

HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Wednesday, October 11, 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-22-23 (Quasi-Judicial Hearing-Continued)

Tommy Propst has submitted a Certificate of Appropriateness application for installation of a fence and removal and replacement of an existing gate at the rear of the parking lot that is to the left of 104 Union Street S. PIN 5620-97-3177.

- 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

- a. Handbook Updates
 - i. 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: October 11, 2023

SUBJECT:

Certificate of Appropriateness Request: H-22-23
Applicants: Tommy Propst, Church Property Care Team member
Location of Subject Property: 104 Union Street S and adjacent parking lot
PINs: 5620-97-5200 and 5620-97-3177
Staff Report Prepared by: Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject properties, St. James Lutheran Church at 104 Union Street S designated as a Pivotal (P) structure, and the adjacent parking lot designated as a “PL” structure, are both in the South Union Street Historic District (Exhibit A).
- St James Lutheran Church: “Splendid Gothic Revival sanctuary, the finest church of its period in Cabarrus County. Church is constructed of smooth-surfaced, random coursed granite with a lighter-colored stone used to trim the windows, doors, and buttresses. Union St. facade has imposing, vertical emphasis and is composed of a central, parapeted gable; a tall, two-stage bell tower; and a shorter, parapeted tower set at a right angle to the nave. A four-light, lancet-arched window with intersecting tracery is the central feature of the facade, and directly beneath it is the well-detailed entrance. The rich interior detailing of the church reflects the fine execution of its exterior finish. St. James is the oldest Lutheran congregation in Concord and remains its principal Lutheran Church. It was organized in 1843 by members from the Lutheran congregation of Cold Water Union Church which dates back to the late eighteenth century. The Cold Water Lutheran pastor, W. G. Harter, apparently transferred his services to the new group. A lot was purchased in 1845 and a frame church erected, a square building with separate doors for the men and women. A log cabin for education was also constructed. The church received a bell for its tower and an organ in 1874. The congregation hosted the General Synod of the Lutheran Church in the Confederate States of America in 1863. In 1880, a lot was purchased on the site of the present building for a structure to hold the growing congregation. A brick church was constructed and dedicated in 1881. The present stone building was constructed in 1927-1928 (Exhibit A).
- Parking Lot: “Parking Lot between 100 S Union St. and Foard Ave. Landscaped parking lot of St. James Lutheran Church, which stands just north. To west of lot is church’s mid-twentieth century education wing, a two-story, blond brick structure with casement windows.” (Exhibit A).

DISCUSSION

On September 1, 2023, Tommy Propst, a member of the St. James Lutheran Church Property Care Team, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 requesting to install a fence at the rear of the parking lot adjacent and to the left of the church property and remove and replace an existing gate at the church property alleyway facing Foard Street in the side yard (Exhibit B).

The applicant has stated that the parking lot adjacent to the church has a retaining wall from the original US Post Office that formerly sat on this site. There is a 4-6 foot drop off from that wall to the lower alleyway. This unprotected wall poses a falling danger to people on the church grounds and is also an area unwelcome guests use as a restroom, and to use unlawful drugs. Hypodermic syringes and blunt wrapping paper are removed from this area at times. A Multilingual preschool was opened next to this alleyway about 5 years ago, and the alley is an exit route for the preschool rooms. The Concord Fire Marshall suggested Historic Preservation Commission

Case # H--22-23

that a new fence and “push-out” only gate be installed to secure the preschool exit doors, located at St. James Lutheran Church, and provide safety for preschool children and the congregation (Exhibit B).

The fence will be a black powder coated aluminum fence with vertical posts, a picket top and ornamental post ball caps, measuring 5’ tall and 140’ wide, constructed in core drilled holes, and installed in front of the existing short concrete retaining wall and the church alleyway at the rear of the parking lot (Exhibit D).

