and bay window on the east façade of the house, enclosure of existing partially open porches on the north and west façade, addition on the back or north side of the house on the second floor for pass-through with roof modifications and two (2) new arched stained-glass windows, new windows (some repurposed/relocated) on the east, north, and west facades, new doors on the west and east facades, removal of exterior toilet room, removal of one (1) window and addition of new window on the north façade, removal of non-original siding and replacement with wood lap siding where renovations are being completed (Exhibits B, D-L).
5. On February 23<sup>rd</sup>, 2022, the applicant submitted site plans, floor plans, and additional elevations (Exhibits E, F, G, H, K, and L).
6. The applicant is proposing to make modifications to the primary structure which include:
  - A) Addition of a 20' x 20' car port and breezeway connecting to the house on the east elevation. All newly added materials will be wood, painted white, to match the existing materials of the house, roof material is proposed to match the existing dark asphalt shingles on the house. Brick on the columns and proposed wall for the breezeway is specified to match the existing un-painted brick on the house.
  - B) Removal of a large fixed single pane glass window, replacing with a 3-sided bay window and associated roof on the east elevation.
  - C) An existing wood casement window will be relocated on the east elevation under the proposed car port, as well as a new (repurposed) wood door. A new set of double hung wood windows are proposed to the right of the car port on the east elevation.
  - D) On the north or rear elevation, removal of the servant exterior toilet room to the right of the existing chimney. Addition of a single wood, double hung window in its' place. Removal of window on the left side of the chimney.
  - E) Non-original siding on the north (rear) on the first-floor enclosed porch to be removed and replaced with Board and Batten siding, wood, painted white.
  - F) On the north (rear) and west (left) elevations, enclosure of the partially open porch under the existing second-floor sleeping porch. Salvaged, multi-pane casement windows are proposed on the north side of the proposed enclosed porch, and Board and Batten wood siding, painted white to match the existing home is proposed for the exterior finish.
  - G) The second story of the north (rear) façade includes an addition between the two gable roofs to accommodate a pass-through for the second-floor rooms. Two (2) arched stained-glass windows are proposed on the north facing façade. All new roofs, similar in shape and pitch of the first-floor porch roofs will include dark asphalt shingles to match the existing.

- H) On the west (left) elevation, the opening on the first-floor enclosed porch will be modified to allow for a new wood, repurposed door.
  - I) Addition of two (2) single pane square casement windows to match existing square window on the same west façade.
  - J) All areas where modifications are proposed will include the removal of the non-original (vinyl) siding and replaced with appropriate wood lap siding, painted to match the existing siding, with the exception of the areas noted with Board and Batten wood siding (Exhibits D, F, G, I and J).
7. The applicant is proposing to make site modifications by extending 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 D, E & F).

Based upon these Findings of Fact, the Commission makes these:

#### CONCLUSIONS OF LAW

1. This matter is properly before the Commission pursuant to N.C. Gen. Stat. § 160A-400.7, et seq. and the Concord Development Ordinance.

2. Pursuant to the Handbook, Approval Requirement Needs Table:

- *Demolition: Commission Hearing and Approval for Demolition of any building or part thereof.*
- *Doors: Commission Hearing and Approval for replacement of original doors, changes in door openings.*
- *Windows: Commission Hearing and Approval for Replacement/changes in window design. Removal of original window, window components and changes in the window openings. Addition of shutters not original to building and stained-glass windows.*
- *Masonry Walls: Commission Hearing and Approval for all walls in public view or over 18 inches in height.*
- *Miscellaneous: Commission Hearing and Approval for any type of alteration of exterior features of a building, site, or environment which is not specifically listed.*
- *New construction or additions: Commission Hearing and Approval for all new construction and additions.*
- *Patios, Walks, and Driveways: Commission Hearing and Approval Required for all new patios, walks, and driveways.*
- *Roof Shape: Repairs or changes which alter roof shape.*

3. Pursuant to the Handbook, 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.*

**4. Pursuant to the Handbook, 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 their 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.*

**5. Pursuant to the Handbook, Chapter 5- Section 3: New Accessory Structure Construction:**

- *If an original carriage house, garage or outbuilding is completely missing, replace it with either a reconstruction based on accurate documentation or a new design compatible with the historic character of the main building or historic accessory structures in the district.*
- *Keep the proportion of new garages and accessory structures compatible with the proportion of the new house. Typically, these buildings were smaller in scale than the main house.*
- *New garages and accessory structures must use traditional roof forms, materials, and details compatible with the main building or historic accessory structures in the district.*
- *Locate new garages and accessory structures in rear yards and in traditional relationship to the main buildings.*
- *Accessory buildings for Pivotal and Contributing structures should complement the siding and roof material of the primary structure.*

6. Pursuant to the Handbook, 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.

7. Pursuant to the Handbook, 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.

8. Pursuant to the Handbook, 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.

9. Pursuant to the Handbook, 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

10. Pursuant to the Handbook, Chapter 5- Section 9: Fences and Walls:

- *Where walls are concerned, natural stone or brick-masonry 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.*

11. Pursuant to the Handbook, 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. In general, asphalt should only be used for areas not visible from the street; its use will be considered on a case by case basis by the Historic Preservation Commission.*

12. The following criteria shall be considered, when relevant, by the Commission in reviewing applications for a Certificate of Appropriateness. All applications for Certificates of Appropriateness shall be subject to review based upon the Design Guidelines then in effect. These guidelines are set forth in a manual prepared and adopted by the Commission:

- lot coverage, defined as the percentage of lot area covered by primary structures;
- setback, defined as the distance from the lot lines to the building(s);
- building height;
- exterior building materials;
- proportion, shape, positioning, location, pattern and sizes of any elements of fenestration;
- surface textures;
- structural condition and soundness;
- walls--physical ingredients, such as brick, stone or wood walls, wrought iron fences, evergreen landscape masses, building facades, or combination of these;
- color (new construction only and not for existing residences); and
- effect of trees and other landscape elements.

13. The application is congruous with the historic aspects of the District.

14. Based on the standards of the Handbook, and the City of Concord Code of Ordinances, including the standards listed above, the Commission concludes that:

- A. The addition of the 20' x 20' carport and breezeway connecting to the house on the east elevation is appropriate as the addition is compatible with the existing building in height,

massing, roof form and pitch, does reduce the visual impact by limiting the scale and size, does include details that are compatible with the existing building in material, texture, and color, and is in compliance with the Historic Handbook.

- B. The replacement of the large fixed single pane window with a 3-sided bay window using original windows from the house is appropriate as the windows are consistent and compatible with existing units, are appropriate for the style of the building, do maintain vertical emphasis, does avoid large single paned units, and is in compliance with the Historic Handbook.
- C. The relocation of an original single pane casement window, the addition of a repurposed wood door and addition of two (2) double hung windows on the east elevation is appropriate as original windows are being preserved/relocated, new windows and repurposed are compatible with existing units, and is in compliance with the Historic Handbook.
- D. The removal of the exterior toilet room, and relocation of the double hung window on the left side of the chimney to the right side of the chimney on the north (rear) elevation of the house is appropriate as the alteration of the openings are not visible from the street, and are compatible with the original design, and is in compliance with the Historic Handbook.
- E. The replacement of the non-original siding with Board and Batten siding on the north (rear) elevation is appropriate as it does remove non-original siding and restore original siding and is in compliance with the Historic Handbook.
- F. The enclosure of the partially open porch located on the first floor under the second story sleeping porch and the addition of two (2) relocated/repurposed multi-pane casement windows and replacement of the non-original vinyl siding with Board and Batten siding is appropriate, as the modification does preserve the historic character and features, and is compatible with the Historic Handbook.
- G. The second story addition on the north (rear) façade and addition of two arched stained-glass windows is appropriate as the addition is sited inconspicuously, on the rear elevation, and does not damage, destroy or obscure the character defining features of the home and is in compliance with the Historic Handbook.
- H. The modification to the opening on the first-floor enclosed porch on the west (left) elevation with a repurposed door is appropriate as the proposed alteration to the opening will be restorative in nature, appropriate for the style of the building and is in compliance with the Historic Handbook.
- I. The addition of the two (2) square, single pane casement windows is appropriate as they are not visible from the street, are compatible with the original design and is in compliance with the Historic Handbook.
- J. The removal of the non-original (vinyl) siding in all areas where modifications are proposed (with the exception of areas noted with Board and Batten siding), replacing with wood lap siding, painted to match the existing color of the house, is appropriate as the

removal non-original siding and restoring with original siding is in compliance with the Historic Handbook (Exhibits D, F, G, I and J).

- K. The extension of the existing driveway on the east side of the house, further north towards the rear of the house, as well as under the proposed car port, surfaced with pea gravel, as well as surfacing the existing dirt driveway with pea gravel, is appropriate as the proposed material is consider acceptable and does avoid excessive paving, and is in compliance with the Historic Handbook (Exhibits D, E and F).

Based upon these Findings of Fact, Conclusions of Law, standards of the Handbook, and the City of Concord Code of Ordinances, including the standards listed above, and limited to the extent consistent with the application, exhibits, and testimony provided to the Commission, the Commission issues this

**ORDER:**

THE COMMISSION APPROVES A CERTIFICATE OF APPROPRIATENESS AS APPROVED AND SET OUT IN SECTION 14 OF THE CONCLUSIONS OF LAW ABOVE.

SO ORDERED this the 13<sup>th</sup> day of April, 2022 by the Historic Preservation Commission.

CITY OF CONCORD  
HISTORIC PRESERVATION COMMISSION

BY: William Isenhour  
(Chairman - William Isenhour)

ATTEST:  
Angela Baldwin  
Secretary

NORTH CAROLINA  
CABARRUS COUNTY

I, Kristina M Fausel, a notary public for <sup>Mecklenburg</sup> ~~said~~ county and state, do hereby certify that Angela Baldwin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 14<sup>th</sup> day of April, 2022

Kristina M Fausel  
Notary Public

My commission expires: June 13<sup>th</sup> 2023



Mail to: City of Concord, Planning Dept., PO Box 308, Concord, NC 28026 PIN 5620-79-3073

**NORTH CAROLINA** **ORDER OF THE CITY OF CONCORD**  
**CABARRUS COUNTY HISTORIC PRESERVATION COMMISSION CASE # H-27-22**

This matter came before the Historic Preservation Commission (hereinafter the “Commission”) on January 11, 2023. The Commission heard sworn testimony from the following witnesses: Autumn C. James and Allen Brooks, and considered the following exhibits: Exhibit A: National Register of Historic Places Inventory, Exhibit B: Certificate of Appropriateness Application, Exhibit C: Subject Property Map, Exhibit D: Applicant Submitted Photos, Exhibit E: Proposed Porch Addition, Exhibit F: Full Staff Report (H-05-22), Exhibit G: Recorded Order Dated April 13, 2022.

**FINDINGS OF FACT:**

1. The subject property is located at 40 Franklin Ave NW, Concord, North Carolina. The owners are Toby L. Phifer and Kelley E. Cartrett-Phifer. The property was acquired by deed recorded in Cabarrus County Register of Deeds Book 15333, page 263, on July 14, 2021.
2. The subject property is located in the RC (Residential Compact) zoning district and is in the North Union Historic District.
3. The subject property is designated as a “Pivotal” structure in the Concord Historic Districts Handbook (June 2001 ed.), (the “Handbook”) Chapter 3 (Exhibit A).
4. The Handbook is an ordinance of the City of Concord duly adopted by the City Council and incorporated into the Code of Ordinances by reference.
5. On January 8, 2023, Allen Brooks applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for the addition of a porch on the right side (east elevation) of the structure and replacement of a single window pane with four (4) salvaged original windows on the right side (east elevation) of the structure (Exhibit B).
6. This application follows a previous Certificate of Appropriateness (Exhibit F) where a carport and breezeway addition had been approved, along with the addition of a bay window



on the right side (east elevation). Once work commenced, it was found that there was damage due to previous alterations of roof and grade throughout the years, as well as ground saturation contributing to water in the basement. The carport and breezeway are no longer viable due to these issues. The addition of the porch would allow for water to be shed away from the house and be a functional addition to the structure. Additionally, the bay window will no longer be an addition to this structure, rather four (4) salvaged original windows will be used to replace the single plate glass window.

Based upon these Findings of Fact, the Commission makes these:

### **CONCLUSIONS OF LAW**

1. This matter is properly before the Commission pursuant to N.C. Gen. Stat. § 160A-400.7, et seq. and the Concord Development Ordinance.
2. Pursuant to the Handbook, **Approval Requirement Needs Table: New Construction or Additions**
  - *All new construction and additions require Commission Hearing and Approval.*Pursuant to the Handbook, **Approval Requirement Needs Table: Porches**
  - *Removal of porches, adding a new porch, altering the porch, or enclosing a porch requires Commission Hearing and Approval.*Pursuant to the Handbook, **Approval Requirement Needs Table: Windows**
  - *Replacement/changes in window design; removal of original windows, window components, and changes in the window openings; addition of shutters not original to building and stained-glass windows requires Commission Hearing and Approvals.*
3. Pursuant to the Handbook, **Chapter 5 - Section 2: New Construction or Additions**
  - *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 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.*

Pursuant to the Handbook, **Chapter 5 - Section 5: Fenestrations**

- *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.*

Pursuant to the Handbook, **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.*

Pursuant to the Handbook, **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.*
- *Roof shapes, texture and material should be compatible with new construction as well as with immediate buildings.*

4. The following criteria shall be considered, when relevant, by the Commission in reviewing applications for a Certificate of Appropriateness. All applications for Certificates of Appropriateness shall be subject to review based upon the Design Guidelines then in effect. These guidelines are set forth in a manual prepared and adopted by the Commission:

- lot coverage, defined as the percentage of lot area covered by primary structures;
- setback, defined as the distance from the lot lines to the building(s);
- building height;
- exterior building materials;
- proportion, shape, positioning, location, pattern and sizes of any elements of fenestration;
- surface textures;

- structural condition and soundness;
- walls--physical ingredients, such as brick, stone or wood walls, wrought iron fences, evergreen landscape masses, building facades, or combination of these;
- color (new construction only and not for existing residences); and
- effect of trees and other landscape elements.

5. The application is congruous with the historic aspects of the District.
6. Based on the standards of the Handbook, and the City of Concord Code of Ordinances, including the standards listed above, the Commission concludes that:
  - A. Installing a porch on the right side (east elevation) of the structure is appropriate as the porch will be constructed out of materials to match the existing structure, and is in compliance with the Historic Handbook.
  - B. Replacement of single window pane with four (4) salvaged original windows on the right side (east elevation) of the structure is not appropriate as the windows will be compatible with the existing structure, and will consist of materials that are appropriate, and is in compliance with the Historic Handbook.

Based upon these Findings of Fact, Conclusions of Law, standards of the Handbook, and the City of Concord Code of Ordinances, including the standards listed above, and limited to the extent consistent with the application, exhibits, and testimony provided to the Commission, the Commission issues this

**ORDER:**

THE COMMISSION APPROVES A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW PORCH ON THE RIGHT SIDE (EAST ELEVATION) OF THE STRUCTURE AND REPLACEMENT OF A SINGLE WINDOW PANE WITH FOUR (4) SALVAGED ORIGINAL WINDOWS ON THE RIGHT SIDE (EAST ELEVATION) OF THE STRUCTURE.

SO ORDERED this the 11<sup>th</sup> day of January, 2023 by the Historic Preservation Commission.

CITY OF CONCORD  
HISTORIC PRESERVATION COMMISSION

BY: \_\_\_\_\_  
(Chairman – William Isenhour)

ATTEST:

\_\_\_\_\_  
Secretary

NORTH CAROLINA  
CABARRUS COUNTY

I, \_\_\_\_\_, a notary public for said county and state, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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Notary Public

My commission expires: \_\_\_\_\_

<b><u>DATE</u></b>	March 8, 2023
<b><u>SUBJECT</u></b>	
<u>Certificate of Appropriateness Request:</u>	H-03-23
<u>Applicant:</u>	William D. Tadlock III
<u>Location of subject property:</u>	68 Georgia St. NW
<u>PIN:</u>	5620-77-2769
<u>Staff Report prepared by:</u>	Autumn C. James, Senior Planner

### **BACKGROUND**

- The subject property, 68 Georgia St. NW, is designated as a “Contributing” structure in the North Union Street Historic District (Exhibit A).
- “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 classic columns. Northern elevation also has dormer with hipped roof. Chimneys are unoriginal. Fenestrations are nice two-over-ones.” (Exhibit A).

### **DISCUSSION**

On February 3, 2023, William D. Tadlock III applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to construct a retaining wall in front of the structure at 68 Georgia St. NW. (Exhibit B).

The applicant is proposing to add a retaining wall in the front yard at the city sidewalk, across the front of the property, and up the driveway. The proposed wall will be 3’6” tall to match the existing sidewalk height in the front yard and will diminish into existing grade the top of the driveway. (Exhibit D).

The existing knee wall will be removed and new concrete footing will be excavated with rebar reinforcements and concrete will be placed for a new wall. The new wall will be constructed with CMU block will be filled with concrete and have a brick veneer. The brick will be an oversized tumbled brick that will match the brick on the foundation of the house. Precast concrete caps will be placed on the top of the wall to match the original front steps of the house and the wall will be painted to match the foundation of the house and the porch. New concrete steps will extend from the city sidewalk to the sidewalk leading to the front porch steps. These steps will be between the brick and retaining walls and will the same size and height of the existing steps.

After addition of retaining wall and proper drainage installation, wall will be backfilled to level yard and prevent erosion. The wall is being built to assist in creating a yard with grade and landscaping that will help to maintain the health of the two oak trees that are located in the front yard.

### **ATTACHMENTS**

- Exhibit A: National Register of Historic Places Inventory
- Exhibit B: Application for Certificate of Appropriateness
- Exhibit C: Subject Property Map
- Exhibit D: Applicant Submitted Photographs
- Exhibit E: Example of brick veneer and concrete caps

## **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

### **Approval Requirement Needs Table: Masonry Walls**

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

### **Approval Requirement Needs Table: Paintings and Coatings**

*Painting unpainted masonry—stone, brick, terra cotta requires 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**

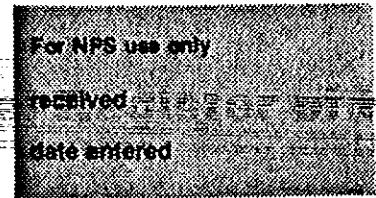
1. *Use materials such as natural stone, brick, wood, powder coated aluminum and iron.*
2. *Materials and style should coordinate with building and neighborhood buildings as well as other walls and fences in the area.*

## **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 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

82

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



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: WILLIAM D. TADLOCK III  
Address: 68 GEORGIA ST NW  
City: CONCORD State: NC Zip Code: 28027 Telephone: 704-622-9369

**OWNER INFORMATION**

Name: WILLIAM D. TADLOCK III  
Address: 68 GEORGIA ST NW  
City: CONCORD State: NC Zip Code: 28027 Telephone: 704-622-9369

**SUBJECT PROPERTY**

Street Address: 68 GEORGIA ST NW P.I.N. # 56207827690000  
Area (acres or square feet): 66X131 Current Zoning: RESIDENTIAL 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: RETAINING WALL IN FRONT YARD AT CITY  
SIDEWALK ACROSS FRONT OF PROPERTY, UP DRIVEWAY.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
NEW CONCRETE FOOTING WITH VERTICAL REBAR, CMU BLOCK CONSTRUCTION  
WITH BRICK VENEER. WALL WILL HAVE CONCRETE CAP TO MATCH  
ORIGINAL PORCH FOUNDATION AND ENTRY WAY. WALL WILL BE PAINTED  
TO MATCH FOUNDATION OF HOME. YARD WILL BE BACKFILLED TO LEVEL  
YARD AND PREVENT EROSION. CONCRETE STEPS FROM SIDEWALK WILL BE  
FOUNDED NEW. WALL WILL BE 3'6" HIGH TOTALING 125' IN LENGTH.

**Required Attachments/Submittals**

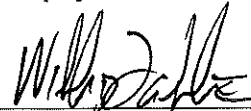
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. Digital copies are preferred.
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a "before" perspective.
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.

