

HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Wednesday, April 12, 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. INTRODUCTIONS - *Chair and Commissioners (give your name for the record)*
4. APPROVAL OF MINUTES - *Motion, second, and vote needed.*
5. SWEARING IN OF WITNESSES - *Chair*
6. OLD BUSINESS - *Chair*
7. NEW BUSINESS

H-07-23 (Quasi-Judicial Hearing)

Cary Gluf has submitted a Certificate of Appropriateness application for modifications including, but not limited to, partial demolition, a second story addition, addition of porches/deck, and modification to the driveway at 391 Union St S. PIN 5630-24-0612.

- 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-08-23 (Quasi-Judicial Hearing)

Brian and Robin Dicka have submitted a Certificate of Appropriateness application to remove a chain link fence and install a wood privacy fence in the backyard at 216 Union St S. 5630-05-4967

- 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

8. ADJOURNMENT

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

<u>DATE</u>	April 12, 2023
<u>SUBJECT</u>	
<u>Certificate of Appropriateness Request:</u>	H-07-23
<u>Applicant:</u>	Cary Gluf (on behalf of David & Jillian Hobson)
<u>Location of subject property:</u>	391 Union St. S
<u>PIN:</u>	5630-24-0612
<u>Staff Report prepared by:</u>	Autumn C. James, Planning & Development Manager

BACKGROUND

- The subject property, 391 Union St. S is designated as a “Pivotal” structure in the South Union Street Historic District (Exhibit A).
- “Large and magnificently situated two-story frame house with Queen Anne and Colonial Revival elements and exceptionally deep wrap-around porch, the major product of an early twentieth century remodeling. Visually the most important property in the district, the house stands impressively at the crest of a hill several hundred feet east of S. Union St., and is reached by a curving driveway. Set in its broad, deep lot, the rear portions of which are wooded, the house vividly recalls the semi-rural character of S. Union St. during the early years of development. The major feature of the house is the huge porch, which wraps around both sides of the house and has both a four-bay balcony and a porte-cochere on the south (right) side. The porch has a retaining wall clad in shingles and is supported by paired, tapered Tuscan columns rising from the wall. All of the gables on the front and sides of the house have spindle work ornaments. The house retains its early twentieth century covering of slate shingles, and its two corbeled chimneys remain intact. The interior has a pleasing combination of Queen Anne and Colonial Revival details.” (Exhibit A).

DISCUSSION

On March 7, 2023, Cary Gluf, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for modifications including, but not limited to, partial demolition, a second story addition, addition of porches and a rear deck, and modification to the driveway (Exhibit B).

The applicant is proposing to demolish most of the existing roof structure at the rear of the house which covers the single-story area. The kitchen pantry, rear wood deck, and trashcan enclosure will also be demolished, along with the second story shed roof and the unused brick chimney on the back of the laundry room.

The applicant is also proposing a two-story addition at the rear of the house and includes the following:

First Floor Modifications

- Kitchen addition which includes a new, triple 20x44 double-hung, one-over-one window on the rear of the house.
- Remodeled Breakfast Room with a 3’-5” x 11’-0” bump-out. The bump-out includes a pair of 30”x96” patio doors and four 18”x72” double-hung, one-over-one windows.
- 3’x7’-6” hanger rod supported aluminum canopy above the entry doors.
- Family room addition to include a double 28”x80”, double-hung, two-over-one window on the left side to replace two separate, existing mis-matched double hung windows.

- Pantry/Half Bath addition (7' X 14') connecting the kitchen to a new screened porch. The pantry and half bath each have one 20"x20" awning window. One faces the back of the house and one faces the front.
- Addition of a screened porch (14' x 16') which includes a stacked-stone fireplace, brick foundation and slate roof.
- Existing rear window to be replaced with a pair of double-hung, two-over-one windows which will fit the existing opening.
- Wood deck addition (447 sq. ft) on the rear with a combination wood and metal railing. Decking may be either standard pressure treated lumber or DuxxBak composite lumber.

Second Floor Modifications

- Owner's Suite (15'-8" x 21'-10") to match footprint of the first-floor laundry room/bathroom area. Includes two 32"x72" double-hung, two-over-one windows on the right side; triple 32"x72" double-hung, two-over-one set of windows on the rear.
- Covered porch addition with a 60'x60" picture window located on the back wall of the new owner's bath; porch design mimics the elements of existing porches.
- Children's Suite addition (16'-7" x 28'-5") located above the new kitchen/family room area. Includes two 32"x60" double-hung, two-over-one windows; one 20"x20" awning window on the left side; a pair of 32"x72" double-hung, two-over-one windows on the rear.

Additional Modifications

- Existing generator to be relocated to less prominent location on the property and screened on the front with vegetation.
- Partial parts of the existing gravel drive will be removed and replaced with lawn and a new circular area will be added to the front, right of the house.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map

Exhibit D: Site Plans

Exhibit E: Existing Floor Plans

Exhibit F: Proposed Floor Plans

Exhibit G: Proposed Elevations

Exhibit H: Project Description and Proposed Materials

Exhibit I: Applicant Submitted 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.

- *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: Demolition

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

Approval Requirement Needs Table: New Construction or Additions

All new construction and additions require Commission Hearing and Approval.

Chapter 5 – Section 2: New Addition Construction

- *Wherever possible, new additions to buildings shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would not be impaired.*
- *New addition design for historic structures shall be compatible with the size, scale, color, material and character of the neighborhood, the building and its environment.*
- *Although designed to be compatible with the historic building, an addition should be discernible from the original building.*

Design Standards: 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.*
- *New additions should be installed in such a manner that would allow the home to be reverted to its original state without damaging historic features.*
- *New additions should be compatible in character but use a contemporary design in order to differentiate additions from the historic structure.*
- *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.*

Approval Requirement Needs Table: Awnings and Canopies

Adding awnings and canopies requires 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 require Commission Hearing and Approval.

Chapter 5 - Section 5: Fenestrations

- *Awnings and canopies constructed of canvas are appropriate with commercial structures and in some instances with residential structures. Types of residential structures with which awnings are most compatible are Bungalow, Queen Ann, and Colonial Revival.*
- *Aluminum awnings or canopies are inappropriate.*
- *New windows should be consistent or compatible with existing units.*
- *The emphasis of new windows should be vertical rather than horizontal.*
- *Wood is the most appropriate material*

Design Standards: Fenestrations

- Choose windows that are appropriate for the style of building, maintain vertical emphasis, and avoid large single paned units.
- Awnings or canopies should be mounted within the opening, directly on the window or door frame, or as an alternate, just outside the opening.

Approval Requirement Needs Table: Balconies and Decks

Addition of a balcony or deck where none previously existed requires Commission Hearing and Approval.

Approval Requirement Needs Table: Porches

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

Chapter 5 – Section 6: Porches

- Decks are generally not appropriate for homes within the districts. However, when decks are constructed, they should be located in the rear yard only, and should not project into the interior side yard.
- Decks should be avoided on corner lots, since their view cannot be completely obscured from both streets.
- Rails on decks should match those on the porches. Lattice and shrubbery around the foundations enhance the appearance of decks, and should be utilized when possible.

Design Standards: Porches

- Decks may only be located in the rear of the property.
- Design decks to be compatible in material, color, and detail with the historic building.
- Construct decks so that they can be removed in the future without damaging the historic structure.
- Construct decks so that there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
- Inset decks from the corner of the primary structure where necessary in order to prevent visibility from the street.

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

- 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

- 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.

Approval Requirement Needs Table: Mechanical Equipment

All mechanical equipment requires Commission Hearing and Approval.

Chapter 5 – Section 12: Mechanical and Incidental Equipment

- Equipment that is visible from the street should utilize shrubbery or fencing for screening from the street and adjacent property.

Design Standards: Mechanical and Incidental Equipment

- *Place mechanical equipment in areas which utilize existing features such as fences, walls, and landscaping to screen their view.*

Approval Requirement Needs Table: Siding

Alteration of siding from one material to another (shingles to clapboard 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 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.*

Design Standards: Siding and Exterior Materials

- *The removal of artificial siding and restoration of original siding materials is encouraged.*

Approval Requirement Needs Table: Roof Materials and Shape

Repairs or changes which alter the shape of the roof requires Commission Hearing and Approval.

Chapter 5 – Section 7: Roofing

- *Typical roofing materials used are tin, copper, slate, tiles, wood, and composition shingles.*
- *Changes to roof pitch, configuration and materials from that of the original should be avoided.*

Design Standards: Siding and Exterior Materials

- *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*

Approval Requirement Needs Table: Miscellaneous

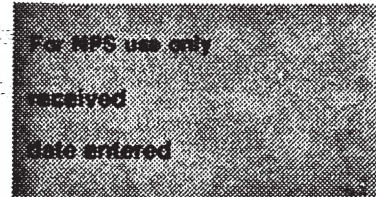
Any type of alteration of exterior features of a building, site, or environment which is not specifically listed requires Commission Hearing and Approval.

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
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	36

90. William A. Ritchie House
377 S. Union St.
1926 (IO)
C

One-and-a-half story, frame house attractively combining Colonial Revival and bungalow style features. House has side gable roof with broad center facade gable. House's most distinctive feature is a shallow entrance portico with flared horseshoe-arched canopy supported by two Doric columns and two pilasters. Two bays of three 9/1 sash windows flank the entrance; they retain their original canvas awnings. A porte-cochere upheld by Doric columns adjoins the house's south (left) side.

This house occupies the north side of the Ritchie family tract purchased by Charles F. Ritchie in the early 1900s. William Ritchie, one of Ritchie's sons, erected this house on land he obtained from his father. William Ritchie ran his father's business, the Ritchie Hardware Store in downtown Concord. William Ritchie's widow still lives in the house.

91. Caldwell-Ritchie House
391 S. Union St.
erected before 1902, remodeled between 1908 and 1914 (IO,CD)
P

Large and magnificently situated two-story frame house with Queen Anne and Colonial Revival elements and exceptionally deep wrap-around porch, the major product of an early twentieth century remodeling. Visually the most important property in the district, the house stands impressively at the crest of a hill several hundred feet east of S. Union St., and is reached by a curving driveway. Set in its broad, deep lot, the rear portions of which are wooded, the house vividly recalls the semi-rural character of S. Union St. during the early years of development.

The major feature of the house is the huge porch, which wraps around both sides of the house and has both a four-bay balcony and a porte-cochere on the south (right) side. The porch has a retaining wall clad in shingles and is supported by paired, tapered Tuscan columns rising from the wall. All of the gables on the front and sides of the house have spindle work ornaments. The house retains its early twentieth century covering of slate shingles, and its two corbeled chimneys remain intact. The interior has a pleasing combination of Queen Anne and Colonial Revival details.