The gate will replace an existing white picket gate and be a black powder coated aluminum gate measuring 6’ tall x 4’ wide with vertical posts with a picket top and metal mesh covering, including a red “push-out” only panic bar (push bar) on the inside of the gate and a keyable lock on the outside, and installed at the alley entrance at Foard Street in the side yard of the church (Exhibit D).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Applicant Submitted Site Plan, Photographs, and Information

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Fencing and Gates

- *All types of fencing and gates require Commission Hearing and Approval.*

Chapter 5 – Section 9: Fences and Walls

- *Fences should be compatible with most structures in the district.*
- *Where fences are desired in front yards and side yards at corner lots, the design should be primarily decorative in nature.*

Design Standards: Fences and Walls

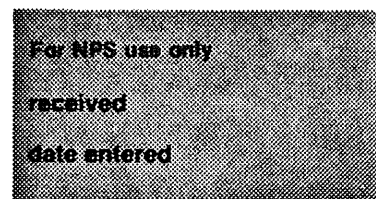
1. *Use materials such as natural stone, brick, wood, powder coated aluminum and iron.*
2. *Chain link or plastic materials are prohibited.*
3. *Materials and style should coordinate with building and neighborhood buildings as well as other walls and fences in the area.*

RECOMMENDATION:

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

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

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



Continuation sheet	Item number	Page
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	25

50. T. D. Manus
142 S. Union St.
1921-1927 (SM)
P

One of the finest two-story houses built "along bungalow lines" that survives in Cabarrus County, this brick residence has a restrained, sophisticated design with a slight Tudor flavor. House has hip-roofed main block with projecting, two-story gables on front and north elevations. These gables and the gables of the entrance and sun porches all have half-timbering, distinctive porte-cochere with flared parapet and broad, arched opening trimmed with radiating brickwork. Interior predominantly Colonial Revival in character.

Teller David Manus was a Concord attorney who played an important role in the construction of the present sanctuary of First Baptist Church, a pivotal structure in the North Union Street Historic District.

51. Parking Lot
between 100 S. Union St. and Foard Ave.
PL

Landscaped parking lot of St. James Lutheran Church, which stands just north. To west of lot is church's mid-twentieth century education wing, a two-story, blond brick structure with casement windows.

52. St. James Lutheran Church
100 S. Union St.
1921-28
P

Splendid Gothic Revival sanctuary, the finest church of its period in Cabarrus County. Church is constructed of smooth-surfaced, random-coursed granite. with a lighter-colored stone used to trim the windows, doors, and buttresses. Union St. facade has imposing, vertical emphasis and is composed of a central, parapeted gable; a tall, two-stage bell tower; and a shorter, parapeted tower set at a right angle to the nave. A four-light, lancet-arched window with intersecting tracery is the central feature of the facade, and directly beneath it is the well-detailed entrance. The rich interior detailing of the church reflects the fine execution of its exterior finish.

St. James is the oldest Lutheran congregation in Concord and remains

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

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its principal Lutheran Church. It was organized in 1843 by members from the Lutheran congregation of Cold Water Union Church which dates back to the late eighteenth century. The Cold Water Lutheran pastor, W. G. Harter, apparently transferred his services to the new group.

A lot was purchased in 1845 and a frame church erected, a square building with separate doors for the men and women. A log cabin for education was also constructed. The church received a bell for its tower and an organ in 1874. The congregation hosted the General Synod of the Lutheran Church in the Confederate States of America in 1863.

In 1880, a lot was purchased on the site of the present building for a structure to hold the growing congregation. A brick church was constructed and dedicated in 1881. The present stone building was constructed in 1927-1928.

- 53. Office
153 S. Union St.
early twentieth century, remodeled 1960s
I

Heavily altered, two-story frame house converted to office use. Porch removed and replaced with unsympathetic one-story wing of brick construction. House sheathed in aluminum siding.

- 54. Vacant Lot
between 153 and 157 S. Union St.
VL

Steeply sloping vacant lot.