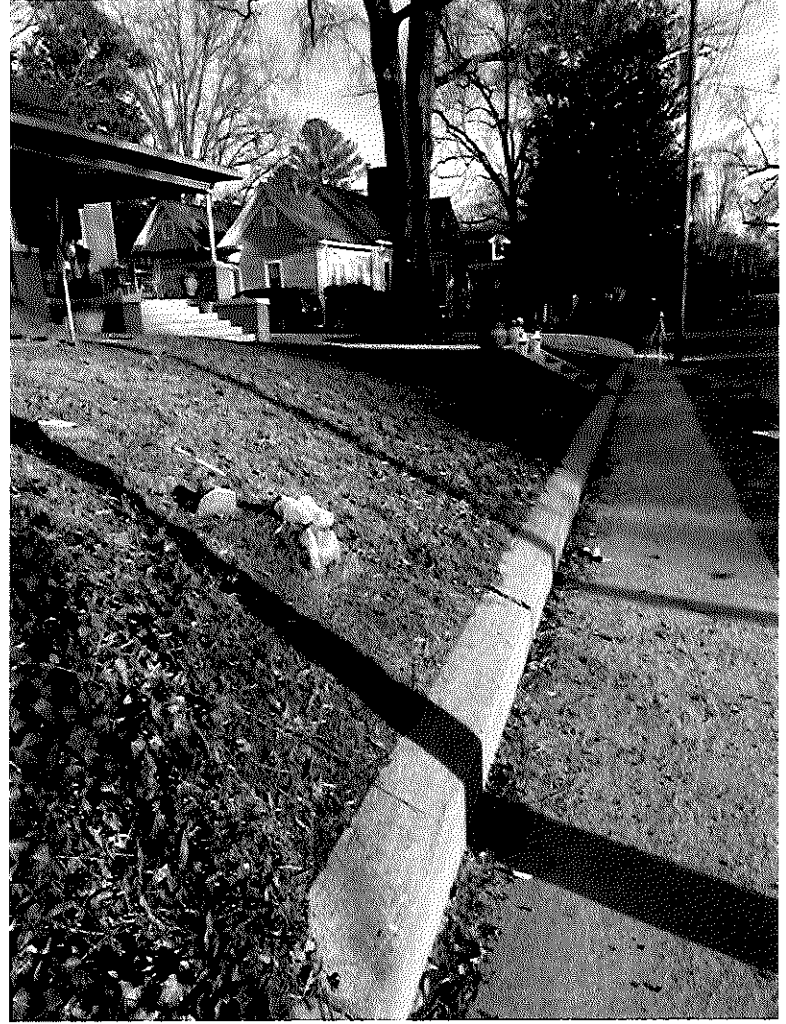
2/5/23

Date



Signature of Owner/Agent





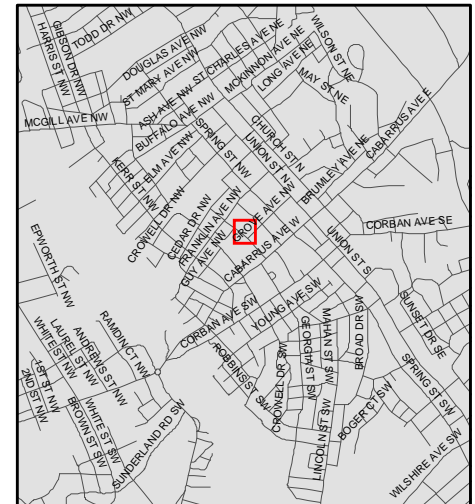
# 68 Georgia St NW Retaining Wall

- **Wall will be placed in front of the house at the city sidewalk from property line to driveway.**
- **Wall will be 3'6" tall to match existing sidewalk height in front yard and will diminish into existing grade at top of driveway.**
- **After removal of existing knee wall, a new concrete footing will be excavated, rebar will be installed and concrete will be placed for new wall.**
- **New wall will be constructed with CMU block filled with concrete and and a brick veneer. Brick will be an oversized tumbled brick to attempt to create an historic look that will match the brick on the foundation of the house.**
- **Precast concrete caps will be placed on top of the wall to match the original front steps of the house.**
- **Wall will be painted to match the foundation of the house and porch.**
- **New concrete steps will be poured from the city sidewalk to the sidewalk leading to the front porch steps. These steps will be in between the brick retaining walls and exactly the same size and height as the existing steps.**
- **After proper drainage installation, wall will be backfilled to level up yard and prevent erosion.**
  
- **Existing grade and landscaping are no longer adequate for the two large oak trees in the front yard. After several failed attempts to sod and sow grass, the best option to create a yard and maintain the health of these trees is to build a retaining wall and level the yard.**

H-03-23

68 Georgia St NW

PIN: 5620-77-2769



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 C H-03-23



Proposed height and length of retaining wall at front of property



Existing Conditions at front of property



Example of concrete caps





**DATE**

March 8, 2023

**SUBJECT**

Certificate of Appropriateness Request:

H-04-23

Applicant:

Stephen M. Morris

Location of subject property:

49 Georgia St. NW

PIN:

5620-77-1405

Staff Report prepared by:

Autumn C. James, Senior Planner

**BACKGROUND**

- The subject property, 49 Georgia St. NW, is designated as a “Pivotal” structure in the North Union Street Historic District (Exhibit A).
- “Irregular, two-story, three bay façade frame house that retains little of its original Italianate and Second Empire exterior. House has undergone several remodelings. House has projecting, front, southern gable. The center bay is square with a flat roof. The northern bay is recessed from the center. Both north and south bays are gabled with boxed cornices that are supported by drop pendant brackets. Bays also feature sawn detail and paneled molded frieze. Second story of the south elevation also features gable 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. (Exhibit A)

**DISCUSSION**

On February 8, 2023, Stephen M. Morris applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for the removal of trees and construction of a detached accessory structure at the rear of the property. (Exhibit B).

The proposed accessory structure would be located in the rear of the property and measure approximately 30’x 50’. The structure will have wood siding, painted white to match the primary residence, and will also have a composition shingle roof that will also match the residence. The garage doors and arbors will also be constructed from wood, and the posts and brackets will match those on the residence. There will be an extension of the existing gravel drive.

Based on the location of the proposed accessory structure, there are a cluster of seven trees to be removed. One tree can be removed in-house based on its’ assessment rating. The additional trees will require approval. The applicant is willing to follow the arborists recommendation for replacement of trees in an adjacent area.

**ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map

Exhibit D: Proposed Accessory Structure

Exhibit E: Applicant Submitted Photographs

Exhibits F: Tree Assessments

## **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

### **Approval Requirement Needs Table: Accessory Buildings**

*New construction, demolition, and moving requires Commission Hearing and Approval.*

#### **Chapter 5 – Section 3: New Accessory Structure Construction**

- *Through their siting and relationship to the houses, the streets, and the alleys, the accessory buildings contribute to the historic character of the district as well.*
- *Early garages were typically single-bay structures located in the rear yard at the end of the driveway*
- *Early storage buildings and sheds were usually small frame structures sited toward the back of the rear yard and were generally not visible from the street.*

#### **Design Standards: New Accessory Structure Construction**

1. *Keep the proportion of new garages and accessory structures compatible with the proportion of the main house. Typically, these buildings were smaller in scale than the main house.*
2. *New garages and accessory structures must use traditional roof forms, materials, and details compatible with the main building or historic accessory structures in the district.*
3. *Locate new garages and accessory structures in rear yards and in traditional relationship to the main buildings.*
4. *All accessory structures shall remain detached from the main building.*
5. *Metal utility sheds, metal carports, and metal garages are prohibited.*
6. *Accessory buildings for Pivotal and Contributing structures should complement the siding and roof material of the primary structure.*

### **Approval Requirement Needs Table: Patios, Walks, and Driveways**

*All new patios, walks, and driveways requires Commission Hearing and Approval.*

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

- *Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers,*

#### **Design Standards: Driveways, Walkways, and Parking**

1. *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.*
2. *Trees should be planted or retained in order to maintain the tree canopy and to minimize the focus of the parking areas.*

### **Approval Requirement Needs Table: Trees**

*Removal of healthy trees or pruning of limbs over six inches in diameter in any location on the property 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 Report issued by the City Arborist or a report submitted by a certified arborist.*

- *Removal of healthy trees over the size of 6 inches in diameter (measured 4 feet above ground) or pruning of healthy tree limbs over 6 inches in diameter requires Historic Preservation Commission review and approval.*
- *City staff may approve a Certificate of Appropriateness for the removal of healthy trees under 6 inches in diameter. Staff may also approve removal or pruning of unhealthy trees/limbs of any size and in any location if the tree is deemed hazardous by the Tree Hazard Evaluation Report.*
- *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.*

Design Standards: Landscaping and Trees

1. *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 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>	<u>#7</u>	<u>81</u>

181. John Barnhardt House  
37 Georgia Street, N.W.  
ca. 1915  
C

Two-story Colonial Revival home has square box-shape with rear gable wing. Main hip roof features characteristic exposed rafters. Fenestrations consist of paired three-over-ones and a single three-over-one bungalow sash flanking the principal entrance. Door has sidelights. Interior chimney has exposed facade. Hipped-roofed portico with gable pediment and tapered, paired Tuscan columns is a later addition.

182. (First) W.W. Flowe House  
41 Georgia Street, N.W.  
1913  
C

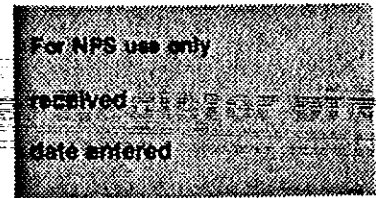
Handsome, two-story, frame house with Colonial Revival and bungalow details. Principal entrance features thin entablature. First floor windows exhibit lovely sixteen paned transoms. Second floor fenestrations are three, twenty-over-one sash with shutters. Centrally placed hipped dormer has paired windows and exposed rafters. The latter can also be found beneath the main hip roof, and the roof of the wrap-around-porch that extends the length of the facade. Porch is supported by square, Doric columns on brick pedestals with stone trim on the pedestals and the brick balustrade. House has two interior chimneys.

183. P.B. Fetzer House  
45-49 Georgia Street, N.W.  
1880  
P

Irregular, two-story, three-bay facade frame house that retains little of its original Italianate and Second Empire exterior. House has undergone several remodelings. House has projecting, front, southern gable. The center bay is square with a flat roof. The northern bay is recessed from the center. Both north and south bays are gabled with boxed cornices that are supported by drop pendant brackets. Bays also feature sawn detail and paneled molded frieze. Center bay also has bracketed cornice and paneled frieze. Second story of south elevation also features gable

United States Department of the Interior  
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Continuation sheet

Item number

Page

Inventory List - North Union Street  
Historic District, Concord

#7

82

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

**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: STEPHEN M. MORRIS  
Address: 49 GEORGIA ST. NW  
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-701-4292  
Email: SMORRIS@GEM-THEATRE.COM

**OWNER INFORMATION**

Name: STEPHEN M. MORRIS  
Address: 49 GEORGIA ST. NW  
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-701-4292  
Email: SMORRIS@GEM-THEATRE.COM

**SUBJECT PROPERTY**

Street Address: 49 GEORGIA ST. NW P.I.N. # 56207714050000  
Area (acres or square feet): 2.28 AC 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: NEW DETACHED GARAGE AND SHOP

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

WOOD SIDING PAINTED WHITE TO MATCH RESIDENCE  
GARAGE DOORS & POSTS AS PICTURED ON ATTACHMENT  
NEW GRAVEL DRIVE TO MATCH EXISTING DRIVE  
COMPOSITION SHINGLE ROOF TO MATCH RESIDENCE

**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.

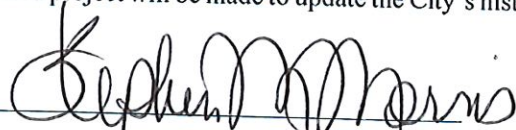
\*\*\*Applications may be submitted electronically.\*\*\*

**Certification**

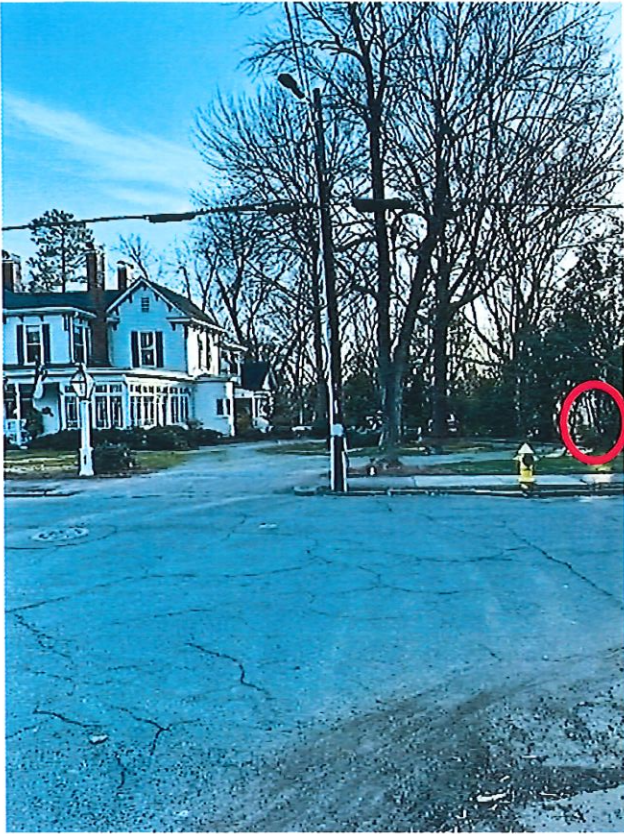
(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand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

2/8/2023

Date



Signature of Owner/Agent



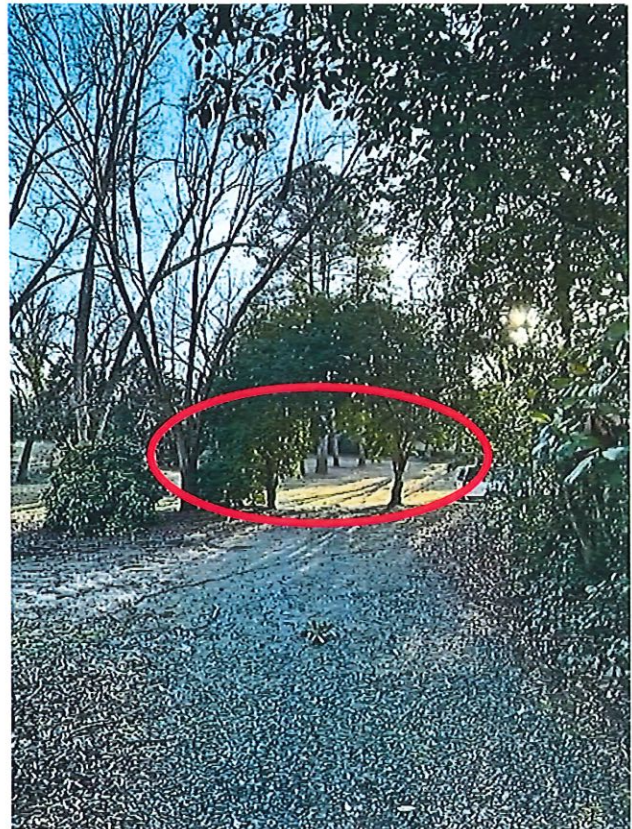
Front view of house showing driveway to back to the right



Driveway to rear next to red truck. New building would be visible through opening in greenery



Front view showing entire house.

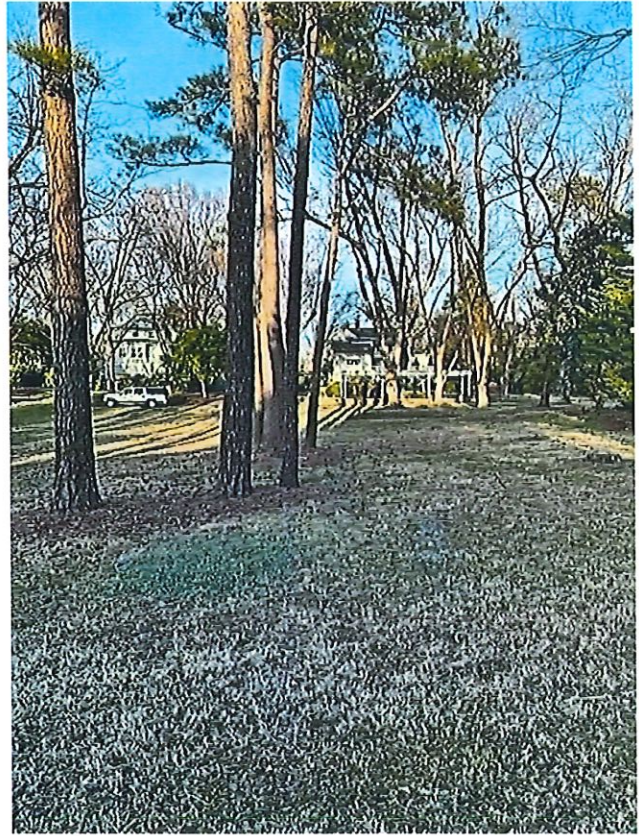


Area in red circle is where the building will be at the back of the property





Area just back of closest pine trees will be location of building. 25' off the back property line



Looking back towards street and seven pine trees that need to be removed

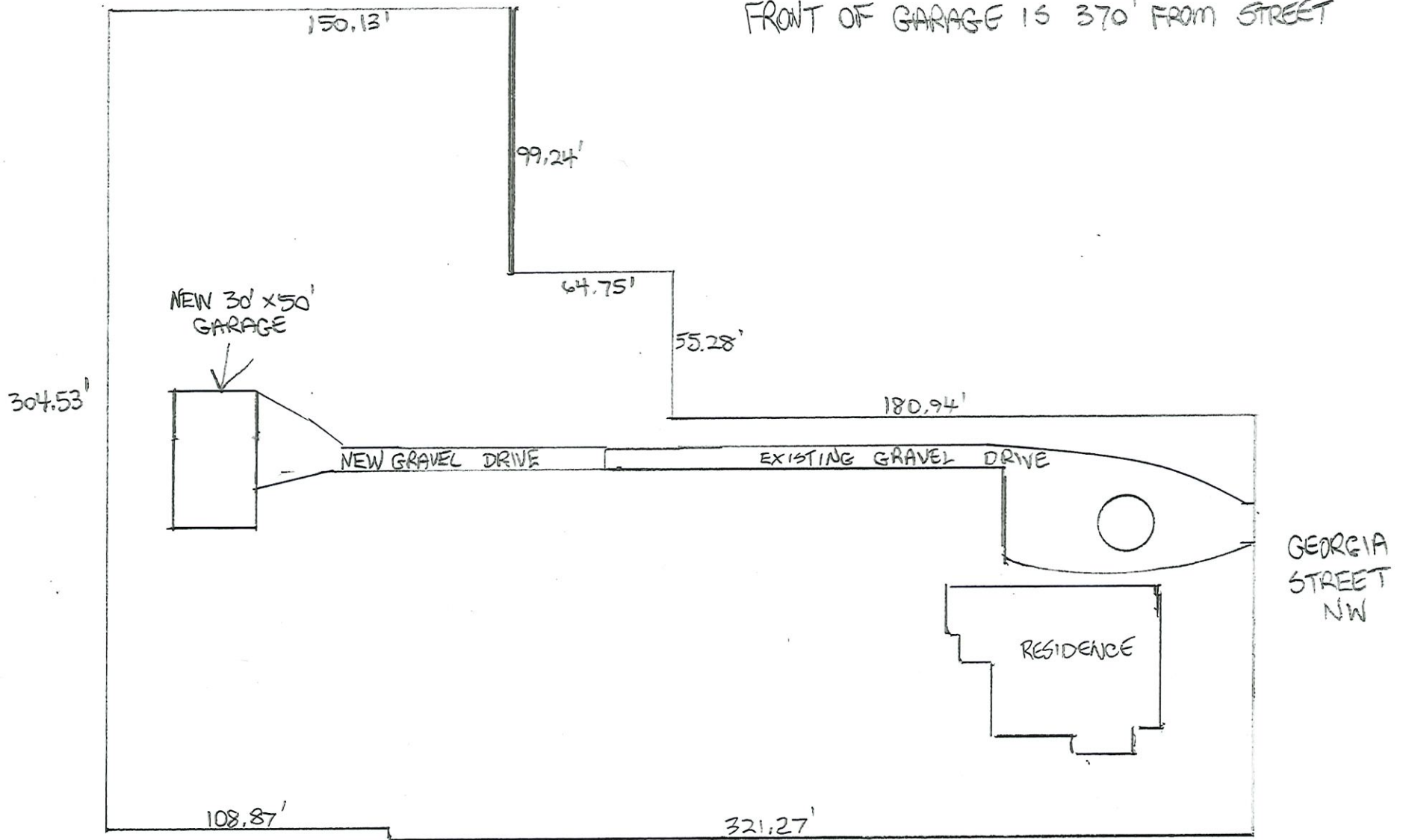


Unhealthy pine trees that need to be removed

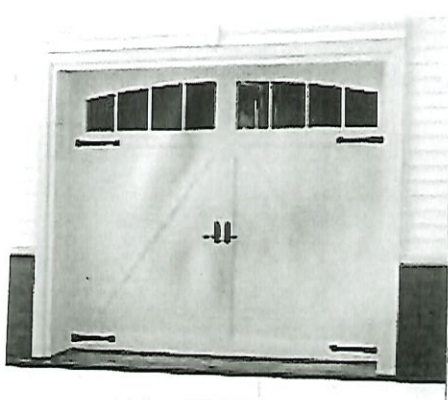


Looking across back of property where the 25' setback will be.