United States Department of the Interior
National Park Service

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For NPS use only
received
date entered

Continuation sheet	Item number	Page
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	37

The house is said to have been built about 1900 for attorney Morrison Caldwell. It is not known when he acquired the land, but city directories indicate he was living there in 1902. By 1908 Caldwell seems to have left Concord and the house belonged to G. C. Love. Charles F. Ritchie (d. 1941), who in 1908 lived on Mt. Pleasant Road, had come to reside in the house by 1914. According to one of Ritchie's sons, it was he who arranged for the considerable enlargement of the house. Ritchie was the proprietor of the Ritchie Hardware Company, founded in 1900 and incorporated in 1907. Ritchie and business associates erected the Pythian Building, a substantial three-story brick building in downtown Concord that is being considered for listing in the National Register.

92. George Patterson Ritchie House
401 S. Union St.
1921-1927 (SM)
P

Handsome, two-story brick house combining Neo-Federal and Mission Revival elements and enjoying deep setting in pleasantly landscaped grounds. House designed by Charlotte architect M. R. Marsh. The tiled roof and creamy tan brick give the design its Mission flavor; most of the details are Neo-Federal in character. The finest feature in the latter style is the entrance, composed of a gable-roofed portico upheld by thin Doric columns, and a fanlit doorway. Four round-headed windows with awnings flank the entrance. There is an open porch upheld by Doric columns on the house's south (right) side. The interior displays restrained Neo-Federal details.

This house occupies the southern side of the Ritchie family tract purchased by Charles F. Ritchie during the early 1900s. George Patterson Ritchie, one of Charles Ritchie's sons, obtained this parcel from his father in a trade. George Patterson Ritchie founded Ritchie Auto Parts as a branch of the family business, the Ritchie Hardware Company. He still lives in the house.

93. Vacant Lot
between 401 and 429 S. Union St.
VL

Open, pleasantly landscaped tract adjoining George Patterson Ritchie House (inv. #92) and owned by the Ritchie family. Contributes to the district as a reminder of the formerly semi-rural character of S. Union St.

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: CARY GLUF
Address: 147 GLENDALE AVE SE
City: CONCORD State: NC Zip Code: 28025 Telephone: 980 621 0037

OWNER INFORMATION

Name: DAVID & JILLIAN HOBSON
Address: 391 UNION ST SOUTH
City: CONCORD State: NC Zip Code: 28025 Telephone: 602.809.0824
JILL

SUBJECT PROPERTY

Street Address: 391 UNION ST SOUTH P.I.N. # 5630240612
Area (acres or square feet): _____ Current Zoning: _____ Land Use: _____

Staff Use Only:

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

The application fee is nonrefundable.

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: ADDITION/REMOVE BACK OF HOUSE
NEW SCREEN PORCH & DECK, DRIVEWAY CHANGES
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
SUBMITTED AS WORD DOC,
SPECIFICATIONS - EXISTING PHOTOS - DETAILED PLANS

Required Attachments/Submittals

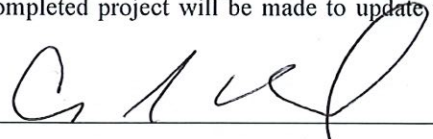
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. **Digital copies are preferred.**
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a "before" perspective.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

Certification

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

3.7.23

 Date



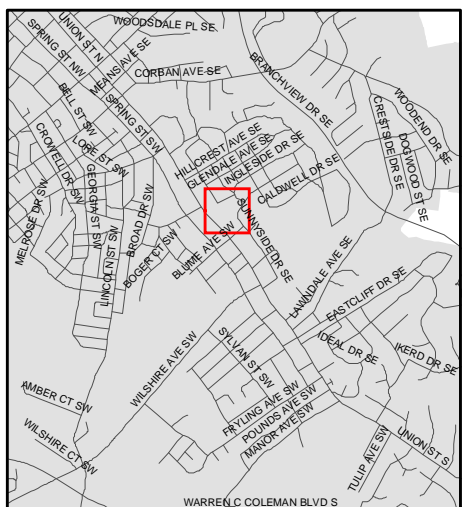
 Signature of Owner/Agent



H-07-23

391 Union St S

PIN: 5630-24-0612



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

ADJACENT PROPERTY OWNERS SHOWN

NOTICE:
 ALL FEDERAL, STATE, LOCAL, CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF THESE PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, RECORDED OR IMPLIED WHERE WRANCIES OCCUR.
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TINSLEY JACQUELYN G
 TINSLEY TODD A HSB
 378 UNION ST S
 CONCORD, NC 28025
 PIN: 56301443950000
 Real ID: 12-039 -0142.00

DRAUTZ MARK A & FRANCES R/W
 386 UNION ST S
 CONCORD, NC 28025
 PIN: 56301453400000
 Real ID: 12-039 -0141.00

KLAUSS MICHAEL J E
 KLAUSS ANDREA WF
 195 SPRING ST SW
 CONCORD, NC 2802
 PIN: 56301462140000
 Real ID: 12-039 -0140.00

SMITH TERRI S
 SMITH CLAYBORN P/HUSBAND
 398 UNION ST S
 CONCORD, NC 28025
 PIN: 56301462500000
 Real ID: 12-039 -0139.00

KEE JIMMY RAY
 KEE BONTA P WF
 377 UNION ST S CONCORD, NC 28025
 56301476120000
 Real ID: 12-039 -0125.00
 56301465830000
 Real ID: 12-039 -0126.20

56301487860000
 Real ID: 12-039 -0124.00

SMITH WILLIAM PATRICK
 SMITH SUSAN GULL
 66 INGLESIDE DR SE
 CONCORD, NC 28025
 PIN: 56302520620000
 Real ID: 12-040 -0118.00

MC MILLAN JOHN DICKSON JR
 MC MILLAN LILLA GRIER BROWN W
 376 SUNNYSIDE DRIVE SE
 CONCORD, NC 28025
 56302439840000
 Real ID: 12-040 -0117.00

WILSON RALPH III
 WEST SANDRA E SPOUSE
 401 UNION ST S CONCORD, NC 28025
 56302403240000
 Real ID: 12-039 -0127.00

BELO GORDON L
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NEW SOUTH ENTERPRISES LLC
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 56302456050000
 Real ID: 12-043 -0008.10

GARDIN MARSHA B
 1235 HOUSERS MILL RD
 FORT VALLEY, GA 31030
 56302435640000
 Real ID: 12-043 -0008.20

UNION STREET SOUTH

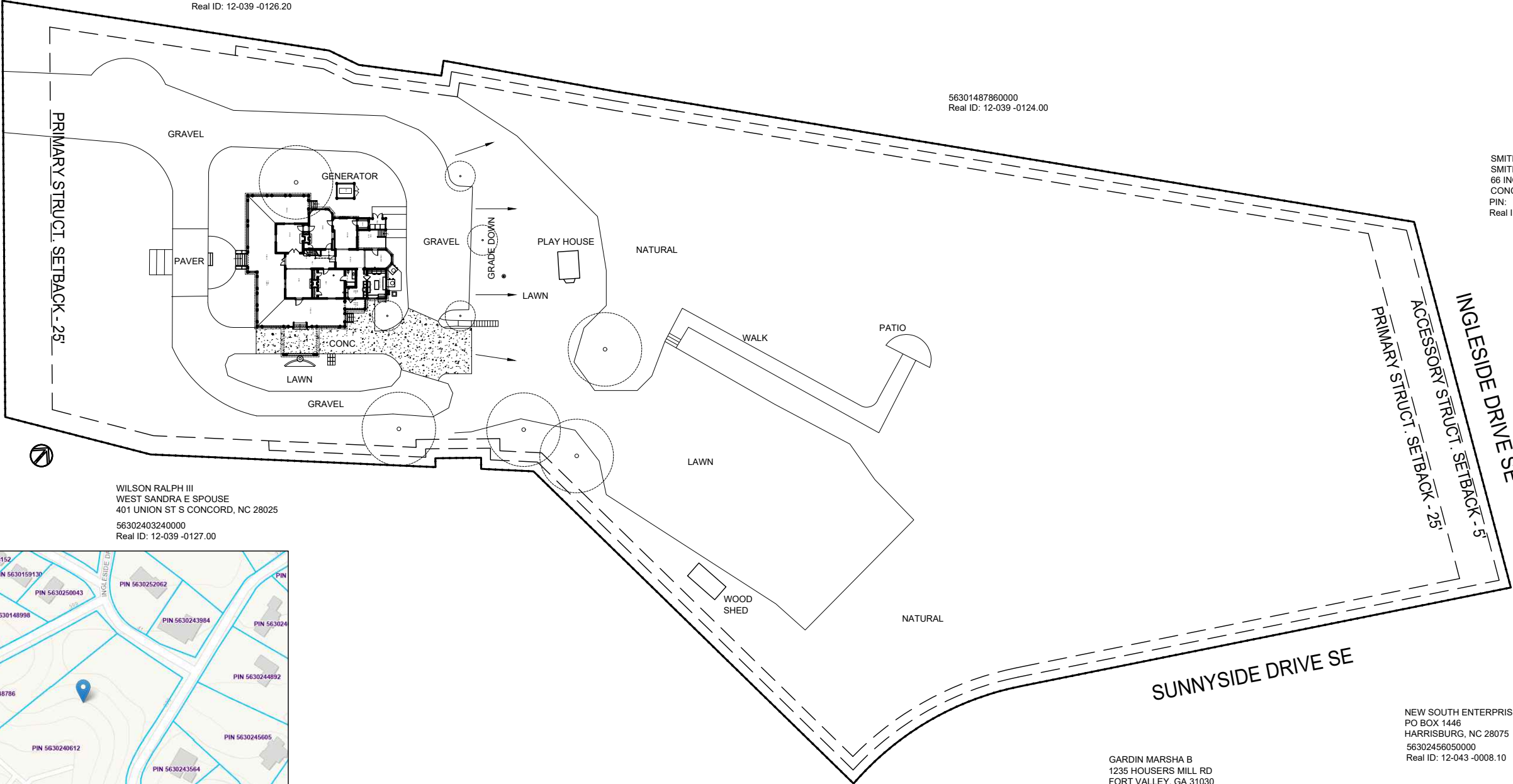
PRIMARY STRUCT. SETBACK - 25'

PRIMARY STRUCT. SETBACK - 25'

ACCESSORY STRUCT. SETBACK - 5'

INGLESIDE DRIVE SE

SUNNYSIDE DRIVE SE



LOCATION MAP

1 EXISTING SITE PLAN
 C-1 1/64" = 1'-0"

Exhibit D

DRAWN BY:
CJG Designs
 CARY J. GLUF
 The CABERM Corporation
 147 GLENDALE AVE SE CONCORD NC 28025
 C 980.621.0037
 cjd@cjgdesigns.net www.cjgdesigns.net

PROJECT:
 REMODEL OF RITCHIE HILL FOR:
THE HOBSON FAMILY
 391 UNION STREET SOUTH
 CONCORD, NC
 EXISTING SITE PLAN

DATE: 03.24.2022
 DESIGN: 01.31.2023
 FINAL: 03.04.2023

REVISIONS:

DRAWING NUMBER: HOB- C-1
 DRAWN BY: C. J. GLUF
 CHECKED BY: CJG

C-1
 DETAIL

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KEE JIMMY RAY
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377 UNION ST S CONCORD, NC 28025
56301476120000
Real ID: 12-039 -0125.00
56301465830000
Real ID: 12-039 -0126.20

