

HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Wednesday, May 10, 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.*

H-05-23 (Quasi-Judicial Hearing)

Steven Bullock has submitted a Certificate of Appropriateness application for modifications including, but not limited to, the removal of siding and, windows, and the addition of a door at 391 Franklin Ave NW. PIN 5620-78-5846.

- 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-06-23 (Quasi-Judicial Hearing)

Chad VanKeuren has submitted a Certificate of Appropriateness application for the removal of a tree to the right of the house at 120 Union St N. PIN 5620-79-9239.

- 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-14-22 (Quasi-Judicial Hearing)

Jim Potter has submitted a Certificate of Appropriateness application for construction of three (3), two-story townhomes to be located at 74, 76, & 78 Cabarrus Ave W. PIN 5620-87-0418.

- 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-15-22 (Quasi-Judicial Hearing)

Jim Potter has submitted a Certificate of Appropriateness application for construction of a single-family residence at 68 Cabarrus Ave W. PIN 5620-87-0595.

- 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.

DATE

May 10, 2023

SUBJECT

Certificate of Appropriateness Request:

H-07-23

Applicant:

Cary Gluf (on behalf of David & Jillian Hobson)

Location of subject property:

391 Union St. S

PIN:

5630-24-0612

Staff Report prepared by:

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

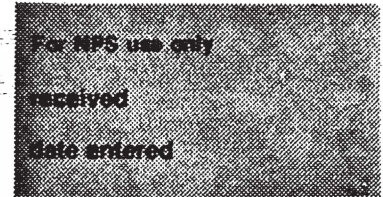
Any type of alteration of exterior features of a building, site, or environment which is not specifically listed requires Commission Hearing and Approval.

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

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

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

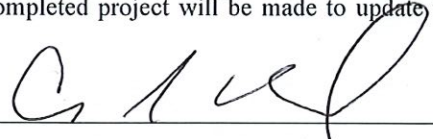
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. **Digital copies are preferred.**
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a "before" perspective.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



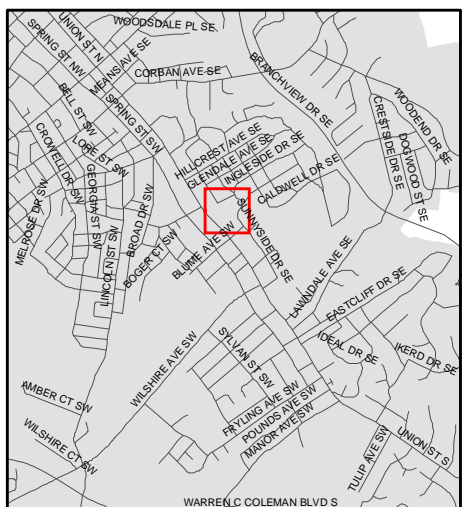
 Signature of Owner/Agent



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.

ADJACENT PROPERTY OWNERS SHOWN

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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

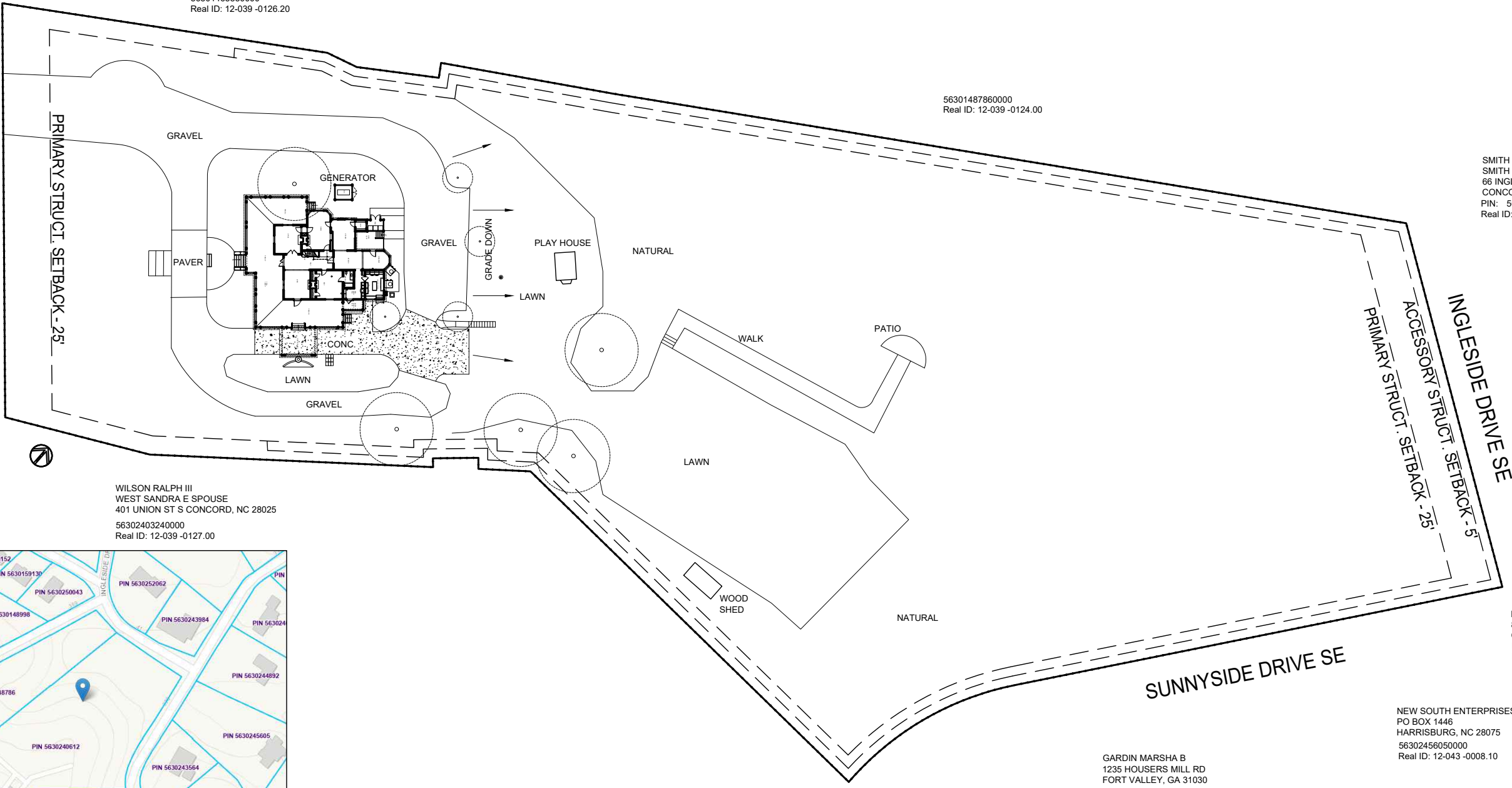
MC MILLAN JOHN DICKSON JR
 MC MILLAN LILLA GRIER BROWN W
 376 SUNNYSIDE DRIVE SE
 CONCORD, NC 28025
 56302439840000
 Real ID: 12-040 -0117.00

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

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

NEW SOUTH ENTERPRISES LLC
 PO BOX 1446
 HARRISBURG, NC 28075
 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



LOCATION MAP

DRAWN BY:
CJG Designs
 CARY J GLUF
 The CABERN 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

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

Exhibit D

NOTES:
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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

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

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

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

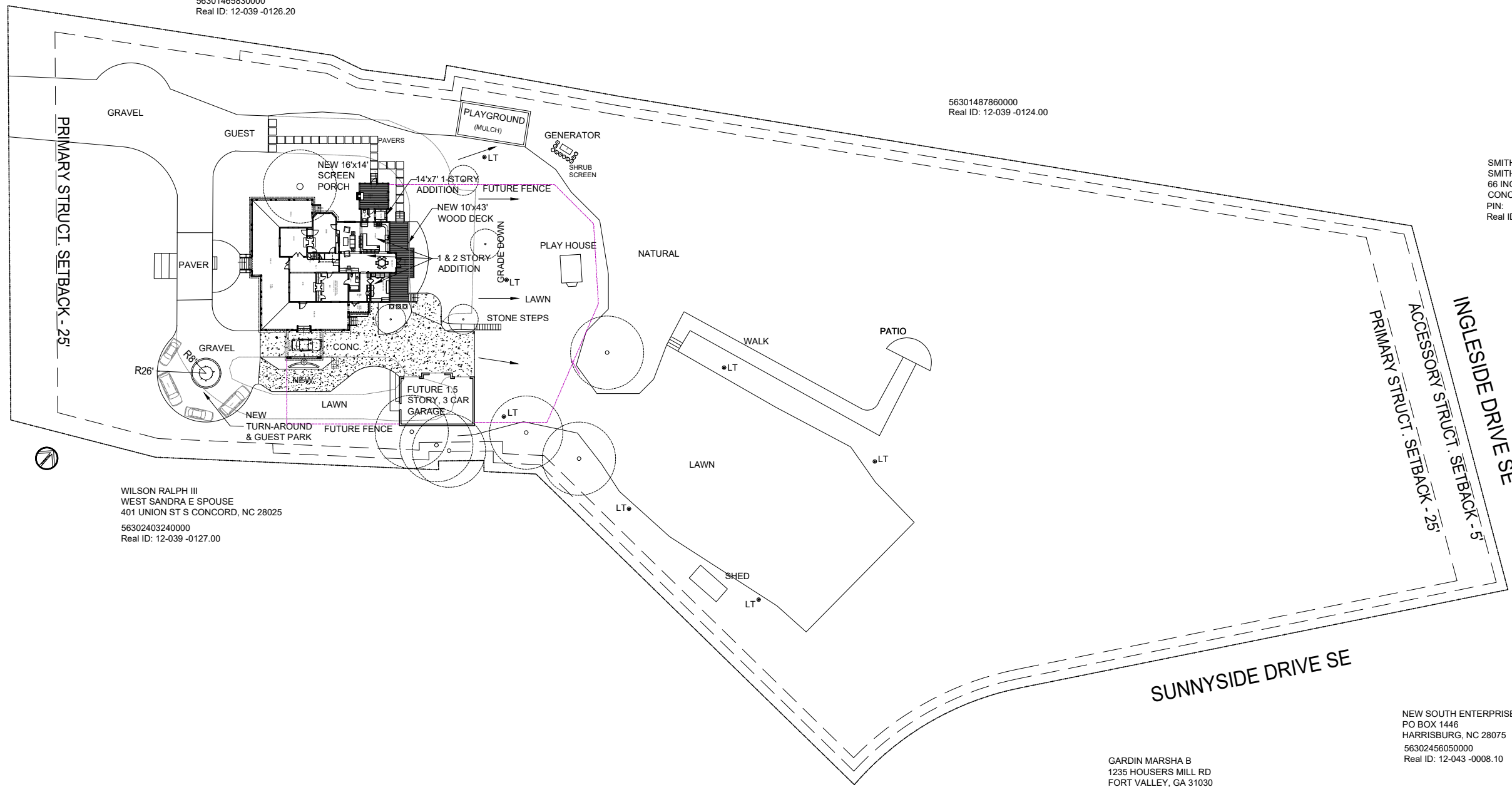
SMITH WILLIAM PATRICK
 SMITH SUSAN GULL
 66 INGLESIDE DR SE
 CONCORD, NC 28025
 PIN: 56302520620000
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MC MILLAN JOHN DICKSON JR
 MC MILLAN LILLA GRIER BROWN W
 376 SUNNYSIDE DRIVE SE
 CONCORD, NC 28025
 56302439840000
 Real ID: 12-040 -0117.00

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

SUNNYSIDE DRIVE SE

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

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

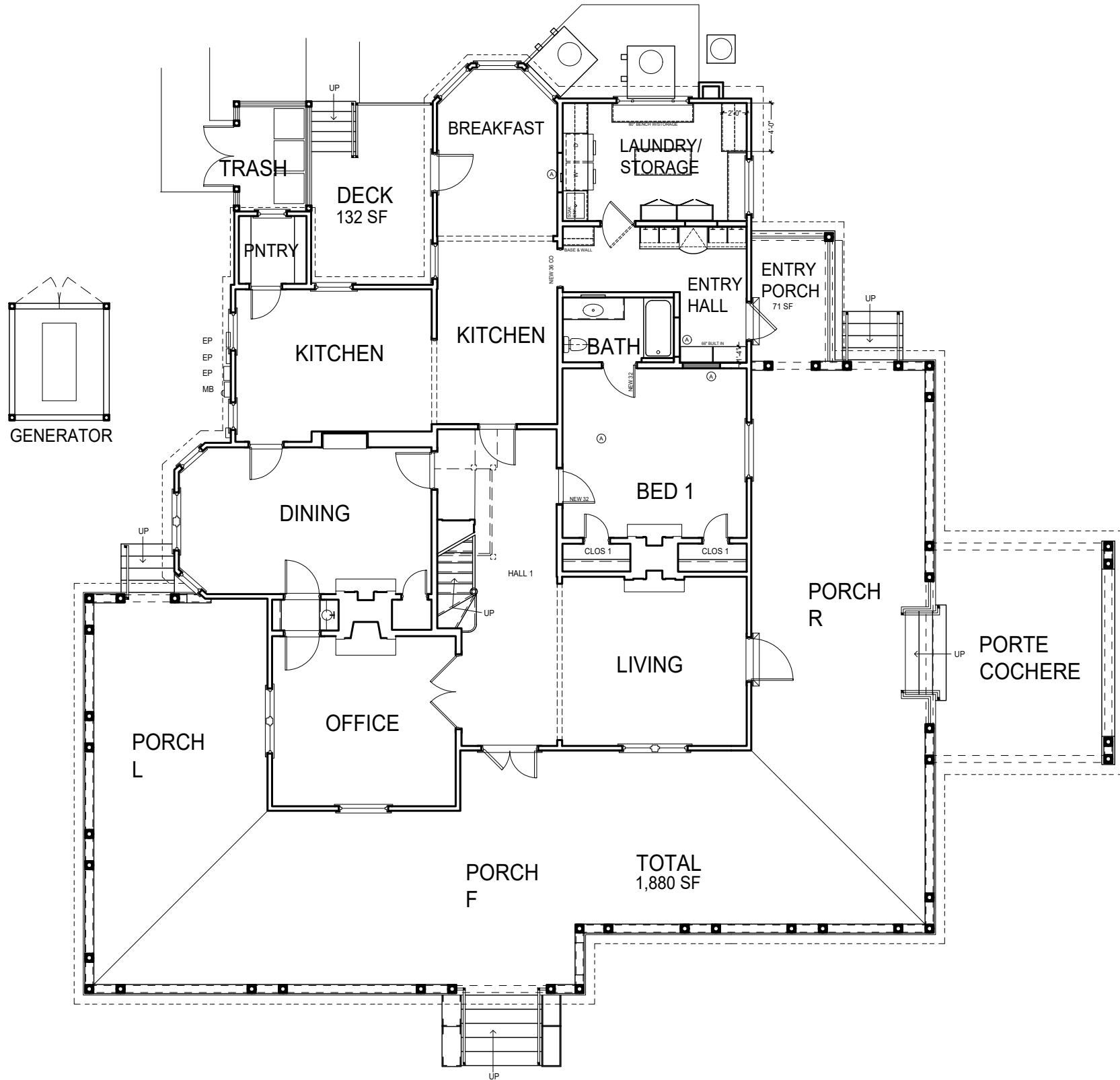
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DRAWING NUMBER: HOB- C-2
 DRAWN BY: C. J. GLUF
 CHECKED BY: CJG

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

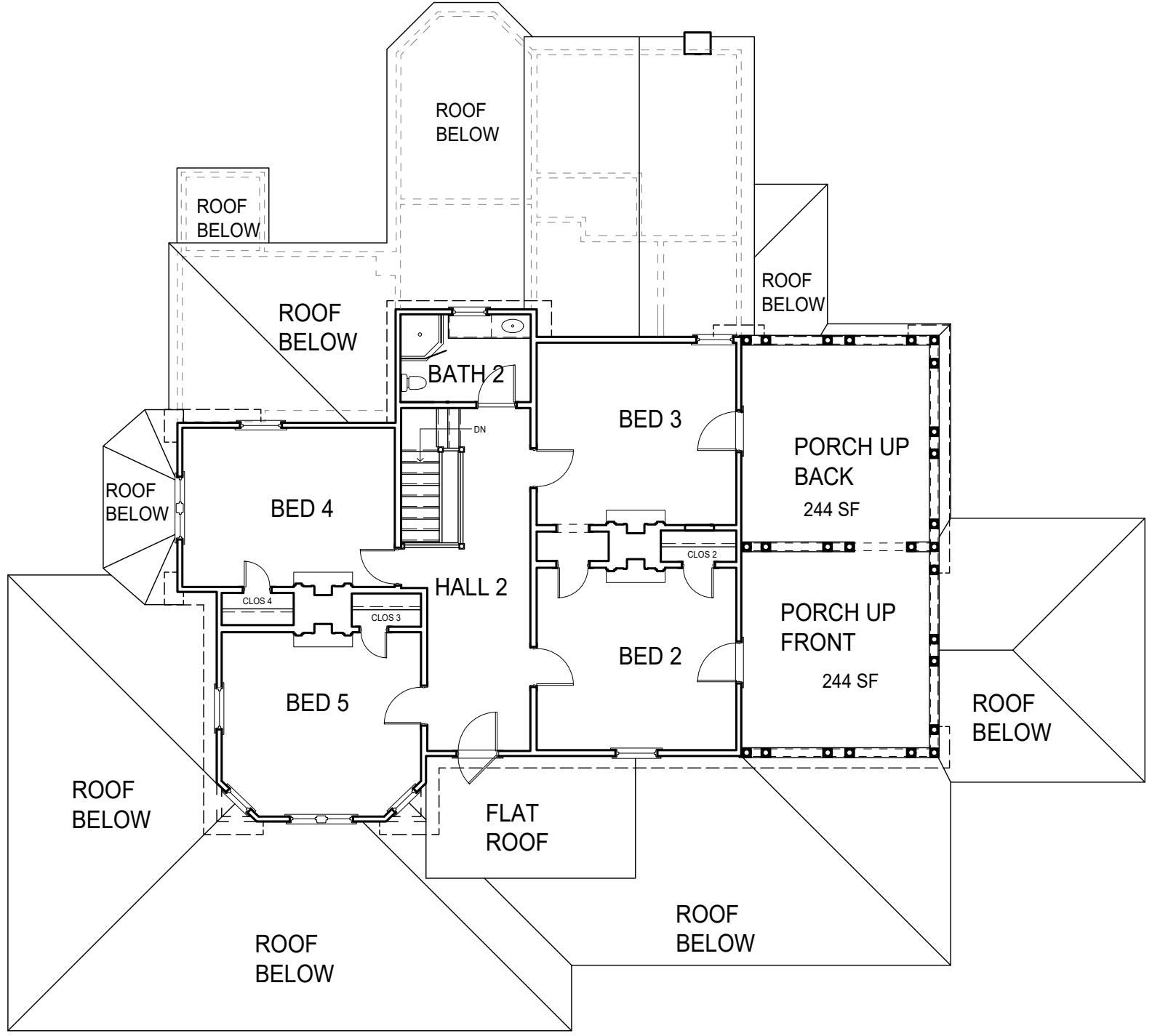
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REVISIONS:

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

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

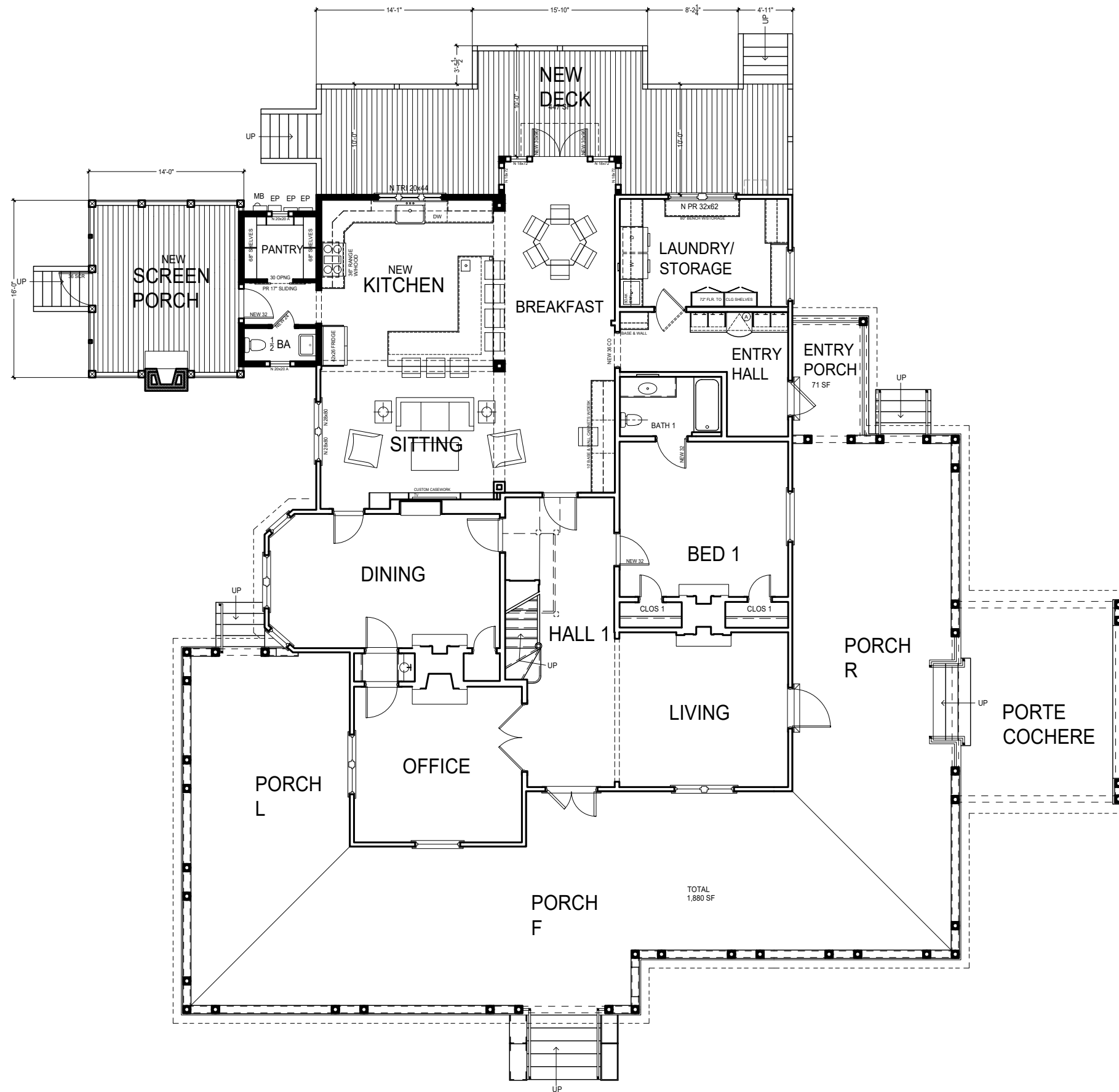
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DRAWING NUMBER: HOB- A-2
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A-2
 DETAIL