FRONT OF GARAGE IS 370' FROM STREET



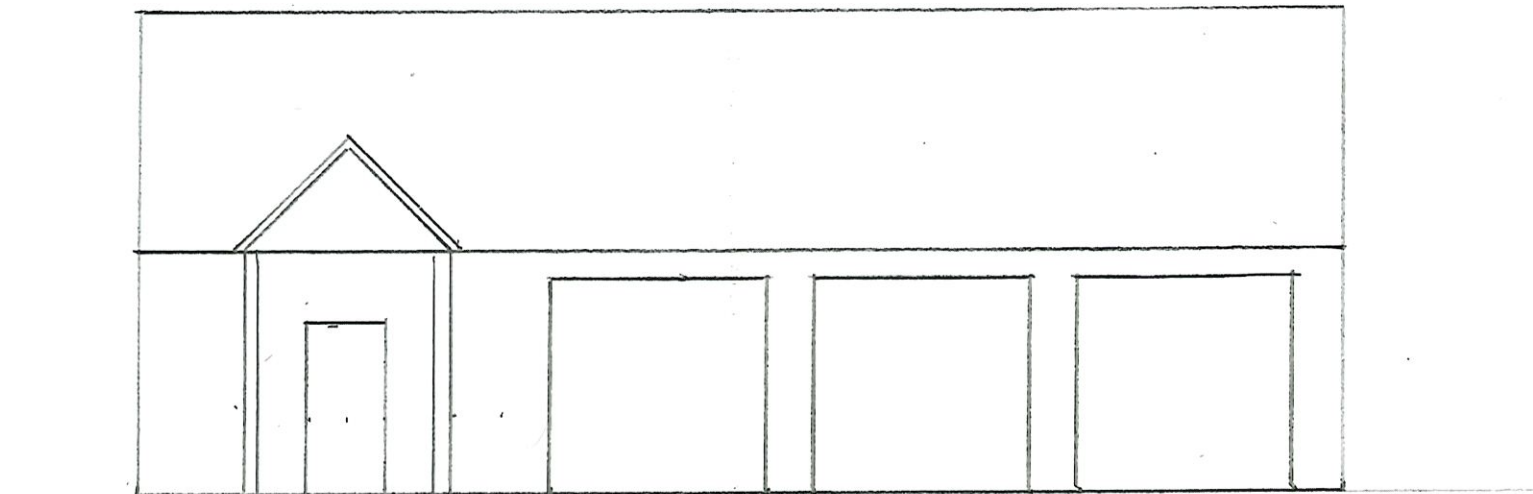
3/32" = 5'



GARAGE DOOR STYLE



ARBOR TO GO OVER GARAGE DOORS

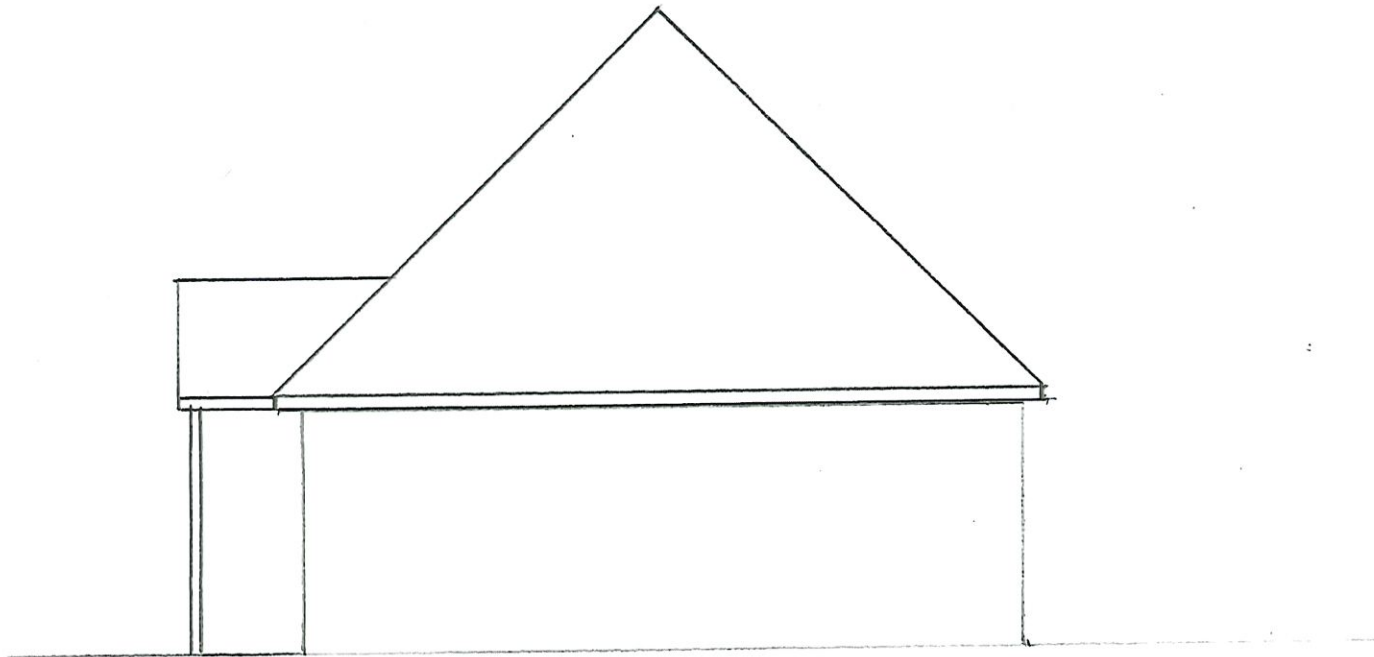


FRONT VIEW

$\frac{1}{8}'' = 1'$

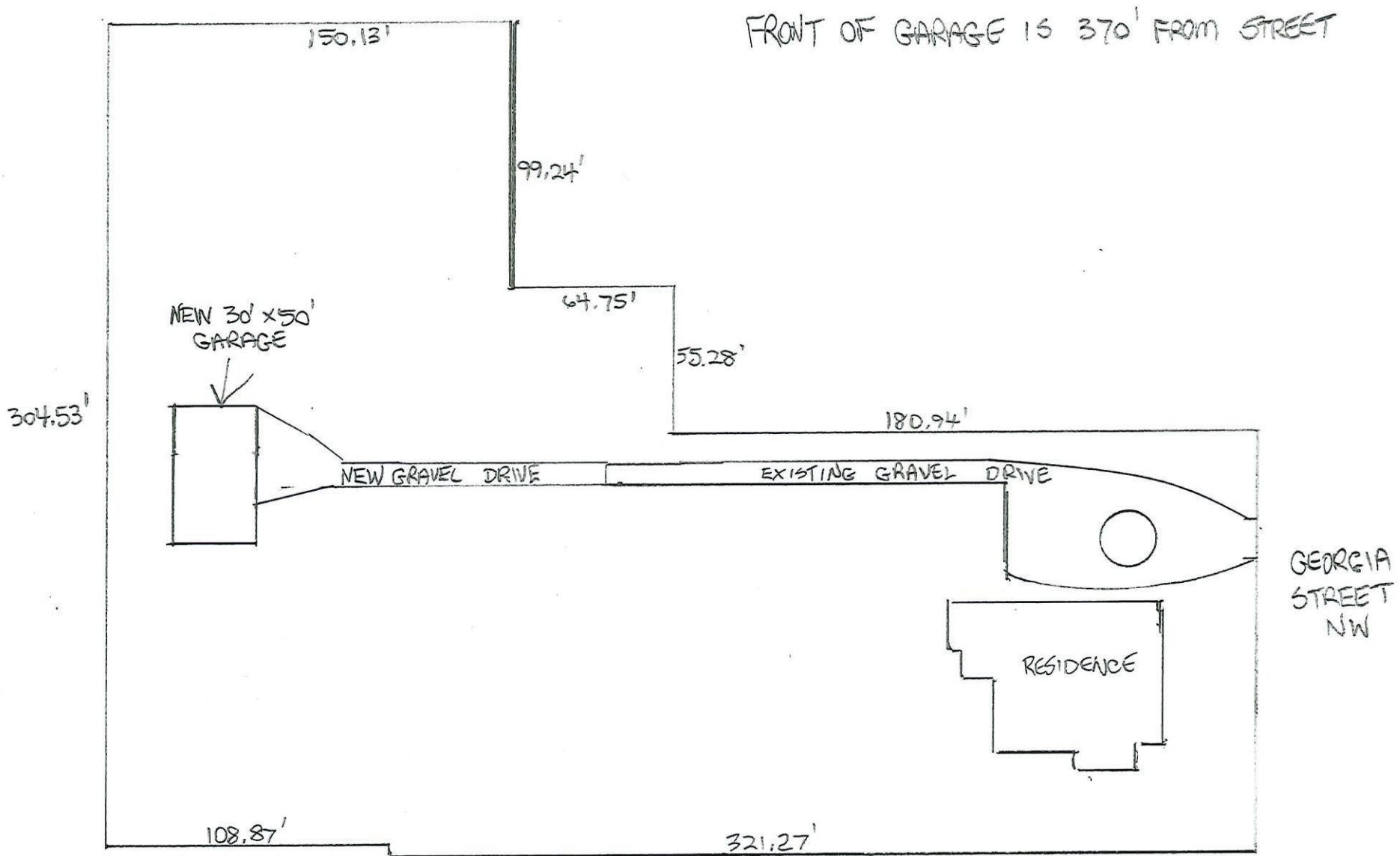


POST AND BRACKETS  
TO MATCH THOSE  
ON HOUSE



SIDE VIEW





$3/32" = 5'$

Post Detail



## Siding and Corner Detail







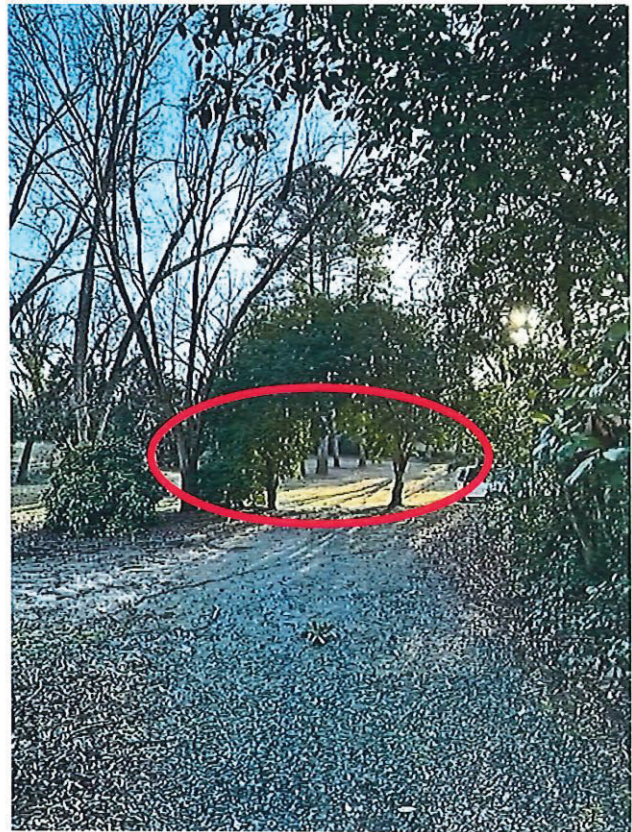
Front view of house showing driveway to back to the right



Driveway to rear next to red truck. New building would be visible through opening in greenery



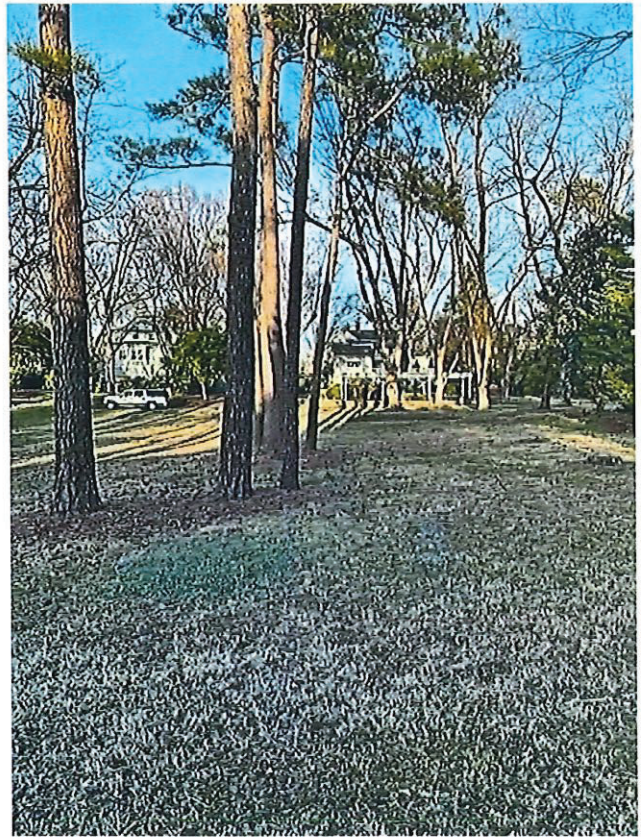
Front view showing entire house.



Area in red circle is where the building will be at the back of the property



Area just back of closest pine trees will be location of building. 25' off the back property line



Looking back towards street and seven pine trees that need to be removed



Unhealthy pine trees that need to be removed



Looking across back of property where the 25' setback will be.



# TREE RISK ASSESSMENT FORM

Site/Address: 49 Georgia St NW

Map/Location: Rear Yard center

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

Date: 02/14/23\_\_\_\_ Inspector: Bill Leake

Date of last inspection:

## RISK RATING:

**1**            **1**            **0**            **2**  
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: **Pine (Pinus echinate)**

DBH: **12"** # of trunks: **1** Height: **80'** Spread: **15'**

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

Crown class:  dominant  co-dominant  intermediate  suppressed

Live crown ratio: 98 % 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:

Woundwood :  excellent  average  fair  poor

Vigor class:  excellent  average  fair  poor

Major pests/diseases: None

## Growth obstructions:

stakes  wire/ties  signs  cables

curb/pavement  guards

## 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: 0% Pavement lifted: NO

% 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 TARGET Can use be restricted? YES

Occupancy:  occasional use  intermittent use  frequent use  constant use

# TREE DEFECTS

## ROOT DEFECTS:

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

Exposed roots:  severe  moderate  low Undermined:  severe  moderate  low

Root pruned: distance from trunk Root area affected: \_\_\_\_ Buttress wounded:  When: \_\_\_\_\_

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

LEAN: 2 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				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				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  If replaced, a similar sized tree species would be appropriate in same general location

If replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency

Date: 02/14/23

## COMMENTS

This tree has no defects or concerns indicating risk above the normal for this tree species.

Bill Leake

# TREE RISK ASSESSMENT FORM

Site/Address: 49 Georgia St NW

Map/Location: Rear Yard center

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

Date: 02/14/23\_\_\_\_ Inspector: Bill Leake

Date of last inspection:

## RISK RATING:

**1**      **1**      **0**      **2**  
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 #: **2** Species: **Pine (Pinus echinate)**

DBH: **24.5"** # of trunks: **1** Height: **90'** Spread: **30'**

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

Crown class:  dominant  co-dominant  intermediate  suppressed

Live crown ratio: 98 % 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:

Woundwood :  excellent  average  fair  poor

Vigor class:  excellent  average  fair  poor

Major pests/diseases: None

## Growth obstructions:

stakes  wire/ties  signs  cables

curb/pavement  guards

## 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: 0% Pavement lifted: NO

% 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 TARGET Can use be restricted? YES

Occupancy:  occasional use  intermittent use  frequent use  constant use

# TREE DEFECTS

## ROOT DEFECTS:

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

Exposed roots:  severe  moderate  low Undermined:  severe  moderate  low

Root pruned: distance from trunk Root area affected: \_\_\_\_ Buttress wounded:  When: \_\_\_\_\_

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

LEAN: 2 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				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
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Borers/termites/ants				
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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"

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Inspect further  root crown  decay  aerial  monitor

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

If replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency

Date: 02/14/23

## COMMENTS

This tree has no defects or concerns indicating risk above the normal for this tree species.

Bill Leake

# TREE RISK ASSESSMENT FORM

Site/Address: 49 Georgia St NW

Map/Location: Rear Yard center

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

Date: 02/14/23\_\_\_\_ Inspector: Bill Leake

Date of last inspection:

## RISK RATING:

**1**            **1**            **0**            **2**  
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 #: 3 Species: Pine (Pinus echinate)

DBH: 24.5" # of trunks: 1 Height: 90' Spread: 30'

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

Crown class:  dominant  co-dominant  intermediate  suppressed

Live crown ratio: 98 % Age class:  young  semi-mature  mature  over-mature/senescent

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 clay  expansive  slope \_\_\_\_\_ ° aspect: \_\_\_\_\_

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

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Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				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  If replaced, a similar sized tree species would be appropriate in same general location

If replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency

Date: 02/14/23

## COMMENTS

This tree has no defects or concerns indicating risk above the normal for this tree species.

Bill Leake

# TREE RISK ASSESSMENT FORM

Site/Address: 49 Georgia St NW

Map/Location: Rear Yard center

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

Date: 02/14/23\_\_\_\_ Inspector: Bill Leake

Date of last inspection:

## RISK RATING:

**3**      **3**      **0**      **6**  
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 #: 4 Species: Pine (Pinus echinate)

DBH: 21.5" # of trunks: 1 Height: 90' Spread: 25'

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:

Woundwood :  excellent  average  fair  poor

Vigor class:  excellent  average  fair  poor

Major pests/diseases: Decay in Trunk

## Growth obstructions:

stakes  wire/ties  signs  cables

curb/pavement  guards

## 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: 0% Pavement lifted: NO

% 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 TARGET Can use be restricted? YES

Occupancy:  occasional use  intermittent use  frequent use  constant use

# 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: distance from trunk Root area affected: \_\_\_\_ Buttress wounded:  When: \_\_\_\_\_

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

LEAN: 3 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				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay	S	M		
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				L
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

## RISK RATING

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

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

Failure Potential + Size of Part + Target Rating = Hazard Rating  
 3            3            0            6

- 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  If replaced, a similar sized tree species would be appropriate in same general location

If replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency

Date: 02/14/23

## COMMENTS

This tree has considerable decay in the lower trunk. I recommend removal and replacement.

Bill Leake

# TREE RISK ASSESSMENT FORM

Site/Address: 49 Georgia St NW

Map/Location: Rear Yard center

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

Date: 02/14/23\_\_\_\_ Inspector: Bill Leake

Date of last inspection:

## RISK RATING:

**1**            **1**            **0**            **2**  
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 #: 5 Species: Pine (Pinus echinate)

DBH: 15" # of trunks: 1 Height: 50' Spread: 20'

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

Crown class:  dominant  co-dominant  intermediate  suppressed

Live crown ratio: 98 % 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:

Woundwood :  excellent  average  fair  poor

Vigor class:  excellent  average  fair  poor

Major pests/diseases: None

## Growth obstructions:

stakes  wire/ties  signs  cables

curb/pavement  guards

## 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: 0% Pavement lifted: NO

% 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 TARGET Can use be restricted? YES

Occupancy:  occasional use  intermittent use  frequent use  constant use

# TREE DEFECTS

## ROOT DEFECTS:

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

Exposed roots:  severe  moderate  low Undermined:  severe  moderate  low

Root pruned: distance from trunk Root area affected: \_\_\_\_ Buttress wounded:  When: \_\_\_\_\_

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

LEAN: 2 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				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				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  If replaced, a similar sized tree species would be appropriate in same general location

If replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency

Date: 02/14/23

## COMMENTS

This tree has no defects or concerns indicating risk above the normal for this tree species.

Bill Leake

# TREE RISK ASSESSMENT FORM

Site/Address: 49 Georgia St NW

Map/Location: Rear Yard center

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

Date: 02/14/23\_\_\_\_ Inspector: Bill Leake

Date of last inspection:

## RISK RATING:

**1**            **1**            **0**            **2**  
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 #: 6 Species: Pine (Pinus echinate)

DBH: 23" # of trunks: 1 Height: 95' Spread: 30'

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

Crown class:  dominant  co-dominant  intermediate  suppressed

Live crown ratio: 98 % 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:

Woundwood :  excellent  average  fair  poor

Vigor class:  excellent  average  fair  poor

Major pests/diseases: None

## Growth obstructions:

stakes  wire/ties  signs  cables

curb/pavement  guards

## 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: 0% Pavement lifted: NO

% 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 TARGET Can use be restricted? YES

Occupancy:  occasional use  intermittent use  frequent use  constant use

# TREE DEFECTS

## ROOT DEFECTS:

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

Exposed roots:  severe  moderate  low Undermined:  severe  moderate  low

Root pruned: distance from trunk Root area affected: \_\_\_\_ Buttress wounded:  When: \_\_\_\_\_

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

LEAN: 2 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				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				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  If replaced, a similar sized tree species would be appropriate in same general location

If replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency

Date: 02/14/23

## COMMENTS

This tree has no defects or concerns indicating risk above the normal for this tree species.

Bill Leake

# TREE RISK ASSESSMENT FORM

Site/Address: 49 Georgia St NW

Map/Location: Rear Yard center

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

Date: 02/14/23\_\_\_\_ Inspector: Bill Leake

Date of last inspection:

## RISK RATING:

**1**            **1**            **0**            **2**  
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 #: **7** Species: **Pine (Pinus echinate)**

DBH: **23"** # of trunks: **1** Height: **95'** Spread: **30'**

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

Crown class:  dominant  co-dominant  intermediate  suppressed

Live crown ratio: 98 % 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:

Woundwood :  excellent  average  fair  poor

Vigor class:  excellent  average  fair  poor

Major pests/diseases: None

## Growth obstructions:

stakes  wire/ties  signs  cables

curb/pavement  guards

## 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: 0% Pavement lifted: NO

% 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 TARGET Can use be restricted? YES

Occupancy:  occasional use  intermittent use  frequent use  constant use



# TREE DEFECTS

## ROOT DEFECTS:

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

Exposed roots:  severe  moderate  low Undermined:  severe  moderate  low

Root pruned: distance from trunk Root area affected: \_\_\_\_ Buttress wounded:  When: \_\_\_\_\_

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

LEAN: 2 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				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				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  If replaced, a similar sized tree species would be appropriate in same general location

If replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency

Date: 02/14/23

## COMMENTS

This tree has no defects or concerns indicating risk above the normal for this tree species.

Bill Leake

**DATE:** March 8, 2023  
**SUBJECT:**  
Certificate of Appropriateness Request: H-18-22  
Applicant: Memorial Garden Association  
Location of subject property: 36 Spring St. SW  
PIN 5620-87-7218  
Staff Report prepared by: William J Ellis, Planner

**BACKGROUND:**

- Located on Spring Street in downtown Concord, Memorial Garden sits on land purchased in 1804 for the original log-cabin sanctuary of First Presbyterian Church. Although the church buildings have long since moved, the garden continues to be a cherished and beloved part of the congregation's history and heritage. Stone paths wind throughout the church's 200-year-old cemetery, guiding visitors up and down gently sloping hillsides past ancient oaks, waterfalls, butterflies, sculpted hollies, and intricately carved white Italian marble markers.
- The current chapter of Memorial Garden began in 1930, when Mrs. Sallie Phifer Williamson committed herself to restoring the church's cemetery as a memorial to her mother. Renaming the plot "Memorial Garden," she faithfully maintained and improved the grounds until her death in 1937. Her son, Marshal Phifer Williamson, continued his mother's work on the garden until his own death in 1966. Today, the family's work and dedication continue through a generous trust endowed by Mr. Williamson to support the garden.

**Modifications to the site include:**

- Demolition of portion of the current structure (Jones-Yorke Room), and addition to the structure
- Clearing of brush and bushes to extend structure
- Grading

**Goal:** Construct a larger structure and add glass for viewing of the memorial garden.

**DISCUSSION:**

On July 29, 2022, the Memorial Garden Association applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for the partial demolition of the existing structure and construction of a community room (Exhibit B).

Currently, the Memorial Garden has a structure dating from the 1960s-1970s. The current building has vinyl siding, a brick foundation, and staircase along the side. The Memorial Garden Association is proposing demolition of the current building for an expansion. The brick portion of the building will be modified. The proposed siding will consist of fiber cement (Hardiplank) and additional glass windows will be installed to enhance the viewing experience of the Garden.

The applicant has employed a firm that utilizes ground penetrating radar (GPR) to ensure that modifications to the structure will not disturb unmarked graves.

### **Left Elevation:**

The applicant is proposing an enlargement of the windows and removal of the door leading to the brick steps. The brick wall foundation will be removed as the windows and siding will extend to the ground.

### **Rear Elevation:**

The applicant is proposing a three paned window to be added to the rear wall of the building. New brick veneer will be added to match existing brick to allow the extension of the foundation to the left side of the building. A portion of the retaining wall on the rear property line will be removed so the matching brick veneer can be extended. An entry door and roll-up door will be added for entry for basement storage space.

### **Front Elevation:**

The applicant is proposing an entirely new look to the front of the building. This new look will include commercial strength double doors made of wood and steel and will be flanked to the left and right by three paned windows that extend close to ground level for optimal outside viewing of the garden. In addition to those windows, a smaller two paned window will be added near the middle of the building. All of the windows will be new and wood cased. An entry door will be added to the right side of the front elevation as another access point.

### **Right Elevation:**

The applicant is proposing minimal changes to the right elevation. The added brick veneer will replace a portion of the retaining wall located at the rear property line. Landscaping (trees and bushes) will be located outside of the building.