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WEST SANDRA E SPOUSE
401 UNION ST S CONCORD, NC 28025
56302403240000
Real ID: 12-039 -0127.00

56301487860000
Real ID: 12-039 -0124.00

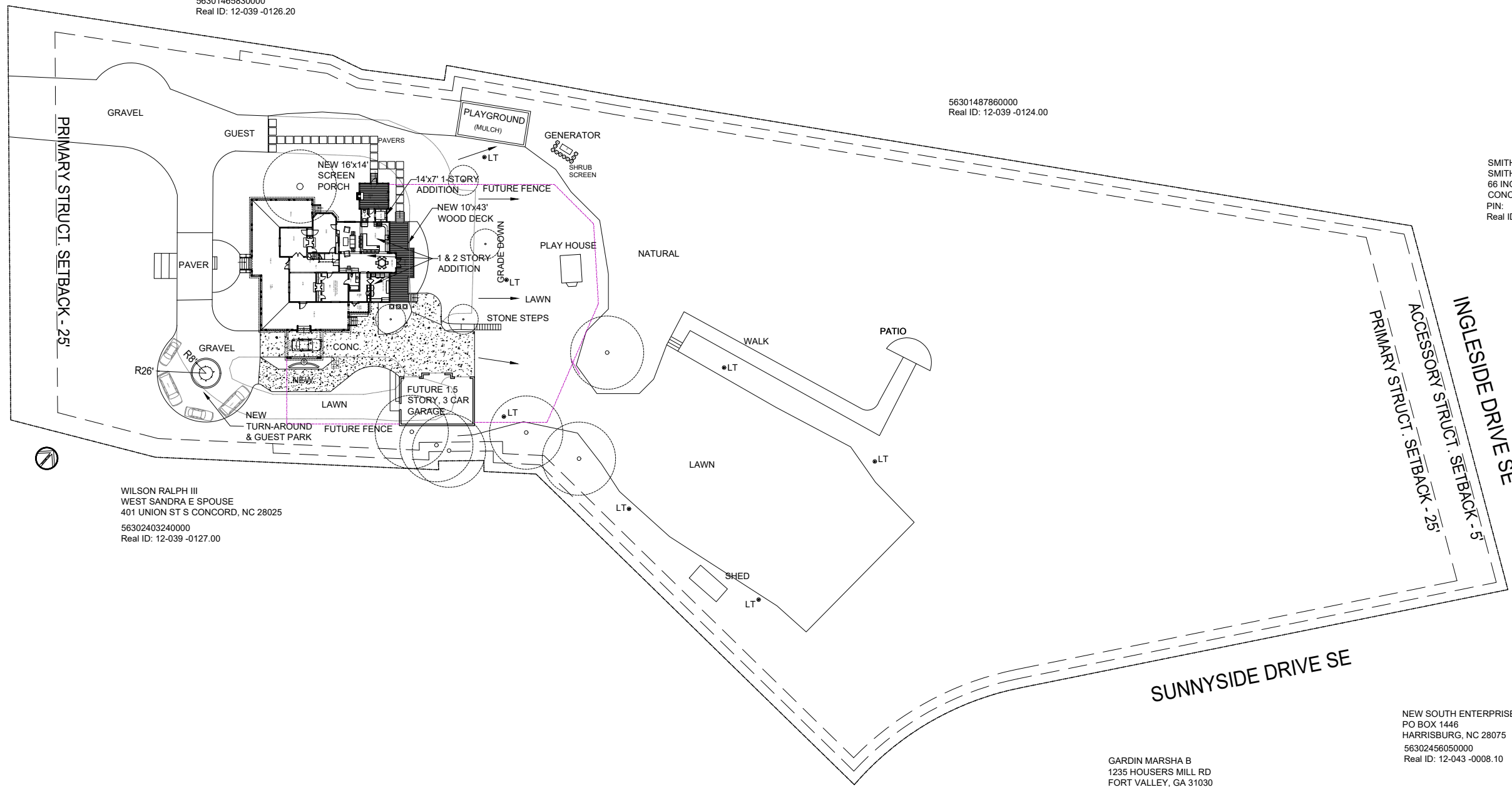
SMITH WILLIAM PATRICK
SMITH SUSAN GUILL
66 INGLESIDE DR SE
CONCORD, NC 28025
PIN: 56302520620000
Real ID: 12-040 -0118.00

MC MILLAN JOHN DICKSON JR
MC MILLAN LILLA GRIER BROWNW
376 SUNNYSIDE DRIVE SE
CONCORD, NC 28025
56302439840000
Real ID: 12-040 -0117.00

BELO GORDON L
84 HUIE STREET NW
CONCORD, NC 28027
PIN: 56302448920000
Real ID: 12-043 -0009.00

GARDIN MARSHA B
1235 HOUSERS MILL RD
FORT VALLEY, GA 31030
56302435640000
Real ID: 12-043 -0008.20

NEW SOUTH ENTERPRISES LLC
PO BOX 1446
HARRISBURG, NC 28075
56302456050000
Real ID: 12-043 -0008.10



UNION STREET SOUTH

PRIMARY STRUCT. SETBACK - 25'

INGLESIDE DRIVE SE
ACCESSORY STRUCT. SETBACK - 25'
PRIMARY STRUCT. SETBACK - 5'

SUNNYSIDE DRIVE SE

1 NEW SITE PLAN
C-2 1/64" = 1'-0"

DRAWN BY:
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PROJECT:
REMODEL OF RITCHIE HILL FOR:
THE HOBSON FAMILY
391 UNION STREET SOUTH
CONCORD, NC

EXISTING SITE PLAN

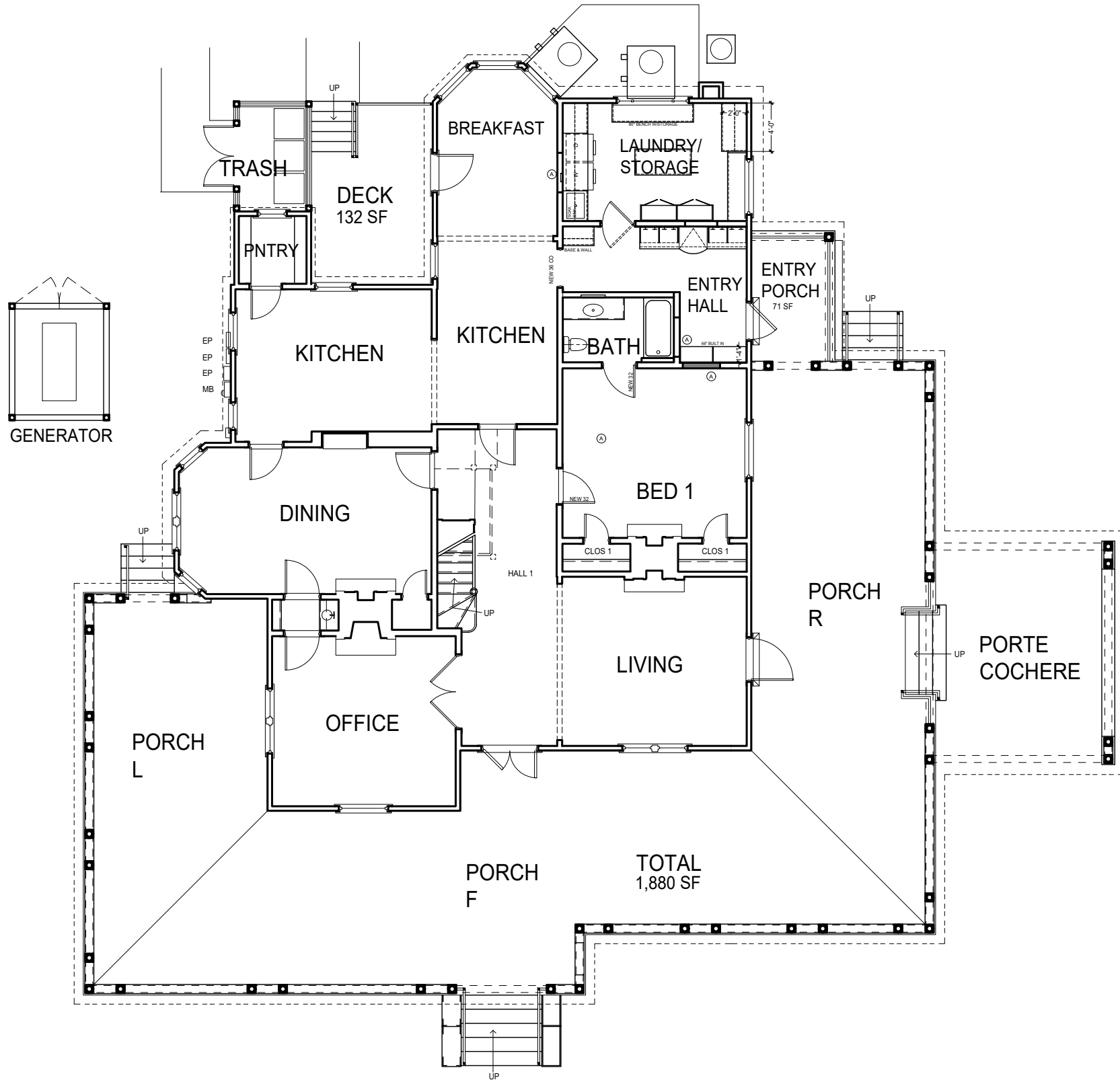
DATE: 03.24.2022
DESIGN: 01.31.2023
FINAL: 03.04.2023

REVISIONS:
.