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



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

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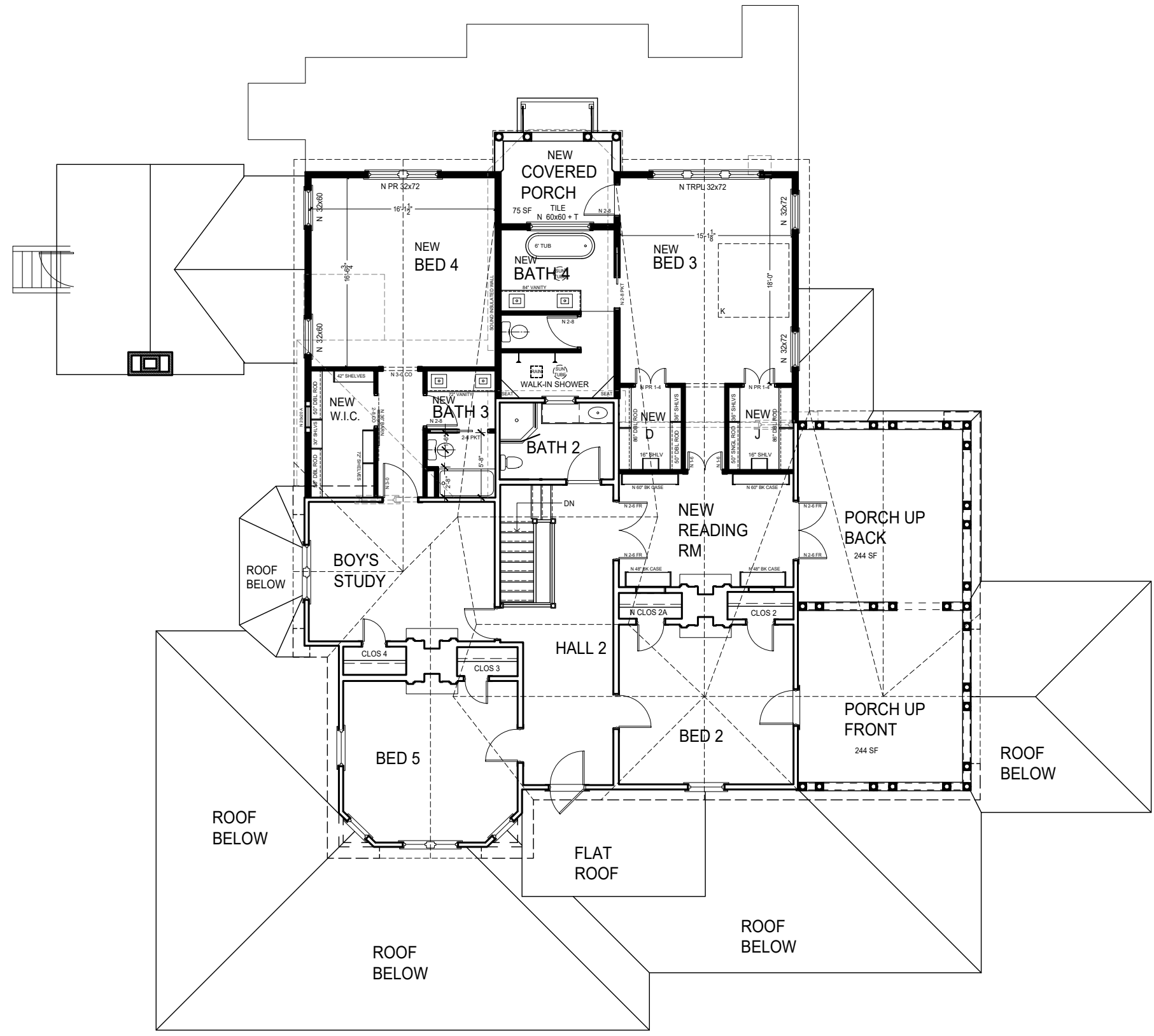
REMODEL OF RITCHIE HILL FOR:
THE HOBSON FAMILY
 391 UNION STREET SOUTH
 CONCORD, NC
PROPOSED 1st FLOOR PLAN

DATE: 03.24.2022
 DESIGN: 01.31.2023
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REVISIONS:
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DRAWING NUMBER: HOB- A-3
 DRAWN BY: C. J. GLUF
 CHECKED BY: CJG

A-3
 DETAIL



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

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A-4
 DETAIL

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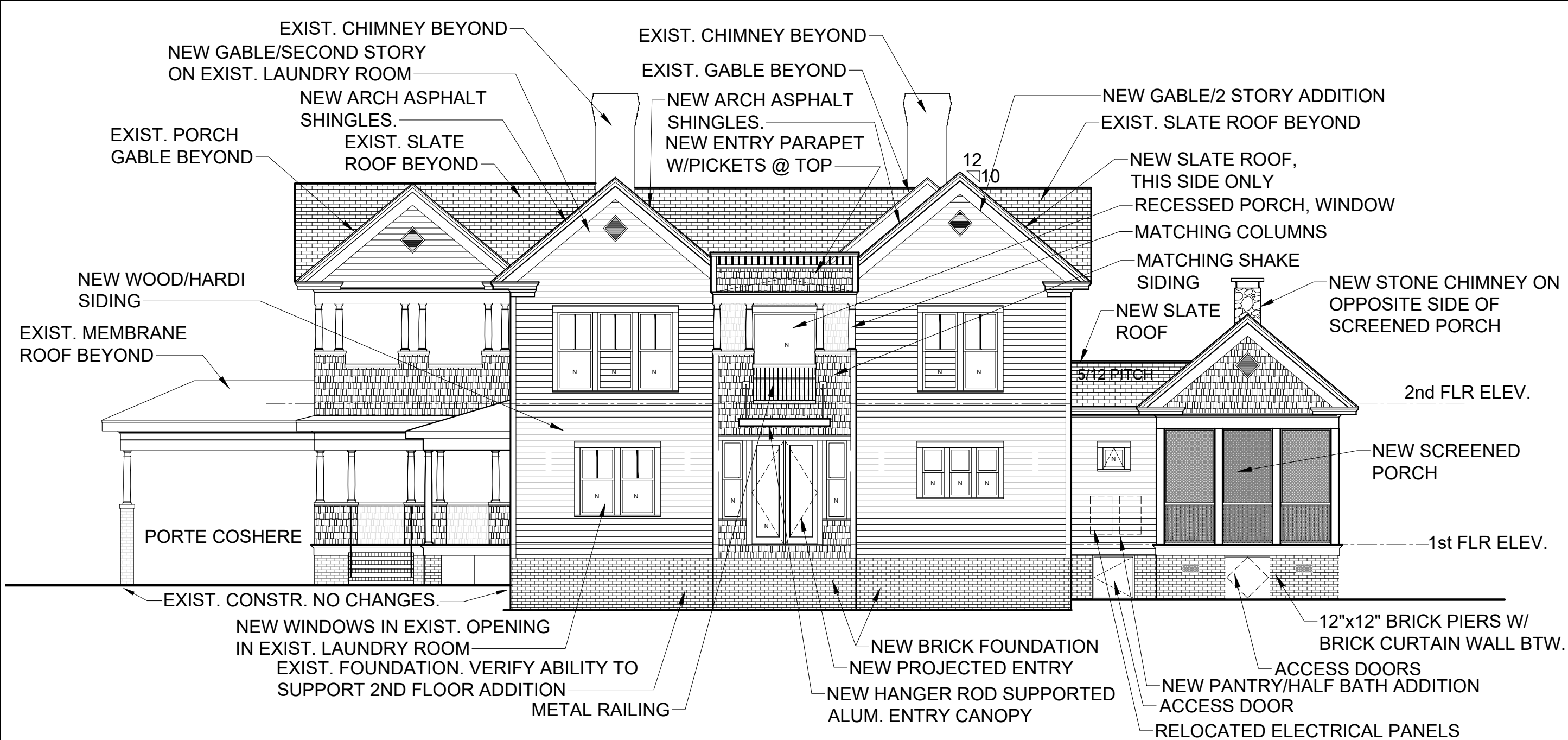
PROJECT: **REMODEL OF RITCHIE HILL FOR: THE HOBSON FAMILY**
 391 UNION STREET SOUTH
 CONCORD, NC
PROPOSED REAR ELEVATION

DATE: 03.24.2022
 DESIGN: 01.31.2023
 FINAL: 03.04.2023

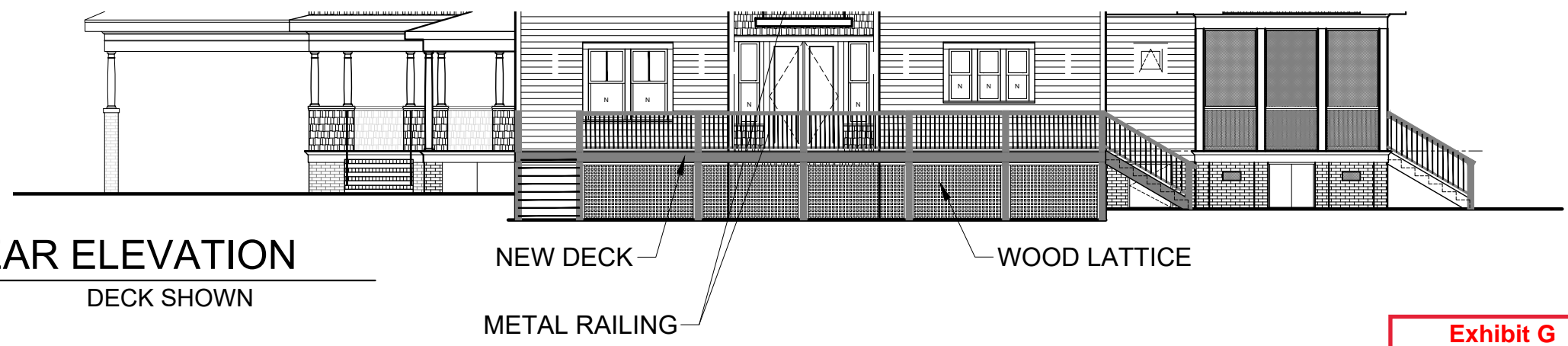
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DRAWING NUMBER: HOB- A-5
 DRAWN BY: C. J. GLUF
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A-5

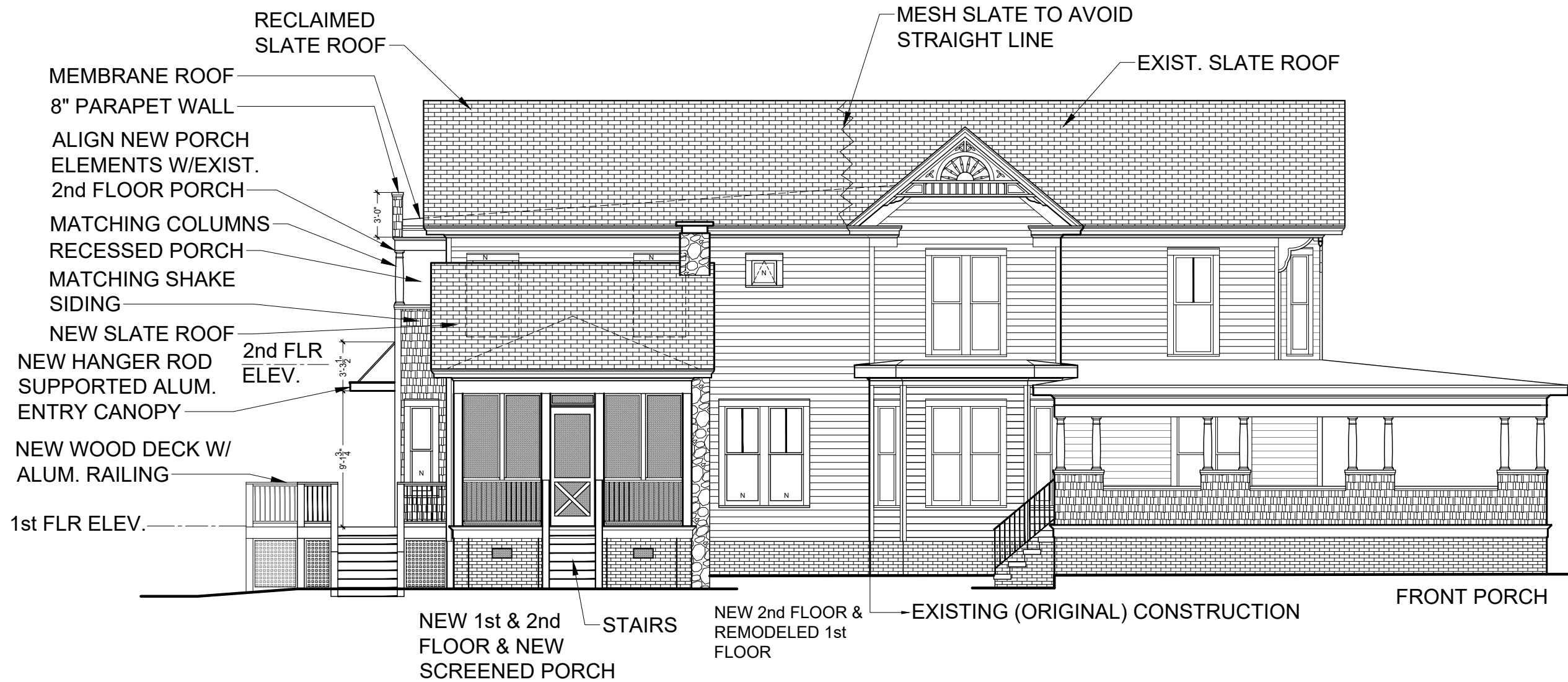


1 **PROPOSED REAR ELEVATION**
 A-5 1/8" = 1'-0" DECK NOT SHOWN



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

Exhibit G



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

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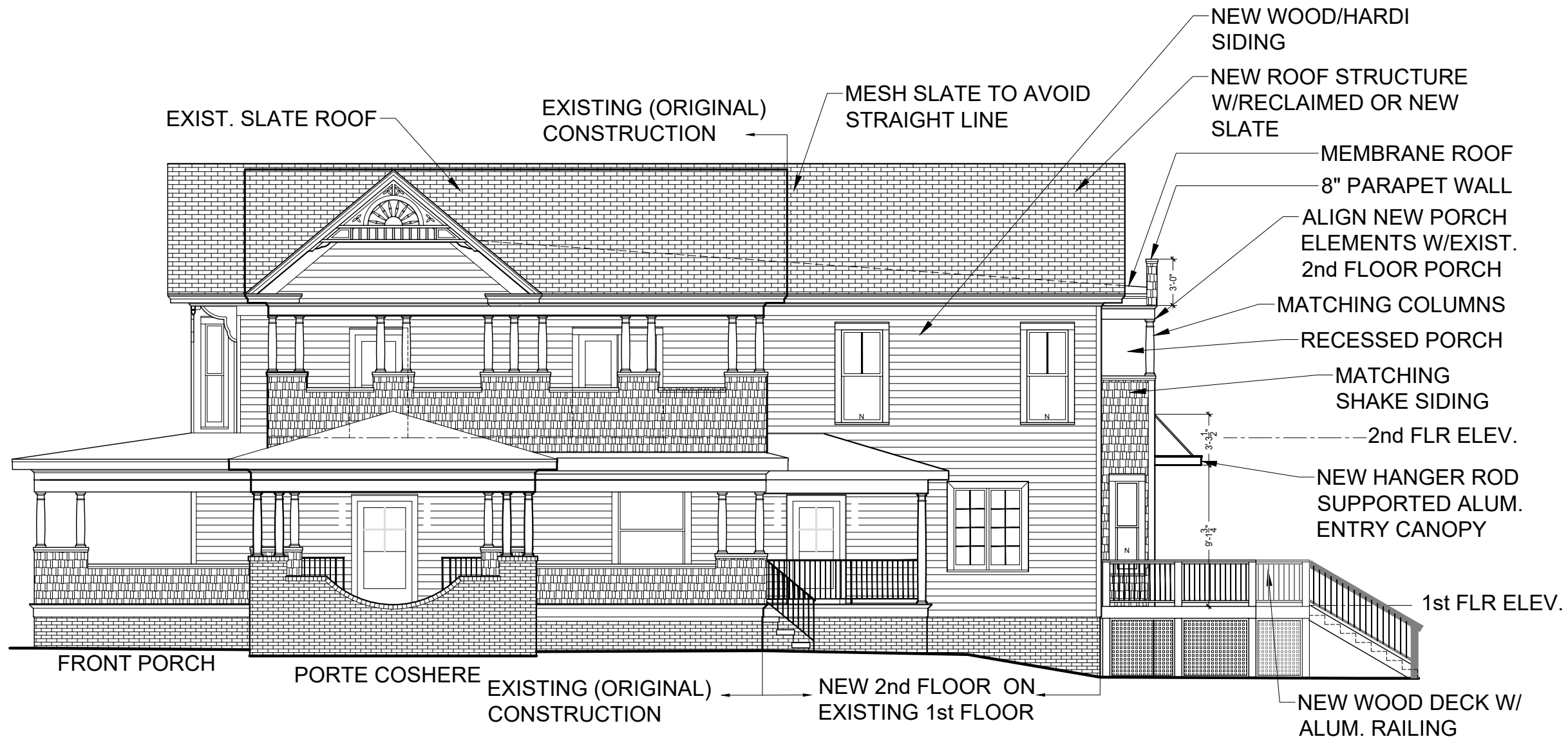
REMODEL OF RITCHIE HILL FOR:
THE HOBSON FAMILY
391 UNION STREET SOUTH
CONCORD, NC
PROPOSED LEFT ELEVATION

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.J.G.

A-6
DETAIL



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

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

DATE: 03.24.2022
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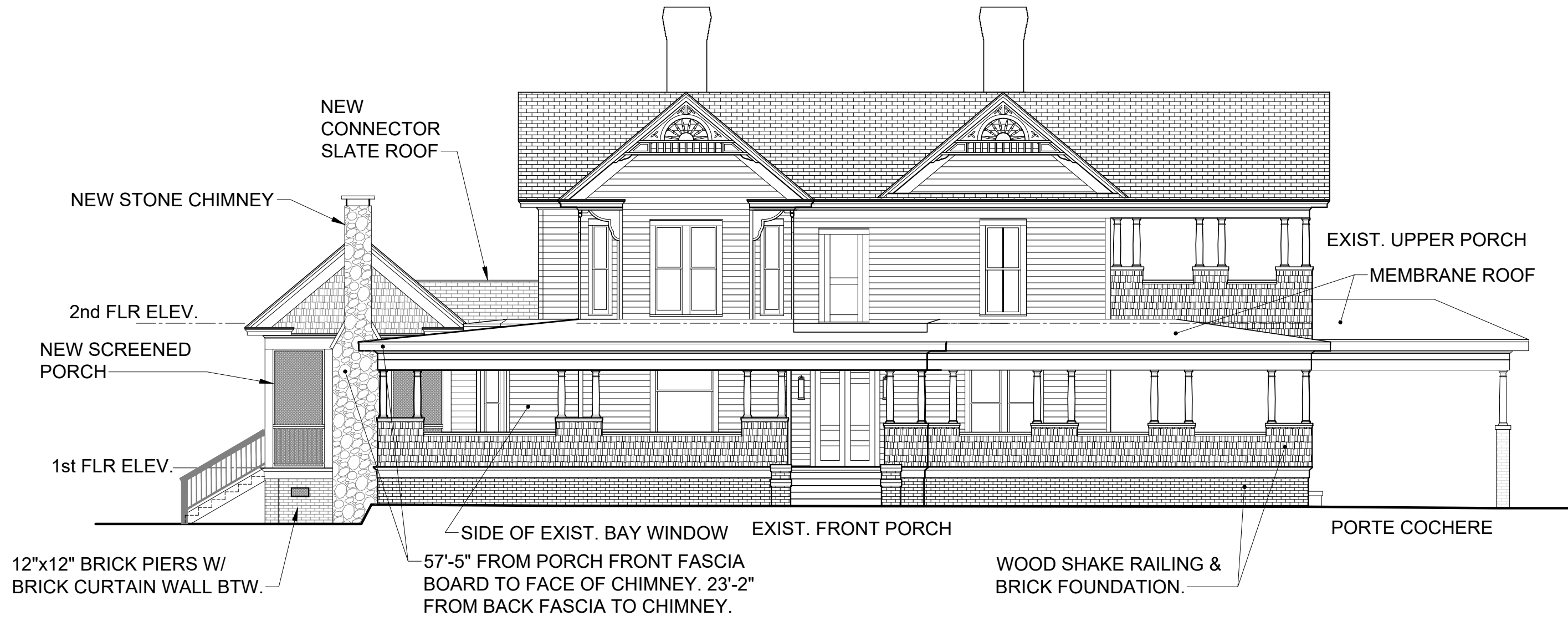
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A-7
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1 PROPOSED FRONT ELEVATION
 A-8 1/8" = 1'-0"

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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
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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 sill 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

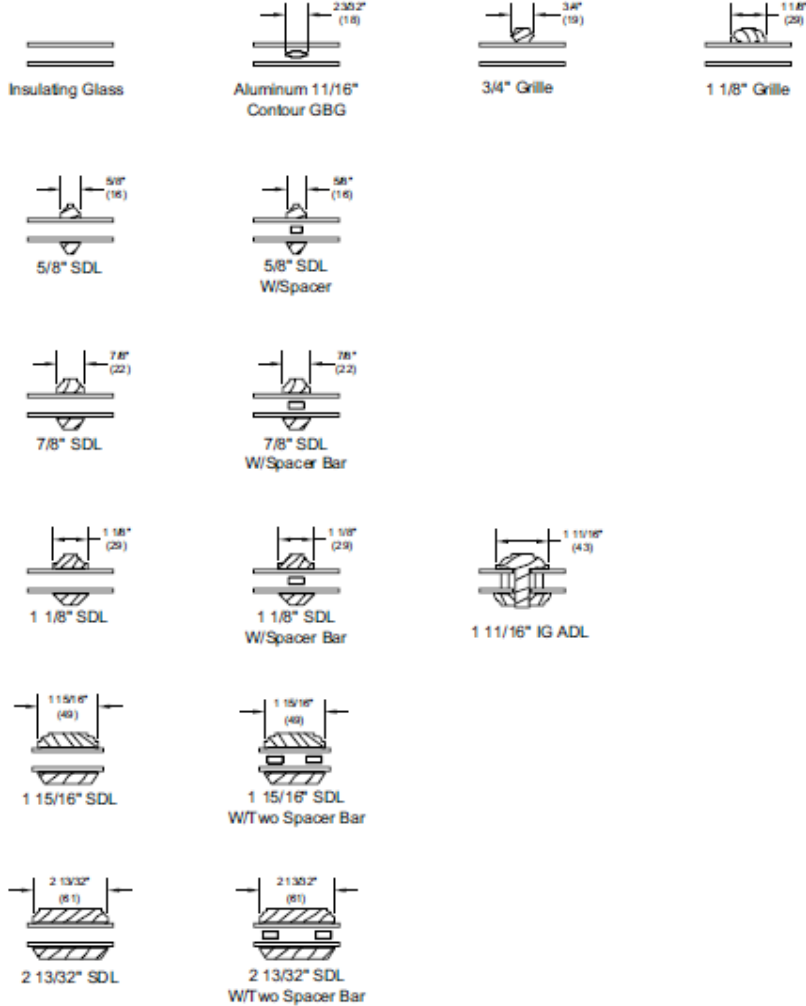
- Available in heights up to 10.5 feet or widths up to 5.5 feet
- Marvin's exclusive auto-lock activates when sashes are closed for convenient security
- Unique wash mode allows cleaning of both sides of glass from indoors
- Narrow checkrail maximizes view, while maintaining historical accuracy
- Retractable 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.

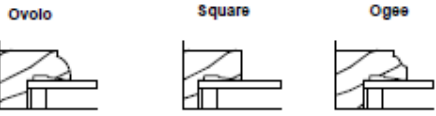
Wood Ultimate Casement Collection



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 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.