### **ATTACHMENTS**

- Exhibit A: Subject Property Map
- Exhibit B: Application for Certificate of Appropriateness
- Exhibit C: Site Plan
- Exhibit D: Existing Elevations
- Exhibit E: Proposed Floor Plan
- Exhibit F: Proposed Elevations
- Exhibit G: Proposed Rendering
- Exhibit H: Example of Proposed Lighting
- Exhibit I: Example of Proposed Doors
- Exhibit J: Example of Proposed Windows
- Exhibit K: Current Photographs

### **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.*

**Approval Requirement Needs Table: New Construction or Additions**

*All new construction and additions require Commission Hearing and Approval.*

**Chapter 5 – Section 1: New Principle Structure Construction**

- *New construction shall coordinate in material, scale, size, site position, spatial relationship and details with immediate neighbors within one hundred feet (100') of the proposed construction.*
- *Where feasible, roof forms should be consistent and compatible to others in the district. Large flat expanses of walls or roofs should be avoided.*
- *New construction should avoid A-frame, dome, shed, and flat roofs.*
- *Locate and size window and door openings so they are compatible in placement, orientation, spacing, proportion, size and scale with the surrounding historic buildings.*
- *The Historic Preservation Commission encourages compatible contemporary design in order to reflect accurately the differences between historic buildings and newer structures.*
- *Introduce features such as porches, chimneys, bays and architectural details as appropriate so that the texture of new residential structures is compatible with surrounding historic structures. Detailing on new structures should be consistent with its overall scheme and design.*
- *Contemporary substitute materials such as Hardie Plank may be approved on a case by case basis for new structures. In order to qualify for use in new construction, these materials must have a demonstrated record of overall quality and durability. The physical properties of substitute materials must be similar to those of the historic materials they mimic. When considering substitute materials, the closer an element is to the viewer, the more closely the material and craftsmanship should match the original. The appropriateness of substitute materials shall be reviewed on an individual basis.*
- *Vinyl siding for new construction is not appropriate.*

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

- *Reduce the visual impact of an addition on a historic building by limiting its scale and size. Do not overpower the site or substantially alter the site's proportion of built area to green space.*
- *New additions should be compatible in character but use a contemporary design in order to differentiate additions from the historic structure.*
- *Select exterior surface siding and details that are compatible with the existing building in material, texture, color, and character.*

**Approval Requirement Needs Table: Siding**

*Alteration of siding from one material to another (shingles to clapboard etc). Applications of any simulated materials, aluminum siding, plastic siding, etc. require Commission Hearing and Approval.*

**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.*

**Approval Requirement Needs Table: Doors**

*Replacement of original doors, changes in door openings, stained glass panels, security grills or bars require Commission Hearing and Approval.*

**Approval Requirement Needs Table: Windows**

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

**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.*
- *Use doors that are appropriate for the style of building while avoiding flat-surfaced doors, those with small decorative glass panels, and pre-finished window/side lite art glass units.*
- *Avoid unpainted aluminum storm doors, and select a style which does not distort or change the appearance of the inner door.*

**Approval Requirement Needs Table: Roof Shape/ Roofing Material**

*Repairs or changes which alter roof shape, roofing repair or replacement with materials currently existing inappropriate to style and period of building or repairs which obscure or change original architectural features, and replacement of shingles with a lighter color require Commission Hearing and Approval.*

**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.*
- *New construction should avoid A-frame, dome, shed and flat-alone roof shapes.*
- *Roof shapes, texture and material should be compatible with new construction as well as with immediate buildings*
- *When replacing asphalt shingles, darker color shingles should be used since they are more historically appropriate.*

### **Approval Requirement Needs Table: Landscaping**

*Removal of healthy trees or pruning of limbs over six inches in diameter in any location on the property, tree topping, removal of more than one-third of green surface of canopy, or leaving stubs larger than 3 inches in diameter requires Commission Hearing and Approval.*

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

- *Property owners should provide proper care and maintenance for the existing landscape and landscape patterns.*
- *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.*
- *Residential uses should maintain the four characteristic placements for canopy: to soften building ground line, to separate public/private edge, to separate the boundary of the property, and to maintain property lines. It is also recommended that placement be varied and types of vegetation enhance the appearance of the existing property yet maintain and preserve its historical significance.*

### **Approval Requirement Needs Table: Fencing and Gates**

*All types require Commission Hearing and Approval.*

#### **Chapter 5 – Section 9: Fences and Walls**

- *Chain link or plastic materials are prohibited. Adding slats to existing chain link fences for screening purposes is prohibited.*
- *However, where chain link fences already exist, they should be accompanied by landscaping materials, which will “climb” the fence and act as a screen.*

### **Approval Requirement Needs Table: Patios, Walks, and Driveways**

*All new patios, walks, and driveways require Commission Hearing and Approval.*

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

- *New walkways should consist of appropriate natural material including gravel, concrete, stone, brick or pervious pavers. Walkways should avoid prefabricated and imprinted stepping stones within front yards. Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.*
- *Trees should be planted or retained in order to maintain the tree canopy and to minimize the focus of the parking areas.*

### **Approval Requirement Needs Table: Lighting**

*Removal or alteration of significant architectural fixtures or Additions of permanent, general illumination fixtures within public view require Commission Hearing and Approval.*

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

- *In commercial areas, lights are used to accent building facades and signs.*
- *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.*
- *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.*

**Approval Requirement Needs Table: Demolition**

*Demolition of any building or part thereof requires Commission Hearing and Approval.*

**Chapter 5 – Section 14: Demolition**

- *Historic Preservation Commission approval is required for any demolition.*
- *In accordance with The City of Concord Zoning Ordinance - Historic Preservation Overlay Districts, Delay in Demolition, - states that an application for a Certificate of Appropriateness authorizing the demolition of a building or structure within the District may not be denied.*

**RECOMMENDATION:**

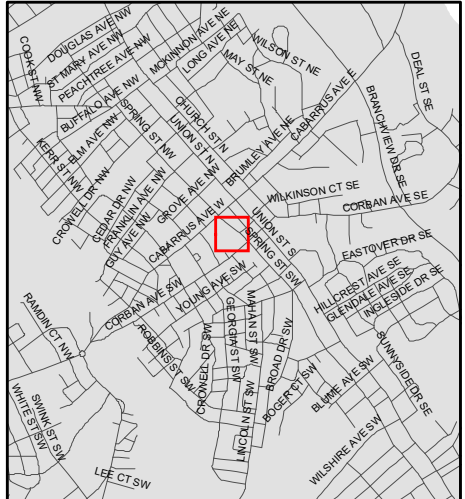
1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and act accordingly.
2. If approved, applicant(s) should be informed of the following:
  - City staff 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.



H-18-22

36 Spring St SW

PIN: 5620-87-7218



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 A H-18-22**





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: Memorial Garden Association  
Address: 36 Spring Street  
City: Concord State: NC Zip Code: 28025 Telephone: N/A  
Email: N/A

**OWNER INFORMATION**

Name: First Presbyterian Church  
Address: 70 Union Street North  
City: Concord State: NC Zip Code: 28025 Telephone: (704) 788-2100  
Email: I am the one to contact about Memorial Garden: kelling@vnet.net

**SUBJECT PROPERTY**

Street Address: 36 Spring Street Concord NC P.I.N. # \_\_\_\_\_  
Area (acres or square feet): 2.3 acres Current Zoning: CC Land Use: garden/cemetery

**Staff Use Only:**

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

*The application fee is nonrefundable.*



NORTH CAROLINA

High Performance Living



Application for  
Certificate of Appropriateness

**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: enlargement of the building and enhancement of the interior room that is open to the public for use
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):

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**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.

7/29/2022  
Date

Chris K. Kelling  
Signature of Owner/Agent  
President, Board of Directors  
Memorial Garden Association

# JONES YORKE ROOM MEMORIAL GARDEN

36 SPRING STREET SW  
CONCORD, NC 28025






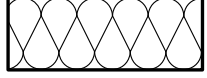
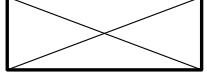
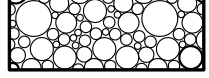

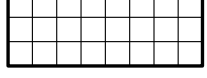
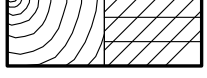

## INDEX OF DRAWINGS

CS1	COVER SHEET
	SURVEY
SP1	SITE PLAN
EC1	EXISTING CONDITIONS
A1	PLANS
A2	ELEVATIONS
A3	SECTIONS & SCHEDULES
A4	DETAILS
	SKETCH 1
	SKETCH 2
	SKETCH 3
	SKETCH 4

## IMPORTANT PROJECT NOTES

- 1) PAINT ALL PROTRUSIONS THROUGH WALLS TO MATCH SURFACE MATERIAL. PROTRUSIONS THROUGH ROOFS TO BE PAINTED OR PRE-FINISHED BLACK.
- 2) PROVIDE PREFINISHED GUTTERS. LOCATE DOWNSPOUTS AS PER DRAWINGS OR AS DIRECTED BY ARCHITECT.
- 3) PROVIDE WARRANTIES & MANUALS FOR ALL APPLIANCES & EQUIPMENT SUPPLIED.
- 4) CONFIRM ALL UTILITY CONNECTION LOCATIONS & OTHER INFORMATION WITH REPRESENTATIVES OF THE OWNER AND THE UTILITY COMPANY ON SITE PRIOR TO CONSTRUCTION.
- 5) PROVIDE GALVANIZED BRAKE-METAL FLASHING
- 6) PROVIDE 6" HIGH BLACK METAL NUMBERS FOR ADDRESSES. STYLE "TIMES NEW ROMAN" OR SIMILAR. LOCATION BY ARCHITECT.
- 7) PIPE DOWNSPOUT DRAINS UNDERGROUND TO DAYLIGHT OR TO STORM WATER SYSTEM. USE FLEXIBLE, NON-PERFORATED PIPE. - 5' LONG MIN OR AS REQ'D BY CODE.
- 8) PROVIDE A COPY OF SOIL TREATMENT REPORT FROM TERMITE PROTECTION COMPANY BEFORE FRAMING INSPECTION.
- 9) DO NOT ADD WATER TO CONCRETE DURING DELIVERY, AT THE SITE OR DURING PLACEMENT.
- 10) BUILDING WRAP TO HAVE DRAIN CHANNELS OR OTHER DRAINABLE FEATURE. SEAL ALL JOINTS IN BUILDING WRAP.
- 11) RANGE HOOD EXHAUST TO RUN IN FURR-DOWNS ABOVE KITCHEN CABINETS UNLESS NOTED OTHERWISE. PROVIDE 1-HR RATED CEILING ABOVE. COORDINATE DUCT SIZE WITH HOOD TYPE. COORDINATE DUCT SIZE WITH DIMENSIONS OF FURR-DOWN BEFORE FRAMING.
- 12) PROTECT PLUMBING AND SPRINKLER PIPES FROM FREEZING. LOCATE ON CONDITIONED SIDE OF ALL INSULATION, INCLUDING WALLS AND ATTICS.
- 13) USE SILL SEALER BETWEEN SUB-FLOOR AND WALL PLATE.
- 14) ROOFS - PROVIDE KICKOUT FLASHING WHERE ROOF SLOPES ABUT WALLS.

## LEGEND

 CONCRETE	 EARTH	 PLASTER	 STEEL
 CMU	 INSULATION	 WOOD	 STONE FILL
 BRICK	 RIGID INSULATION	 WOOD TRIM / PLYWOOD	 QUARRY TILE

## ABBREVIATIONS

AC. TILE	ACOUSTICAL TILE	INT.	INTERIOR
A.F.F.	ABOVE FINISH FLOOR	JST. BRG.	JOIST BEARING
ALUM.	ALUMINUM	JT.	JOINT
BD.	BOARD	M.O.	MASONRY OPENING
B.R.	BULLET RESISTIVE	MAX.	MAXIMUM
CL	CENTERLINE	MECH.	MECHANICAL
C.J.	CONTROL JOINT	MET.	METAL
CEIL.	CEILING	MIN.	MINIMUM
CMU	CONCRETE MASONRY UNIT	N.I.C.	NOT IN CONTRACT
COL.	COLUMN	N.T.S.	NOT TO SCALE
CONC.	CONCRETE	O.C.	ON CENTER
CONT.	CONTINUOUS	P.T.D.	PAINTED
DET.	DETAIL	PLAS. LAM.	PLASTIC LAMINATE
DIA.	DIAMETER	RES.	RESILIENT
DN.	DOWN	REQD.	REQUIRED
DBL.	DOUBLE	R.D.	ROOF DRAIN
DWG.	DRAWING	R.L.	ROOF LEADER
E.W.C.	ELECTRIC WATER COOLER	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR	S.C.	SOLID CORE
EQ.	EQUAL	S.S.	STAINLESS STEEL
EQUIP.	EQUIPMENT	STRUCT.	STRUCTURE
EXT.	EXTERIOR	SUSP.	SUSPENDED
FIN. FL.	FINISH FLOOR	T.O.( )	TOP OF (ITEM)
F.E.	FIRE EXTINGUISHER	TYP.	TYPICAL
F.D.	FLOOR DRAIN	VERT.	VERTICAL
GALV.	GALVANIZED	V.C.T.	VINYL COMPOSITION TILE
GA.	GAUGE	V.W.C.	VINYL WALL COVERING
GYP.	GYPSON	W.W.F.	WELDED WIRE FABRIC
H.C.	HOLLOW CORE	WD.	WOOD
H.M.	HOLLOW METAL		

## STATEMENT OF SPECIAL INSPECTIONS

### SCHEDULE OF SPECIAL INSPECTION SERVICES

- NO SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT
- SPECIAL INSPECTIONS REQUIRED

**Exhibit C H-18-22**

Jones Yorke Room  
Memorial Garden  
36 Spring Street SW  
Concord, NC 28025

O'Brien Architecture PLLC  
121 Bull Mountain Road  
Asheville, NC 28805  
828.348.4302  
Info@OBrienAIA.com

NOT FOR CONSTRUCTION

Submittal:  
HPC SUBMITTAL SET

Date: JAN 30, 2023

Drawn: Checked:

Rev. 1 Date:

Re:

Rev. 2 Date:

Re:

Rev. 3 Date:

Re:

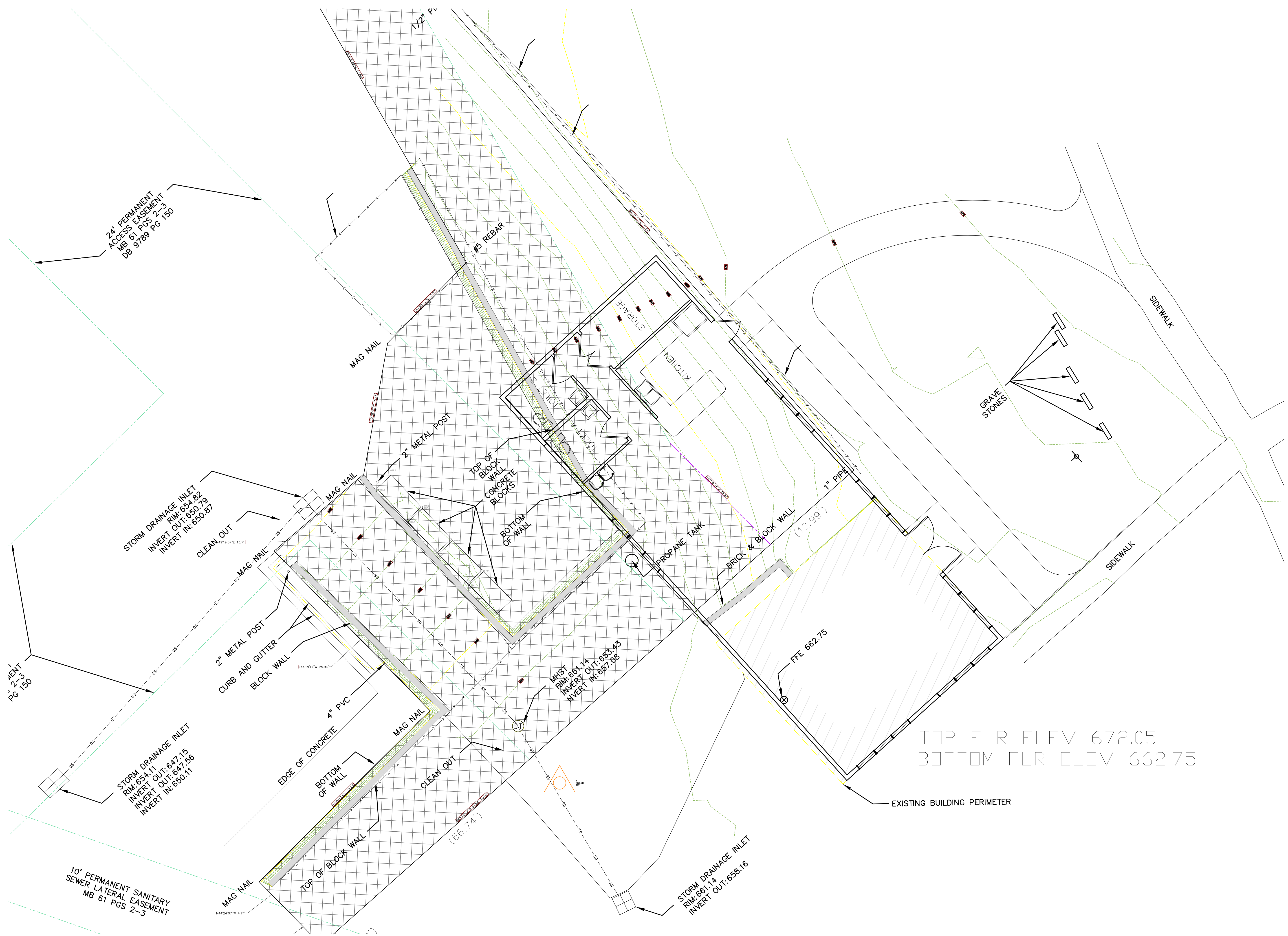
COVER SHEET

Sheet Number: of

CS1

Plate





Jones Yorke Room  
 Memorial Garden  
 36 Spring Street SW  
 Concord, NC 28025

O'Brien Architecture PLLC  
 121 Bull Mountain Road  
 Asheville, NC 28805  
 828.348.4302  
 info@OBrienAIA.com

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Submittal:	HPC SUBMITTAL SET
Date:	JAN 30, 2023
Drawn:	Checked:
Rev. 1 Date:	Re:
Rev. 2 Date:	Re:
Rev. 3 Date:	Re:

SITE PLAN

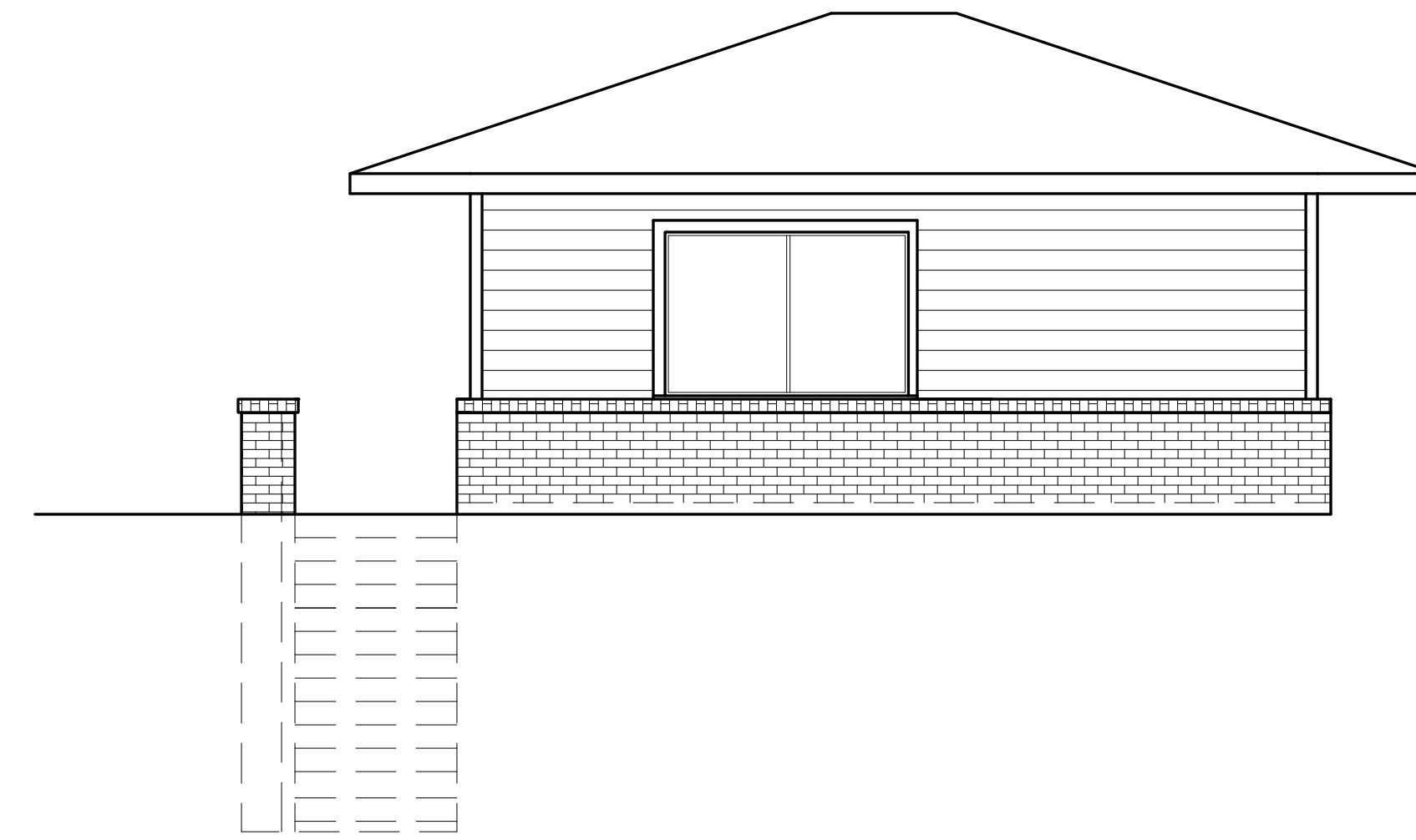
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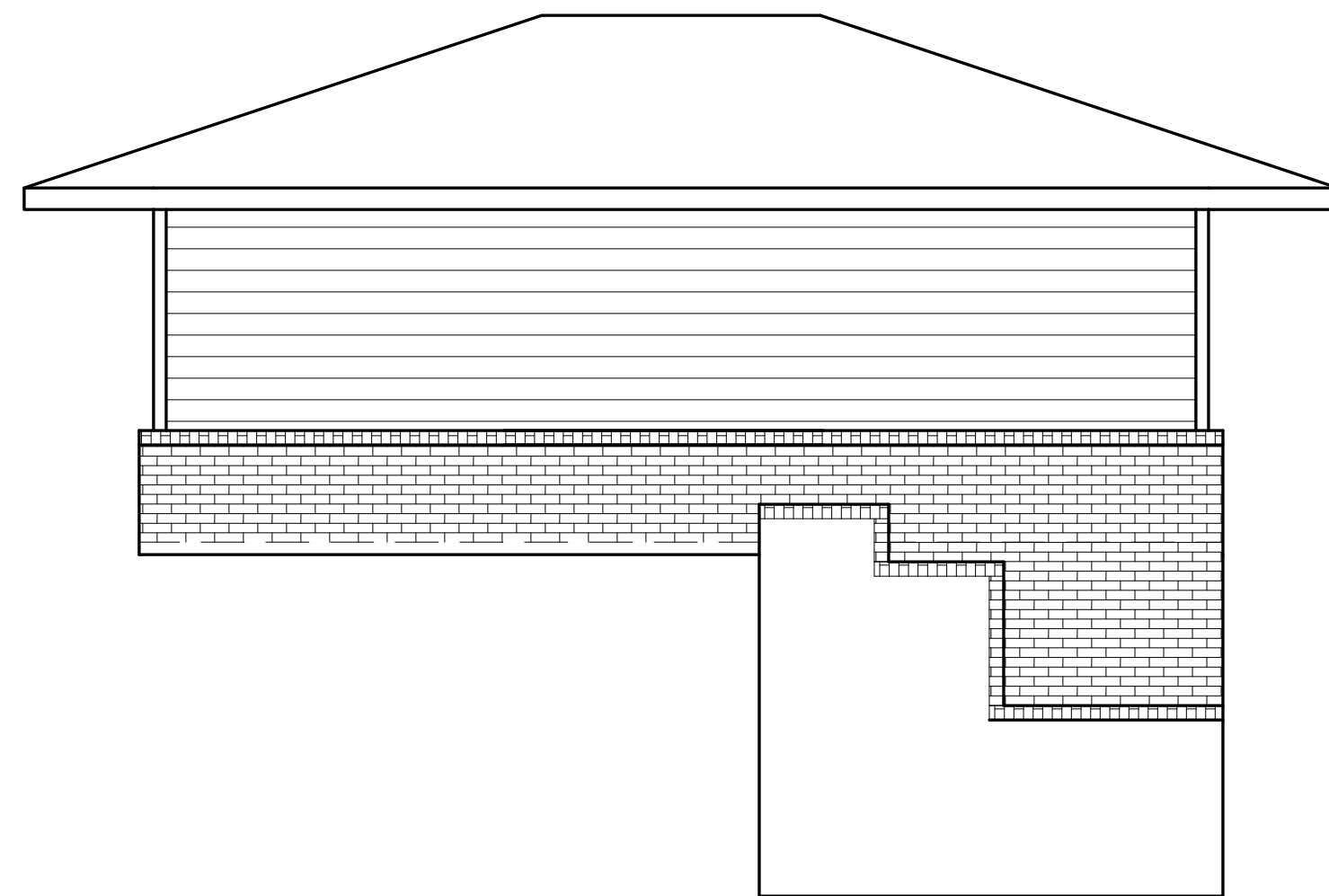
1 EXISTING LEFT SIDE ELEVATION  
EC1 1/4" = 1'-0"