DRAWING NUMBER: HOB- C-2
DRAWN BY: C. J. GLUF
CHECKED BY: CJG

C-2
DETAIL

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1 EXISTING 1st FLOOR PLAN
 A-1 3/32" = 1'-0" HSF: 2,223 SF

TOTAL HSF: 3,555 SF

Exhibit E

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REMODEL OF RITCHIE HILL FOR:
THE HOBSON FAMILY
 391 UNION STREET SOUTH
 CONCORD, NC
 EXISTING 1st FLOOR PLAN

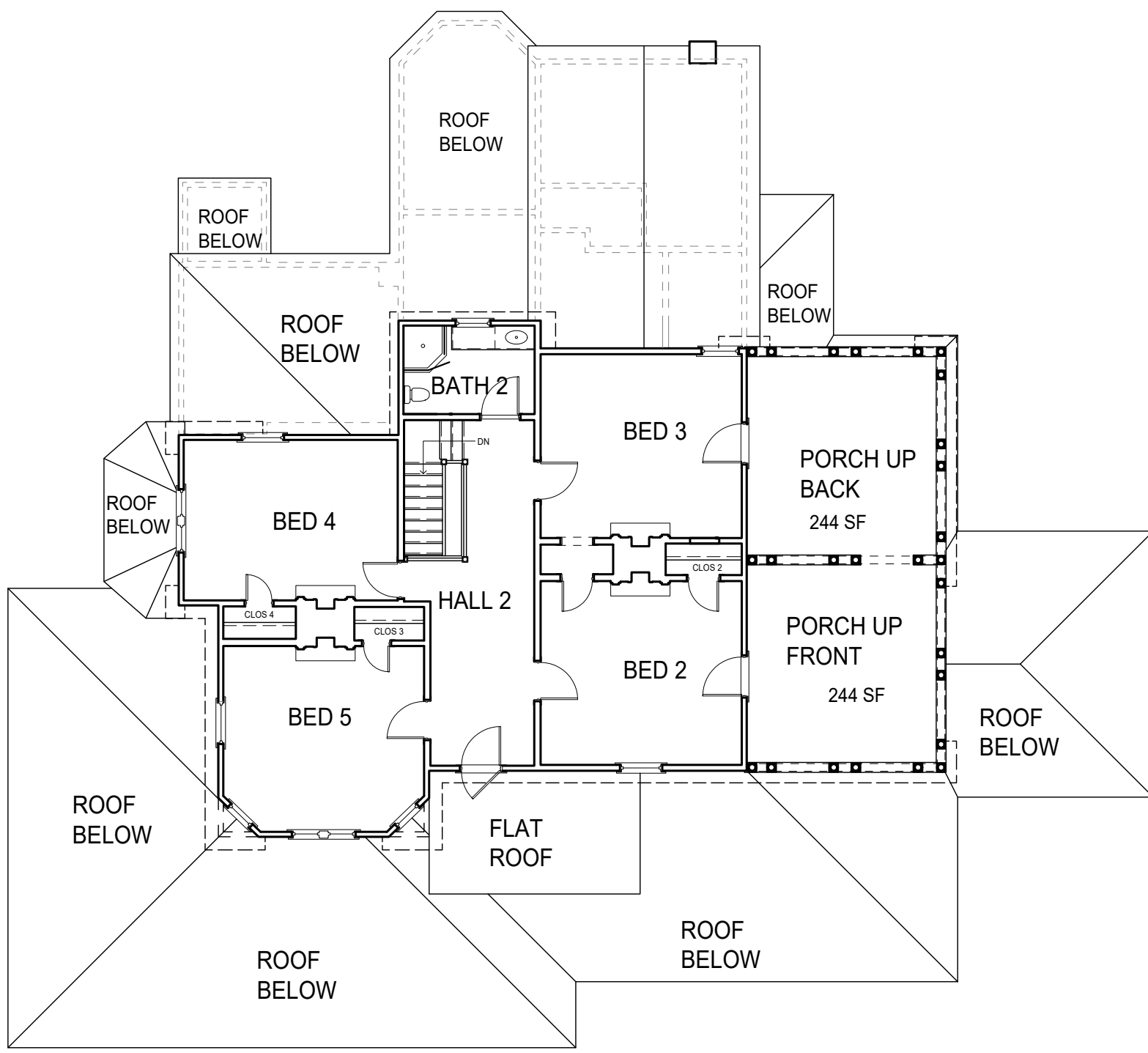
DATE: 03.24.2022
 DESIGN: 01.31.2023
 FINAL: 03.04.2023

REVISIONS:

DRAWING NUMBER: HOB- A-1
 DRAWN BY: C. J. GLUF
 CHECKED BY: C.J.G.

A-1

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PROJECT:
 REMODEL OF RITCHIE HILL FOR:
THE HOBSON FAMILY
 391 UNION STREET SOUTH
 CONCORD, NC
 EXISTING 2nd FLOOR PLAN

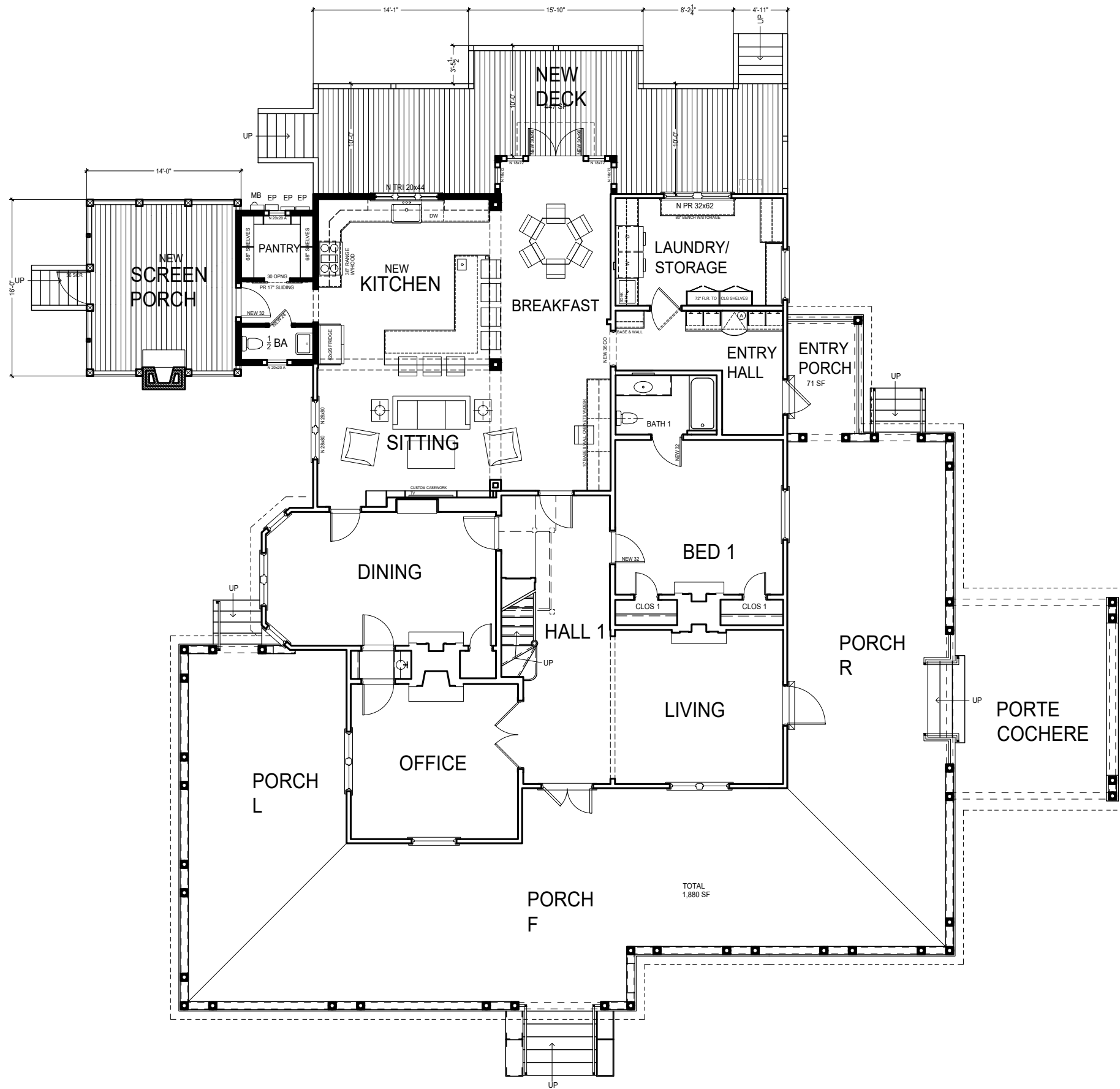
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REVISIONS:
 . . .

DRAWING NUMBER: HOB- A-2
 DRAWN BY: C. J. GLUF
 CHECKED BY: C.J.G.

A-2
 DETAIL

1 EXISTING 2nd FLOOR PLAN
 A-2 3/32" = 1'-0" HSF: 1,332 SF



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REMODEL OF RITCHIE HILL FOR:
THE HOBSON FAMILY
 391 UNION STREET SOUTH
 CONCORD, NC
PROPOSED 1st FLOOR PLAN

DATE: 03.24.2022
 DESIGN: 01.31.2023
 FINAL: 03.04.2023

REVISIONS:

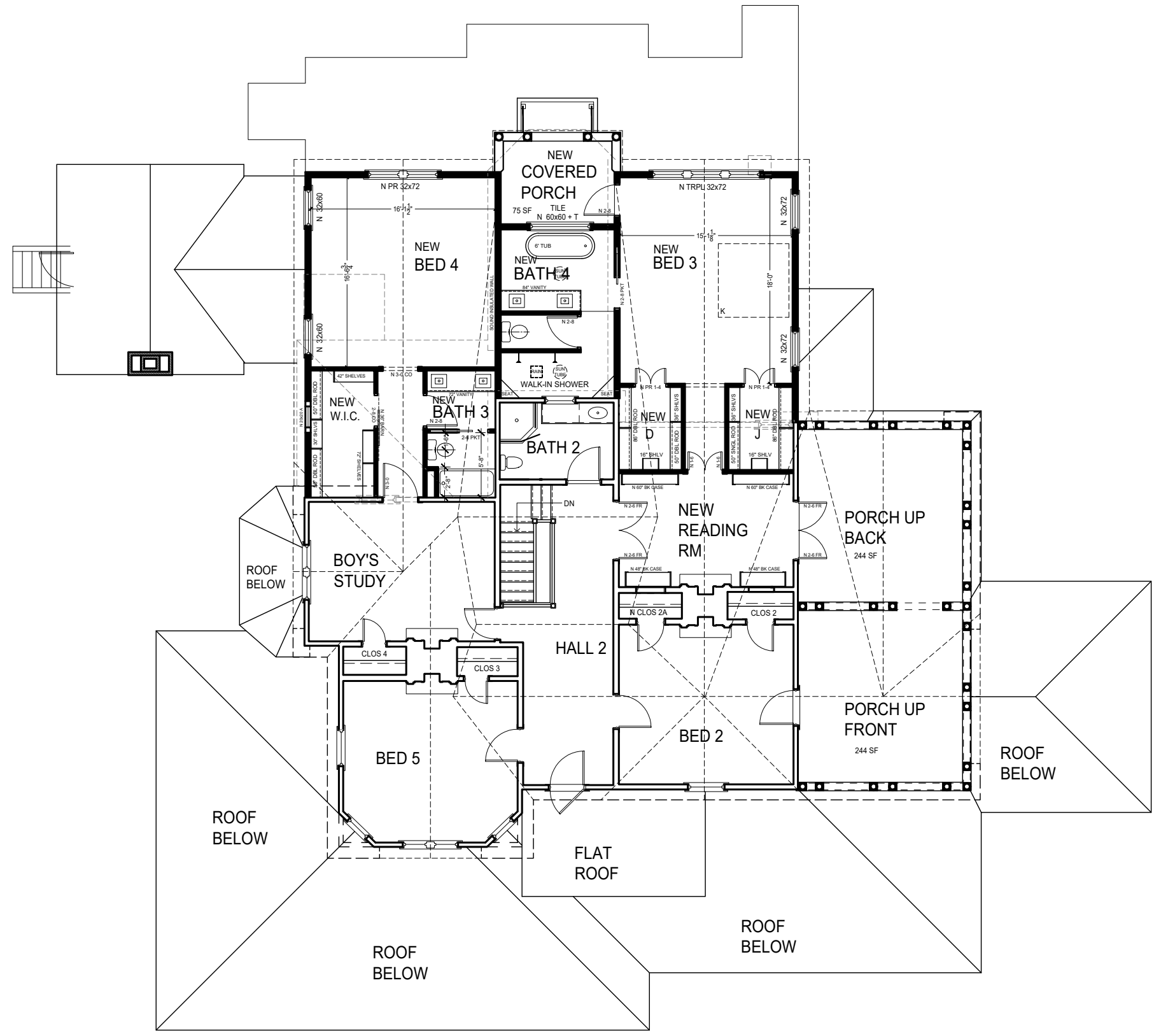
DRAWING NUMBER: HOB- A-3
 DRAWN BY: C. J. GLUF
 CHECKED BY: C.J.G.