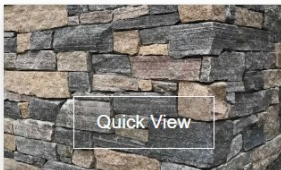
Color/Type

- Cambridge Blend™
- Homestead

Shape

- LedgeStone Stone Veneer
- Stacked Stone
- Stone Panels

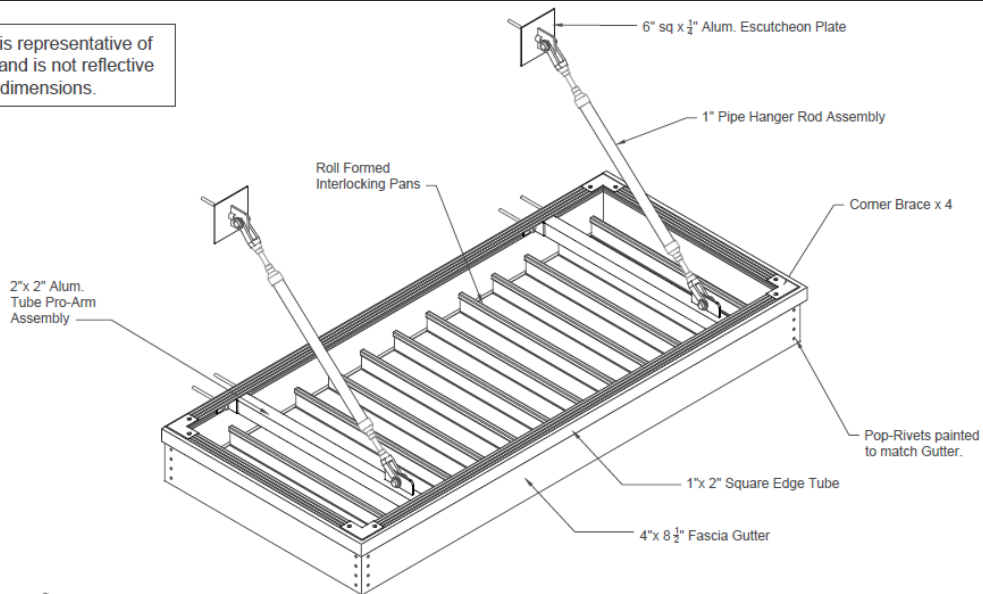
Clear Filters



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: May 10, 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**

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Continuation sheet Item number Page

Inventory List - South Union Street
Historic District, Concord

#7

18

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.

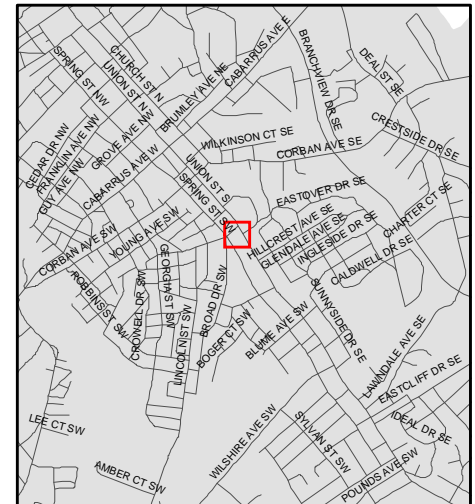
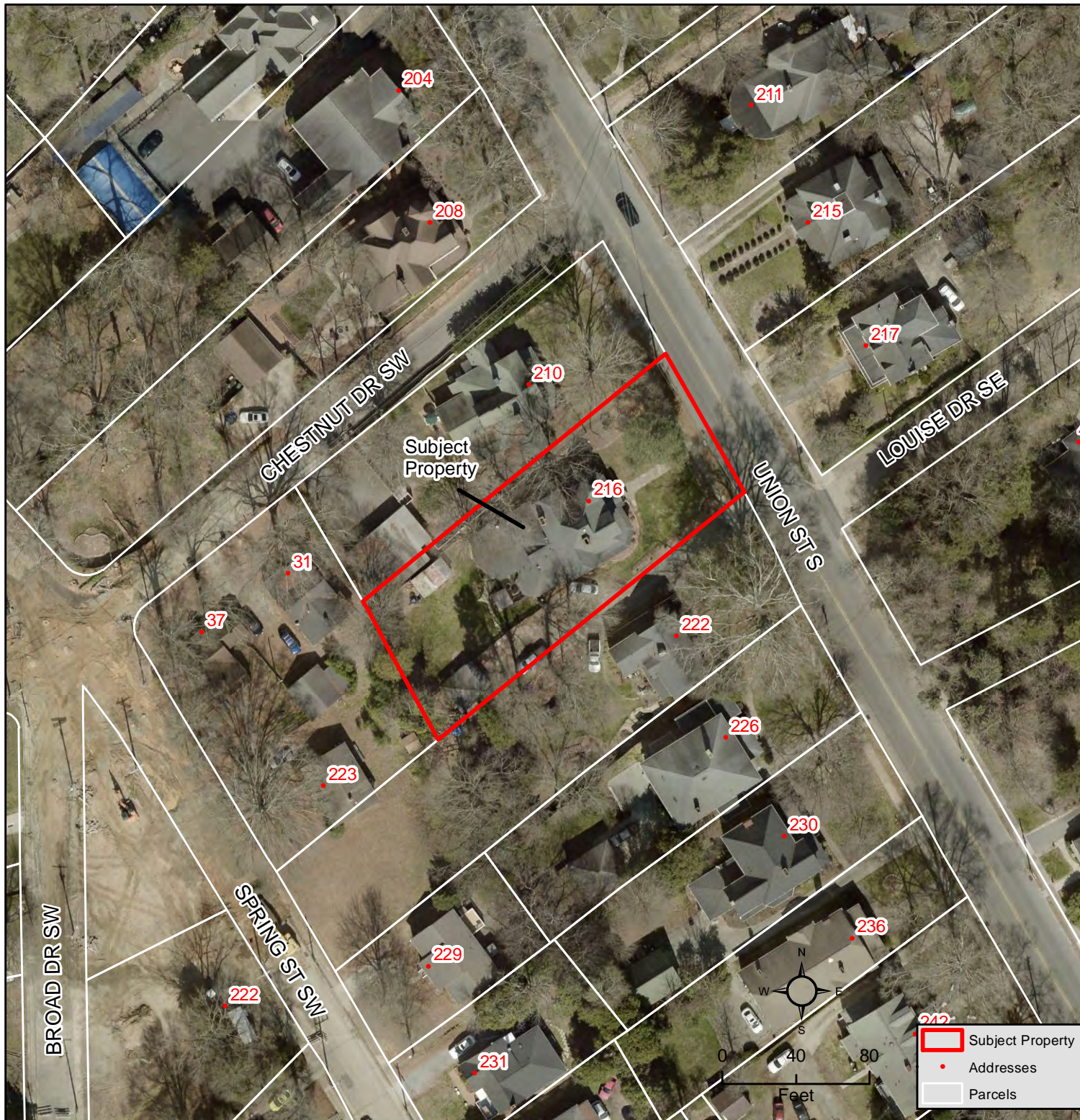
3/9/23
Date

[Signature]
Signature of Owner/Agent

H-08-23

216 Union St S

PIN: 5630-05-4967



Source: City of Concord
Planning Department

Disclaimer

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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

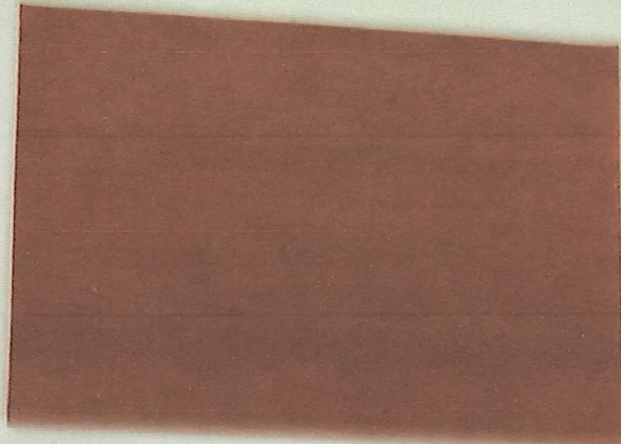


Kaiser Siding and Roofing (ALL NEW J

ns Corning Duration Designer Black Sable



stain
to
match
this
on our
house



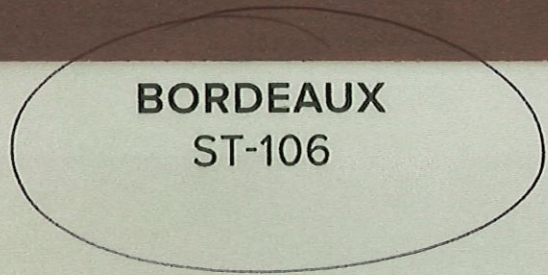
BARN RED
ST-112



BORDEAUX
ST-106



*Semipermanent
transparent
color*



Wood's natural



<u>DATE</u>	May 10, 2023
<u>SUBJECT</u>	
<u>Certificate of Appropriateness Request:</u>	H-05-23
<u>Applicant:</u>	Steven Bullock
<u>Location of subject property:</u>	39 Franklin Ave NW
<u>PIN:</u>	5620-78-5846
<u>Staff Report prepared by:</u>	Jeff Ellis, Planner

BACKGROUND

- The subject property Daniel Rufus Hoover House, 39 Franklin Ave. NW (ca. 1895), is designated as a “Contributing” structure in the North Union Street Historic District (Exhibit A).
- “Two-story, frame Queen Anne style house with handsome Colonial Revival porch that may be replacement of original. House has asymmetrical form with gables projecting to front and sides from main hip roof. The narrow widths of the gable-roofed projections in relation to their height, and the nearly pyramidal peak of the main roof, give the house a pronounced vertical emphasis. The projecting gable at the front of the house has cut-away corners trimmed with sunburst brackets. The porch occupies the east (left) side of the first-floor facade and has a low pediment supported by Tuscan columns grouped in threes. On the west side of the first-floor façade is a sunroom that may have been part of the original porch. (Exhibit A).

DISCUSSION

On February 21, 2023, Steven Bullock, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for removal of side entry door from non- original section of wall and seal off the area. Remove non-original windows and add French doors for rear entry (Exhibit B).

Detailed specifications of the project: “The side door opening would be sealed using wood clapboard that is identical to the rest of the wall. The section currently occupied by three non-original windows would also be covered over with wood clapboard that is identical to the rest of the wall. An opening for French doors would be created. Our hope is to find salvaged wooden French doors in keeping with the historic nature of the home. Steps will be added using brick that matches the current rear foundation. Wrought iron handrails will be added for safety. We will add rear lighting fixtures that match the style 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: Applicant Submitted Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Stairs or Steps

Removal, addition or alteration of external stairs or steps.

Approval Requirement Needs Table: Doors

Replacement of original doors. Changes in door openings. Stained glass panels. Security grills or bars.

Approval Requirement Needs Table: Lighting

Removal or alteration of significant architectural fixtures. Or Additions of permanent, general illumination fixtures within public view.

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.*

Chapter 5 – Section 5: Doors

- *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.*

Chapter 5 – Section 6: Stairs or Steps

- *Original steps should be retained and handrails should match the railing on the porch.*
- *To the greatest extent possible, stairs and fire escapes should be located where they are not visible from the street.*
- *Original steps should be retained and handrails should match the railing on the porch.*

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
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Inventory List - North Union Street
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83. Daniel Rufus Hoover House
39 Franklin Avenue, N.W.
ca. 1895 (O1)
C

Two-story, frame Queen Anne style house with handsome Colonial Revival porch that may be replacement of original. House has asymmetrical form with gables projecting to front and sides from main hip roof. The narrow widths of the gable-roofed projections in relation to their height, and the nearly pyramidal peak of the main roof, give the house a pronounced vertical emphasis. The projecting gable at the front of the house has cut-away corners trimmed with sunburst brackets. The porch occupies the east (left) side of the first floor facade and has a low pediment supported by Tuscan columns grouped in threes. On the west side of the first floor facade is a sunroom that may have been part of the original porch.

Daniel Rufus Hoover (d. 1912) operated a cotton buying business and general store with George Monroe Lore (see #145) during the 1870-1890 period.

84. House
31 Franklin Avenue, N.W.
ca. 1895
C

Two-story, frame house with unusual roofline consisting of triple-A front forward of main hip roof. The decorative center gable and the nearly pyramidal peak of the hip roof give the house a strong vertical emphasis. House has full facade porch with Tuscan columns and balustrade, and tall 2/2 sash windows.

85. Allison-White House
25 Franklin Avenue, N.W.
ca. 1894 (IO)
C

Two-story, frame house with handsome porch combining Italianate and Queen Anne style elements. Facade composed of front and side gables projecting from main hip roof. Porch has turned posts, scroll-like brackets, and sawn frieze with pendant drops. Balustrade has vertical, horizontal, and diagonal elements. House has paired, tall, and narrow 1/1 sash windows.



AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE AGENDA UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/OR ITEMS LISTED ON PAGE 2 ARE SUBMITTED.

APPLICANT INFORMATION

Name: Steven Bullock _____
Address: 39 Franklin Ave NW _____
City: Concord _____ State: NC _____ Zip Code: 28025 _____ Telephone: 541.912.4118 _____
Email: james.steven.bullock@gmail.com _____

OWNER INFORMATION

Name: James Steven Bullock _____
Address: 39 Franklin Ave NW _____
City: Concord _____ State: NC _____ Zip Code: 28025 _____ Telephone: 541.912.4118 _____
Email: james.steven.bullock@gmail.com _____

SUBJECT PROPERTY

Street Address: 39 Franklin Ave NW _____ P.I.N. # 5620 78 5846 0000 _____
Area (acres or square feet): ~ .29 acres _____ Current Zoning: RM-1 _____ Land Use: Single-family housing _____

**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: Remove side entry door from non-original section of wall and seal off that area. Remove non-original windows and add French doors for rear entry
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
The side door opening would be sealed using wood clapboard that is identical to the rest of the wall. The section currently occupied by three non-original windows would also be covered over with wood clapboard that is identical to the rest of the wall. An opening for French doors would be created. Our hope is to find salvaged wooden French doors in keeping with the historic nature of the home. Steps will be added using brick that matches the current rear foundation. Wrought iron handrails will be added for safety. We will add rear lighting fixtures that match the style of the house.

List of Materials

- Wood clapboard siding
- Matching brick
- Vintage/salvaged French doors
- Wrought iron handrails
- Style appropriate light fixtures

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.

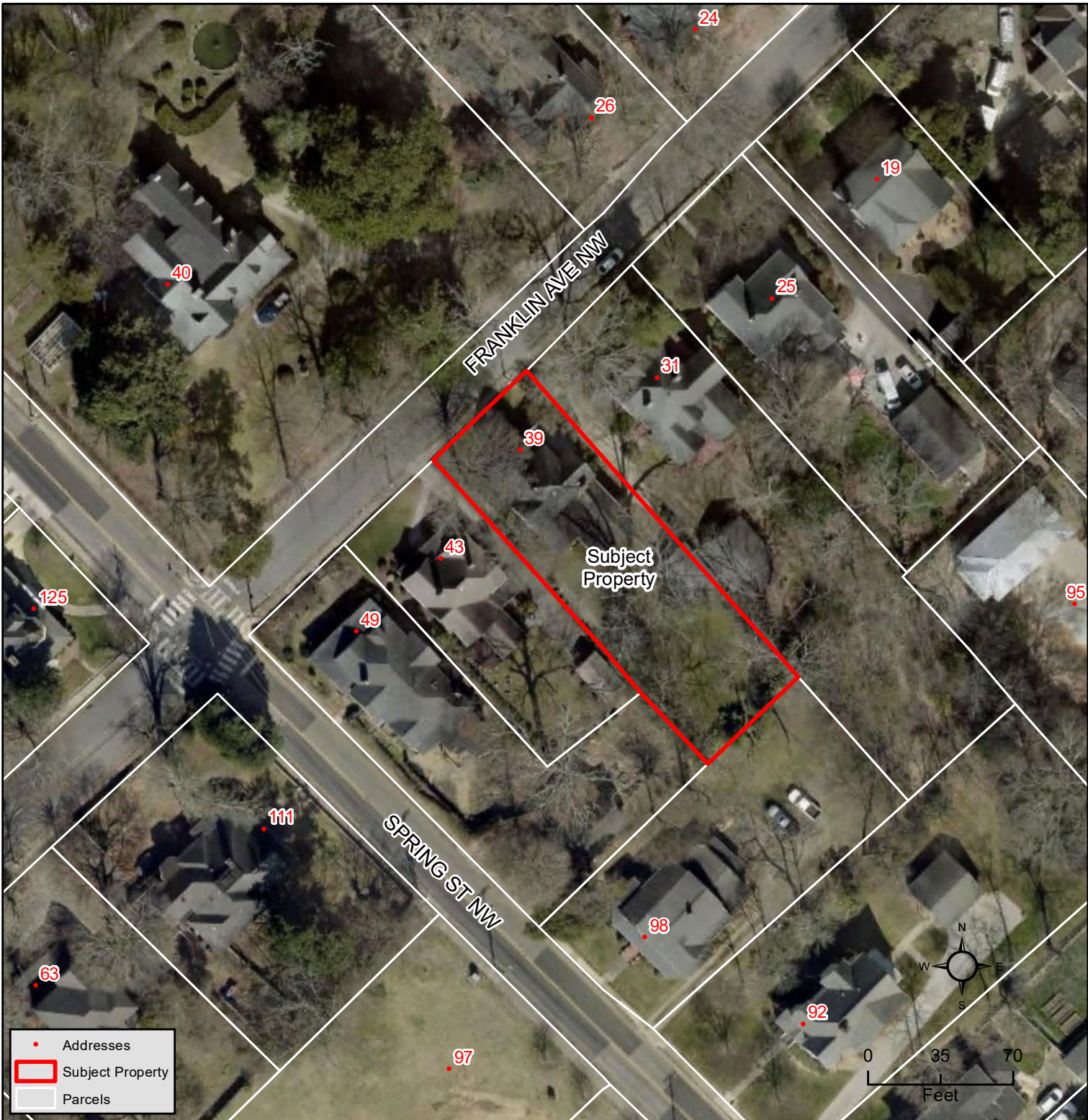
****Applications may be submitted electronically.****

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.

2/21/23
Date

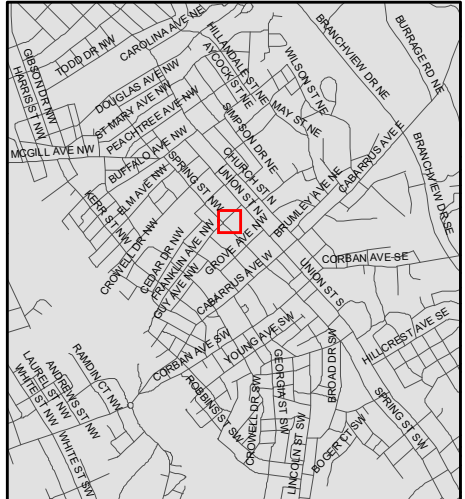

Signature of Owner/Agent



H-05-23

39 Franklin Ave NW

PIN: 5620-78-5846



Source: City of Concord
Planning Department

Disclaimer

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EXHIBIT C



original addition (possibly 1980's)

DATE: May 10, 2023

SUBJECT:
Certificate of Appropriateness Request: H-06-23
Applicant: Chad VanKeuren
Location of Subject Property: 120 Union St N
PINs: 5620-79-1486
Staff Report Prepared by: Jeff Ellis, Planner

BACKGROUND

- The subject property at 120 Union Street N is designated as a “Contributing” structure in the North Union Street Historic District (ca. 1916) (Exhibit A).
- “One-and-a-half-story, frame, Colonial Revival house with gambrel roof. House has broad, one-bay, pedimented portico with Tuscan columns and board, pedimented dormer with four windows. Windows have 9/1 sash; round-headed windows light attic on both sides of house. I. I. Davis was Assistant Secretary-Treasurer to the Hartsell Mills Company” (Exhibit A).
- Applicant requesting modification: removal of one (1) Burford Holly tree on the right side of property. (Exhibit B).

DISCUSSION

On March 7, 2023, Chad VanKueren applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to remove one (1) Burford Holly tree located on the right side of the home (front of house perspective). (Exhibit E).

According to the Tree Risk Assessment Form (Exhibit D), the subject tree was inspected and evaluated by Bill Leake, City Arborist, on November 22, 2022. Bill notes the subject tree has no structural defects, and that it is in close proximity to the applicant’s home.

Due to the Risk Rating score of three (3), the removal of healthy trees/limbs requires Historic Preservation Commission review and approval.

ATTACHMENTS

- Exhibit A: National Register of Historic Places Inventory
- Exhibit B: Certificate of Appropriateness Application
- Exhibit C: Subject Property Map
- Exhibit D: Tree Risk Assessment Form
- Exhibit E: City Arborist Tree Photograph

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table

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

Chapter 5 – Section 8: Landscaping and Trees

- *One of the most visible features of the Districts is the landscaping and the associated tree canopy. Activities which negatively impact any aspect of the landscape should be avoided, such as the removal of healthy trees and mature shrubs.*
- *Tree health may be decided upon by the acquisition of a Tree Hazard Evaluation Form issued by the City Arborist or a report submitted by a certified arborist. Healthy trees are trees that have a hazard rating of four (4) or lower. Removal of healthy trees over the size of six (6) inches in diameter (measured four (4) feet above ground) or pruning of healthy tree limbs over six (6) inches in diameter requires Historic Preservation Commission review and approval.*
- *All trees that are removed should be replaced with a tree of similar species in an appropriate location unless no suitable location exists on the subject site. Trees removed within street view must also have the stumps removed below ground level.*
- *Design Standards: Landscaping and Trees*
 2. *Trees which are removed shall be replaced by a species which, upon maturity, is similar in scale to the removed specimen. For example, canopy trees shall be replaced with canopy trees, and understory trees with understory trees.*

RECOMMENDATION

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

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

**National Register of Historic Places
Inventory—Nomination Form**

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Italianate houses in Concord, which display trim typical of the style but retain a horizontal quality reflecting the traditional house forms of the North Carolina piedmont, the main block of the house has a tall, narrow form not unlike the Italianate townhouses then being built in cities of the northeast. One-story wings on both sides of the house, however, make possible a spacious first floor plan. House retains much of its Italianate exterior trim, including a paneled frieze with a sawnwork border and intricately sawn brackets. The porch, supported by thick brick piers, was the major element of a remodeling of the house undertaken in the 1920s.

James William Cannon, about whom there is additional discussion in the essay on the district's significance, lived in this house until 1899, when he erected the house at 65 North Union Street, and sold this property to Amanda Boger, the wife of farmer and businessman Martin Boger (1844-1921). After Boger's death the house passed to his daughter, Pearl Boger Lafferty, the wife of pharmacist Parks Lafferty, who had the house remodeled during the 1920s.

- 25. I.I. Davis House
118 North Union Street
ca. 1916 (SM)
C

One-and-a-half-story, frame, Colonial Revival house with gambrel roof. House has broad, one-bay, pedimented portico with Tuscan columns and board, pedimented dormer with four windows. Windows have 9/1 sash; round-headed windows light attic on both sides of house. I.I. Davis was Assistant Secretary-Treasurer to the Hartsell Mills Company

- 26. William J. Hill House
116 North Union Street
1906
C

Two-story, frame house with Queen Anne and Colonial Revival elements, recently rescued from a long period of neglect. Main block has side gable roof; north (left) facade bay projects forward and has gable-front roof. Front and side gables have fish scale shingles and dentil trim. Wrap-around porch with Tuscan columns, pediment over entrance bay, and balustrade. William J. Hill was the founder and president of W.J. Hill Company.