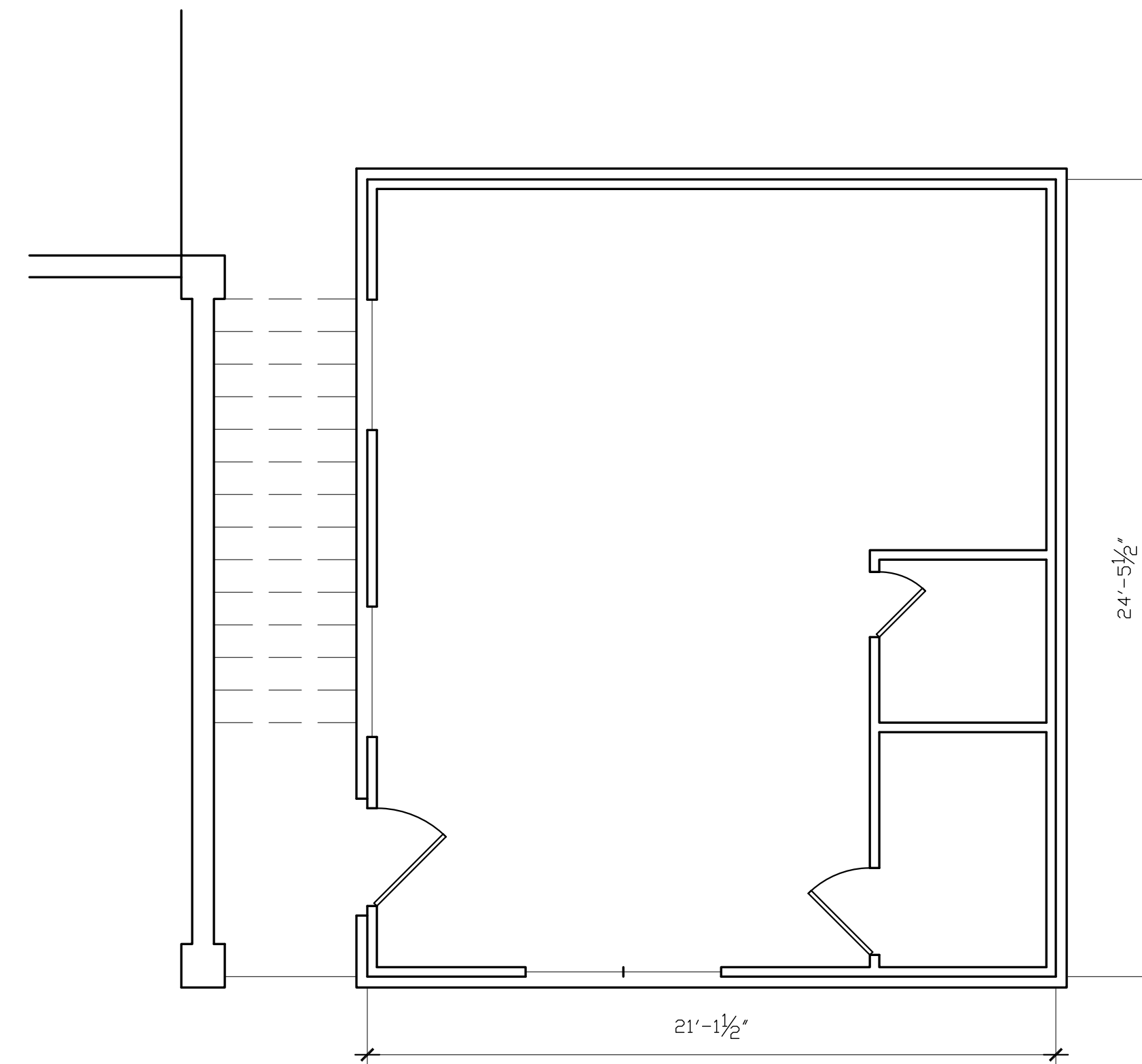
2 EXISTING REAR ELEVATION  
EC1 1/4" = 1'-0"



3 EXISTING FRONT ELEVATION  
EC1 1/4" = 1'-0"



4 EXISTING RIGHT SIDE ELEVATION  
EC1 1/4" = 1'-0"



5 EXISTING FLOOR PLAN  
EC1 1/4" = 1'-0"

Jones Yorke Room  
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Submittal:  
HPC SUBMITTAL SET

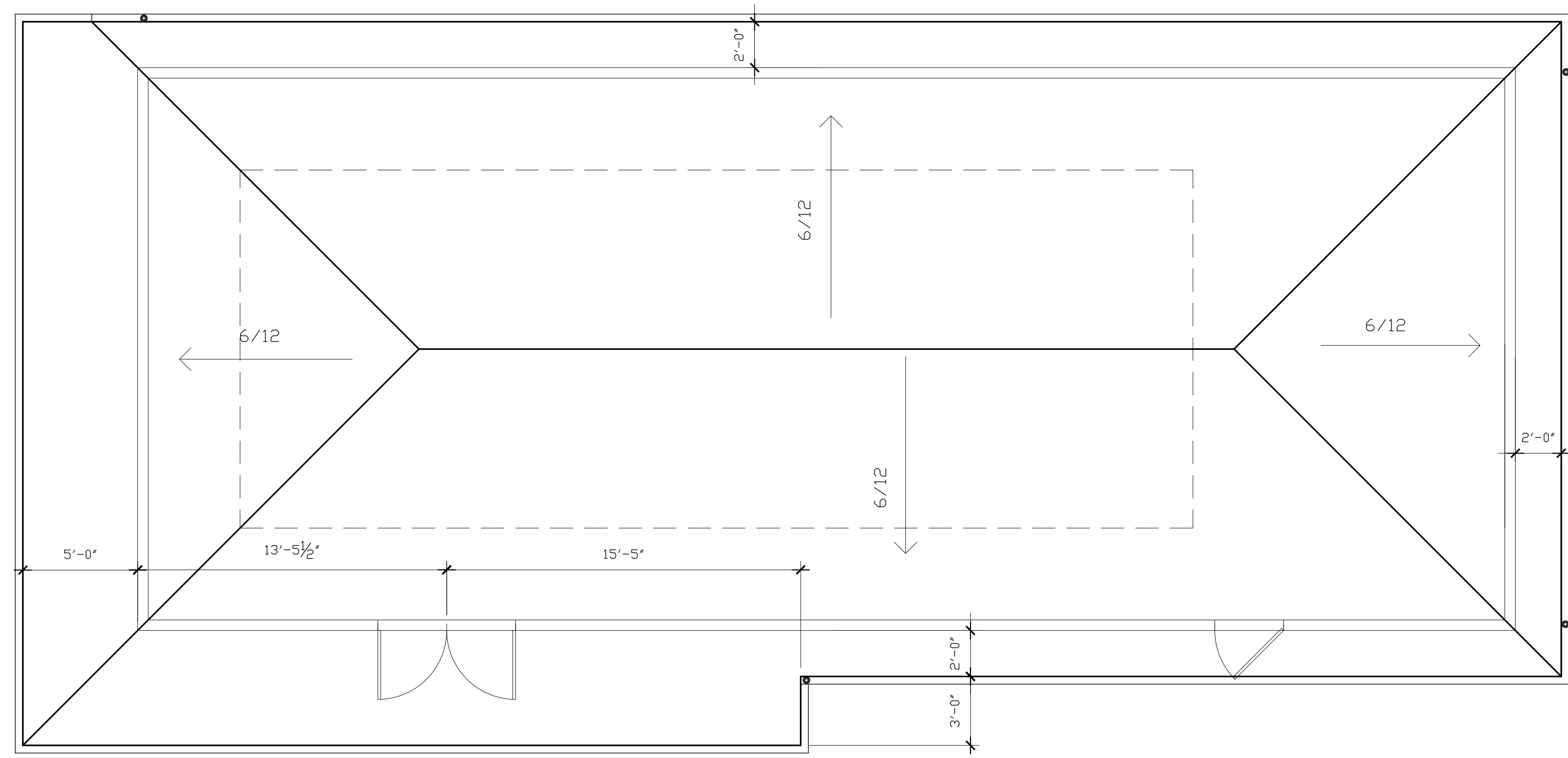
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Re: \_\_\_\_\_  
Rev. 2 Date: \_\_\_\_\_  
Re: \_\_\_\_\_  
Rev. 3 Date: \_\_\_\_\_  
Re: \_\_\_\_\_

EXISTING  
CONDITIONS

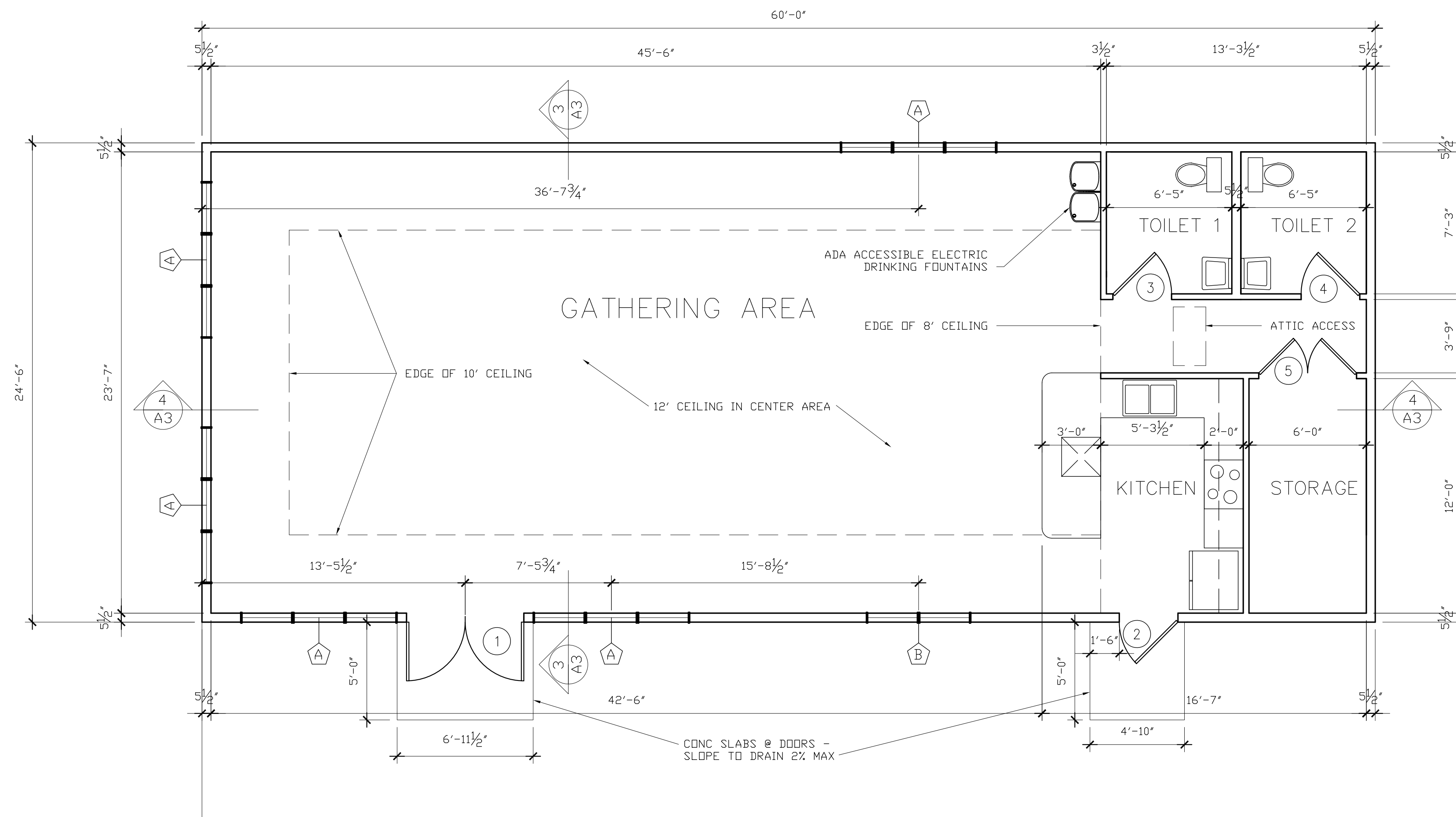
Sheet Number: \_\_\_\_\_ of \_\_\_\_\_

EC1  
Plate

Exhibit D H-18-22



2 ROOF PLAN  
A1 1/4" = 1'-0"



2 FLOOR PLAN  
A1 1/4" = 1'-0"

**Exhibit E H-18-22**

Jones Yorke Room  
Memorial Garden  
36 Spring Street SW  
Concord, NC 28025

O'Brien Architecture PLLC  
121 Bull Mountain Road  
Asheville, NC 28805  
828.348.4302  
Info@OBrienAIA.com

NOT FOR CONSTRUCTION

Submittal:  
HPC SUBMITTAL SET

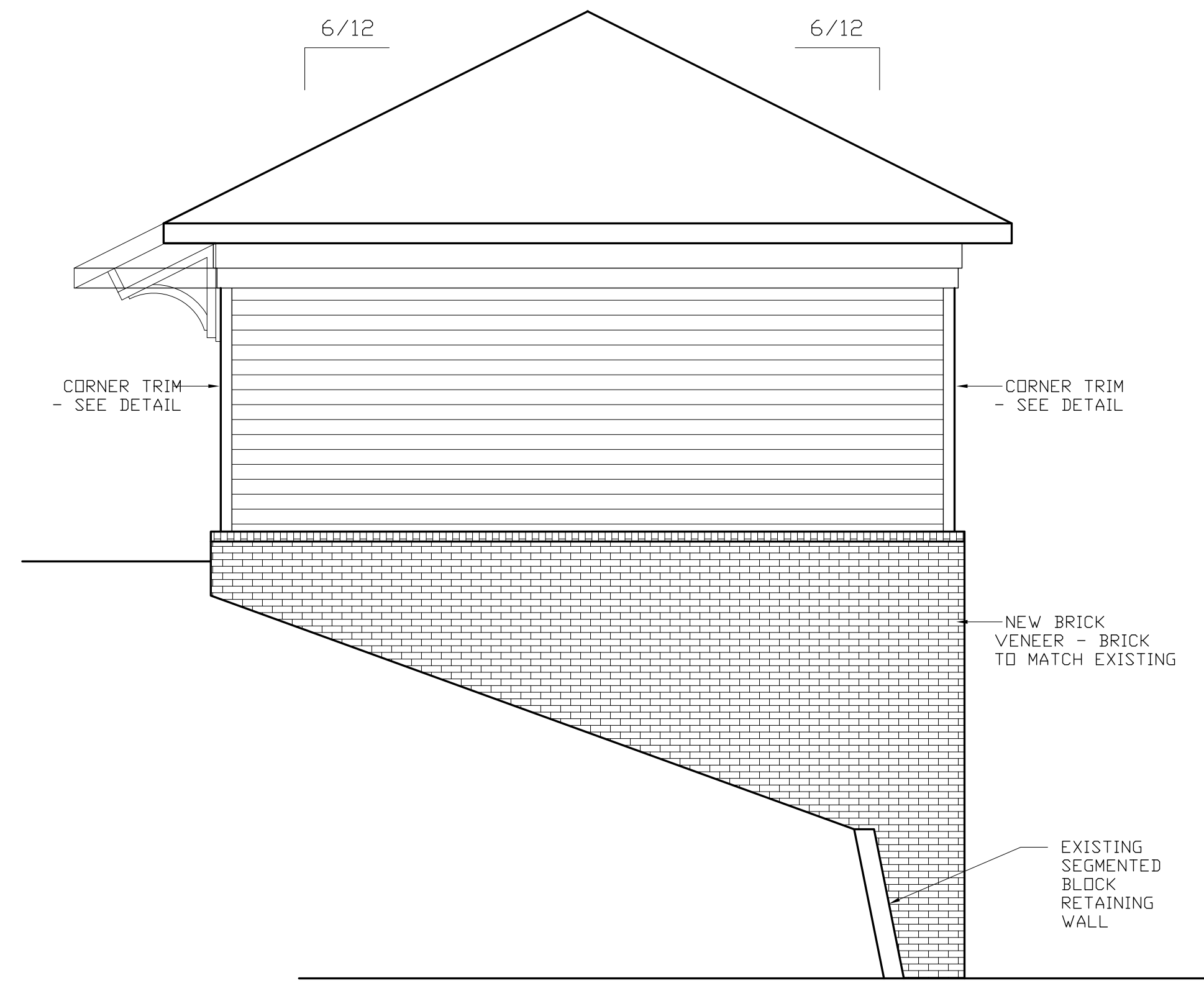
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Rev. 1 Date: Re:  
Rev. 2 Date: Re:  
Rev. 3 Date: Re:

PLANS

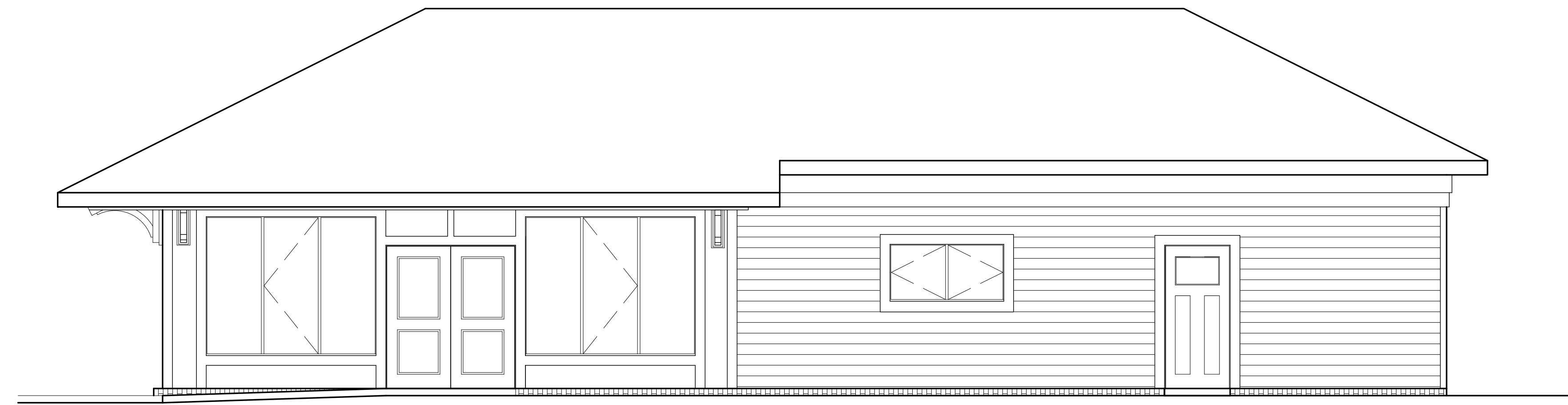
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A1