1 PROPOSED 1st FLOOR PLAN
 A-3 3/32" = 1'-0" HSF: 2,546 SF

2nd FLOOR HSF: 2,306 SF
 TOTAL HSF: 4,852 SF

Exhibit F

A-3



1 PROPOSED 2nd FLOOR PLAN
A-4 3/32" = 1'-0" HSF: 2,306 SF

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REMODEL OF RITCHIE HILL FOR:
THE HOBSON FAMILY
 391 UNION STREET SOUTH
 CONCORD, NC
PROPOSED 2nd FLOOR PLAN

DATE: 03.24.2022
 DESIGN: 01.31.2023
 FINAL: 03.04.2023

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DRAWING NUMBER: HOB- A-4
 DRAWN BY: C. J. GLUF
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A-4
 DETAIL

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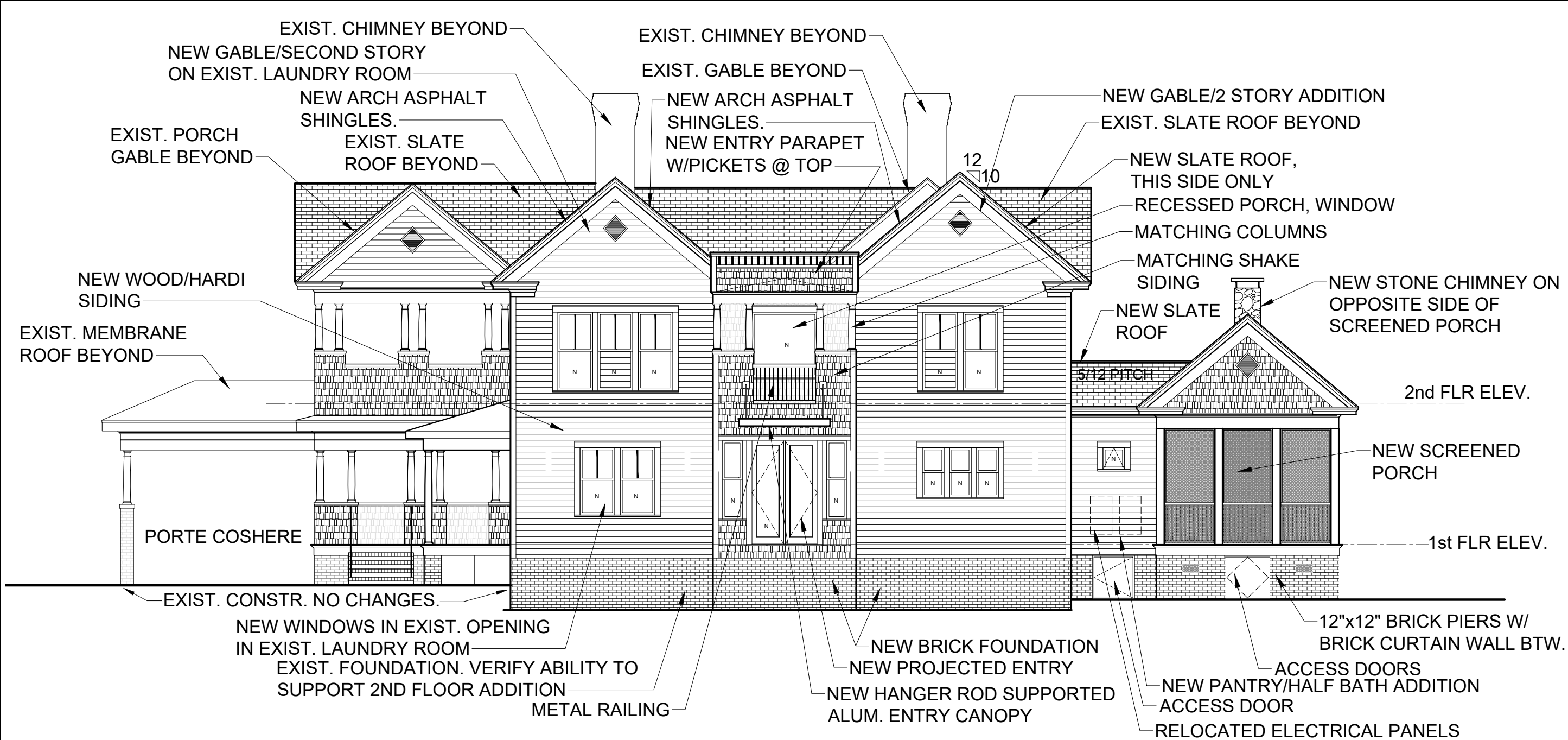
PROJECT: **REMODEL OF RITCHIE HILL FOR: THE HOBSON FAMILY**
 391 UNION STREET SOUTH
 CONCORD, NC
PROPOSED REAR ELEVATION

DATE: 03.24.2022
 DESIGN: 01.31.2023
 FINAL: 03.04.2023

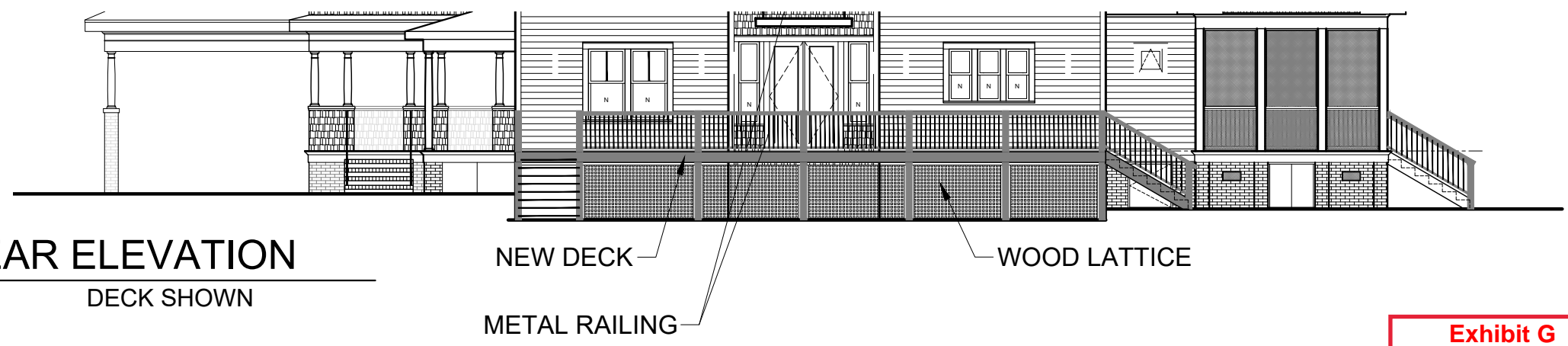
REVISIONS:

DRAWING NUMBER: HOB- A-5
 DRAWN BY: C. J. GLUF
 CHECKED BY: C/JG

A-5

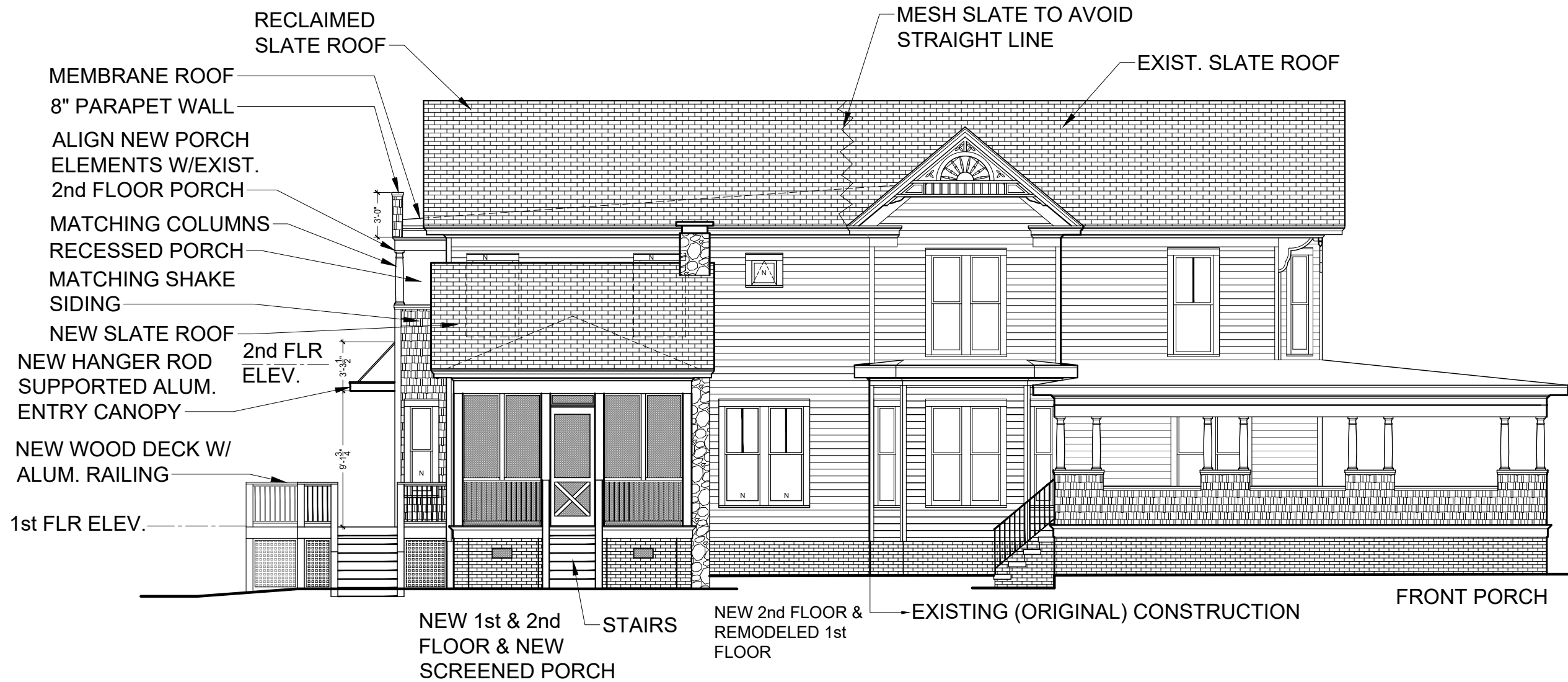


1 **PROPOSED REAR ELEVATION**
 A-5 1/8" = 1'-0" DECK NOT SHOWN



2 **PROPOSED REAR ELEVATION**
 A-5 1/8" = 1'-0" DECK SHOWN

Exhibit G



1 PROPOSED LEFT ELEVATION
A-6 1/8" = 1'-0" DECK NOT SHOWN

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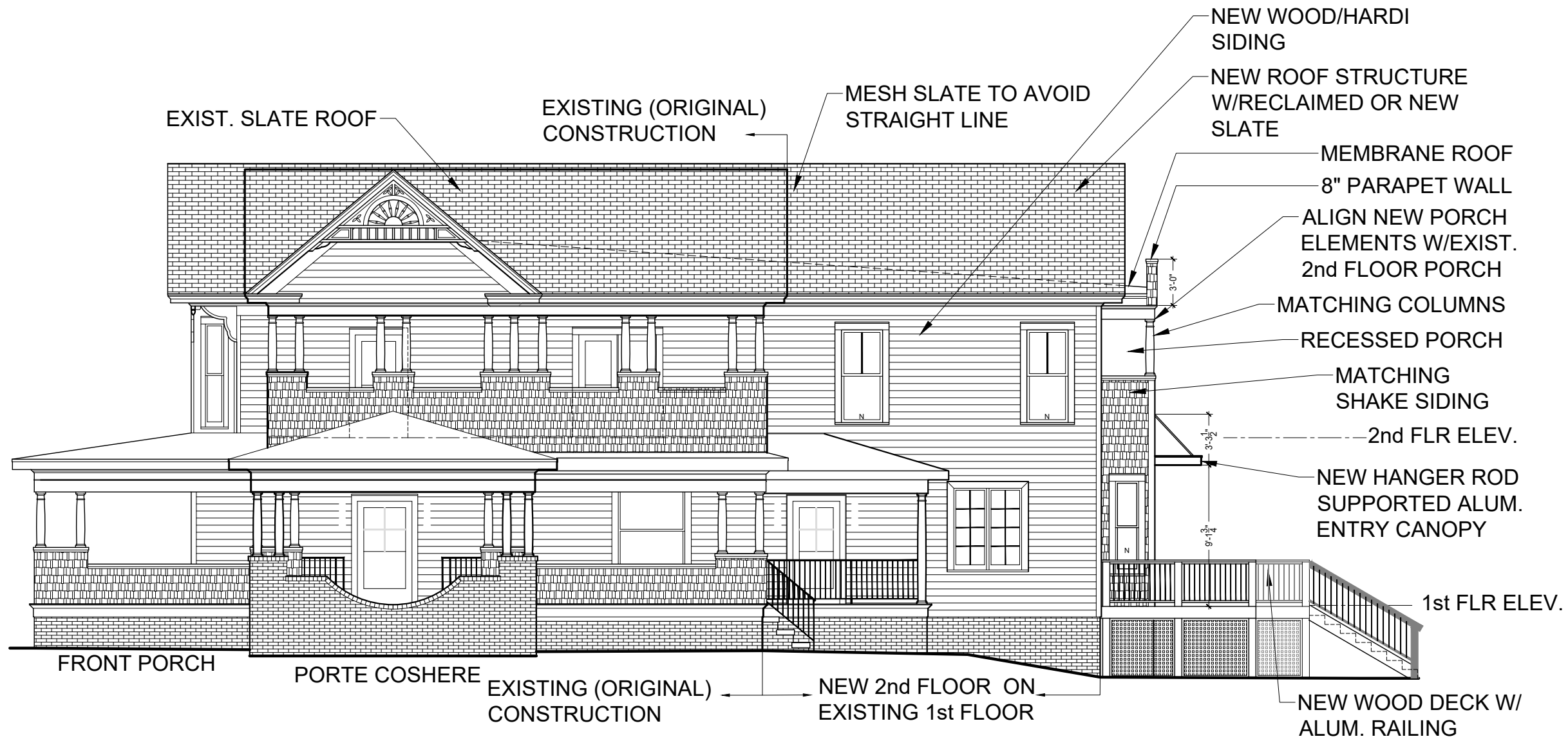
REMODEL OF RITCHIE HILL FOR:
THE HOBSON FAMILY
 391 UNION STREET SOUTH
 CONCORD, NC
PROPOSED LEFT ELEVATION

DATE: 03.24.2022
 DESIGN: 01.31.2023
 FINAL: 03.04.2023

REVISIONS:

DRAWING NUMBER: HOB- A-6
 DRAWN BY: C. J. GLUF
 CHECKED BY: C.JG

A-6
 DETAIL



1
A-7
PROPOSED RIGHT ELEVATION
1/8" = 1'-0"
DECK NOT SHOWN

NOTES:
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REMODEL OF RITCHIE HILL FOR:
THE HOBSON FAMILY
391 UNION STREET SOUTH
CONCORD, NC
PROPOSED RIGHT ELEVATION

DATE: 03.24.2022
DESIGN: 01.31.2023
FINAL: 03.04.2023

REVISIONS:
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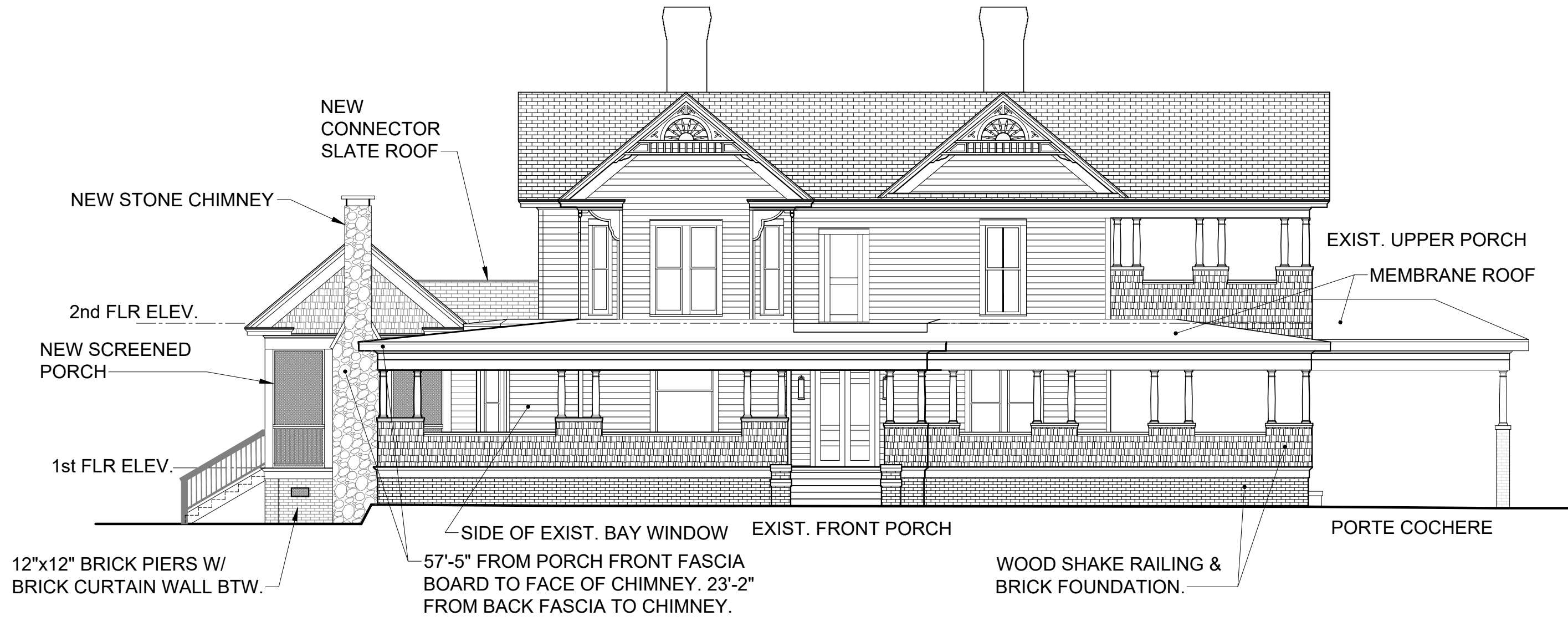
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A-7
DETAIL

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1 PROPOSED FRONT ELEVATION
 A-8 1/8" = 1'-0"

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REMODEL OF RITCHIE HILL FOR:
THE HOBSON FAMILY
 391 UNION STREET SOUTH
 CONCORD, NC
PROPOSED REAR ELEVATION

DATE: 03.24.2022
 DESIGN: 01.31.2023
 FINAL: 03.04.2023

REVISIONS:
 04.05.2023 - NEW SHEET

DRAWING NUMBER: HOB- A-8
 DRAWN BY: C. J. GLUF
 CHECKED BY: C.J.G.

A-8

Project Description:

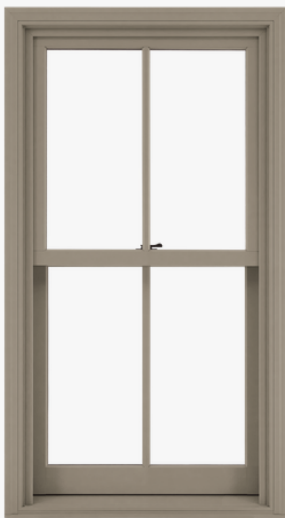
1. Owners are proposing to demolish most of the existing roof structure on the back of the house which covers the single-story area of the house. The non-contributing, first story Kitchen Pantry, rear wood deck, and trash can enclosure, will also be demolished. The small, second story shed roof, which covers the only second story bathroom will also be demolished. The unused brick chimney on the back of the Laundry Room will be demolished.
2. Left and Right designations are considered looking from the front of the house.
3. Exterior new work is limited to the area behind the two story, double gable back wall, considered to be the limit of the main, original house. All exterior walls affected by this project, including the double gable back wall, are currently covered with vinyl siding.
4. Owners are proposing a two-story addition which will square up the back of the house and the existing bay window with an additional 323 SF of heated area on the first floor and 974 SF on the second floor.
5. The addition/remodel includes the following First Floor items: A new Kitchen which includes a new, triple 20x44 double-hung, 1 over 1 window on the rear of the house. A remodeled Breakfast Room with a 3'-5" x 11'-0" bump-out. The bump-out includes a pair of 30"x96" patio doors and four 18"x72" double-hung, 1 over 1 windows. A new 3'x7'-6" hanger rod supported aluminum canopy will sit above the entry doors. A new Family room which includes a double 28"x80", double-hung, 2 over 1 window on the left side. This double window replaces two separate, mis-matched double hung windows in the same area. A new 7' X 14', one-story Pantry/Half Bath addition which connects the Kitchen to a new Screened Porch. The Pantry and Half Bath each have one 20"x20" awning window. One faces the back of the house and one faces the front. A 32"x84" patio door opens to the Screened Porch. A new 14' x 16' Screened Porch which includes a stacked-stone fireplace. It has a brick foundation and slate roof. The rear window (center picture with flanking casements) will be replaced with a pair of double-hung, 2 over 1 windows which will fit the existing opening. A new 447 SF wood deck on the rear, with a combination wood and metal railing. Decking may be either standard pressure treated lumber or DuxxBak composite lumber.
6. The addition/remodel includes the following Second Floor items: A new Owner's Suite (15'-8" x 21'-10") matches the footprint of the first floor Laundry Room/Bathroom area. It includes two 32"x72" double-hung, 2 over 1 windows on the right side and a triple 32"x72" double-hung, 2 over 1 set of windows on the rear. The new roof line will extend from the existing left gable on the rear of the house. A new Covered Porch, accessed from the Owner's Suite via a 32"x84" patio door. The porch includes a 60'x60" picture window located on the back wall of the new Owner's Bath. Porch design mimics the elements of existing porches with the addition of a metal railing to improve the view of the back yard. A new Children's Suite (16'-7" x 28'-5") located above the new Kitchen/Family Room area. It includes two 32"x60" double-hung, 2 over 1 windows and one 20"X20" awning window on the left side and a pair of 32"x72" double-hung, 2 over 1 windows on the rear.
7. The existing generator will be relocated to less prominent location on the property per the new Site Plan. It will be screened on the front with vegetation.