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: Chad VanKeuren
Address: 120 Union St N
City: Concord State: NC Zip Code: 28025 Telephone: 646-406-1486
Email: cvank8@gmail.com

OWNER INFORMATION

Name: Chad VanKeuren
Address: 120 Union St N
City: Concord State: NC Zip Code: 28025 Telephone: 646-406-1486
Email: cvank8@gmail.com

SUBJECT PROPERTY

Street Address: 120 Union St N P.I.N. # 5620-79-9239
Area (acres or square feet): 0.20 Current Zoning: RM-1 Land Use: Single Family 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: I'd like to remove the Burford Holly to the right of my house (when viewing it from the front). While I'm a huge proponent of plants and am an avid gardener, unfortunately this Holly is just overgrown for the current space -- it is too close to my house (which leads to squirrels and other pests getting access to my roof, wiring, etc), it extends into my neighbor's yard, and the roots are right under my sidewalk which will inevitably cause damage if not removed. I am more than happy to replace it with a similar species in the same vicinity!

2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
The plan will be the safely remove the Burford Holly with a professional landscaping company.

Required Attachments/Submittals

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if **16 folded copies** are submitted for distribution.
2. A photograph of the front of the house.
3. Photographs of site, project, or existing structures from a "before" perspective.
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
5. Samples of windows, doors, brick, siding, etc., may be submitted with application.
6. Detailed list of materials that will be used to complete the project.

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

Certification

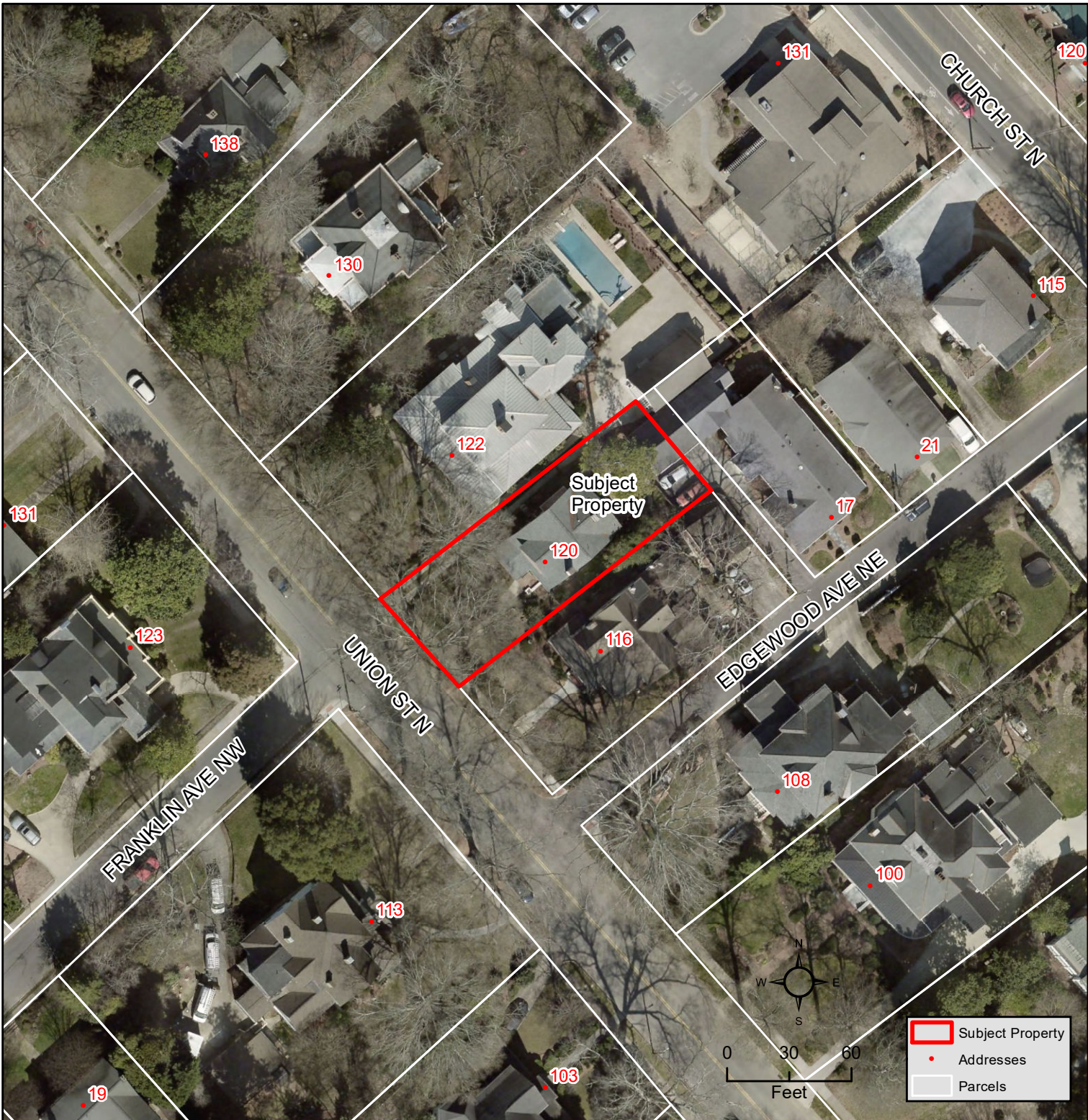
(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand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

3-7-23

Date



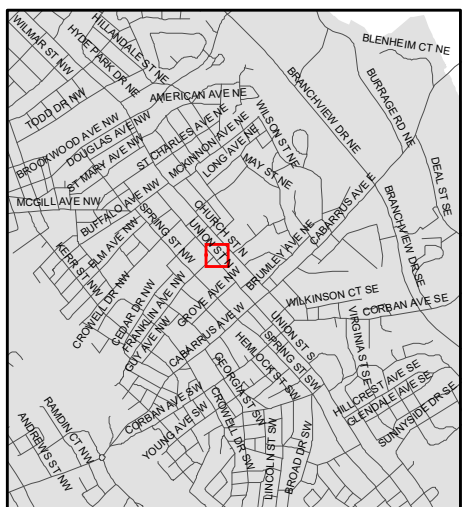
Signature of Owner/Agent



H-06-23

120 Union St N

PIN: 5620-79-9239



Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

TREE RISK ASSESSMENT FORM

Site/Address: 120 Union St N

Map/Location: Left Rear Corner of House

Owner: public: _____ private: unknown: _____ other: _____

Date: 11/22/22____ Inspector: Bill Leake

Date of last inspection:

RISK RATING:

1 **0** **2** **3**
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: **Burford Holly (Ilex cortuna)**

DBH: 14.5" # of trunks: **3** Height: **30'** 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: curb/pavement building

Woundwood : excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases: None

Growth obstructions:

stakes wire/ties signs cables

SITE CONDITIONS

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

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

Irrigation: none adequate inadequate excessive trunk wetted

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

% dripline paved: 3% Pavement lifted: YES

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

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

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

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

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

TARGET

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

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

Occupancy: occasional use intermittent use frequent use constant use

EXHIBIT D

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: 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: 0 deg. from vertical natural unnatural self-corrected Soil heaving:

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

Compounding factors: Lean severity: severe moderate low

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

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

RISK RATING

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

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

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

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

Maintenance Recommendations

none remove defective part reduce end weight crown clean

thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

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

When replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 11/22/22

COMMENTS

This tree has no structural defects. It is in close proximity to the home.

Bill Leake



DATE: May 10, 2023

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-14-22
<u>Applicant:</u>	Jim Potter/Old Towne Development
<u>Location of Subject Property:</u>	74, 76, 78 Cabarrus Ave W
<u>PIN:</u>	5620-87-0418
<u>Staff Report Prepared by:</u>	Autumn James, Planning & Development Manager

BACKGROUND

- The subject property at 74, 76, and 78 Cabarrus Ave W is a vacant lot within the North Union Street Historic District.
- “Vacant Lot between 64 and 74-78 Cabarrus Avenue West. Vacant lot that was a former site of a home.” (Exhibit A)

DISCUSSION

On April 13, 2022, Jim Potter with Old Towne Development applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to construct three (3), two-story townhomes with detached two (2) car garages (Exhibit B).

Previously, the property was occupied by an approximately 3,500 square foot nonconforming commercial multi-tenant building and was held by a private party owner. The subject property was the site of various nuisance complaints through Concord Police Department. In November 2014, the City purchased the property with the intention of more compatible redevelopment in the future. The structure was demolished in January 2015 and the site has been vacant since.

The subject property was rezoned in 2016 to CC-CD (Center City – Conditional District) with the following conditions:

1. Use limited to no more than four (4) +/- 1,700 square foot two-story townhome units;
2. Rear parking;
3. Detached rear loaded garages;
4. Two (2) front courtyards and two (2) front stoops along with rear courtyards;
5. Shared access driveway off of Yorktown St NW;
6. Exit only access onto Cabarrus Ave W; and
7. 6’ tall privacy fence along the adjoining property lines.

The applicant proposes:

1. Three (3) +/- 1,800 square foot two-story townhome units – approximately 22’ x 41’ each;
2. Rear parking providing four (4) spaces along rear property line;
3. Detached, rear loaded two (2) car garages – approximately 22’ x 23’ each;
4. Two (2) front courtyards for the end units and one (1) front stoop for the middle unit;
5. Rear courtyards – approximately 22’ x 13’ each;
6. Shared access driveway off of Yorktown St NW;
7. Exit only access onto Cabarrus Ave W; and
8. 6’ tall privacy fence along the adjoining property lines – wood and painted white.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Photos of Subject Property

Exhibit E: Site Plan

Exhibit F: Elevations

Exhibit G: Proposed Exterior Material and Color Scheme

Exhibit H: Proposed Front Doors

Exhibit I: Proposed 6' Wooden Privacy Fence

Exhibit J: Proposed Roofing Shingles

Exhibit K: Proposed Brick

Exhibit L: Approved Staff Report Z(CD)-34-15

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 Principal Structure Construction

- *The successful integration of new structures or building additions to the neighborhood depends on how well the building will preserve existing site features such as trees, slopes, natural drainage patterns, rock outcrops, etc.*
- *The Historic Preservation Commission will consider how well the proposed construction will maintain the unifying features that exist, such as tree canopies, clean boundaries, and architectural and landscape details.*
- *Other considerations include how compatible the proposed structure will be in material, scale, site setting, spatial relationships, color, and details with immediate neighbors.*
- *Careful consideration should be given to the design and placement of driveways, landscaping, lighting, signage, walkways, and the retention of mature trees or other historic features of landscape.*
- *Building materials, features, fenestration, and texture are also important to consider when designing for compatibility.*

- *A wide range of features and materials presently used in the neighborhood provide a broad range of options from which to choose.*
- *Through the use of porches, chimneys, bays, and other details, new buildings can be designed to have texture compatible with the Historic context.*

Design Standards: New Construction

1. *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.*
2. *Where feasible, roof forms should be consistent and compatible to others in the district. Large flat expanses of walls or roofs should be avoided.*
3. *New construction should avoid A-frame, dome, shed, and flat roofs.*
4. *Locate and size window and door openings so they are compatible in placement, orientation, spacing, proportion, size and scale with the surrounding historic buildings.*
5. *The Historic Preservation Commission encourages compatible contemporary design in order to reflect accurately the differences between historic buildings and newer structures.*
6. *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.*
7. *Contemporary substitute materials such as hardiplank 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.*
8. *Vinyl siding for new construction is not appropriate.*

RECOMMENDATION:

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

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
Date entered

Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	#7	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: TIM POTTER - PRES OLD TOWNE DEVELOPMENT
Address: 8312 CADWELL RD
City: HARRISBURG State: NC Zip Code: 28075 Telephone: 704 746 8473

OWNER INFORMATION

Name: ~~THE~~ OLD TOWNE DEVELOPMENT CORP
Address: 8312 CADWELL RD
City: HARRISBURG State: NC Zip Code: 28075 Telephone: 704 746 8473

SUBJECT PROPERTY

Street Address: 74, 76, 78 CABARRUS AVE W. P.I.N. # 56208704180000
Area (acres or square feet): .337 Current Zoning: CC-CD 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: New Town Home Building w/ 3 - 1800 SF 2 STORY TOWNHOMES w/ 2 CAR GARAGES
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
BRICK - OLD COLONY. BY TRIANGLE BRICK
SIDING - CEMENT BASED LAP SIDING - JAMES HARDIE OR EQUIV.
ROOFING - VIRGINIA SLATE 30 YR ARCH. SHINGLES BY TAMPKO.
WINDOWS - ALUMINUM CLAD S/DL DOUBLE HUNG WINDOWS BY WINDSE
FRONT ENTRY - FIBERGLASS DOOR w/ COLOR MATCHED PAINT FINISH
METAL ROOFING - STANDING SEAM PAINTED METAL ROOFING - CONSTAR METAL

**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.
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.

4/6/23

Date

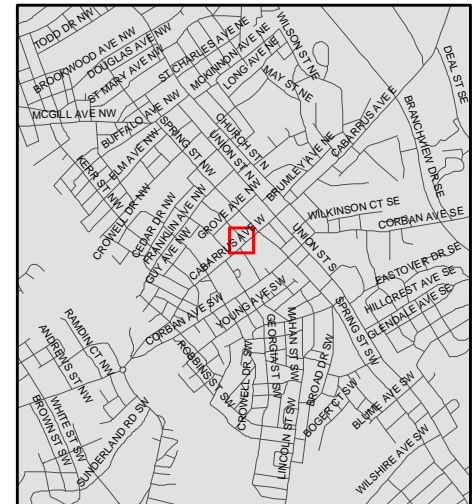
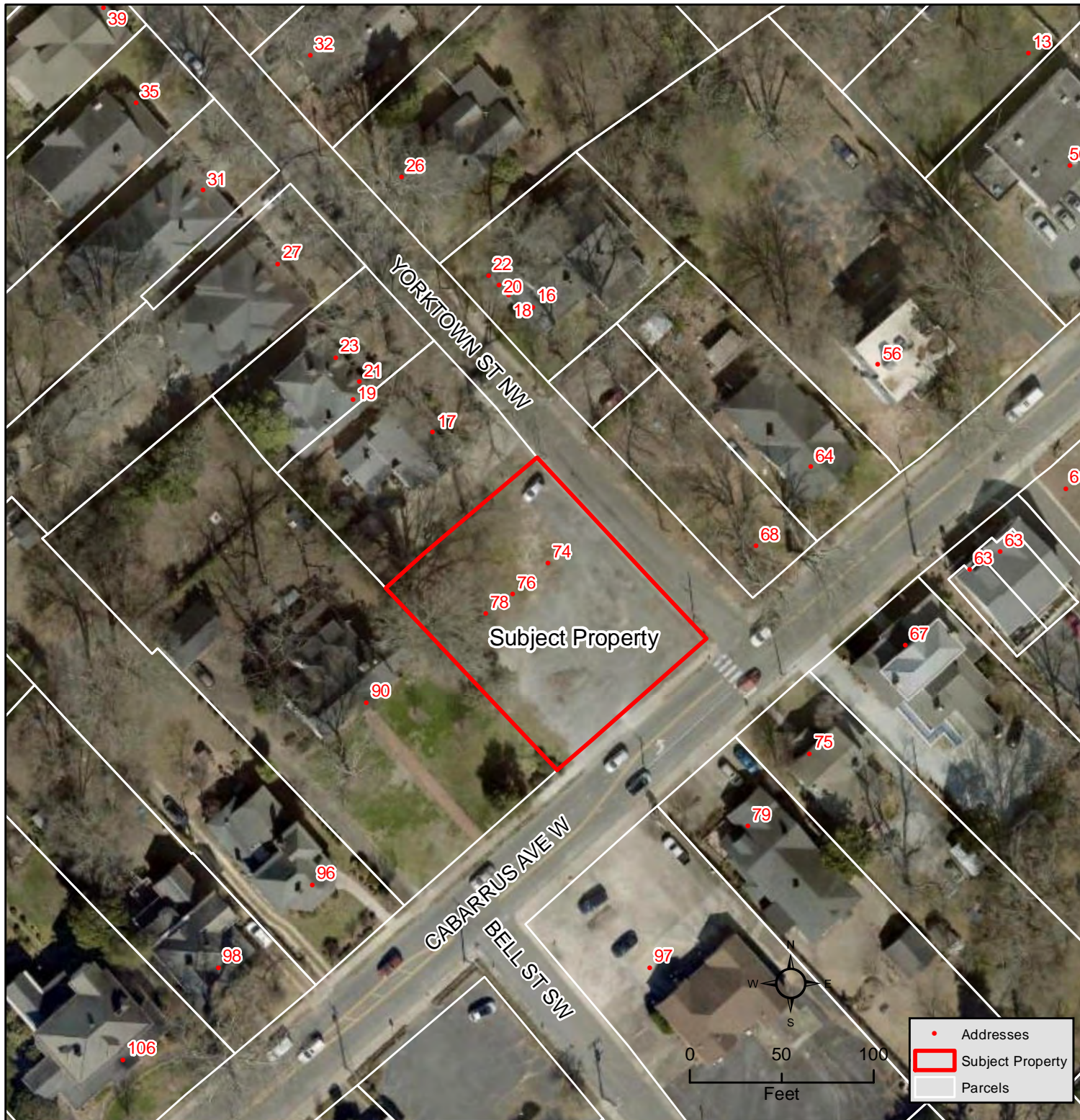
[Signature]

Signature of Owner/Agent

H-14-22

74, 76, 78 Cabarrus Ave W

PIN: 5620-87-0418



Source: City of Concord
Planning Department

Disclaimer

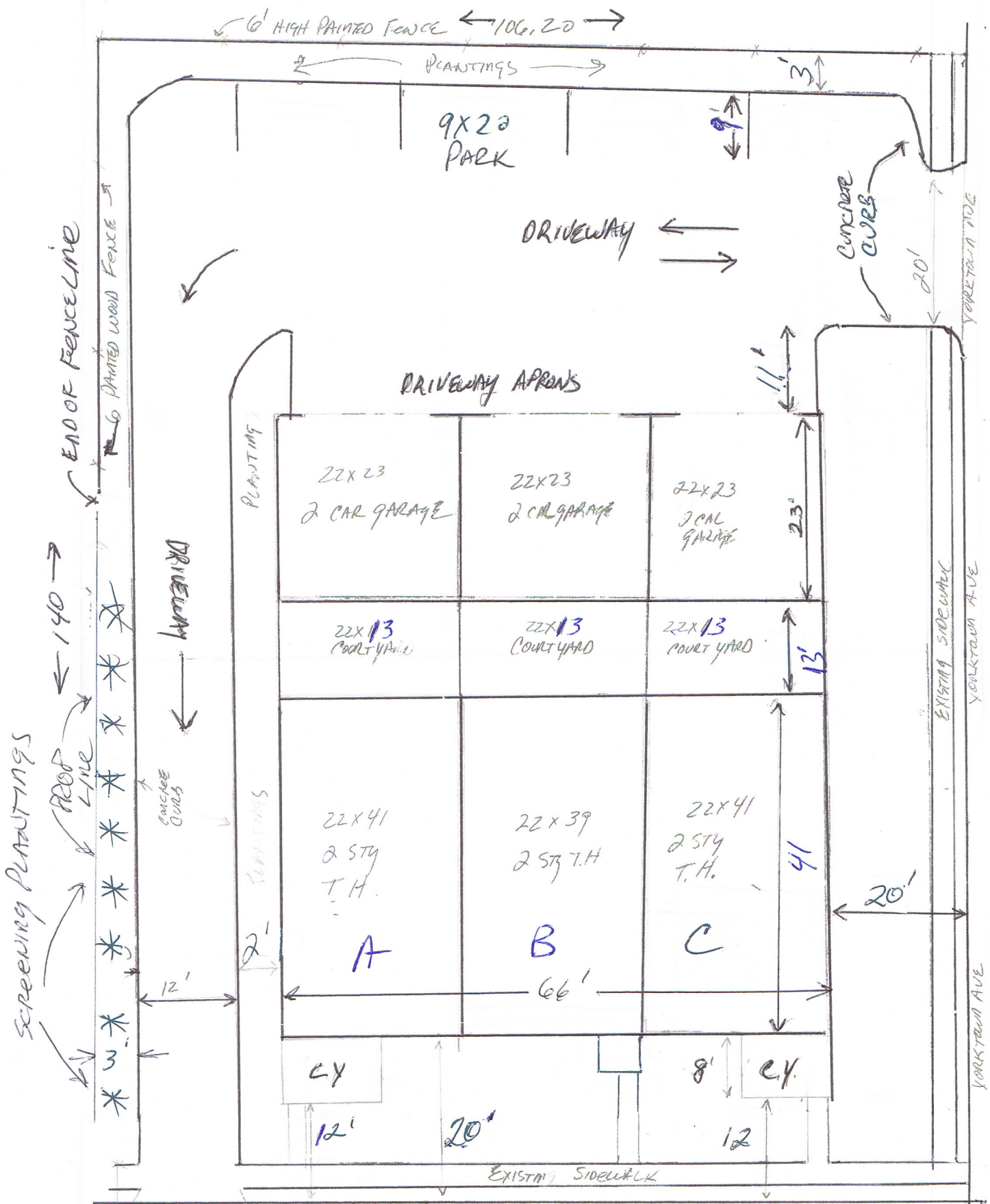
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Before Image from Yorktowne Ave.



Before Image from Cabarrus Ave.





74-76 CABARRUS AVE WEST

1" = 10 FT

Exhibit E

CLIMATE ZONES	FENESTRATION U-FACTOR ^a	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b,d}	CEILING ^m R-VALUE	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE ^f	FLOOR R-VALUE	BASEMENT ^{g,h} WALL R-VALUE	SLAB ^d R-VALUE AND DEPTH	CRAWL SPACE ^c WALL R-VALUE
3	0.35	0.55	0.30	38 or 30 cont	15 or 13 + 2.5 ^h	5/13 or 5/10 cont	19	5/13 ^f	0	5/13
4	0.35	0.55	0.30	38 or 30 cont ^l	15 or 13 + 2.5 ^h	5/13 or 5/10 cont	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30 cont ^l	19 ⁿ or 13 + 5 ^h or 15 + 3 ^h	13/17 or 13/12.5 cont	30 ^g	10/15	10	10/19

* TABLE N1102.1 CLIMATE ZONES 3-5

- NO SCALE
- a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
 - b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SOLAR HEAT GAIN COEFFICIENT (SHGC) COLUMN APPLIES TO ALL GLAZED FENESTRATION.
 - c. "10/15" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-15 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.
 - d. FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM OF THE FOOTING OR A MAXIMUM OF 24" BELOW GRADE WHICHEVER IS LESS. FOR FLOATING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24" WHICHEVER IS LESS. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.
 - e. DELETED
 - f. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.Z AND TABLE N1101.Z.
 - g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY. R-19 MINIMUM.
 - h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 INSULATED SHEATHING. "15+3" MEANS R-15 CAVITY INSULATION, PLUS R-3 INSULATED SHEATHING. IF STRUCTURAL SHEATHING COVERS 25% OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE THE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF THE EXTERIOR, SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2. "13 + 2.5" MEANS R-13 CAVITY INSULATION PLUS R-2.5 SHEATHING.
 - i. FOR MASS WALLS, THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR MASS WALL.
 - j. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A U-FACTOR NO GREATER THAN 0.55 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
 - k. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MAXIMUM OF TWO GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.70 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
 - l. R-30 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. OTHERWISE, R-30 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION BAFFLE OR WITHIN 1 INCH OF THE ATTIC ROOF DECK.
 - m. TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OF THE ROOF. THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BAFFLE.
 - n. R-19 FIBERGLASS BATTIS COMPRESSED AND INSTALLED IN A NOMINAL 2 x 8 FRAMING CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTIS RATED R-19 OR HIGHER COMPRESSED AND INSTALLED IN A 2x4 WALL IS NOT DEEMED TO COMPLY.
 - o. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.

Residential Designer will not be responsible for structure. Details & Notes are provided for reference only. Consult with a licensed structural engineer to verify all construction details, footing sizes, point loads, joist size and direction, etc. Plans shall be reviewed and approved by Builder and/or homeowner before construction begins. Residential designer has made every attempt to address code to the best of their ability but will not accept any liability related to code compliance, etc.