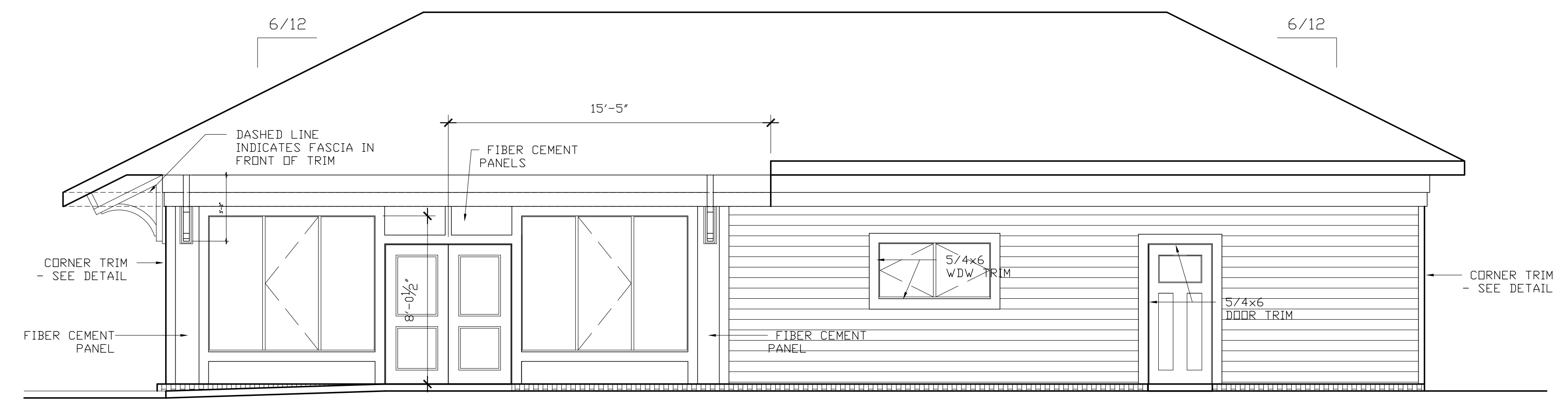
Plate



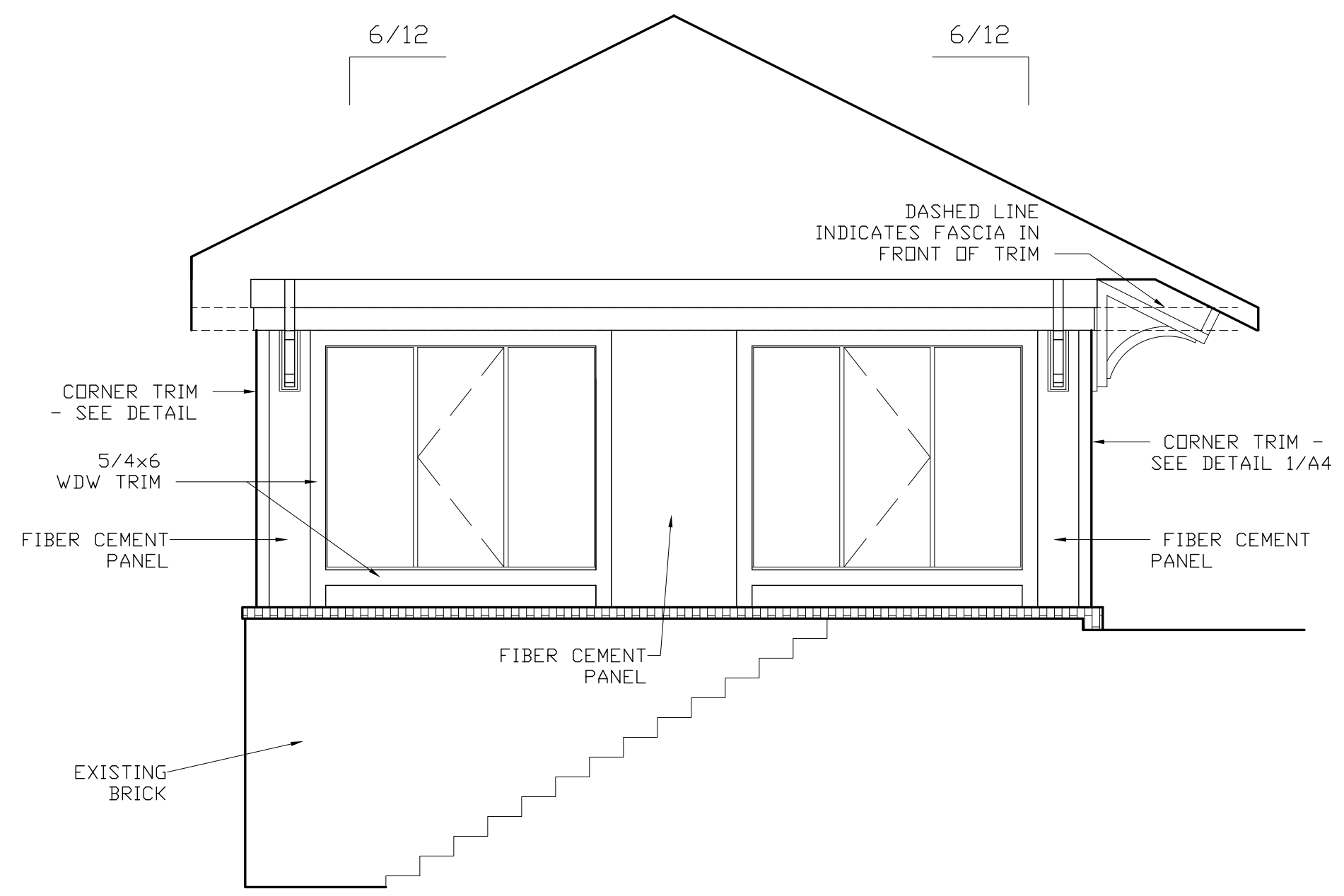
1 RIGHT SIDE ELEVATION  
A2 1/4" = 1'-0"



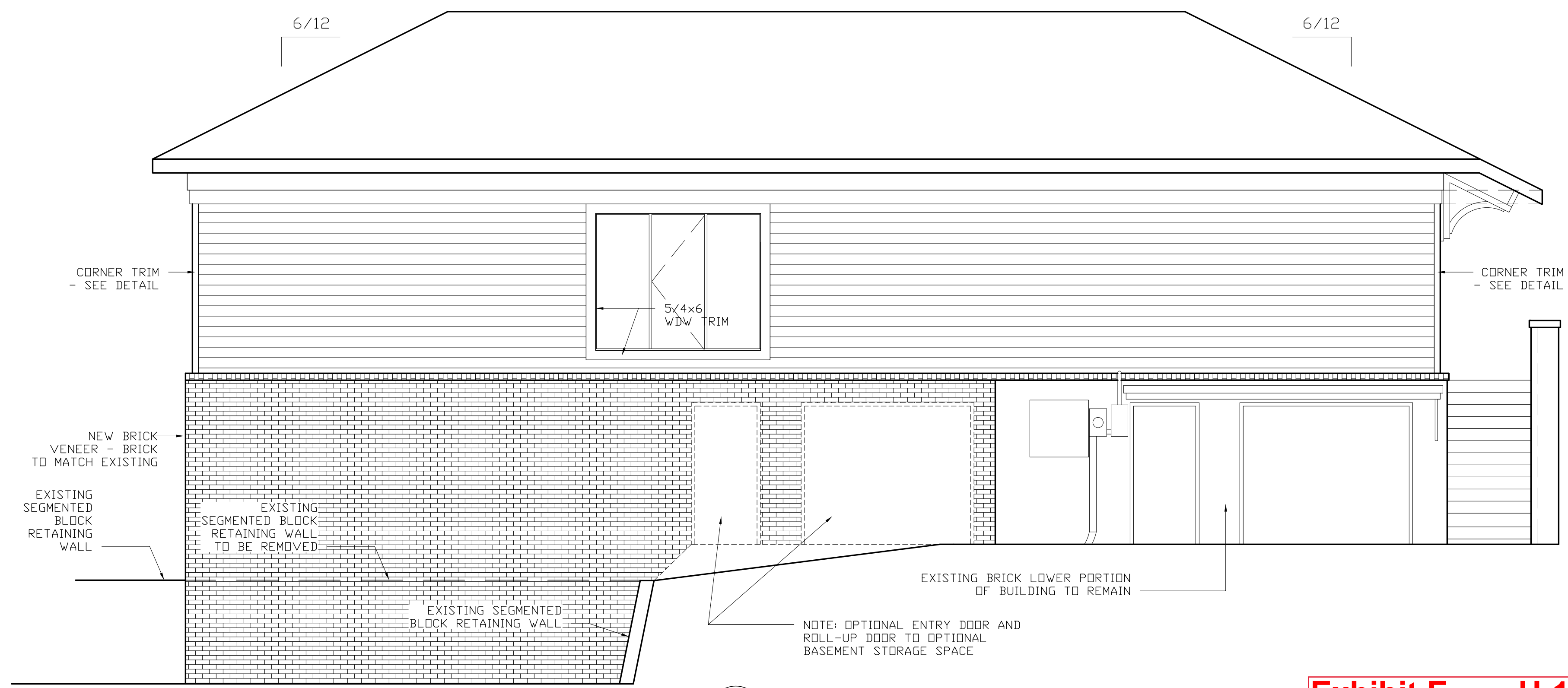
2 FRONT ELEVATION  
A2 1/4" = 1'-0" SHOWING FASCIA



3 FRONT ELEVATION  
A2 1/4" = 1'-0" SHOWING WDW & DOOR TRIM



4 LEFT SIDE ELEVATION  
A2 1/4" = 1'-0"



5 REAR ELEVATION  
A2 1/4" = 1'-0"

**Exhibit F H-18-22**

Jones Yorke Room  
Memorial Garden  
36 Spring Street SW  
Concord, NC 28025

O'Brien Architecture PLLC  
121 Bull Mountain Road  
Asheville, NC 28805  
828.348.4302  
Info@OBrienAIA.com

NOT FOR CONSTRUCTION

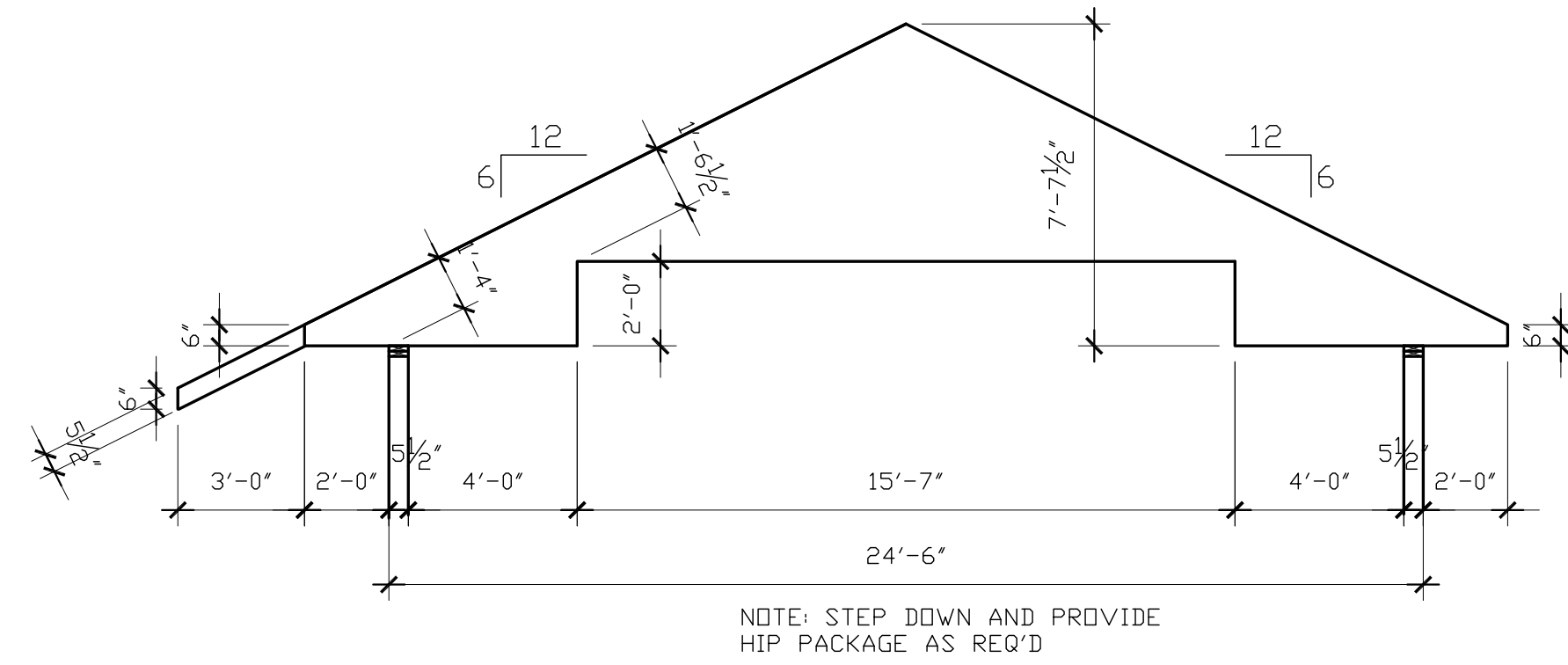
Submission:  
HPC SUBMITTAL SET

Date:	JAN 30, 2023
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Re:	
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Rev. 3 Date:	
Re:	

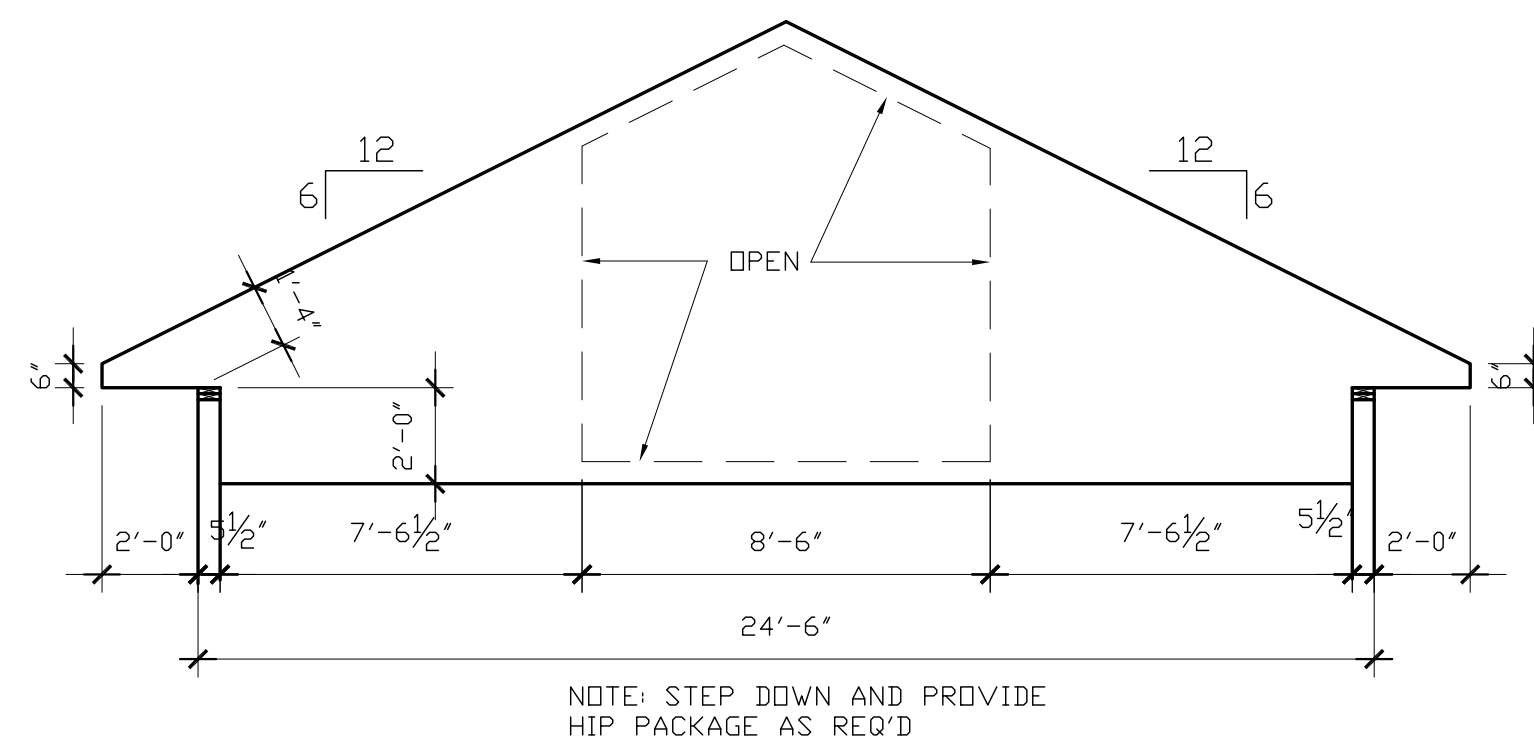
ELEVATIONS

Sheet Number: of  
A2 Plate

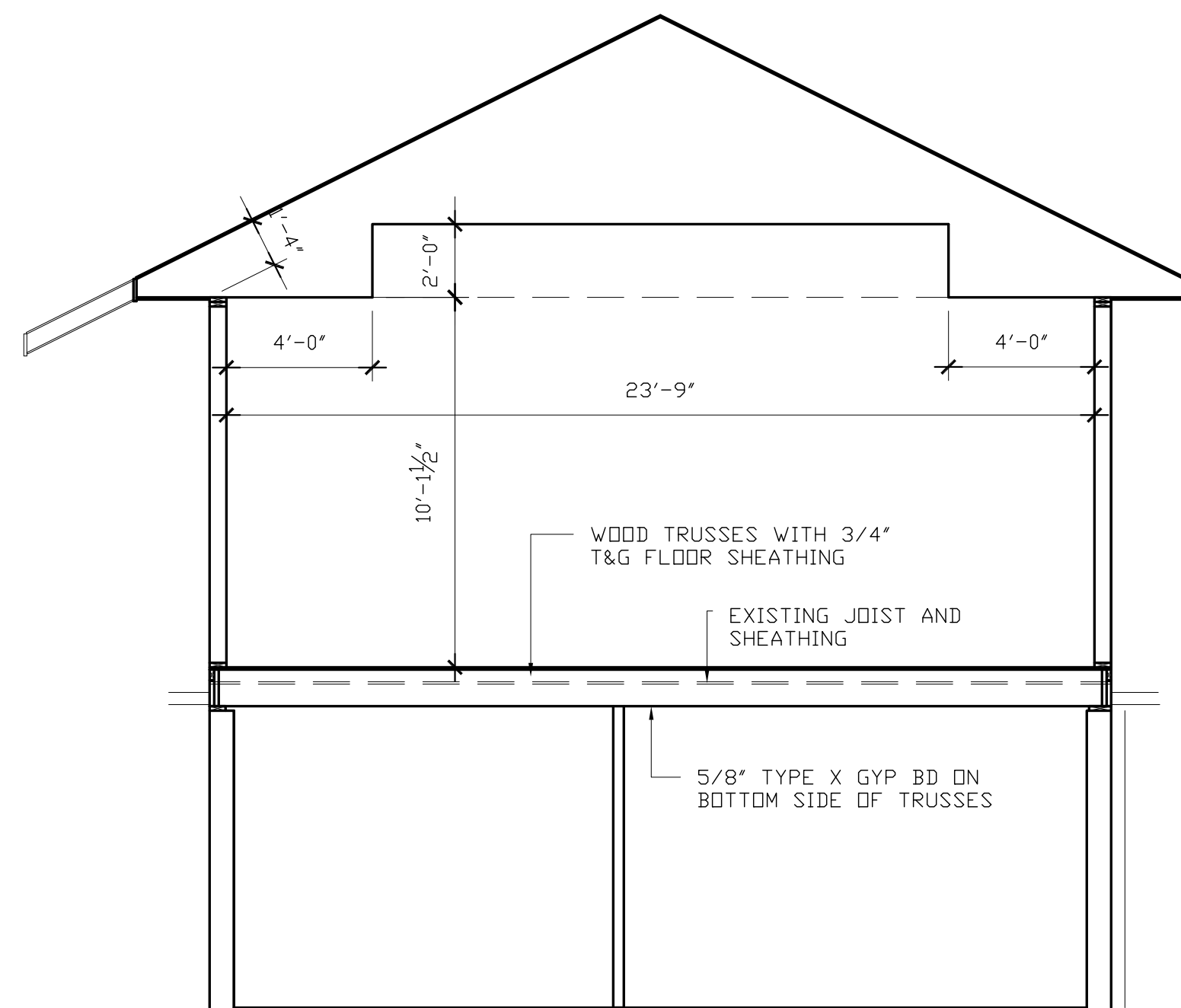




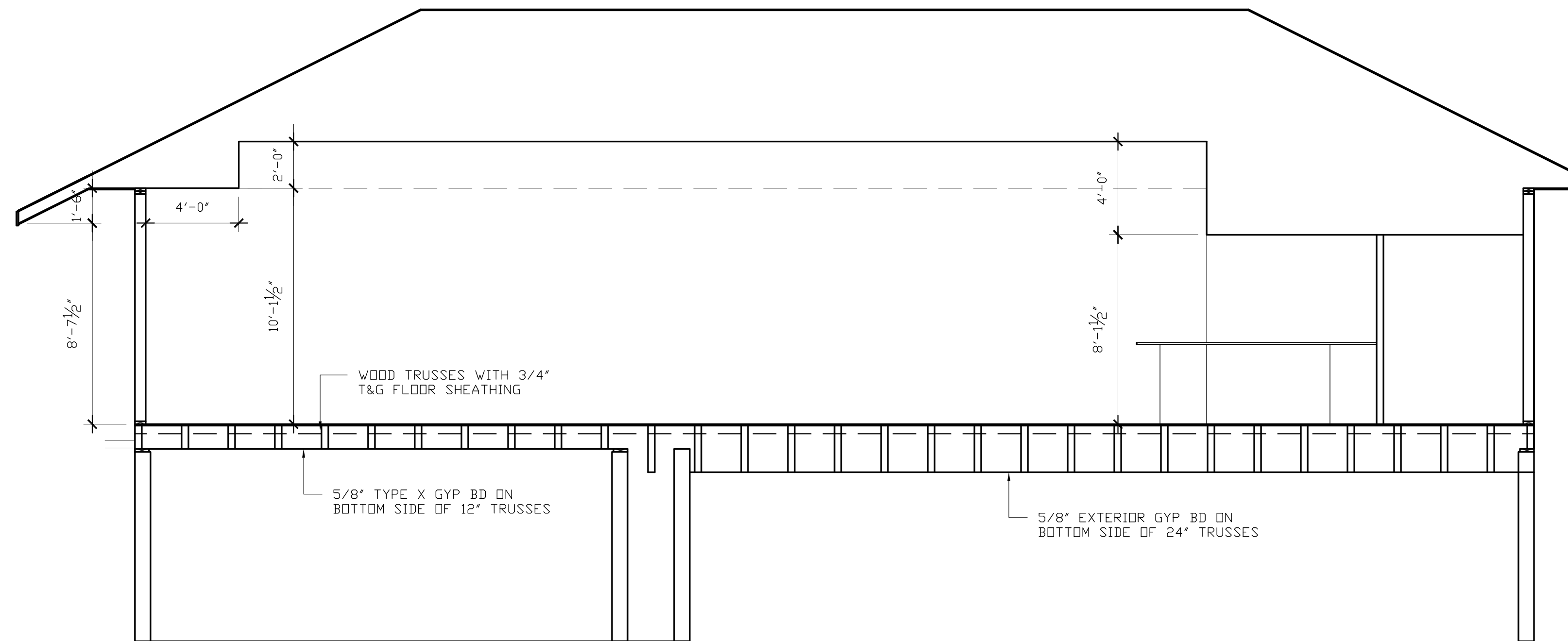
1 TRUSS PROFILE @ GATHERING AREA  
A3 1/4" = 1'-0"