8. Owners intend to match the existing siding, trim, soffit/fascia, and roofing materials of the original, existing house as closely as possible. New siding will be solid wood or cement fiber lap siding and shake siding. Lap exposure and shake size to match as closely as possible, noting the varied sizes of shake siding pieces. New wood columns will match existing columns as closely as possible. New roof pitches will match existing as closely as possible with the exception of the Kitchen/Screened Porch connector. The new Screened Porch and Connector will have a slate tile roof (new or reclaimed). The two new, second story gables will have slate tiles roofing on the outward facing planes and asphalt shingles on the interior facing planes. There is a large cricket roof between the two new gables, which will be covered with a membrane system.
9. Some existing gravel drive areas will be removed and replaced with lawn. A new circular area will be added at the front, right of the house. Please see the Site Plans.

Proposed Windows by Marvin

Multiple sizes, as described above, will be used. These all wood windows will match the materials of the main house windows. None of the new windows are replacing any original, historically significant windows. The new windows are designed to be compatible with the existing house, and per the Historic handbook, will be discernable from the original windows. The 5/8" SDL mullion detail will be used.

Proposed Window Details



INTERIOR

EXTERIOR

Features of the Ultimate Double Hung G2 Window

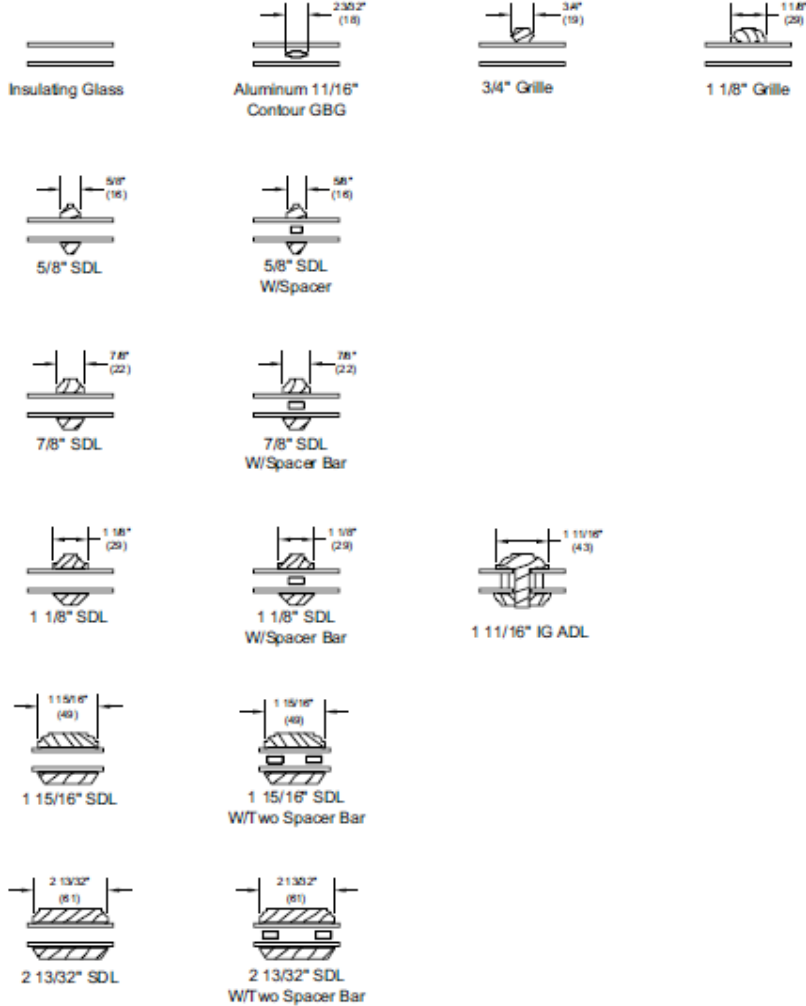
- Available in heights up to 10.5 feet or widths up to 5.5 feet
- Marvin's exclusive auto-lock activates when sashes are closed for convenient security
- Unique wash mode allows cleaning of both sides of glass from indoors
- Narrow checkrail maximizes view, while maintaining historical accuracy
- Retractable screen option is nearly invisible when the screen is not in use
- Available with the same features in a single hung style, with optional Lift Lock
- Additional configurations include round top, stationary transom or picture window
- Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked
- Available with IZ3 coastal/hurricane certification
- Available with Commercial Windows Performance certification
- CE certified

Windows will not include aluminum cladding on the exterior.

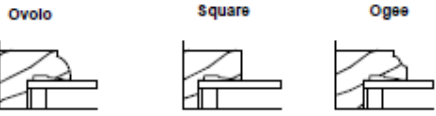
Wood Ultimate Casement Collection



Insulating Glass Lite Options



NOTE: ADL is not available with CE mark



David & Jill Hobson Project
391 Union Street South

Metal Deck Railing– Color: Black



Why OPTIMA™ Plus Rail for Your Deck Rail Options?

- **Pre-Assembled Panels for Fast and Easy Installation**
- **Durable aluminum construction with an Akzo Nobel AAMA 2604 powder-coat applied by certified AAMA painters**
- **Engineered, tested and approved to ICC-ESR 4813 and is IBC/IRC-compliant**
- **Flat Top Rail for a beverage-friendly surface**
- **Hidden Fastener System and No Welds**
- **Available in three textured powder coat colors: Black, White and Bronze.**
- **15-Year Limited Warranty**

New Rear Deck. Wood Grain Embossed. Color to be determined.



**DuxxBak® Dekk**



DuxxBak® Dekk is our revolutionary deck board that made us famous by combining our weather defying compound with a water-shedding, no drip profile that creates a dry space beneath your deck, walkway or balcony.

Rescue your family barbecue from an unexpected downpour or create a functional storage area underneath your deck with this premiere composite. Its unique water-shedding properties protect your home by channeling water away from the foundation. You will also protect your deck structure from rotting as a result of exposure to the elements, a major cause of deck failure. Available in both our beautiful, wood-grain embossed ArmorCap or more functional Traction finish, this no drip through composite decking will increase the functionality of your deck, and is increasingly being specified for use on multi-family housing projects where stacked decks are popular.

DuxxBak Dekk is engineered to shed water from the deck without the need for a secondary water-drainage system. It diverts the water away from your home through its watertight design.

Create additional living space with Duxxbak Dekk. It is the only complete wood-free and PVC-free, composite, water-shedding deck system on the market.

Screened Porch Chimney. Color to be determined.



Natural Stone Panels

Natural Stone Panels are trimmed pieces of REAL stone affixed together to form modular interlocking panels. This allows for a fast and efficient installation of a beautiful dry stacked stone veneer.

Color/Type

- Cambridge Blend™
- Homestead

Shape

- LedgeStone Stone Veneer
- Stacked Stone
- Stone Panels

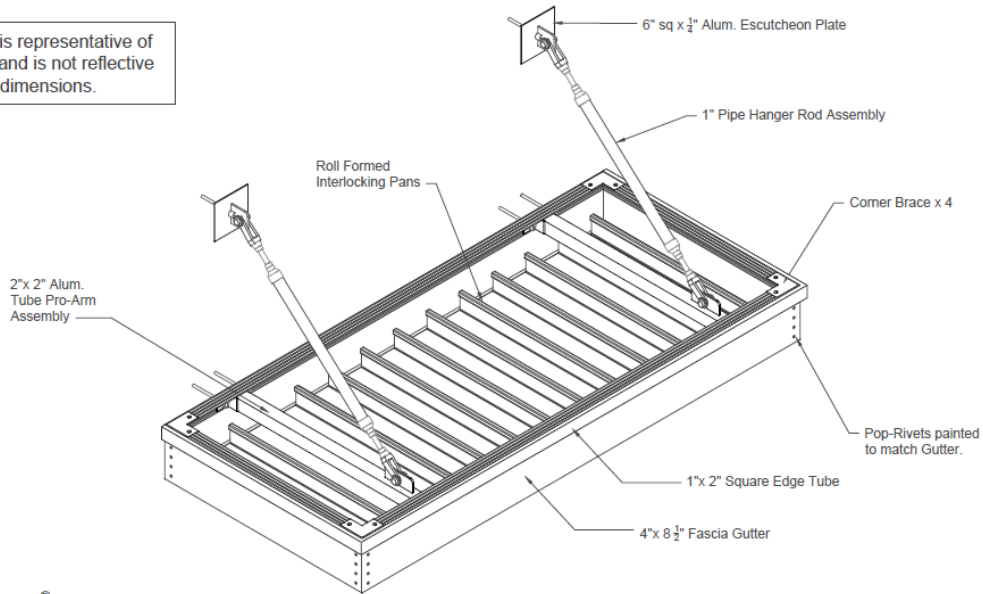
Clear Filters



New Entry Canopy at New Back Doors

1 3D Model

Note: 3d Model is representative of canopy system and is not reflective of exact project dimensions.



End of Document

David & Jill Hobson Project
391 Union Street South

Existing Photos

Existing House: View from Union Street South



Existing House: View from Left Side



Area of Addition will replace the singled roof areas on the left side of this photo

David & Jill Hobson Project
391 Union Street South

Existing House: View from Rear



Additional Rear View



Existing House: View from Left Side

David & Jill Hobson Project
391 Union Street South



Area of Addition will replace the singled roof area on the right side of this photo

The only new work that will be visible from Union Street will be the new Screened Porch and Connector to the Kitchen.