DRAWING INDEX

- 1.0 COVER SHEET
- 2.0 FIRST FLOOR PLAN
- 3.0 SECOND FLOOR PLAN
- 4.0 FRONT & RIGHT ELEVATIONS
- 5.0 REAR & LEFT ELEVATIONS
- 6.0 REAR ELEVATION
- GN GENERAL NOTES
- S1 FOUNDATION PLAN
- S2 FIRST FLOOR FRAMING PLAN
- S3 SECOND FLOOR FRAMING PLAN
- S4 ROOF PLAN
- D1 DETAILS
- D2 DETAILS

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FRONT ELEVATION

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

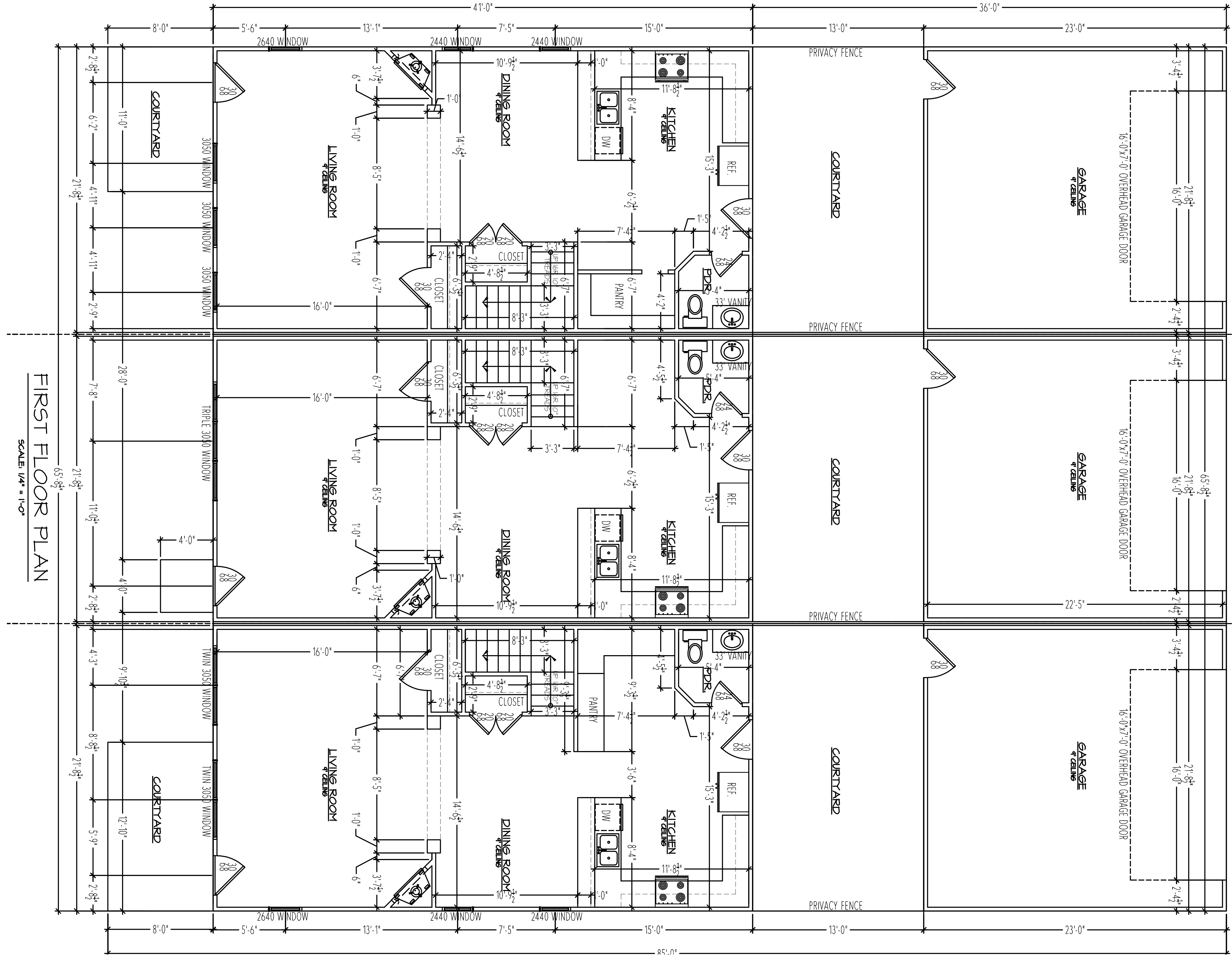
Michael W. Harmon
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Old Towne Dev.
Yorktowne

CONTRACT NO.	JOB NO.	DRAWN BY:	CHECKED BY:
	2023-14	MWH	CAD
REVISIONS:			
DATE: 2.1.23			

SHEET NO.
1.0

R 302.2.5 & 302.2.6-TOWNHOUSE EAVE PROTECTION
 IN TOWNHOUSE CONSTRUCTION (WITH 3 OR MORE ATTACHED DWELLINGS) PROJECTIONS EXTENDING INTO THE FIRE SEPARATION DISTANCE SHALL HAVE NOT LESS THAN 1 HOUR FIRE RESISTIVE CONSTRUCTION ON THE UNDERSIDE. SOFFIT MATERIAL BEYOND THE FIRE SEPARATION DISTANCE SHALL BE SECURELY ATTACHED TO FRAMING MEMBERS AND SHALL BE CONSTRUCTED USING EITHER NON-COMBUSTIBLE SOFFIT MATERIAL, FIRE RETARDANT TREATED SOFFIT MATERIAL, VINYL SOFFIT INSTALLED OVER 3/4" WOOD SHEATHING OR 5/8" GYPSUM BOARD. VENTING REQUIREMENTS SHALL BE PROVIDED IN BOTH SOFFIT AND UNDERLAYMENTS. VENTS SHALL BE EITHER NOMINAL 2" CONTINUOUS OR EQ. INTERMITTENT AND SHALL NOT EXCEED THE MIN. NET FREE AIR REQUIREMENTS ESTABLISHED IN SECTION R206.2 BY MORE THAN 50%
 VENTS IN THE SOFFIT ARE NOT ALLOWED WITHIN 4' OF FIRE WALLS OR PROPERTY LINES



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

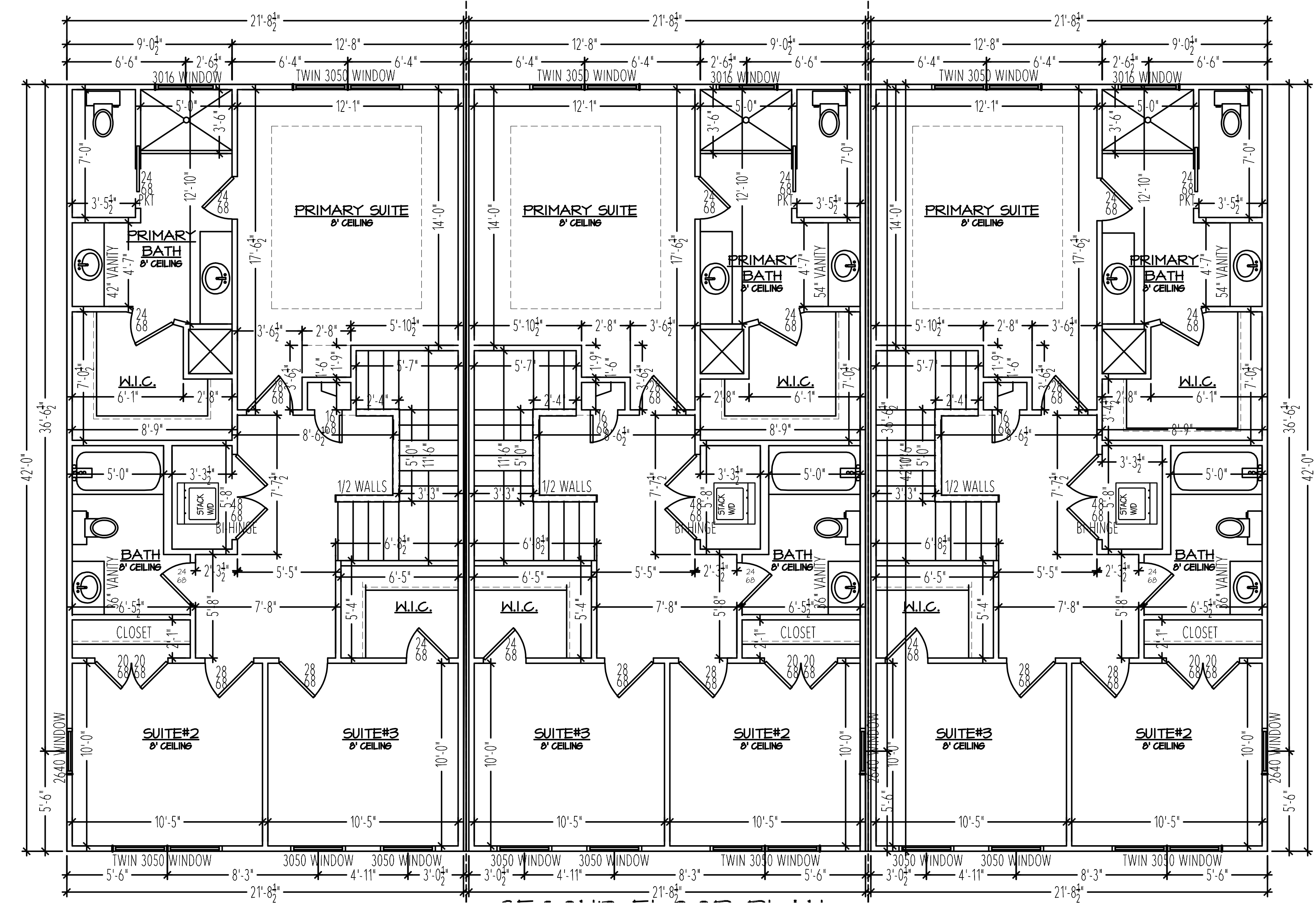
Old Towne Dev. Yorktowne

COMM. NO.	2023-14
JOB NO.	2023-14
DRAWN BY:	MWH
CHECKED BY:	CAD
REVISIONS:	
DATE:	2.1.23

SHEET NO.
2.0

R 302.2.5 & 302.2.6-TOWNHOUSE EAVE PROTECTION
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FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



MEMBER
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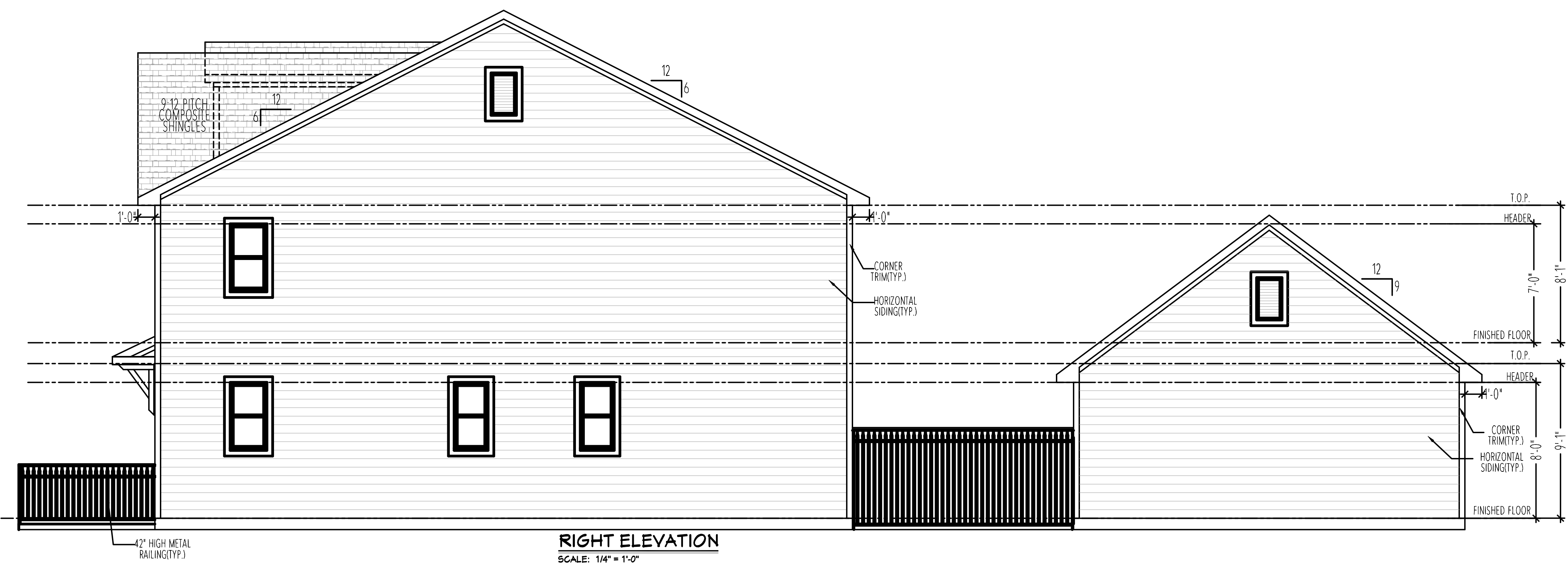
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Old Towne Dev.
 Yorktowne

COMM. NO.	JOB NO.	DATE
	2023-14	2.1.23
REVISIONS:		
DATE:	2.1.23	

SHEET NO.
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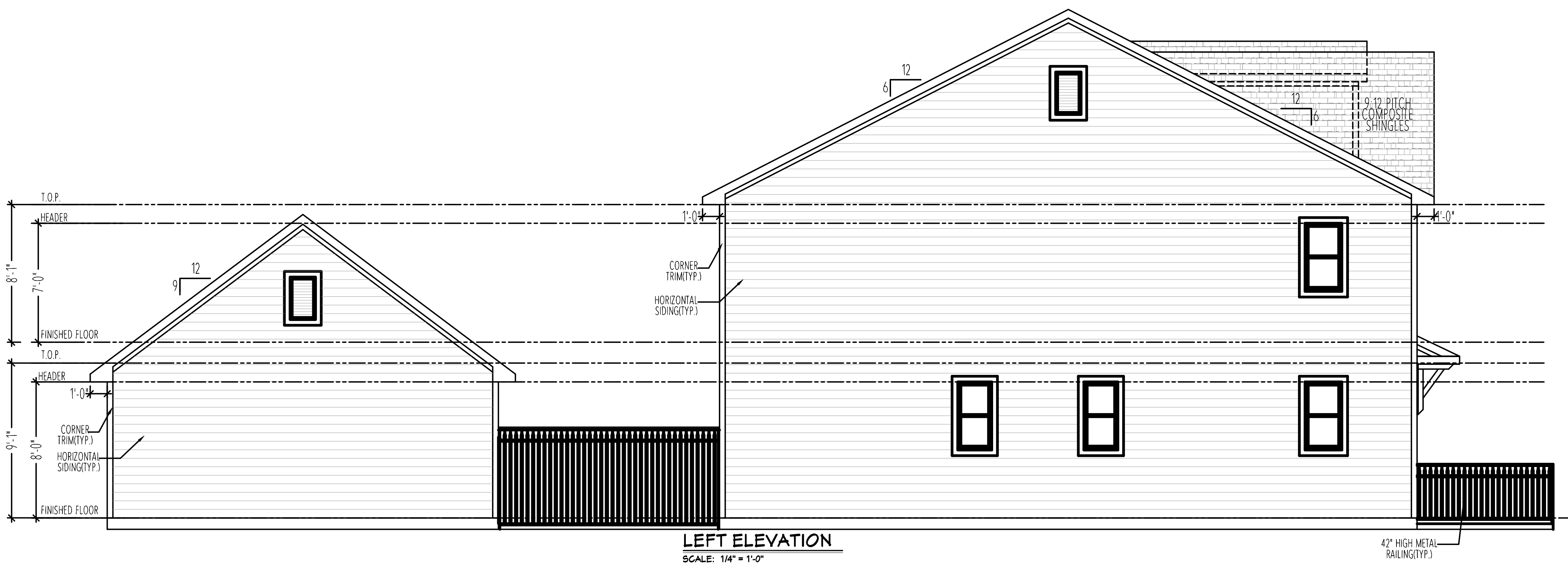
Old Towne Dev.
 Yorktowne

COMM. NO.	JOB NO.	DRAWN BY:	CHECKED BY:
	2023-14	MWH	CAD
REVISIONS:			
DATE: 2.1.23			

SHEET NO.
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 VENTS IN THE SOFFIT ARE NOT ALLOWED WITHIN 4' OF FIRE WALLS OR PROPERTY LINES

8'-1"
 9'-1"



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

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

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	2023-14	2023-14
REVISIONS:	DRAWN BY:	CHECKED BY:
	MWH	CAD
DATE:	2.1.23	

SHEET NO.
 5.0



YORKTOWNE - BY OLD TOWNE DEVELOPMENT

DETAILED MATERIAL LIST

74-78 CABARRUS AVE W. CONCORD, NC

YORKTOWNE EXTERIOR SCHEME

EXTERIOR MATERIALS:

SIDING AND TRIM - CEMENT COMPOSITE LAP SIDING - JAMES HARDIE OR EQUIVALENT

BRICK - TRIANGLE BRICK - OLD COLONY STYLE

FRONT ENTRY DOORS - PAINTED FIBERGLASS - WITH GLASS - COLOR COORDINATED WITH SIDING

WINDOWS - WINDSOR BRAND - SDL - ALUMINUM CLAD -

ROOFING - MAIN TAMPCO - HERITAGE 30 YR - COLOR: VIRGINIA SLATE

ROOFING - DORMER TAMPCO - HERITAGE 30 YR - COLOR : VIRGINIA SLATE

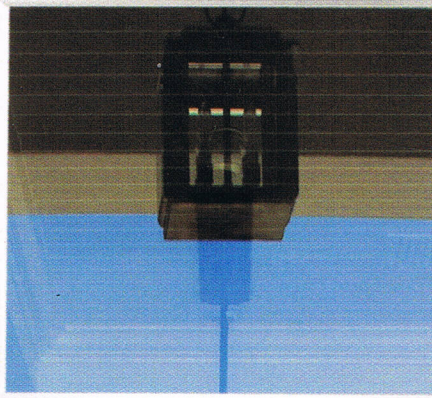
ROOFING - PORCH PAINTED METAL STANDING SEAM ROOFING

SIDING COLORS: (FROM JAMES HARDIE SIDING COLORS)

	<u>FRONT ELEVATIONS</u>			<u>SIDES AND REAR</u>
	<u>78 CABARRUS</u>	<u>76 CABARRUS</u>	<u>74CABARRUS</u>	<u>ALL ADDRESSES</u>
LOWER SIDING COLOR	HARRIS CREAM	MOUNTAIN SAGE	SANDSTONE BEIGE	AUTUMN TAN
UPPER SIDING COLOR	KHAKI BROWN	HEATHERED MOSS	COBBLESTONE	HARRIS CREAM
GABLE SIDING COLOR (IF NEEDED)	AUTUMN TAN	N/A	HARRIS CREAM	HARRIS CREAM
DORMER SIDING COLOR	N/A	SAILCLOTH	N/A	N/A
GARAGE	HARRIS CREAM	MAUNTAIN SAGE	SANDSTONE BEIGE	HARRIS CREAM
TRIM COLOR	SAILCLOTH	SAILCLOTH	SAILCLOTH	SAILCLOTH

WINDOW CLAD COLOR (WINDSOR WINDOWS) - LINEN (MATCH TO SAILCLOTH)

Proposed Front Entry Doors



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10201 Industrial Dr.,
Pineville, NC 28134
704.889.8182

2591 Jenkins Dairy Road
Gastonia, NC 28052
704.824.8182

205 Watling Road
West Columbia, SC 29170
803.939.9290

1168 St. Marks Church Road
Burlington, NC 27215
336.584.1349

5042 Hampton Ridge Road
Rock Hill, SC 29732
803.366.8182

"Service You Can Build On."



Exhibit H

Privacy Fence Images

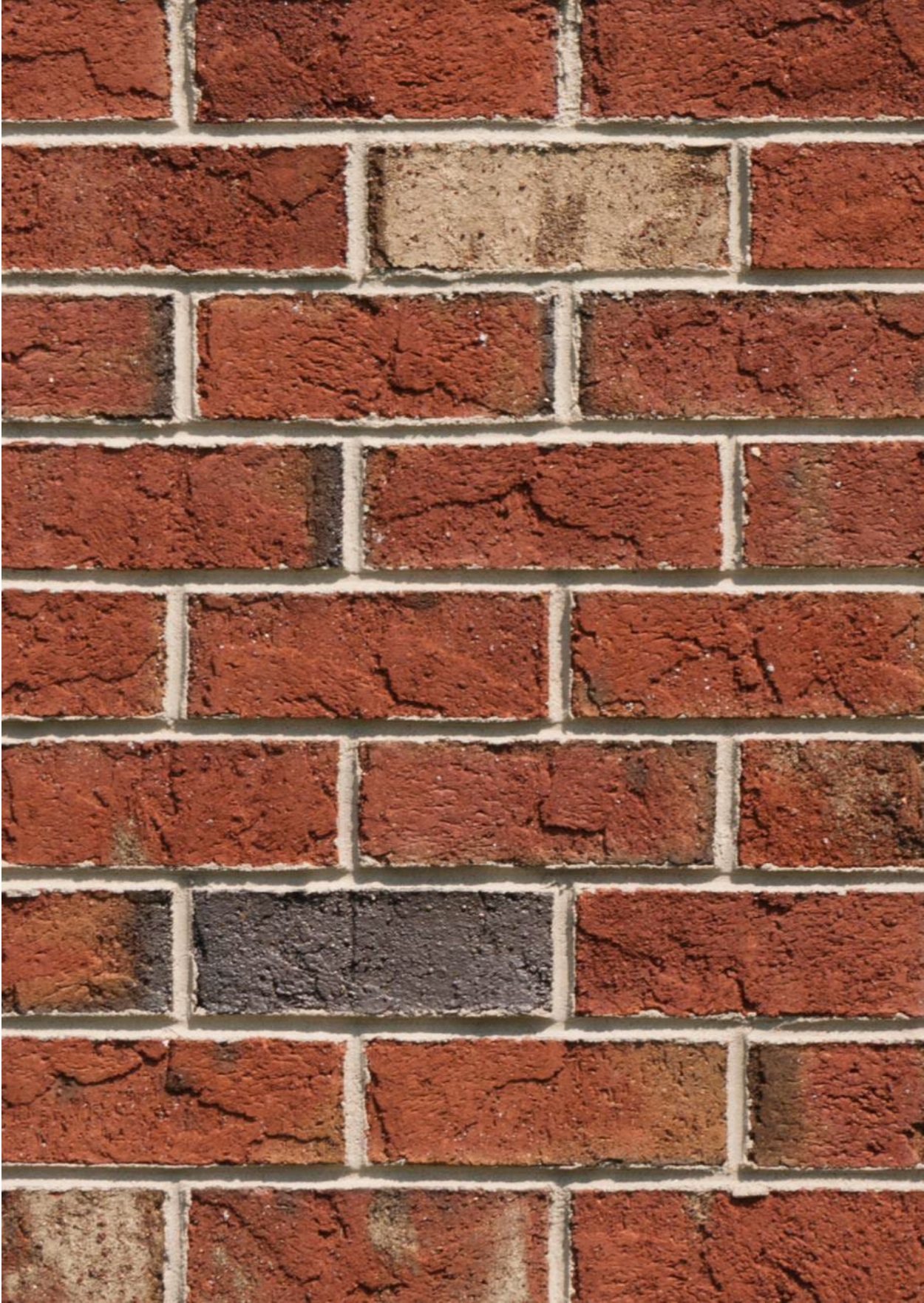




Proposed Roofing Shingles



TRIANGLE BRICK - OLD COLONY





DATE: March 15, 2016

CASE #: Z (CD)-34-16

DESCRIPTION: Zoning Map Amendment from RM-2 (Residential Medium Density) to CC-CD (Center City Conditional District)

OWNER/APPLICANT: City of Concord

LOCATION: 74, 76, and 78 Cabarrus Ave. West

PIN#: 5620-87-0418

AREA: .33 +/- acres

ZONING: RM-2 (Residential Medium Density)

PREPARED BY: Starla Rogers – Sr. Planner

BACKGROUND

This case came before the Planning and Zoning Commission on January 19th 2016. Several neighbors spoke at the public hearing in opposition to the request. The primary concerns were: Parking on Yorktown St., vehicular traffic congestion on Yorktown St., zoning classification of Center City, townhome use, number of townhome units, small front yard setback, and rental versus owner occupied units. The Planning and Zoning Commission tabled the case to allow the City and the neighbors to further discuss the project and possible methods of compromise.