- 55. Ralph E. Cline House
157 S. Union St.
1914 (AWB)
E

Handsome two-story frame residence employing materials and details typical of the bungalow style. House designed by Charlotte architect Louis H. Asbury, who prepared plans for four other buildings in the district (see inv. #s 38, 42, 66, and 96). House is sheathed in square cut shingles, and mortared stone is used for foundation, chimneys, and porch piers. Typical bungalow style details include broad eaves and low-slung, full-facade porch. Distinctive hip-roofed bay on north elevation has three-light window with diagonally latticed sash.



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: Tommy Propst
Address: 57 Circle Drive NE
City: Concord State: NC Zip Code: 28025 Telephone: 704 305 4142

OWNER INFORMATION

Name: Saint James Lutheran Church
Address: PO Box 684
City: Concord State: NC Zip Code: 28026-0684 Telephone: 704 786 0166

SUBJECT PROPERTY

Street Address: 104 Union Street South P.I.N. # 56209731770000
Area (acres or square feet): 2+ acres Current Zoning: CC Land Use: Church

**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: Contractor will install ornamental 5' tall steel fencing with picket rail next to existing retaining wall & alleyway to provide safety for preschool children & congregation
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
140' of 5' Ameristar brand black powder coated fencing with picket top and ornamental post ball caps secured in core drilled holes next to existing retaining wall, and ornate 6' picketed metal gate with panic bar and expanded metal to be installed at alley entrance to secure preschool exit doors as suggested by Concord Fire Marshal. Fencing will be same material as installed at Lutheran Cemetery located on Corban Avenue East. Security gate to be installed as exit only for preschool safety.

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.

September 1, 2023

Date

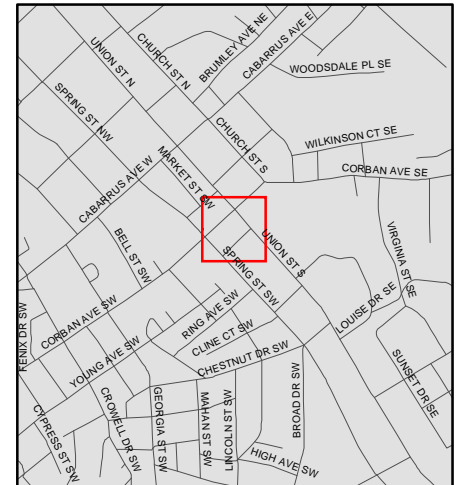


Signature of Owner/Agent

H-22-23

104 Union St S

PIN: 5620-97-5200



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, its employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

EXHIBIT C



Proposed fencing to be installed to the right of the concrete wall shown in red

Wall to be attached using core drilled holes. Proposed picketed gate will replace weathering white picket gate that was not an original part of the building



Foard
Street

Exhibit D

Example
of proposed
fencing in
place next
to cap on
Old Post
Office wall



Photoshop example
taken from Oakwood
cemetery fence
on Church Street



Outer
Side
Of
Proposed
Gate
Facing
Foard
Street



**Foard
Street**

Inner
Side
Of
Proposed
Gate
Facing
Alley

Will
Include
Picketed
Railing



Saint James Lutheran Church is located at 104 Union Street South and has a parking lot next to Union Street that has a retaining wall from the original US Post office that sat on this site. There is a 4 to 6 foot drop off from the wall to the lower Alleyway.

This unprotected wall poses a falling danger to people on the church grounds and is also an area unwelcome guests use as a restroom, and to use unlawful drugs, hypodermic syringes and blunt wrapping paper are removed from this area at times.

A Multilingual preschool was opened next to this alleyway about 5 years ago, and the alley is an exit route for the preschool rooms, The Concord Fire Marshal suggested that a new push out only gate be installed, and a fence also needs to be installed to keep unwelcome visitors out.

It is requested to install a 5' fence to be installed next to the old Post Office wall, and to replace the aging white picket fence with an ornate black powder coated gate with panic bar to protect the preschool children, and congregation of the church.

Proposed Fence + Gate in red