2 TRUSS PROFILE @ DROPPED CEILING AREA  
A3 1/4" = 1'-0"



3 CROSS SECTION @ EXISTING BUILDING  
A3 1/4" = 1'-0"



4 LONG SECTION  
A3 1/4" = 1'-0"

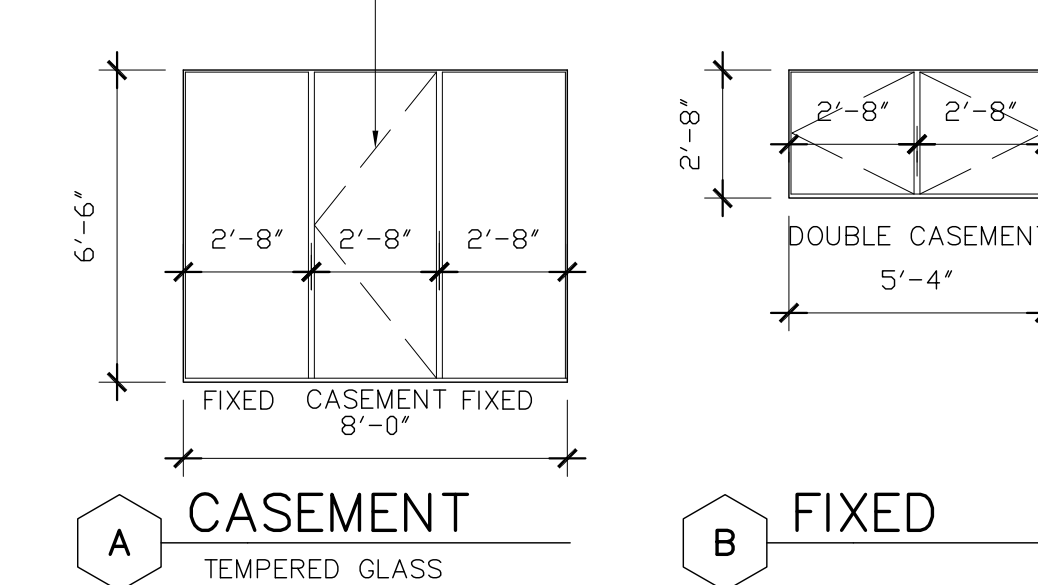
WINDOW SCHEDULE

WINDOW NO.	TYPE	HEAD	JAMB	SILL	NOTES:
A	CASEMENT	2/A6	6/A6	9/A6	TEMPERED GLASS
B	FIXED	2/A6	6/A6	9/A6	

WINDOW NOTES:

- ALL WINDOW HEAD TRIM TO RECEIVE GALVANIZED "DRIP CAP" FLASHING OR EQUAL
- SIZES INDICATED ARE INTENDED TO FIT STANDARD SIZES FOR OPERABLE WINDOWS. SLIGHT VARIATIONS ARE ACCEPTABLE W/ ARCHITECT'S APPROVAL.

SEE BLDG ELEVATIONS FOR SWING

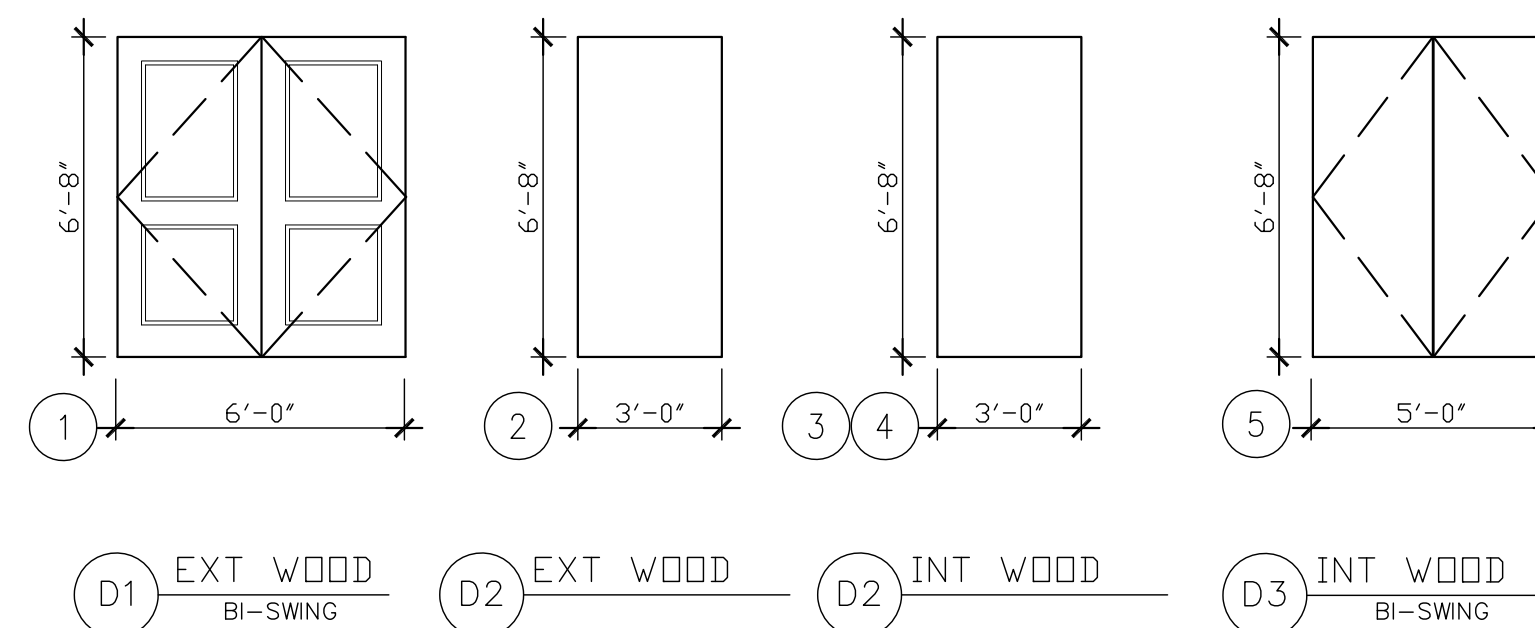


DOOR SCHEDULE

DOOR NO.	SIZE	TYPE	MATERIAL	SWG	FRAME MATERIAL	DETAIL HEAD	JAMB	SILL	NOTES
1	(2) 3'-0"x6'-8"	D1	WOOD	BI-SWING	WOOD	3/A6	7/A6	10/A6	W/ INSULATED LITES PROVIDE PANIC HARDWARE
2	3'-0"x6'-8"	D2	WOOD	LEFT HAND	WOOD	3/A6	7/A6	10/A6	PROVIDE PANIC HARDWARE
3	3'-0"x6'-8"	D3	WOOD	LEFT HAND	WOOD	4/A6	8/A6	----	
4	3'-0"x6'-8"	D3	WOOD	RIGHT HAND	WOOD	4/A6	8/A6	----	
5	(2) 2'-6"x6'-8"	D4	WOOD	BI-SWING	WOOD	4/A6	8/A6	----	

DOOR NOTES:

- ALL EXTERIOR DOOR HEADER TRIM TO RECEIVE GALVANIZED "DRIP CAP" FLASHING OR EQUAL
- PROVIDE ADA-COMPLIANT THRESHOLDS AT ALL EXTERIOR DOORS



FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS		CEILING			REMARKS
			MATERIAL	FINISH	MATERIAL	TYPE/FINISH	HEIGHT	
GATHERING AREA	VNYL	WD	CWB	PAINTED	CWB	SMOOTH	12'-0"	
KITCHEN	VNYL	WD	CWB	PAINTED	CWB	SMOOTH	8'-0"	
TOILET ROOM 1	VNYL	WD	CWB	PAINTED	CWB	SMOOTH	8'-0"	
TOILET ROOM 2	VNYL	WD	CWB	PAINTED	CWB	SMOOTH	8'-0"	
STORAGE	VNYL	WD	CWB	PAINTED	CWB	SMOOTH	8'-0"	
HALL	VNYL	WD	CWB	PAINTED	CWB	SMOOTH	8'-0"	

Jones Yorke Room  
Memorial Garden  
36 Spring Street SW  
Concord, NC 28025

O'Brien Architecture PLLC

121 Bull Mountain Road  
Asheville, NC 28805  
828.348.4302  
Info@OBrienAIA.com

NOT FOR CONSTRUCTION

Submittal:  
HPC SUBMITTAL SET

Date: JAN 30, 2023

Drawn: Checked:

Rev. 1 Date:

Re:

Rev. 2 Date:

Re:

Rev. 3 Date:

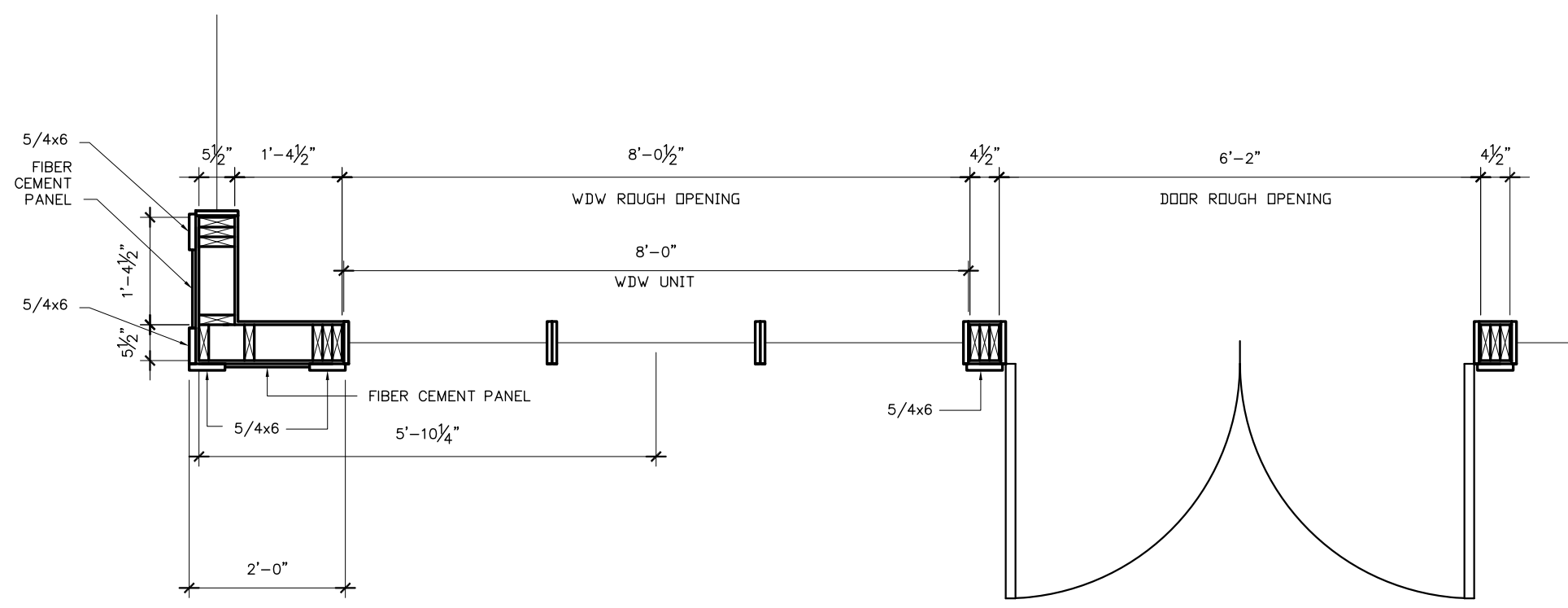
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SECTIONS &  
SCHEDULES

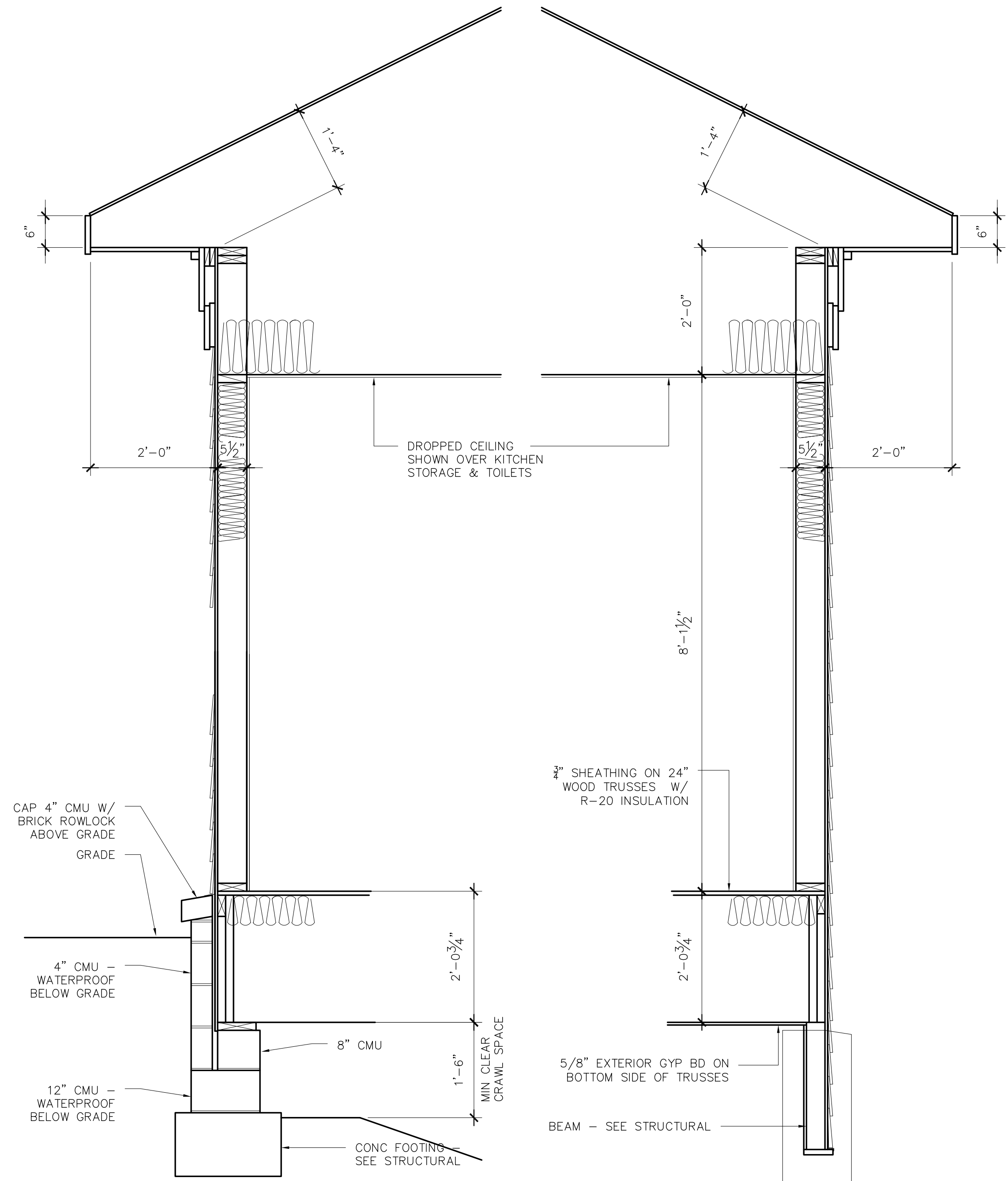
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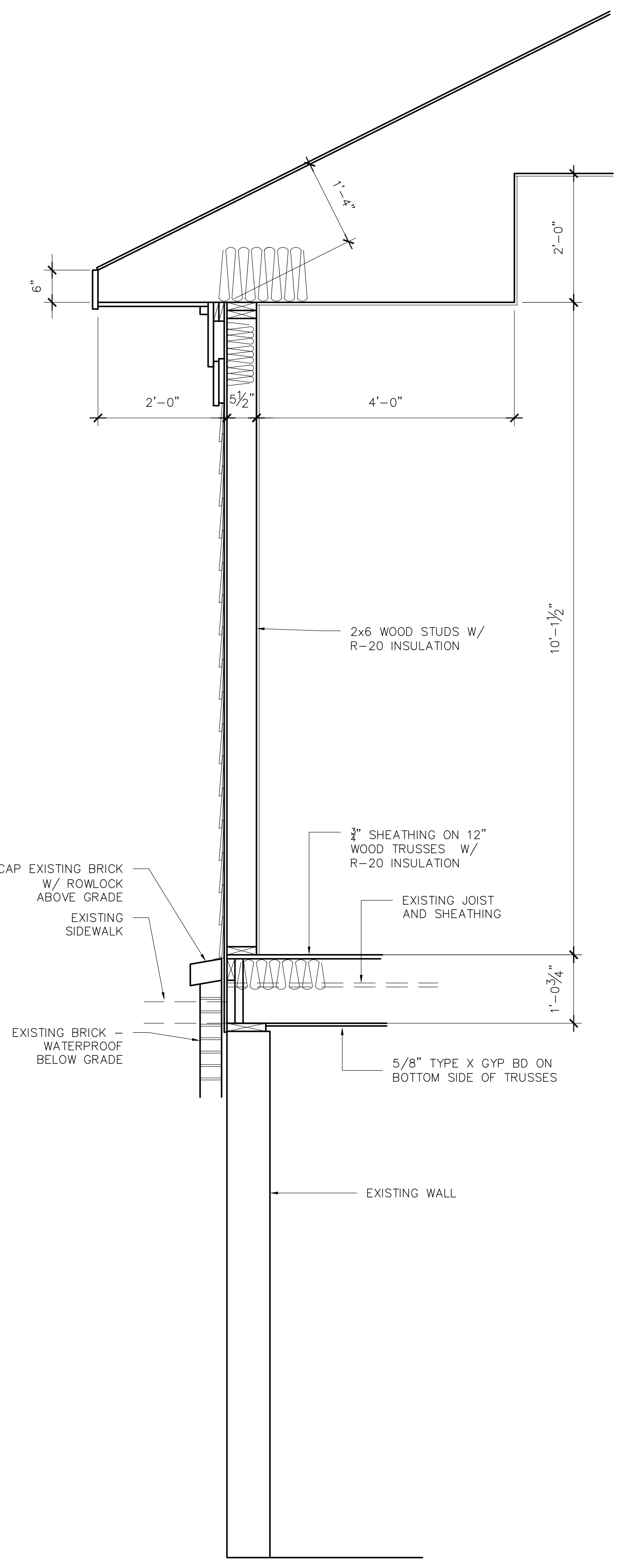
Plate



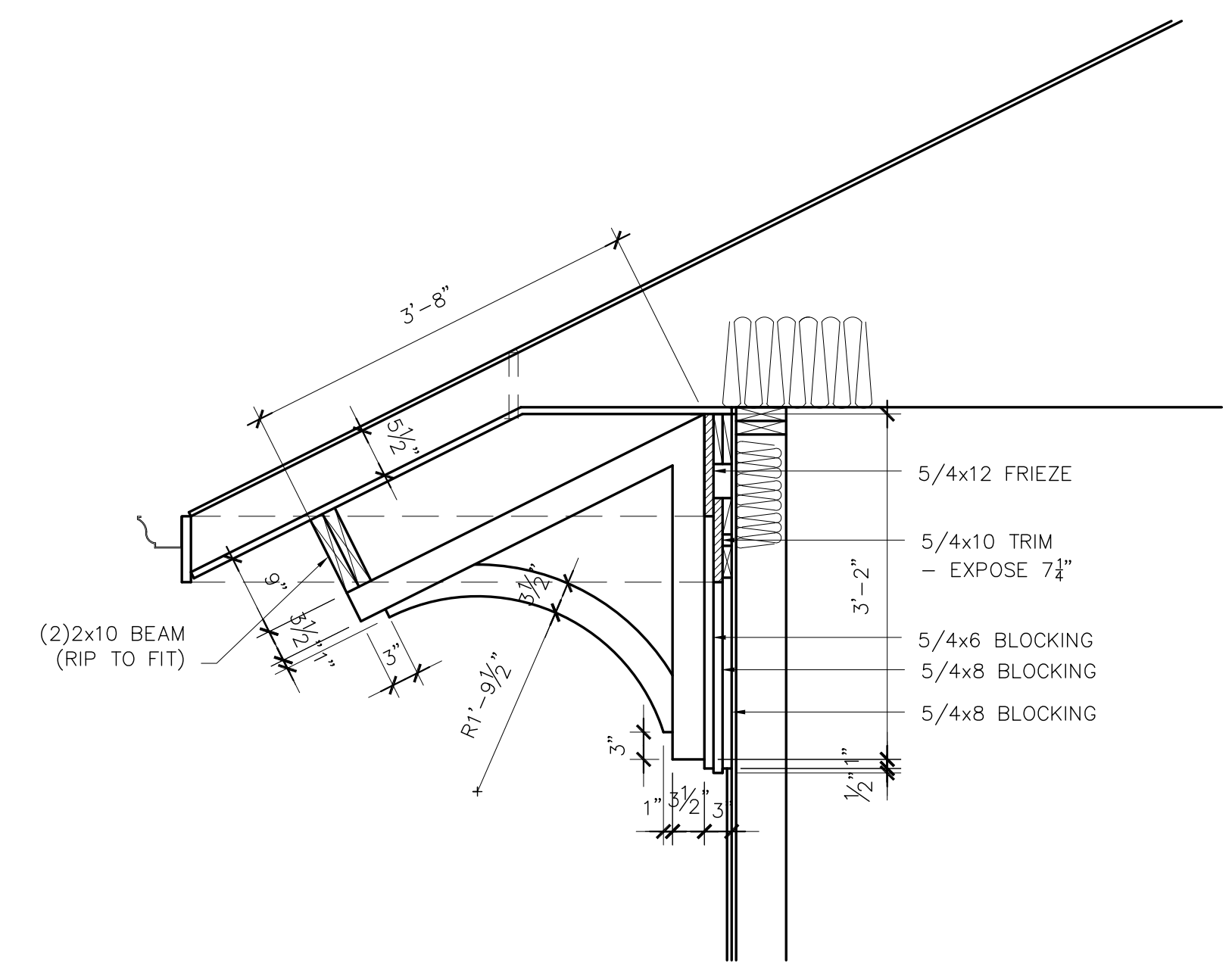
1 PLAN DETAIL @ CORNER  
A4 1/2" = 1'-0"