After the meeting, City Staff contacted the potential buyer and he confirmed that he would not be in favor of modifying the request to single family homes or to reduce the number of townhome units. With that in mind, staff revised the townhome site plan to incorporate varied front setbacks for the units by incorporating both a front courtyard and stoop entry. Additionally, the site plan was modified to allow an exit only access point on Cabarrus Avenue. This new point of egress minimizes the need for residents of the townhomes to exit onto Yorktown Street.

After speaking with the potential buyer of the property, City staff held several meetings with surrounding neighbors and members of the community. A detailed description of each meeting and the resulting outcome is attached for the Commission’s review. The result of each meeting varied. Some citizens with whom the meetings were held are now in support of the project or have decided to be neutral. However, there are still individuals in opposition as well. With an active offer to purchase, conditioned on the rezoning and four (4) townhomes, the request must be carried through the rezoning process as presented.

HISTORY

The subject property is approximately .33 acres in a RM-2 (Residential Medium Density) zoning district, abutting the CC (Center City) zoning district. Cabarrus Avenue separates the subject property and other properties within the CC district. The property is also located within the City's Historic Preservation Overlay district.

Previously, the property was occupied by an approximately 3,500sf nonconforming commercial multi-tenant building and was held by a private party owner. The subject property was the site of various nuisance complaints through Concord Police Department. In November of 2014 the City purchased the property with intentions of more compatible redevelopment in the future. The structure was demolished in January 2015 and the site is now vacant.

The City met and discussed the project with individuals in the surrounding neighborhood. A formal neighborhood meeting was held on March 10th, 2015 in order to allow residents/property owners/tenants to have input on the future use/development of the site. The City presented several options including single-family detached residential dwellings, a commercial structure, and single-family residential attached units (townhomes). The result of the meeting was a preference of residential to commercial. Single-family residential was the overall neighborhood preference resulting from the meeting. After sending out an RFP, the only returned interest in redevelopment of the property was an offer to purchase for townhome development. Preliminary site designs indicate the site can accommodate four (4) two-story townhome units with rear detached garages, rear parking, two-way access off of Yorktown Street and one-way exit to Cabarrus Avenue.

Typically when requests must appear before both the Planning and Zoning Commission and the Historic Preservation Commission (HPC), the applicant first appears before HPC. This process is used so that the Planning and Zoning Commission has assurance that the HPC has approved site design and elevations as compatible with the Historic District prior to approval of any conditional zoning modification. This limits the need for multiple meetings/re-reviews. However, in this instance, the City has a prospective buyer for the property and the sale is dependent upon zoning approval. Therefore, there are no formal site plans, elevations, or material descriptions to accompany this conditional rezoning. Instead there are preliminary designs as to what the site could accommodate if rezoning were approved. Should the Commission approve the request to rezone the property to CC-CD, the following conditions are proposed:

1. Use limited to no more than (4) +/- 1700sf two-story townhome units
2. Rear parking
3. Detached rear loaded garages
4. Two front courtyards and two front stoops along with rear courtyards
5. Shared access driveway off of Yorktown Street, NW
6. Exit only access onto Cabarrus Avenue, West.
7. 6ft tall privacy fences along the adjoining property lines if approved by HPC

City staff made a presentation to the HPC on December 30th explaining the project, proposed uses, and need for modification to the public hearings order. The Commission had no objections and was informed of the upcoming Planning and Zoning meeting should they care to attend as private citizens or elect a representative to speak.

Site Plan and elevations are submitted as potential designs corresponding with the conditions proposed above. Should the Commission approve the rezoning subject to those conditions, the project would be required to meet the enhanced Center City design standards as well as those imposed by the Historic Preservation Overlay district and the Historic Preservation Commission.

Existing Zoning and Land Uses				
Zoning of Subject Property	Direction	Zoning Within 500 Feet	Land Uses(s) of Subject Property	Land Uses Within 500 Feet
RM-2	North	RM-2 Residential Medium Density and C-1 (Light Commercial)	Vacant	Single-Family Residential, and Institutional (Old Courthouse Theatre/
	East	RM-2 (Residential Medium Density), C-1 (Light Commercial) and CC (Center City)		Single-Family Residential, Commercial, Office and Institutional
	South	CC (Center City), C-1 (Light Commercial), and RC (Residential Compact)		Single-Family Residential, Commercial, and Institutional
	West	RM-2 (Residential Medium Density) and C-2 (General Commercial)		Single-Family Residential and Commercial

COMPLIANCE WITH THE CENTER CITY PLAN AND 2015 LAND USE PLAN

The subject property is located within the Center City Plan, incorporated into the 2015 Land Use Plan, and is designated as “Commercial.” During the update of the Center City Plan, many already developed properties were designated with land use categories that paralleled their existing uses. The subject property was occupied by a longstanding commercial building and was thus designated as such. The existing RM-2 zoning classification is not consistent with the land use classification. However, the proposed CC (and conditional district variations) is considered consistent and a corresponding zoning classification to the commercial land use designation and is therefore appropriate.

SUGGESTED STATEMENT OF ZONING CONSISTENCY

- The subject property is approximately .33 acres, is zoned RM-2 (Residential Medium Density) and is located within the Historic Preservation Overlay District.
- The subject property is a vacant lot.
- The proposed zoning amendment is consistent with the Center City Plan and thus the 2015 Land Use Plan (LUP) as the subject property is designated “commercial” and CC (Center City) is a corresponding zoning classification.
- The zoning amendment is reasonable and in the public interest because the petition allows for compatible single-family residential uses and is an extension of the existing CC (Center City) zoning across Cabarrus Avenue, West.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the request consistent with the Center City Plan and 2015 Land Use Plan and the

requirements of the Concord Development Ordinance. The petition meets the minimum requirements of the CDO. It is a parallel conditional district request, the Commission, should they decide to approve the request, may, according to Section 3.2.8.E of the CDO, suggest **“reasonable additional conditions or augment those already provided with the petition, but only those conditions mutually agreed upon by the petitioner and the Commission or Council may be incorporated into the approval. Any such condition should relate to the relationship of the proposed use to surrounding property, proposed support facilities such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, storm water drainage, the provision of open space and other matters that the Commission or Council may find appropriate.”**

The petitioner has consented to the following conditions:

1. Use limited to no more than (4) +/- 1700sf two-story townhome units
2. Rear parking
3. Detached rear loaded garages
4. Two front courtyards and two front stoops along with rear courtyards
5. Shared access driveway off of Yorktown Street, NW
6. Exit only access onto Cabarrus Avenue, West.
7. 6ft tall privacy fences along the adjoining property lines if approved by HPC

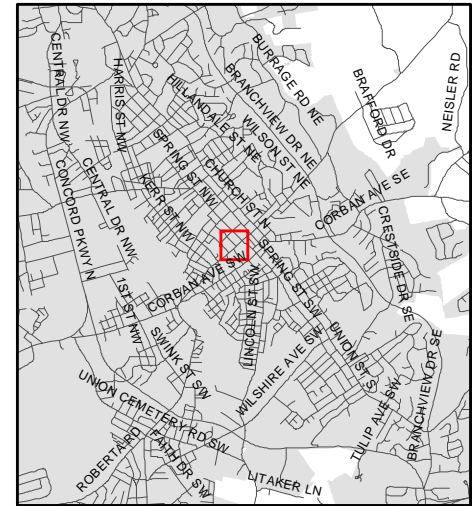
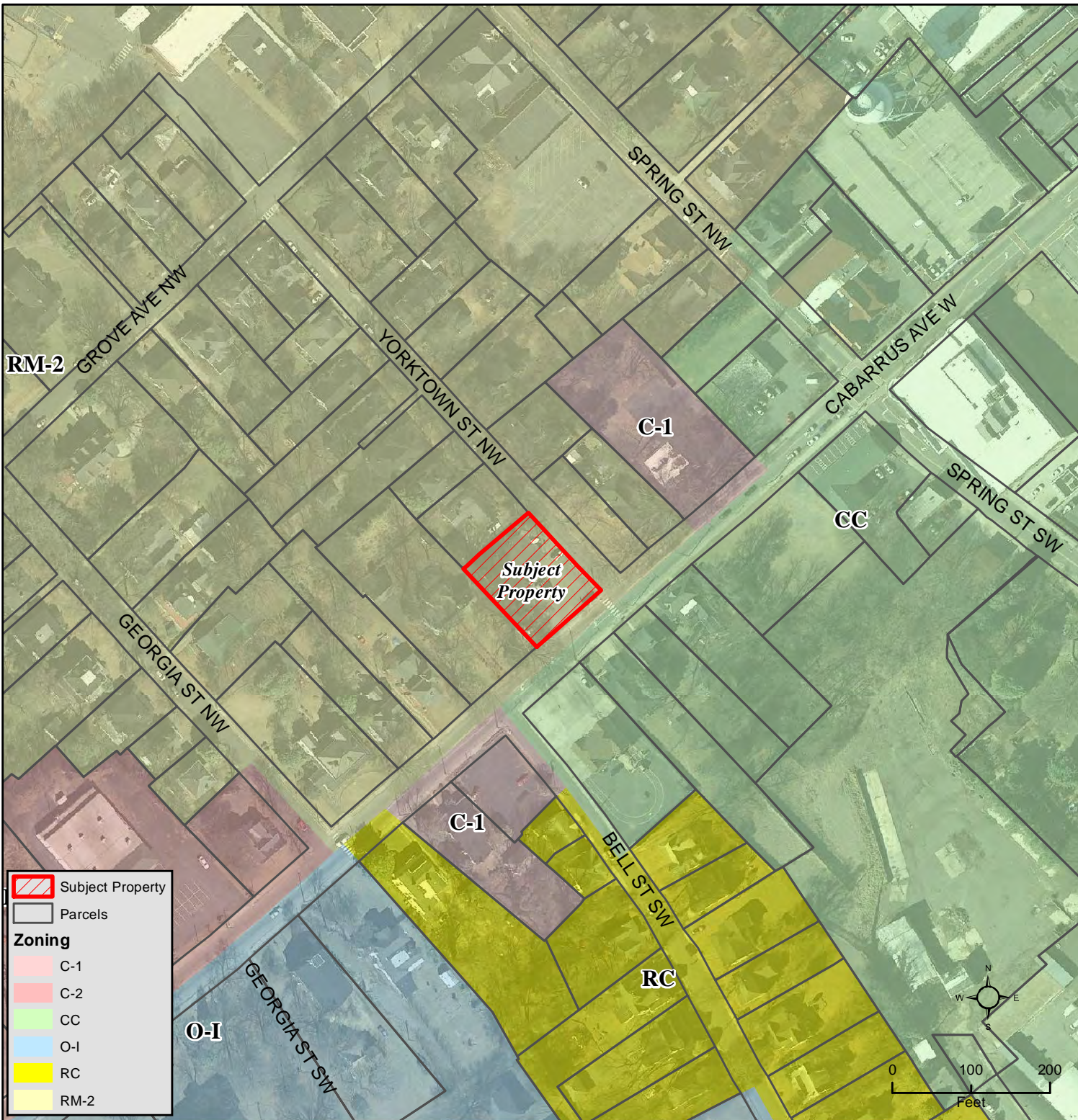
PROCEDURAL CONSIDERATIONS

This particular rezoning case is considered “legislative” in nature as stated in Section 3.2.7 of the CDO. Legislative hearings DO NOT require sworn testimony or findings of fact for approval or denial.

**Z(CD)-34-15
ZONING MAP**

**Zoning Map Amendment
from Residential Medium
Density (RM-2) to
Center City Conditional District
(CC-CD) for the development
of four (4) townhomes**

74-78 Cabarrus Ave W
PIN 5620-87-0418



Source: City of Concord
Planning Department

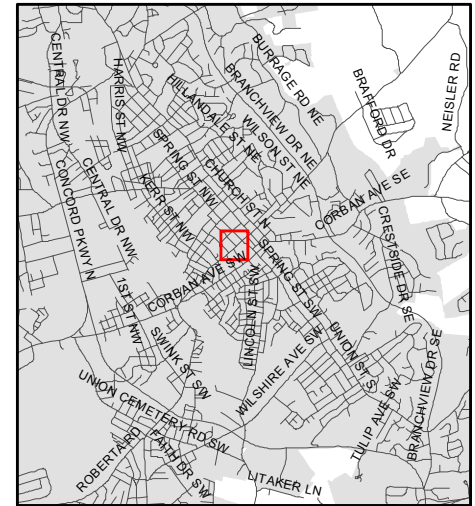
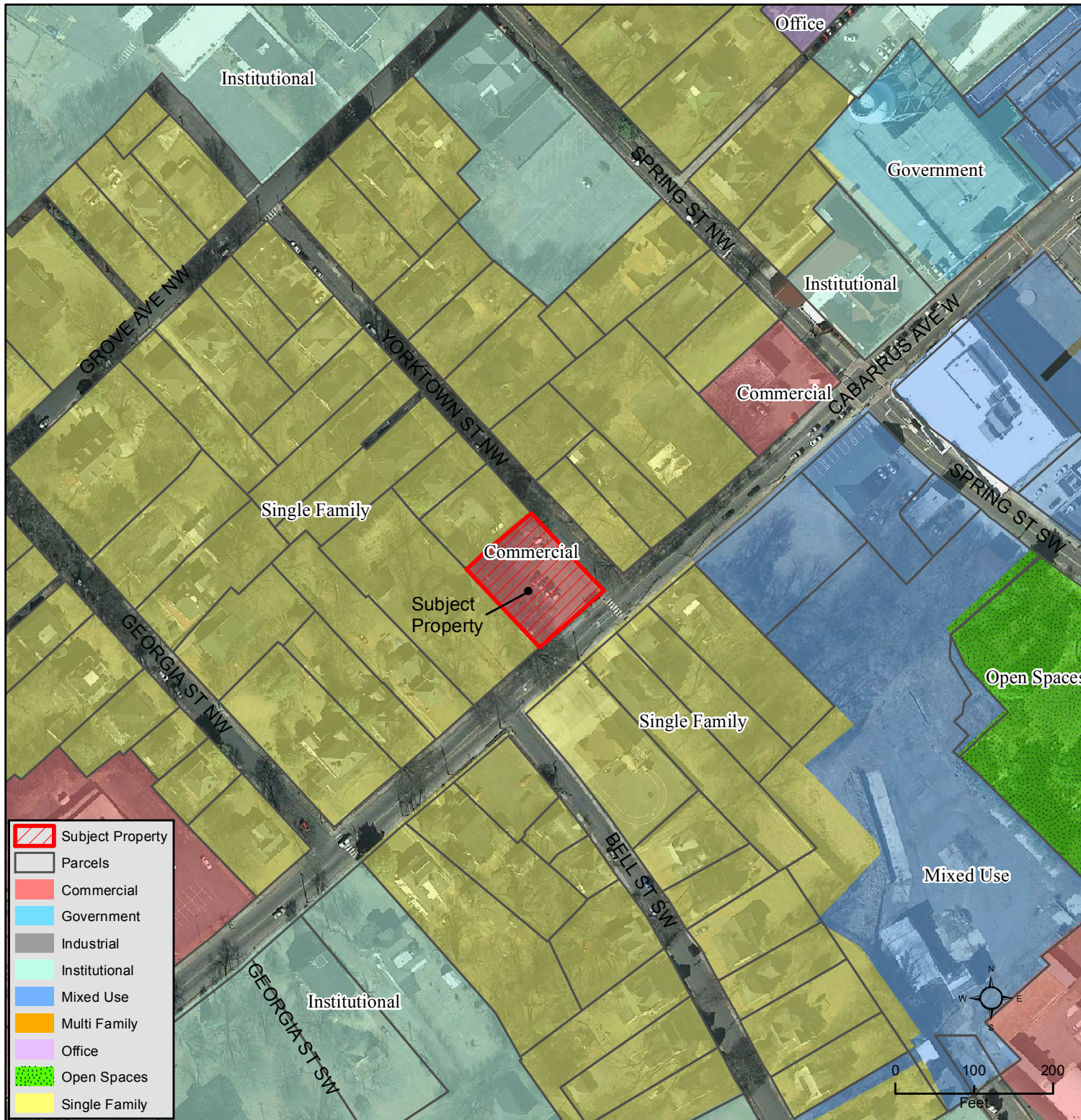
Disclaimer

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**Z(CD)-34-15
LAND USE PLAN**

**Zoning Map Amendment
from Residential Medium
Density (RM-2) to
Center City Conditional District
(CC-CD) for the development
of four (4) townhomes**

74-78 Cabarrus Ave W
PIN 5620-87-0418



Source: City of Concord
Planning Department

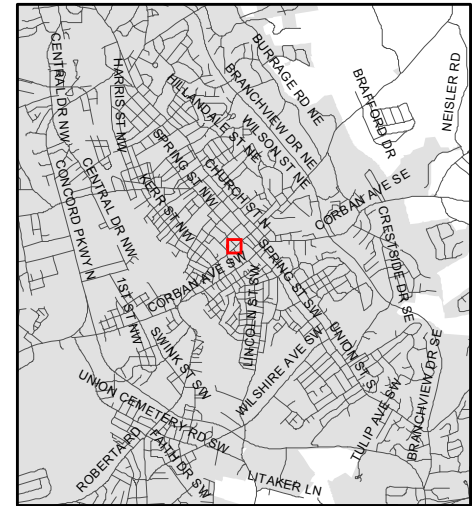
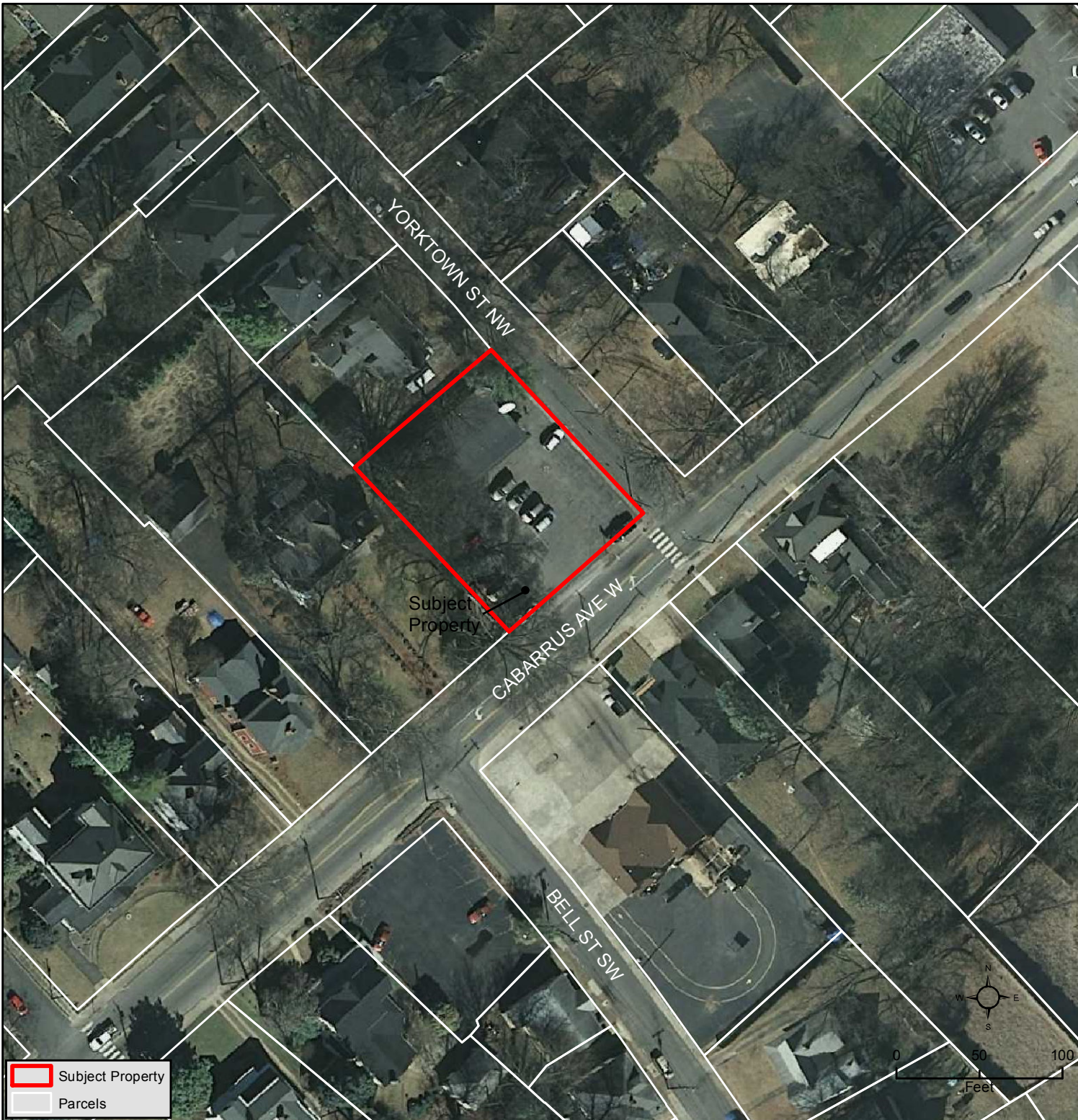
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**Z(CD)-34-15
AERIAL**

**Zoning Map Amendment
from Residential Medium
Density (RM-2) to
Center City Conditional District
(CC-CD) for the development
of four (4) townhomes**

74-78 Cabarrus Ave W
PIN 5620-87-0418



Source: City of Concord
Planning Department

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Summary of Planning Department Outreach to Surrounding Residents

Bold italicized text = Staff/Official's follow-up

In-Person Meetings: Mayor and City Council with Planning Staff (Scott Adams, Steve Osborne, Margaret Pearson), 1/13/15

- Planning staff presented development concepts to Mayor and City Council members in small group meetings.

Planning & Zoning Commission Meeting: Planning Staff (Scott Adams, Starla Rogers, Margaret Pearson), 1/19/16

- Planning staff presented rezoning case to Planning & Zoning Commission; the Commission tabled a decision
- ***Planning & Zoning Commission tabled the rezoning to their 2/16/16 meeting.***

Parking/Traffic Operations, 1/20/16

- Residents noted that existing on-street parking on Yorktown St. NW is often limited, 1/19/16.
- Residents noted that queuing for Coltrane-Webb STEM School often prevents free access from properties in the 20-50 block of Yorktown St. NW, 1/19/16.
- Coltrane-Webb STEM School, hours of operation: 8:15 a.m. – 3 p.m. ***[Steve Osborne asked Transportation Director Joe Wilson about this on 1/20/16. Director Wilson noted that this area has already been studied and that he wouldn't recommend any significant changes (i.e. reversing Yorktown St.'s one-way pattern toward Cabarrus Ave. W.). Planning staff also visited the area 1/21/16, 8-8:20 a.m., and did not see significant traffic congestion.]***

In-Person Meeting: Jim Potter (Developer), Scott Adams, Starla Rogers, Steve Osborne (City of Concord), 1/21/16

- Jim Potter: If pushed to do 3 units, this would drive up cost and size per unit. \$230,000 price-point is based on assumption of \$135/SF (new construction), compared to Afton Village units, \$125/SF, based on age (built in 2006, now 10 years old).
- Jim Potter: Originally considering 19'-wide units, but now exploring two @ 18' (2 bedroom) and two @ 22' (3 bedroom). Overall width is 80' vs. 76' for 19' units.