End of Document

DATE: April 12, 2023

SUBJECT:

Certificate of Appropriateness Request: H-08-23
Applicants: Brian and Robin Dicka
Location of Subject Property: 216 Union Street S
PIN : 5630-05-4967
Staff Report Prepared by: Jeff Ellis, Planner

BACKGROUND

- The subject property at 216 Union St S is designated as a “Pivotal” structure in the South Union Street Historic District (ca. 1901) (Exhibit A).
- Picturesque, asymmetrical, two-story, frame, Queen Anne style residence, the finest example of the style in the district and one of the best in Concord. House has wrap-around porch, supported by turned posts, with an unusual balustrade of horizontal and vertical members and an arched spindle frieze. A pair of projecting two-story bays flank the center of the three-bay facade and gives the front elevation its picturesque asymmetry. Both bays have ornate corner brackets and are sheathed in decorative sawn arid paneled boards; the north (right) bay projects at a 45-degree angle. from the rest of the facade. A broad arch engaged by the main roofline shelters a tiny balcony at the center of the second story. The house retains its massive original chimneys. The interior has lost its original mantels but retains a notable three-run stair.
- The house was built for James F. Dayvault, who purchased the property in 1901. Dayvault was a partner in Dayvault and Guffey, a meat packing firm established in 1892 as a successor to the Cook Packing Company.

DISCUSSION

- On March 9th, 2023, Brian and Robin Dicka applied for a Certificate of Appropriateness requesting approval to remove the current chain link fence at the back of their property, in order to construct a 6’ wooden privacy fence. The fence would then be stained in order to match their existing home located at 216 Union St S. (Exhibit B)

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory
Exhibit B: Certificate of Appropriateness Application
Exhibit C: Subject Property Map
Exhibit D: Applicant Submitted Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

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

- *Fencing and Gates: All types require Commission Hearing and Approval.*

Chapter 5 – Section 9: Fences and Walls

- *All wooden fences should be “stick-built” on site.*

- *Painting or staining is recommended, but not required, for rear yard fences unless they are visible from the street.*
- *Rear yard fences may be higher than four feet. The portions of rear yard fences that face the street should be landscaped with shrubs and trees of a planting size that will fully hide the fence from the street within two years. Size, type, and growth habits of plant materials to screen rear yard fences that face the street should be submitted at time of application.*
- *All proposed fences and walls should not negatively affect existing trees and mature landscaping.*
- *Privacy fences are defined as fences with no spacing between pickets or fences of the shadowbox design. Privacy fences may be allowed at the discretion of the Commission in the following circumstances:*
 1. *Privacy fences are most appropriate in rear yards.*
 2. *Privacy fences may be allowed where the applicant's rear yard is directly adjacent to property that is either not in a historic district, or is within a historic district but is non-contributing or intrusive in that district. The applicant shall show to the satisfaction of the Commission:*
 - (a) *that the adjacent property is unsightly in comparison to other properties surrounding the applicant's property,*
 - (b) *that the adjacent property or nearby property raises reasonable security concerns for the applicant, or*
 - (c) *that the adjacent property could reasonably be determined to negatively impact the property value of the applicant's property.*
 3. *Privacy fences encompassing an area of no more than 250 square feet may be allowed at the discretion of the Commission when adjacent to the applicant's house, garage, or other outbuilding in order to screen from view trash cans, mechanical equipment, cars or other unsightly items, provided such fence does not unreasonably impact any neighbor by blocking windows or the like.*
 4. *Privacy fences allowed by the Commission should be landscaped where practical with appropriate shrubbery to soften the appearance of the fence.*

Design Guidelines

1. *Use materials like stone, brick, wood and iron.*
2. *Chain link or plastic materials are prohibited. Adding slats to existing chain link fences for screening purposes is prohibited.*
3. *Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.*

RECOMMENDATION:

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet	Item number	Page
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<u>Inventory List - South Union Street Historic District, Concord</u>	#7	18
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many years and is a knowledgeable local historian and genealogist. He and his wife still live in the house they built in 1924.

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

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

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

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

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

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

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

Exhibit A

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: Brian & Robin Dicka
Address: 216 Union St. S.
City: Concord State: NC Zip Code: 27025 Telephone: 919-454-8955

OWNER INFORMATION

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

SUBJECT PROPERTY

Street Address: 216 Union St. S. P.I.N. # _____
Area (acres or square feet): _____ Current Zoning: _____ Land Use: _____

**Staff Use
Only:**

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

The application fee is nonrefundable.

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: *6ft. privacy fence in back yard to replace chain link fence / paint entire fences.*
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
replace chain link fence w/ wood privacy 6ft. fence, backed up to rental houses on Springs & want more privacy. Also want to stain/paint fence including short fence to preserve wood. See pics included. This is in our back yard.

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.

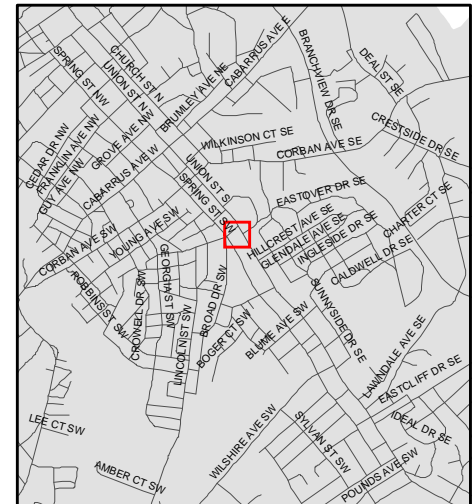
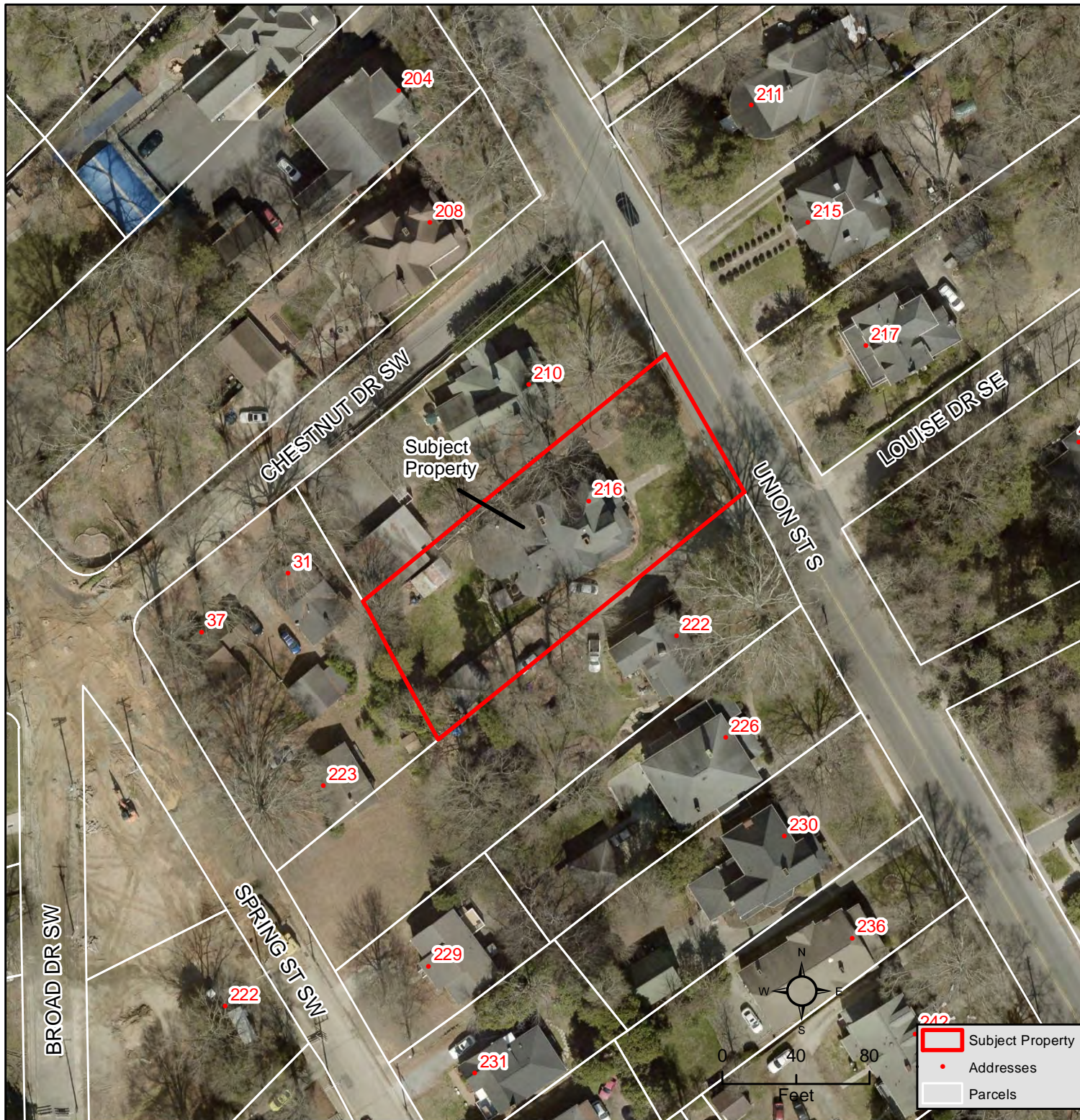
3/9/23
Date

[Signature]
Signature of Owner/Agent

H-08-23

216 Union St S

PIN: 5630-05-4967



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

existing chain link fence to remove

rental

rental

rental

Exhibit D



IVIVIS

wood privacy fence to replace
~~with wood~~ chain link fence - 6ft. height



existing wood fence to stain/paint to preserve

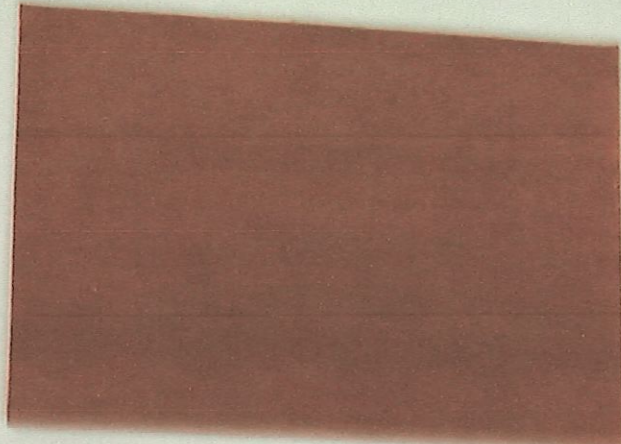


Kaiser Siding and Roofing (ALL NEW J

ns Corning Duration Designer Black Sable



stain
to
match
this
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house



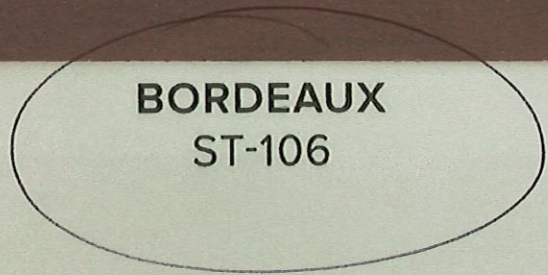
BARN RED
ST-112



BORDEAUX
ST-106



*Semipermanent
transparent
color*



Wood's natural