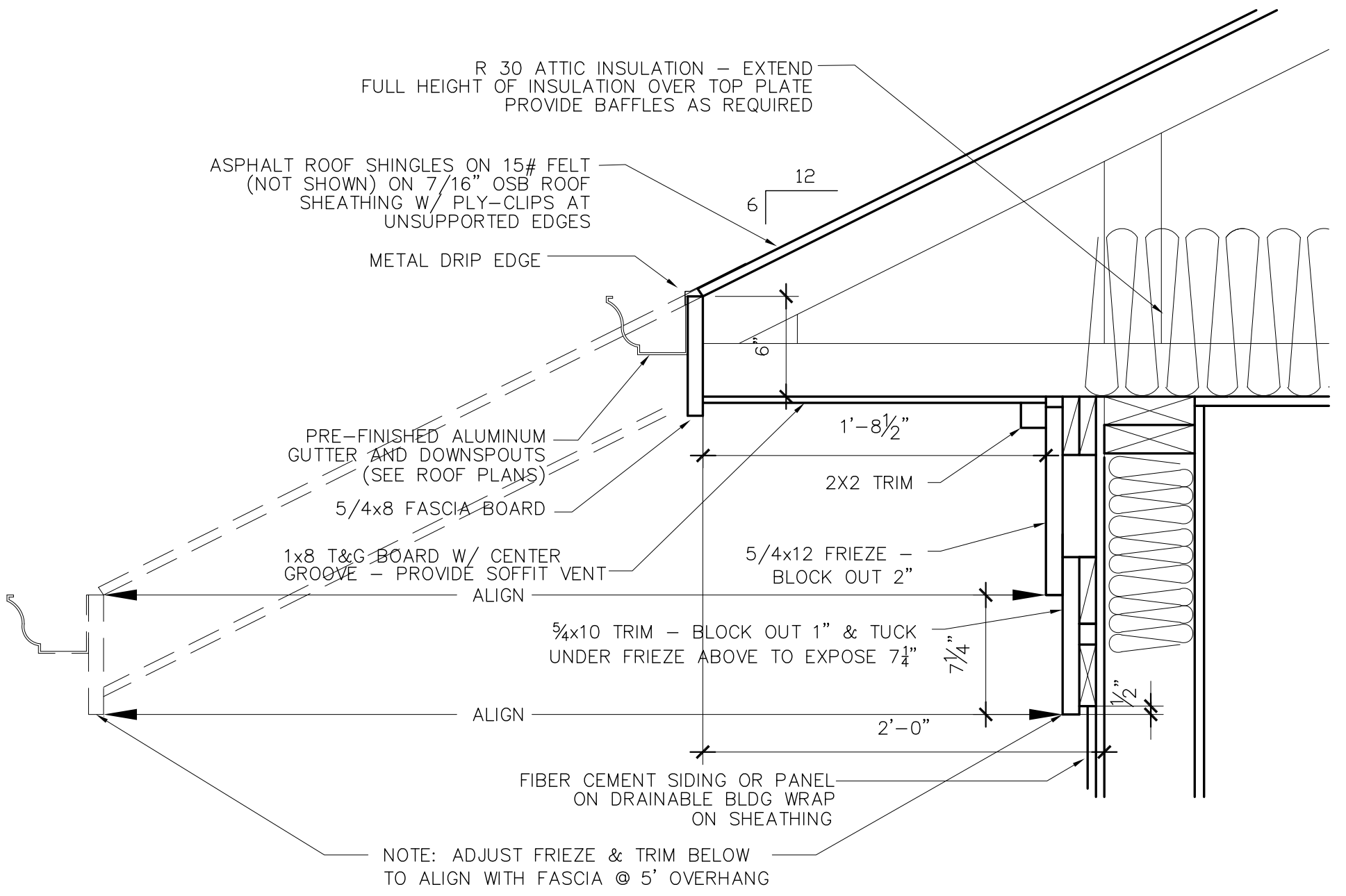
4 WALL SECTION @ NEW BLDG AREA  
A4 3/4" = 1'-0"



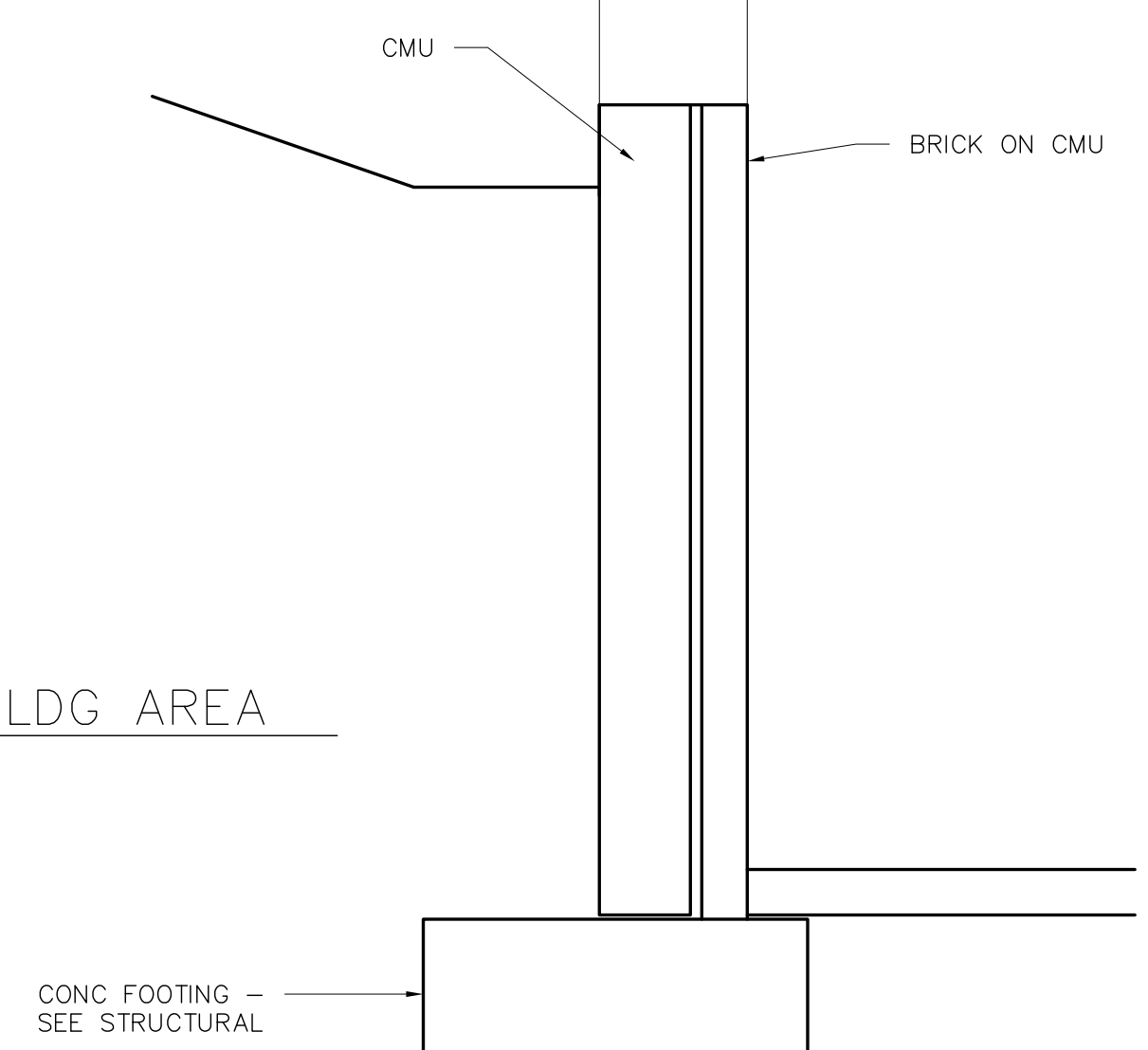
5 WALL SECTION @ EXISTING BUILDING  
A4 3/4" = 1'-0"



2 BRACKET DETAIL  
A4 3/4" = 1'-0"



3 FASCIA DETAIL  
A4 1 1/2" = 1'-0"



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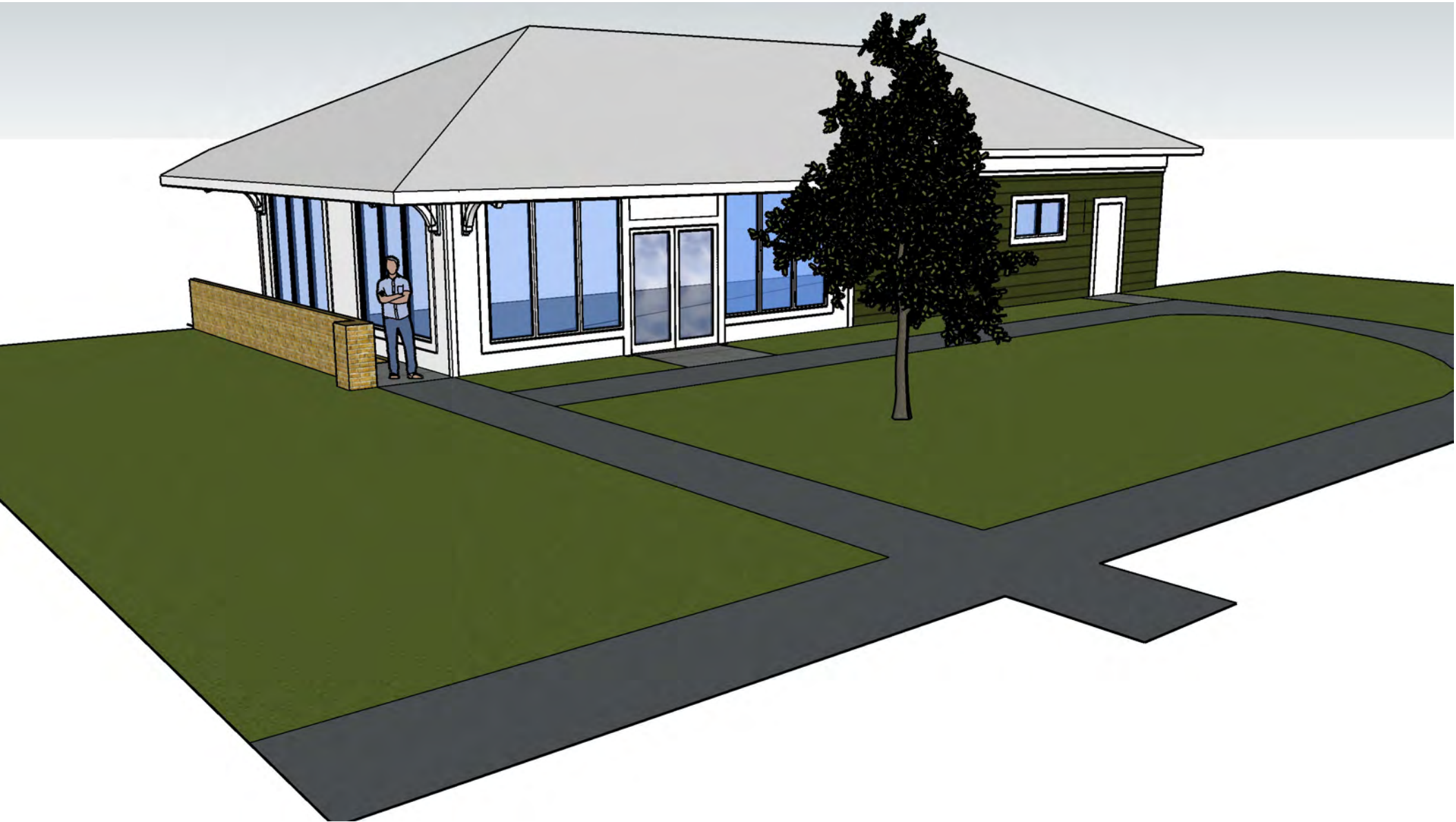
O'Brien Architecture PLLC  
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Submittal:	
HPC SUBMITTAL SET	
Date:	JAN 30, 2023
Drawn:	Checked:
Rev. 1 Date:	
Re:	
Rev. 2 Date:	
Re:	
Rev. 3 Date:	
Re:	

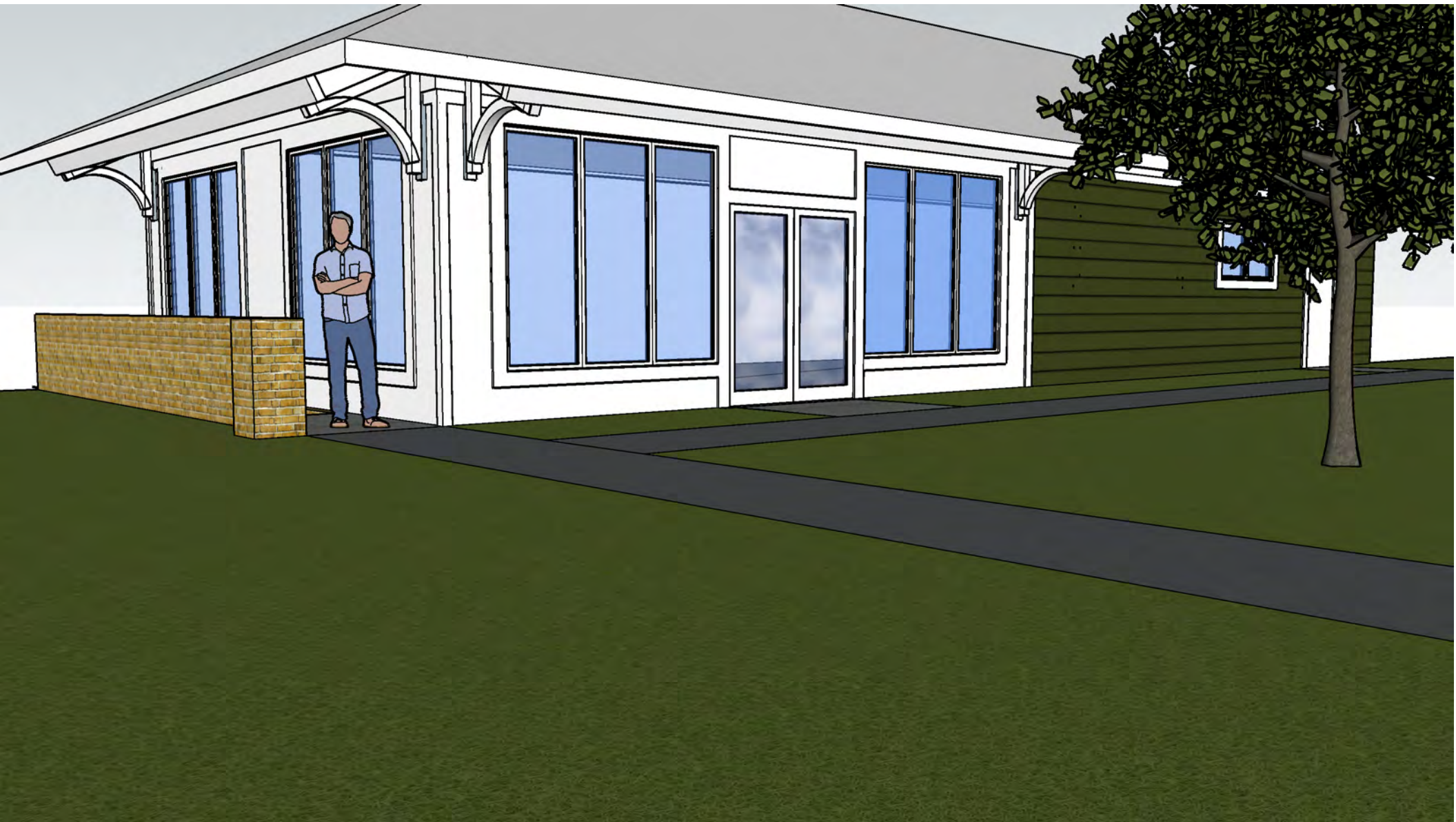
DETAILS

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Plate

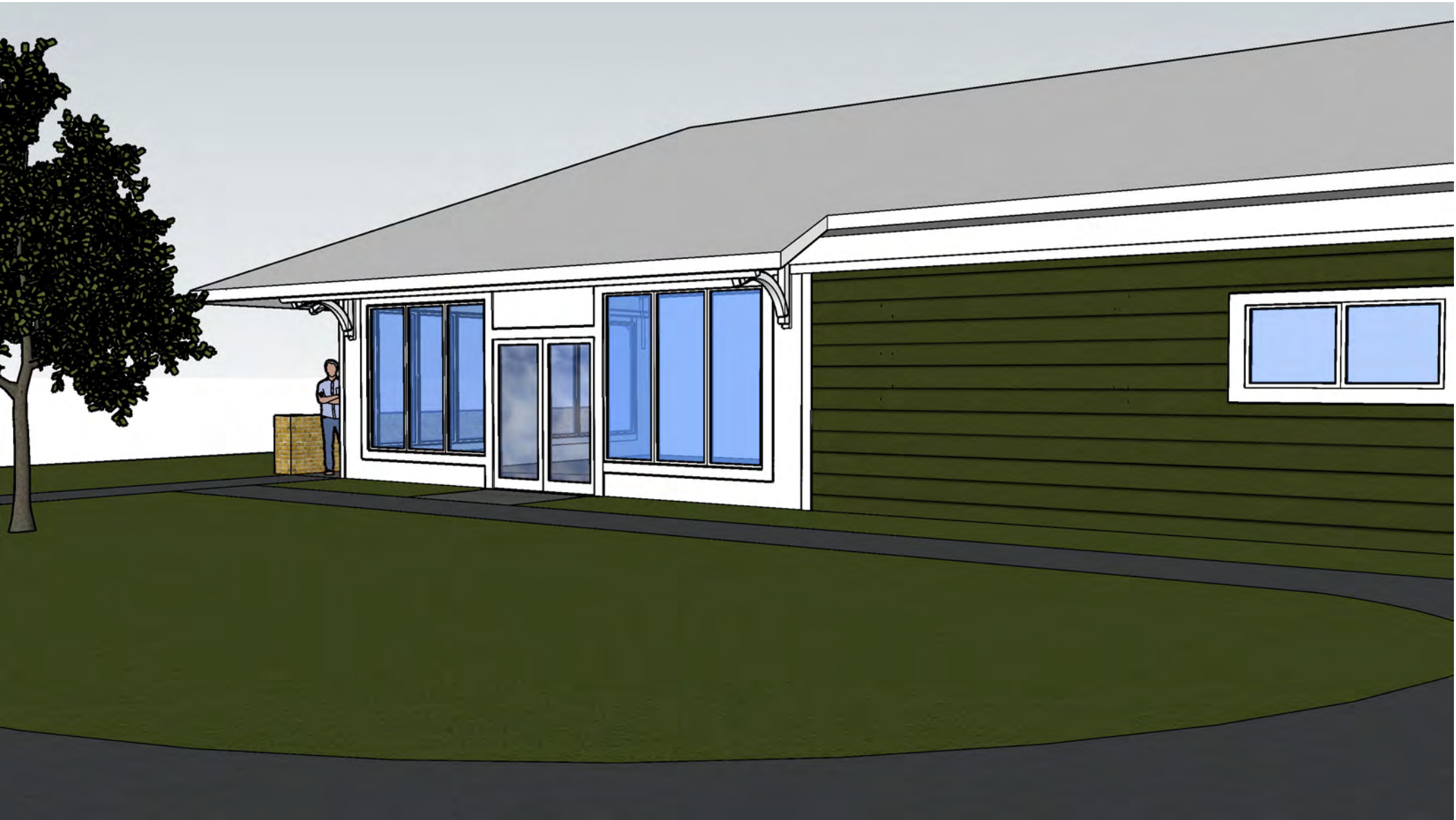


**Exhibit G**

**H-18-22**









**Exhibit H H-18-22**

# ULTIMATE COMMERCIAL DOOR



## ULTIMATE COMMERCIAL DOOR

The Ultimate Commercial door combines sophisticated design with the rugged durability to stand up to years of commercial use. Available in a wide variety of design and customization options, they're manufactured with different construction and assembly processes from our residential doors.



INTERIOR



EXTERIOR



PANIC RIM, CLOSER, REMOVABLE MULLION, AND SILL OPTIONS

**Exhibit I H-18-22**



# ULTIMATE CASEMENT NARROW FRAME



Casement Narrow Frame window with White hardware

Photographer: Reed Brown



Casement Narrow Frame windows in Ebony

## ULTIMATE CASEMENT NARROW FRAME

The Ultimate Casement Narrow Frame window is a contemporary option with a flush exterior and narrow jamb, ideal for frame-in-frame replacement and allowing quick and easy installation without disturbing the existing frame or interior wall. With its sleek design and square profiles, this window is a great fit for new construction or remodeling projects that call for slim lines and maximum views.



CASEMENT NARROW FRAME INTERIOR WITH FOLDING HANDLE



CASEMENT NARROW FRAME EXTERIOR WITH FOLDING HANDLE



CASEMENT PUSH OUT NARROW FRAME INTERIOR WITH HANDLE IN OIL RUBBED BRONZE



**Exhibit J H-18-22**



Front View



Left Side View



Rear View



Right Side View



Current Rear with Stair View