In-Person Meeting w/ Bill and Rebecca Patten (Citizens), Scott Adams, Margaret Pearson, Steve Osborne (City of Concord), 1/26/16

- City staff reviewed proposed site plan changes with the Pattens, including:
 1. Secondary one-way driveway onto Cabarrus Ave. W.
 2. Recessed 20' setbacks for two center units, with 8' courtyards on end units, thus meeting Center City max. 10' setback requirement.
- Bill and Rebecca Patten: Did not agree with site plan changes, still insisted on 1-2 single-family detached houses. Requested that City staff ask the developer about potential interest in reduced number of townhouses or single-family detached houses.
- City staff promised to follow up with the developer on the question of reduced number of townhouses or single-family detached house(s). ***Staff contacted Jim Potter, developer, per next item.***

Conference Call w/ Jim Potter (Developer), Scott Adams, Margaret Pearson, Steve Osborne, Starla Rogers (City of Concord), 1/26/16

- City staff asked Jim Potter if reduced number of townhouse units or single-family detached house(s) would be an option for the site. Jim Potter declined interest in anything other than four (4) townhouse units, noting that he find other pieces of property for this product. Jim Potter does not view less than 4 townhouse or single-family detached housing as being economically viable for the site.
- City staff thanked Jim Potter for confirming his interest in the site and noted that they would continue to recommend rezoning from RM-2 to CC-CD to support the construction of four (4) townhouses on the site.

Phone Call: Karen Gronli inquiry on purchase of entire parcel at 68 Cabarrus Ave. W., 1/27/16

Certified Letters for 2/16/16 Planning & Zoning Commission Meeting, 1/27/16

City staff prepared a letter, sent via Certified Mail 20 days ahead of the February 16, 2016 Planning & Zoning Commission meeting, to notify adjacent property owners of the rezoning request.

Steve Osborne (City of Concord) Phone Call w/ Arlene Clark, 2/1/16

- Steve explained proposed site plan changes (secondary one-way driveway, increased setbacks on center units)
- Arlene Clark expressed concern at feasibility of selling 4 units @ \$230,000 each; Steve noted that Staff and the Developer have done some market analysis and this is the most viable product for the site. Arlene Clark concluded that she'll remain neutral on the project.

Karen Gronli places NEW offer on remainder of 68 Cabarrus Ave. W., 2/3/16

Steve Osborne (City of Concord) phone call w/ Barbara Sheppard, 2/5/16

- Barbara Sheppard requested that 1) rental vs. owner be discussed and <4 units be discussed w/ developer.
- Barbara Sheppard noted she would request a meeting with City Manager, Mayor to discuss parking issues on Yorktown St. NW.
- *Planning staff contacted Joe Wilson, Transportation Director, for one more inquiry on traffic operations/on-street parking in immediate vicinity.*

In-Person Meeting between Mike Hooten (Karen Gronli's significant other), 64 Cabarrus Ave. W., and Steve Osborne, Scott Adams (City of Concord) 2/5/16

- Mike Hooten lives at 64 Cabarrus Ave. W., dropped in to office to get an update on site plans, etc.
- Planning staff reviewed previous site plan (single driveway access on Yorktown) vs. revised site plan (secondary driveway onto Cabarrus Ave.) and discussed RFP history (reaching out to multiple developers/builders) and only receiving Jim Potter's offer for townhouses; Mr. Hooten noted that the only real way for the historic neighborhoods to maintain low-density, single-family detached housing patterns would be to develop a fund to purchase vacant lots; Planning staff agreed with his assessment.

In-Person Meeting between Citizens and City officials, 2/11/16

- A meeting was held February 11 at 1:30 p.m. at City Hall to discuss the project and Yorktown St. traffic operations/parking. Attending the meeting were :
 - Steve Osborne, Deputy Planning Director
 - Margaret Pearson, Planning Director
 - Brian Hiatt, City Manager
 - Scott Padgett, Mayor
 - Al Brown, Concord City Council/Grove St. resident
 - Barbara Sheppard, Yorktown St. resident
 - Joe Hunter, resident at corner of Yorktown & Grove St.
 - Steve Morris, Cabarrus County Commission/Georgia St. resident
 - Christie Celetti, Yorktown St. resident
- ***Citing citizen concerns for possibly finding a single-family detached homebuilder, the rezoning was removed from the 2/16/16 Planning & Zoning Commission agenda and tabled until the 3/15/16 Planning & Zoning Commission meeting.***

Phone Call: Karen Gronli inquiry of rezoning with Scott Adams (City of Concord) 2/18/16

- Karen Gronli, in Arizona for indeterminate amount of time, called to inquire on status of project since she missed the 2/16/16 scheduled Planning & Zoning Commission meeting.
- ***Planning staff noted that City Council tabled the rezoning and removed it from Planning & Zoning Commission meeting (for 2/16/16) after a 2/11/16 meeting with citizens. Staff noted that the rezoning is scheduled for Planning & Zoning Commission's 3/15/16 meeting.***
- ***Ms. Gronli's offer to purchase the remainder of 68 Cabarrus Ave.W., in addition to Jim Potter's offer on both 68 Cabarrus Ave. W. and 74-78 Cabarrus Ave., will not be considered by City Council until their 4/14/16 meeting at the earliest.***

In-Person Meeting between Kevin and Casey Killough and Scott Adams, Steve Osborne (City of Concord) 2/25/16

- Mr. and Mrs. Killough noted that misunderstanding about the project has been spread via neighborhood-based petitions.
- Planning staff clarified that the existing renderings are massing models and do not represent any architectural elements (i.e. brick, siding, roof lines, etc.). Architectural elements will be reviewed and approved by the Historic Preservation Commission (HPC).
- Mr. and Mrs. Killough noted that the most realistic redevelopment scenario for 74-78 Cabarrus Ave. W. is townhomes, given the demographics (Millennials, Baby Boomers) and general interest in low-maintenance housing options (i.e. little/no yard to maintain, minimal exterior house maintenance required).

In-Person Meeting between Marshall Ward, Bill Patten, Councilmember Alfred M. Brown Jr. and Scott Adams, Steve Osborne, Margaret Pearson (City of Concord) 3/8/16

- Mr. Ward presented a written list of questions/concerns, including whether or not the proposed CC zoning was adjacent to existing zoning; **Staff noted that zoning polygons run to street centerlines, making the proposed rezoning to CC legal since the properties across Cabarrus Ave. W. are zoned CC.**
- Mr. Ward took issue with the proposed townhomes having back-of-sidewalk setbacks ranging from 20 feet to 8 feet, citing that most surrounding setbacks are 30 feet. **Staff noted that the proposed setbacks are site-specific in response to concerns from Bill and Rebecca Patten (90 Cabarrus Ave.). Staff showed a development scenario assuming Residential Compact (RC) zoning, which would require 20 foot setbacks on both frontages of Yorktown St. NW and Cabarrus Ave. NW, pushing the building footprint south and west, precluding the ability to have a secondary driveway access onto Cabarrus Ave. W. (requested by neighbors) and removing 4 guest parking spaces along the rear driveway.**
- Mr. Ward and Mr. Patten expressed concern that townhomes would not reach a price point of \$135/SF, and would more likely be \$90-100/SF. They also asked if nearby neighbors would actively market the property to real estate agents and related entities to build single family detached homes on the site. **Staff reiterated that the RFP for the property was distributed via direct mailing, plus general marketing/distribution, to a range of single-family detached homebuilders in Cabarrus County and other residential developers across the Charlotte region. Staff noted that no active offer for single-family detached housing has been made on the site; the only other inquiries have been for commercial or townhome development.**

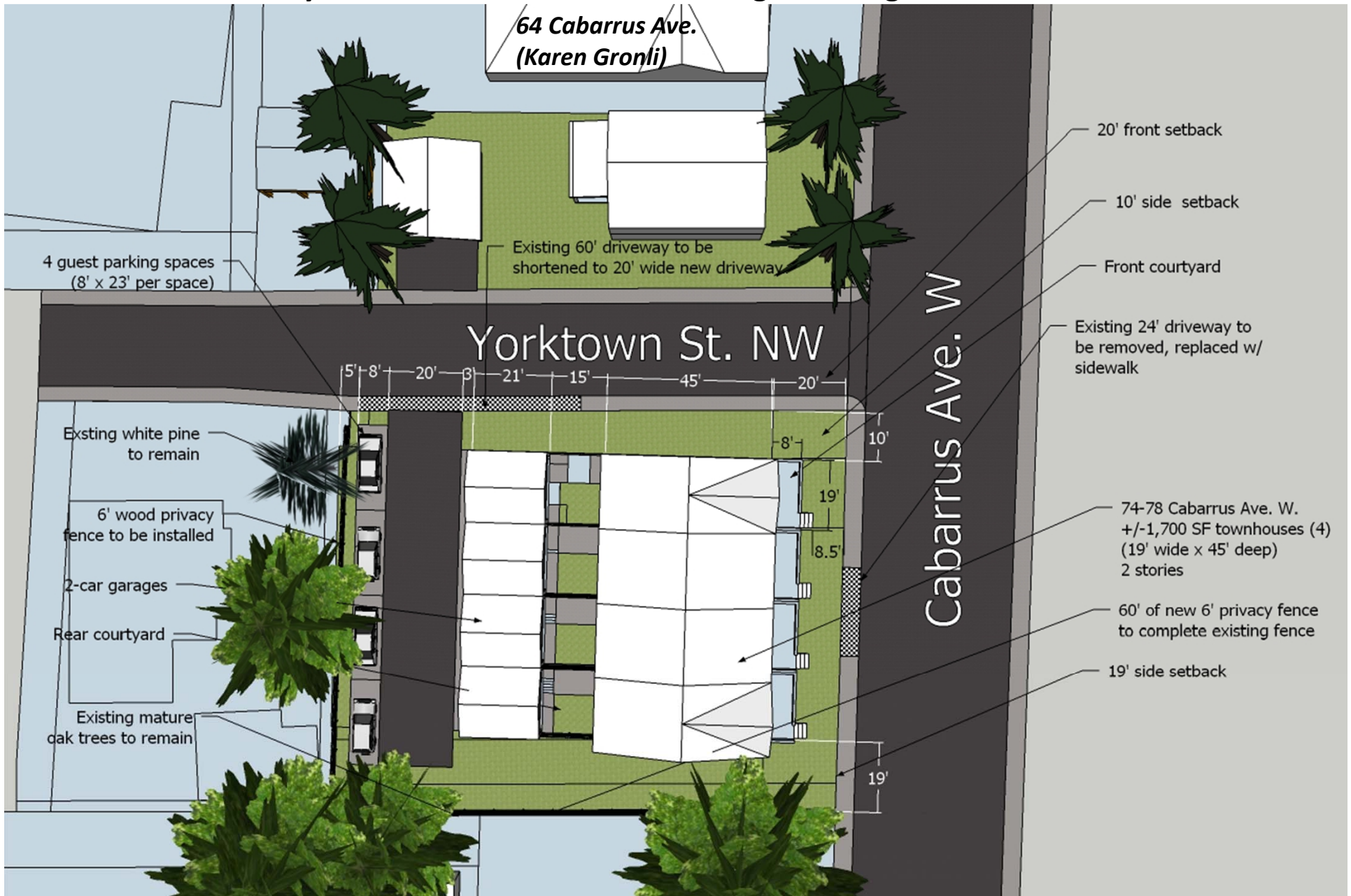
In-Person Meeting between Charles Gressle, Jr. (17 Yorktown St. NW) and Steve Osborne, (City of Concord) 3/10/16

Steve Osborne met with Charles Gressle, who lives at 17 Yorktown St. (property immediately behind 74-78 Cabarrus Ave. W.) to discuss the project's updated site plan (i.e. secondary driveway access onto Cabarrus Ave. W.)

Next Steps

- Planning & Zoning Commission will consider the rezoning at their 3/15/16 meeting.
- City Council may consider offers to purchase property (74-78 Cabarrus Ave. W.) at their 4/14/16 meeting.

Previously Submitted for 1/19/16 Planning & Zoning Commission



64 Cabarrus Ave.
(Karen Gronli)

Existing 60' driveway to be shortened to 20' wide new driveway

Yorktown St. NW

Cabarrus Ave. W

20' front setback

10' side setback

Front courtyard

Existing 24' driveway to be removed, replaced w/ sidewalk

74-78 Cabarrus Ave. W.
+/-1,700 SF townhouses (4)
(19' wide x 45' deep)
2 stories

60' of new 6' privacy fence to complete existing fence

19' side setback

4 guest parking spaces
(8' x 23' per space)

Existing white pine to remain

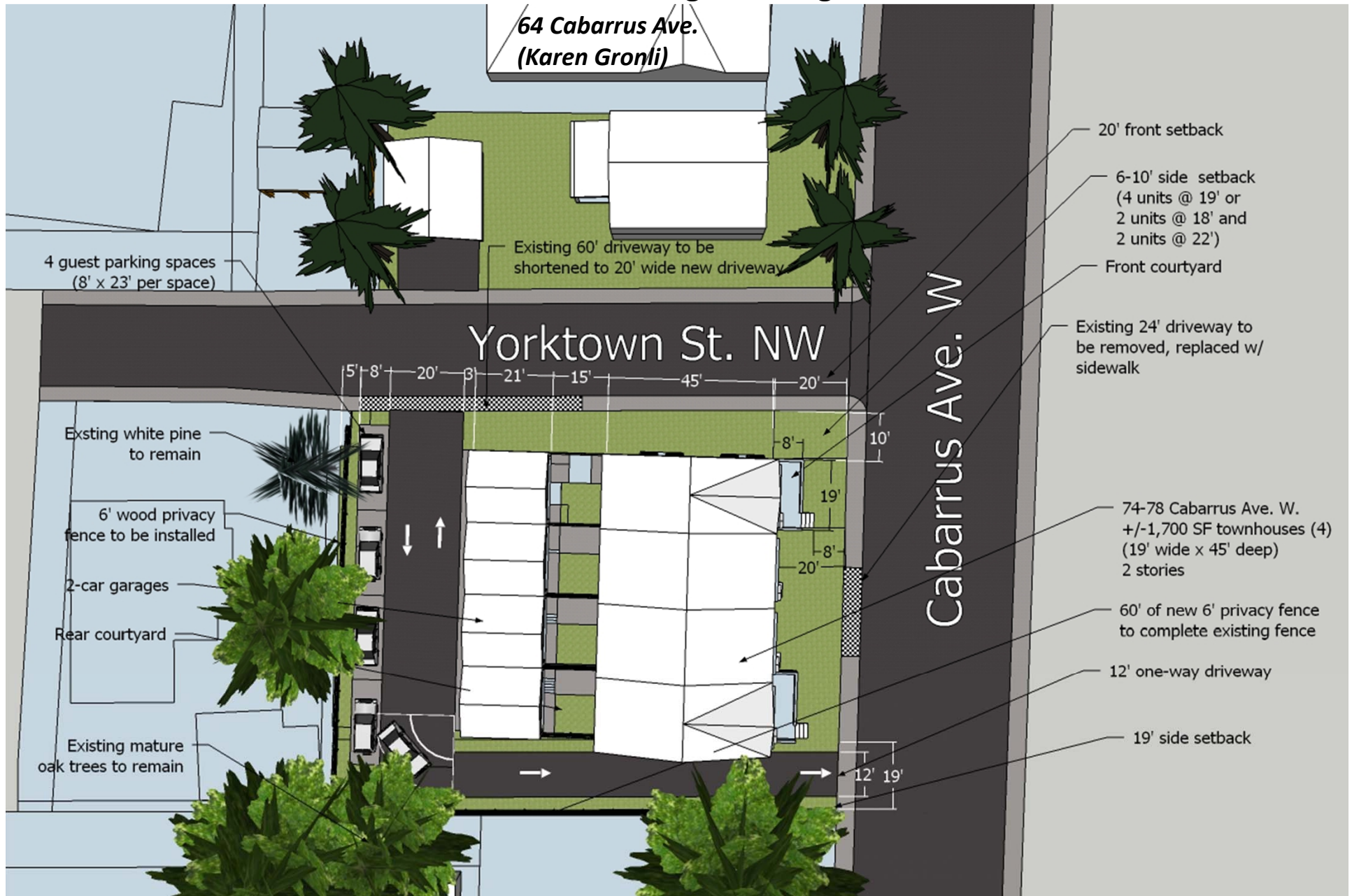
6' wood privacy fence to be installed

2-car garages

Rear courtyard

Existing mature oak trees to remain

To Be Submitted for 3/15/16 Planning & Zoning Commission





90 Cabarrus Ave.
(Rebecca Patten)

Existing 60' driveway to be
shortened to 20' wide new driveway

All models are for height/massing purposes only, not detailed architecture. Historic Preservation Commission will review detailed architecture (i.e. materials, roof pitch/style, etc.)



All models are for height/massing purposes only, not detailed architecture. Historic Preservation Commission will review detailed architecture (i.e. materials, roof pitch/style, etc.)



All models are for height/massing purposes only, not detailed architecture. Historic Preservation Commission will review detailed architecture (i.e. materials, roof pitch/style, etc.)



(Please type or print)

Applicant Name, Address, Telephone Number and email address: _____

City of Concord

35 Cabarrus Ave. W., Concord, NC 28025 704-920-5555

Owner Name, Address, Telephone Number: _____

City of Concord

35 Cabarrus Ave. W., Concord, NC 28025 704-920-5555

Project Location/Address: 74-78 Cabarrus Ave. W.

P.I.N.: 5620-87-0418

Area of Subject Property (acres or square feet): 0.337 ac.

Lot Width: 103.76 Lot Depth: 140.00

Current Zoning Classification: RM-2

Proposed Zoning Classification: Center City - Conditional District (CC-CD)

Existing Land Use: Vacant (former commercial use)

Future Land Use Designation: Commercial

Surrounding Land Use: North Residential South Commercial

East Residential West Residential

Reason for request: Existing zoning only allows 1 residential unit and is not economically feasible. Rezoning to CC-CD will allow townhouse development.

Has a pre-application meeting been held with a staff member? Yes

Staff member signature: KEA Date: 12/28/15

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

1. List the Use(s) Proposed in the Project:

Four (4) 2-story townhouses at +/-1,700 SF each; each townhouse to include:

-Front courtyard

-Rear courtyard

-Rear-loaded 2-car garage

-Shared access driveway off Yorktown St. NW

2. List the Condition(s) you are offering as part of this project. Be specific with each description.

(You may attach other sheets of paper as needed to supplement the information):

6' tall privacy fence to be built along rear property line

6' tall privacy fence to be built along side yard w/ 90 Cabarrus Ave. W.

Existing landscaping to be maintained along side yard w/ 90 Cabarrus Ave. W.

Design requirements per submitted site plan; review by Historic Preservation Commission

I make this request for Conditional district zoning voluntarily. The uses and conditions described above are offered of my own free will. I understand and acknowledge that if the property in question is rezoned as requested to a Conditional District the property will be perpetually bound to the use(s) specifically authorized and subject to such conditions as are imposed, unless subsequently amended as provided under the City of Concord Development Ordinance (CDO). All affected property owners (or agents) must sign the application.

W. R. Smith
 Signature of Applicant

12/21/15
 Date

W. R. Smith
 Signature of Owner(s)

12/21/15
 Date

Certification

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.

Date: 12/21/10

Applicant Signature: W. R. Smith

Property Owner or Agent of the Property Owner Signature:
W. R. Smith

DATE: May 10, 2023

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-15-22
<u>Applicant:</u>	Jim Potter/Old Towne Development
<u>Location of Subject Property:</u>	68 Cabarrus Ave W
<u>PIN:</u>	5620-87-0595
<u>Staff Report Prepared by:</u>	Autumn James, Planning & Development Manager

BACKGROUND

- The subject property at 68 Cabarrus Ave W is a vacant lot within the North Union Street Historic District. (Exhibit A)
- “Vacant Lot between 64 and 74-78 Cabarrus Avenue West. Vacant lot that was a former site of a home.” (Exhibit A)

DISCUSSION

On April 9, 2022, Jim Potter/Old Towne Development applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to construct a two-story single-family home, with a rear patio, and detached garage. Additionally, the applicant is requesting the removal of two trees (Exhibit B).

The proposed residence will have a brick stem wall foundation with 8.5-inch fiber cement lap siding, and architectural shingles and the garage will be on a monolithic slab foundation with 8.5-inch fiber cement lap siding with architectural shingles. The applicant has provided detailed specifications of the project related to the materials to be used. The exterior siding will be James Hardie cement based or equivalent brand; Tamro Virginia Slate Architectural Shingles; Camden Brick by Triangle Brick; windows will be white aluminum clad, wood with SDL (Simulated Divided Lites) grids; the garage will also have James Hardie cement based or equivalent brand siding; the proposed privacy wall will be 8.5-inch fiber cement lap siding over a 2x4 stud framed wall; the proposed concrete patio (12x20) will be poured concrete.

The applicant is additionally requesting to remove two trees from the property; one (1) crape myrtle (*Lagerstroemia indica*) and one (1) pecan (*Cara Illinoensis*). The crape myrtle (DBH 16”, Height 25’, Spread 15’) is located on the north side of the parcel and is noted to have some dead branches in the crown typical of old myrtles that were topped in the past. The risk rating for this tree is calculated as a three (3). The pecan tree (DBH 19”, Height 55’, Spread 30’) is also located on the north side of the parcel and it is noted to have no structural defects or concerns above the normal for a health tree of this tree species. The risk rating for this tree is calculated as a four (4). Both assessments were performed by the City Arborist.

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: Elevations

Exhibit F: Materials

Exhibit G: Tree Assessments and Photos

Historic Preservation Commission

Case # H-15-22

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 Principal Structure Construction

- The successful integration of new structures or building additions to the neighborhood depends on how well the building will preserve existing site features such as trees, slopes, natural drainage patterns, rock outcrops, etc.
- The Historic Preservation Commission will consider how well the proposed construction will maintain the unifying features that exist, such as tree canopies, clean boundaries, and architectural and landscape details.
- Other considerations include how compatible the proposed structure will be in material, scale, site setting, spatial relationships, color, and details with immediate neighbors.
- Careful consideration should be given to the design and placement of driveways, landscaping, lighting, signage, walkways, and the retention of mature trees or other historic features of landscape.
- Building materials, features, fenestration, and texture are also important to consider when designing for compatibility.
- A wide range of features and materials presently used in the neighborhood provide a broad range of options from which to choose.
- Through the use of porches, chimneys, bays, and other details, new buildings can be designed to have texture compatible with the Historic context.

Design Standards: New 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 hardiplank 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.*

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.*
- *Trees removed within street view must also have the stumps removed below the ground level.*

Design Standards: Landscaping and Trees

- *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.*

Approval Requirement Needs Table: Patios, Walks, and Driveways

All new patios, walk, 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.*

- *Trees should be planted or retained in order to maintain the tree canopy and minimize the focus of the parking areas.*
- *Excessive expanses of paving should be avoided.*
- *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 Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
 - Completed project will be photographed to update the historic properties survey.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
Date entered

Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	#7	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: JIM POTTER
Address: 8312 CALDWELL RD
City: HARRISBURG State: NC Zip Code: 28075 Telephone: 704 746 8473

OWNER INFORMATION

Name: OLD TOWNE DEVELOPMENT CORP
Address: 8312 CALDWELL RD HAT
City: HARRISBURG State: NC Zip Code: 28075 Telephone: 704 746 8473

SUBJECT PROPERTY

Street Address: 68 CABARRUS AVE W. P.I.N. # 56208705950000
Area (acres or square feet): .155 Current Zoning: RM-2 Land Use: RESIDENTIAL

Staff Use Only:	
Application Received by: _____	Date: _____, 20 _____
Fee: \$20.00 Received by: _____	Date: _____, 20 _____
<i>The application fee is nonrefundable.</i>	

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:

- Remove 2 trees and construct a
1. Project or Type of Work to be Done: SINGLE FAMILY HOME 2063 SF HA WITH REAR DECK AND 22x22' DETACHED GARAGE
 2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
SIDING: JAMES HARDIE CEMENT BASED OR EQUIVALENT BRAND
WINDOWS: ALUMINUM CLAD, WHITE, WOOD WITH SDL GRILLS
FRONT ENTRY - FIBERGLASS CRAFTSMAN STYLE WITH LIGHT AND
TRANSOM WINDOW ABOVE - WHITE PAINT FINISH
SHINGLES - TAMBO 304R ARCHITECT - VIRGINIA SLATE
BRICK - TRIANGLE BRICK - CAMDEN

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.
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.

4/9/23

Date



Signature of Owner/Agent

Planning & Neighborhood Development

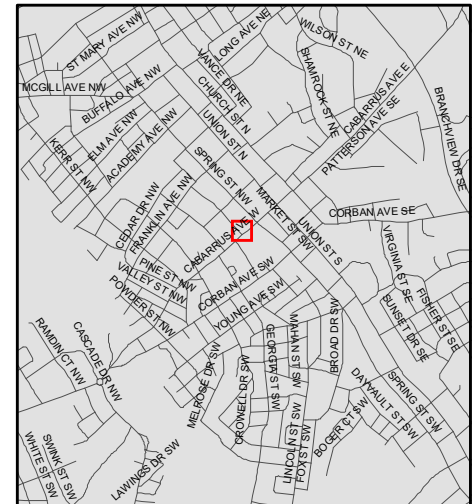
35 Cabarrus Ave W Concord, NC 28025
Phone (704) 920-5152 Fax (704) 920-6962 www.concordnc.gov



H-15-22

68 Cabarrus Ave W

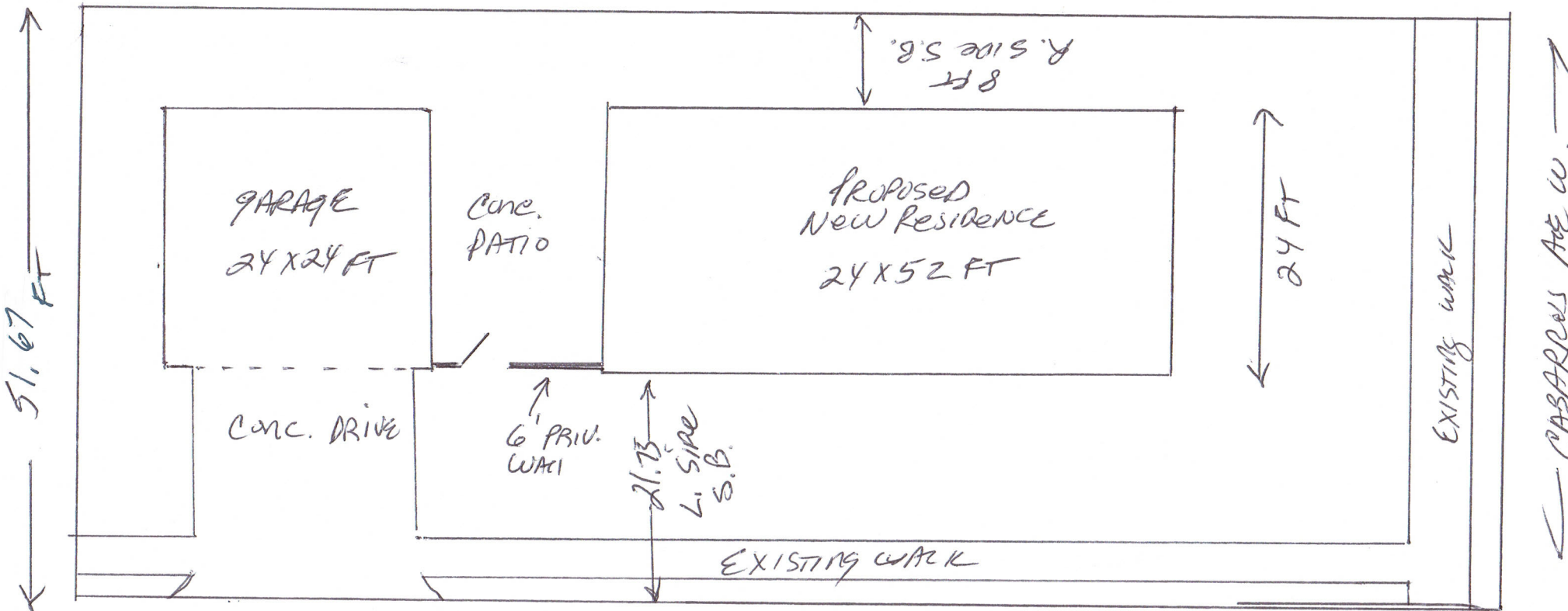
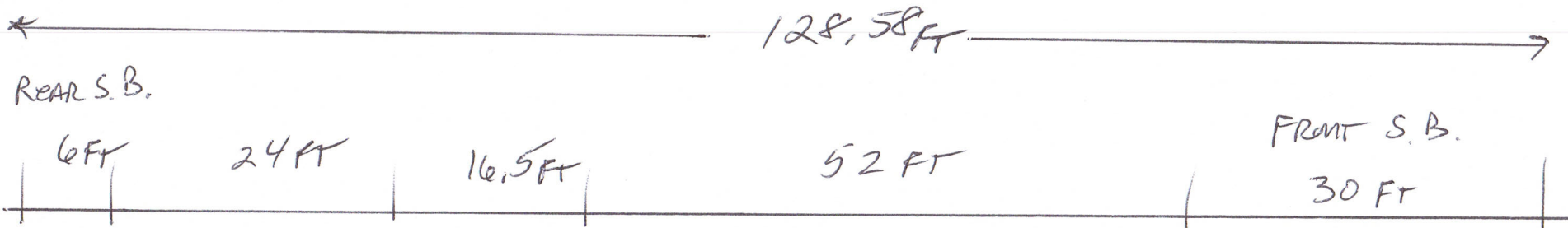
PIN: 5620-87-0595



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.



← YORKTOWN ST. →

68 CABARRUS AVE W.



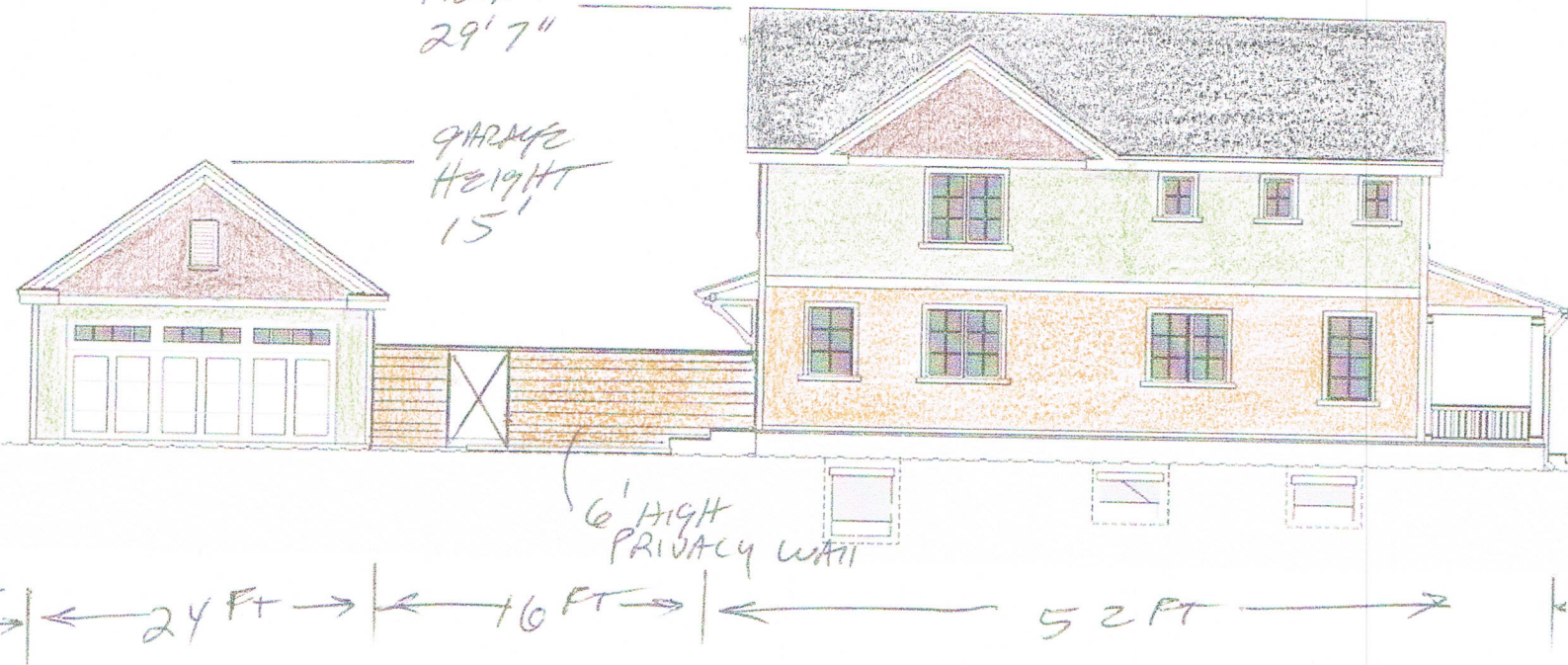
FRONT ELEVATION

68 CABARRUS AVE W.
LEFT ELEVATION

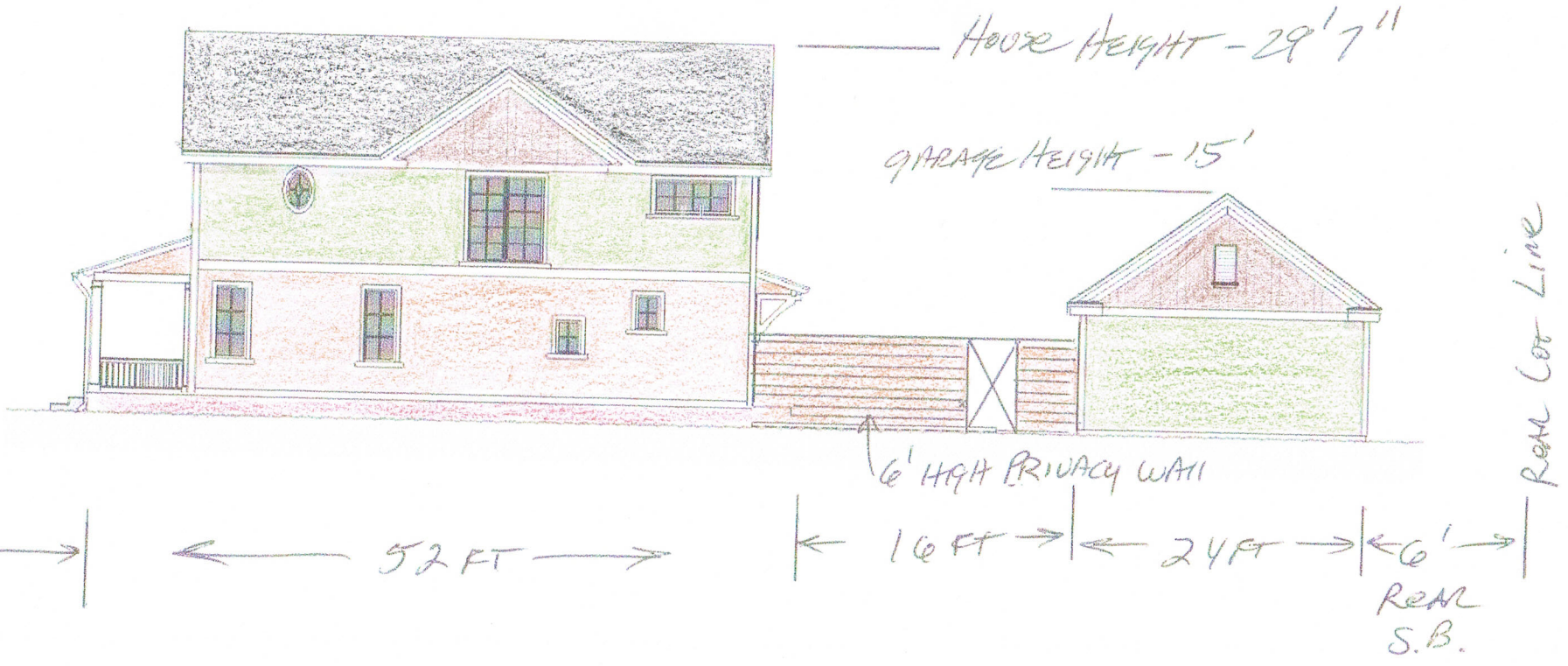
HOUSE
HEIGHT
29' 7"

GARAGE
HEIGHT
15'

6' HIGH
PRIVACY WALL



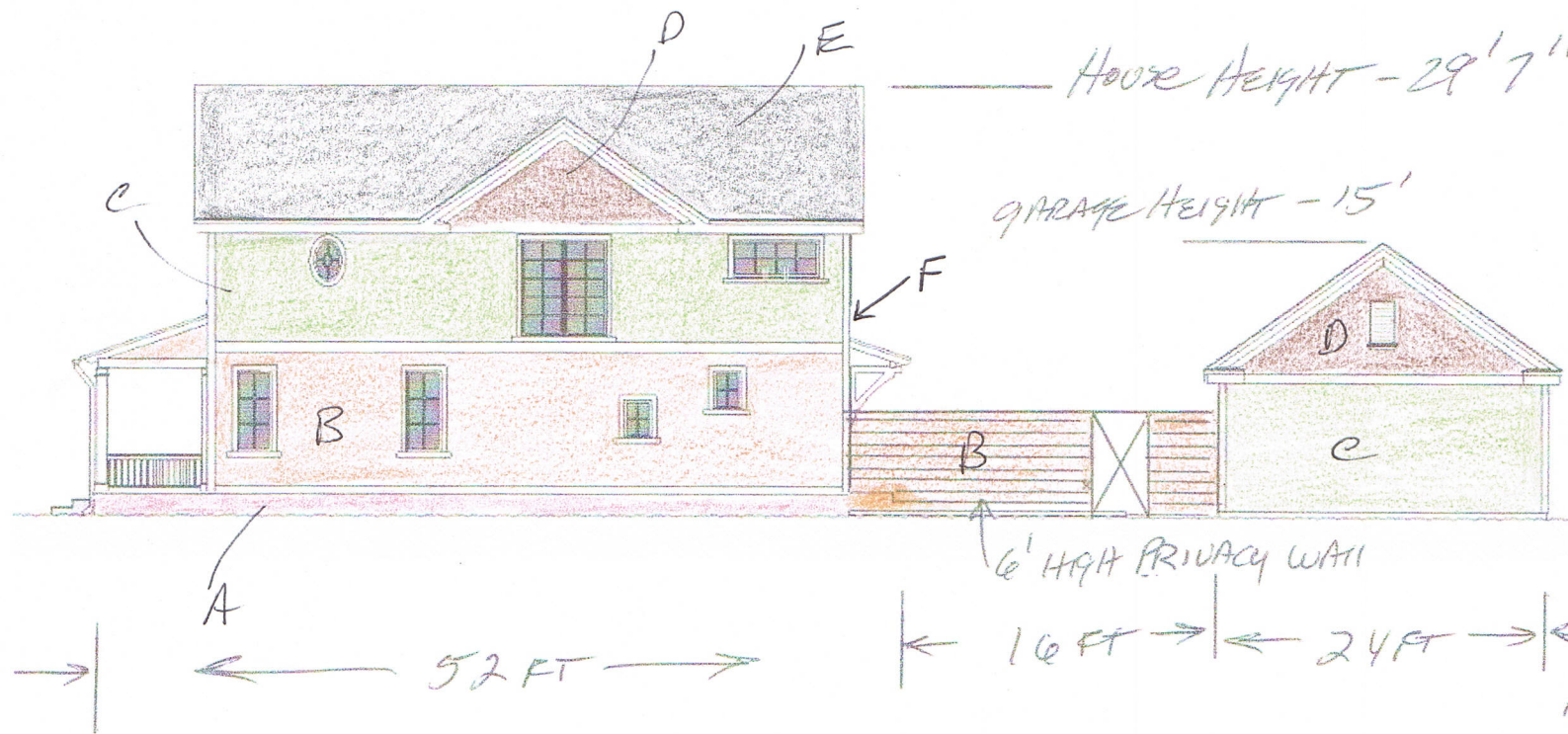
68 CABARRUS AVE W.
RIGHT ELEVATION





REAR ELEVATION

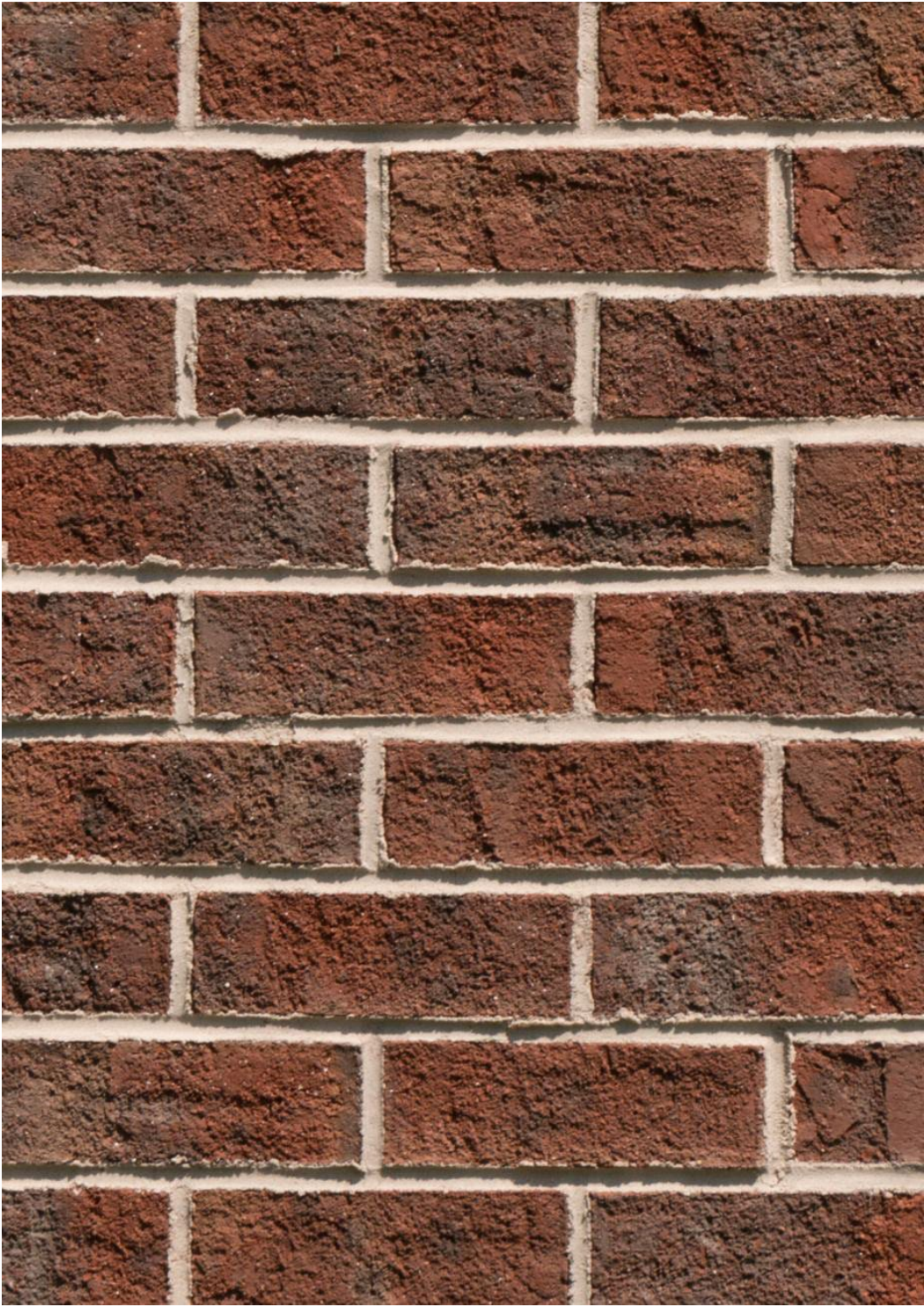
68 CABARRUS AVE W.
 RIGHT ELEVATION
 EXTERIOR MATERIALS / COLORS



- A - TRIANGLE BRICK - CAMDEN - BRICK
- B - JAMES HARDIE - AUTUMN TAN - LAP SIDING
- C - JAMES HARDIE - HEATHERED MOSS - LAP SIDING
- D - JAMES HARDIE - CHESTNUT BROWN - LAP SIDING
- E - TAMMO - VIRGINIA SLATE - SHINGLES
- F - All EXTERIOR TRIM, SOFFIT, COLUMNS - JAMES HARDIE - SAILCLOTH.



TRIANGLE BRICK CO - CAMDEN



TREE RISK ASSESSMENT FORM

Site/Address: 68 Cabarrus Ave W

Map/Location: North side of parcel

Owner: public: _____ private: X unknown: _____ other: _____

Date: 03/20/23 Inspector: Bill Leake

Date of last inspection:

RISK RATING:

2 **0** **1** **3**
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: **Crape Myrtle (Lagerstroemia indica)**

DBH: **16"** # of trunks: **2** Height: **25'** Spread: **15'**

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

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 60 % Age class: young semi-mature mature over-mature/senescent

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

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

TREE HEALTH

Foliage color. normal chlorotic necrotic Epicormics;

Foliage density: normal sparse Leaf size: normal small

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

Woundwood : excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases:

Growth obstructions:

stakes wire/ties signs cables

SITE CONDITIONS

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

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

Irrigation: none adequate inadequate excessive trunk wetted

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

% dripline paved: 25% 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 Can use be restricted? NO

Occupancy: occasional use intermittent use frequent use constant use

Exhibit G

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: 0 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				M
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

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

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

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

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

Maintenance Recommendations

none remove defective part reduce end weight crown clean

thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

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

When replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 03/20/23

COMMENTS

This tree has some dead branches in the crown. This is typical of old myrtles that were topped in the past.

Bill Leake



TREE RISK ASSESSMENT FORM

Site/Address: 68 Cabarrus Ave W

Map/Location: North side of parcel

Owner: public: _____ private: X unknown: _____ other: _____

Date: 03/20/23 Inspector: Bill Leake

Date of last inspection:

RISK RATING:

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

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

TREE CHARACTERISTICS

Tree #: **2** Species: **Pecan (Cara Illinoensis)**

DBH: **19"** # of trunks: **1** Height: **55'** 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:

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: 15% Pavement lifted: YES

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

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

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

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

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

TARGET

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

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

Occupancy: occasional use intermittent use frequent use constant use

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

When replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 03/20/23

COMMENTS

This tree has no structural defects or concerns above the normal for a healthy tree of this tree species.

Bill Leake

