

HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Wednesday, December 13, 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

H-15-22 (Quasi-Judicial Hearing-Continued)

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.*

H-14-22 (Quasi-Judicial Hearing-Continued)

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.*

7. NEW BUSINESS

H-24-23 (Quasi-Judicial Hearing)

Mark and Marci Lewis have submitted a Certificate of Appropriateness application for the replacement of fencing and two (2) gates in the left rear of the property and to replace both the front storm door and the front main door at 356 Union St S. PIN 5630-14-3640.

- 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-25-23 (Quasi-Judicial Hearing)

Margarito Zavala has submitted an ex post facto Certificate of Appropriateness for the installation of vinyl siding over the existing wood siding on the house and porch at 253 Church St NE. PIN 5621-60-9675.

- 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

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: December 13, 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>	Kim Wallis, AICP, Senior Planner

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)
- 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 application is requesting the removal of two trees (Exhibit B).
- On November 8, 2023, this case was reviewed by the Historic Preservation Commission (HPC) and continued to the December meeting in order to receive a landscape plan from the applicant to show the following: the placement of the two replacement trees and the landscaping planted along the proposed privacy wall, intended to hide it from view it within two years.

DISCUSSION

The applicant has submitted a landscaping plan showing existing trees to remove and to remain, and the required replacement trees and screening shrubs as recommended by Bill Leake, City Arborist, which include: a canopy tree (Oak) in the right side front yard, a canopy tree (Maple) and an ornamental tree (Crape Myrtle) in the left side yard near the sidewalk along Yorktown St., ten (10) screening shrubs (Ilex Holly) along the left side of the house and privacy wall, and four (4) foundation shrubs (Camellias) in the front yard landscaping bed (Exhibits C, and D).

The applicant has also updated his proposal based on the comments at the November 8, 2023 HPC meeting to include the following revisions: a change in window material from aluminum clad to wood for all elevations, a three (3) foot wide concrete walkway that will extend from the front steps to the public sidewalk in the front yard, and a change in color of the lap siding in the gable from Chestnut Brown to Timber Bark (Exhibits B, E, and F).

ATTACHMENTS

- Exhibit A: National Register of Historic Places Inventory
- Exhibit B: Certificate of Appropriateness Application (updated 11.17.2023)
- Exhibit C: Landscape Plan
- Exhibit D: Photographs of Screening Shrubs

Exhibit E: Site Plan (updated 11.17.2023)

Exhibit F: Revised Colors and Swatches (updated 11.17.2023)

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 CADWELL RD
City: HARRISBURG State: NC Zip Code: 28075 Telephone: 704 746 8473

OWNER INFORMATION

Name: OLD TOWNE DEVELOPMENT CORP
Address: 8312 CADWELL RD HAR
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 _____

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 2 TREES AND CONSTRUCT A 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: WOOD, PAINTED WHITE, WITH SGL GRILLS
FRONT ENTRY - FIBER GLASS CRAFTSMAN STYLE WITH HALF LIGHT AND PAINTED FINISH
SHINGLES - TANKO 30YR 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

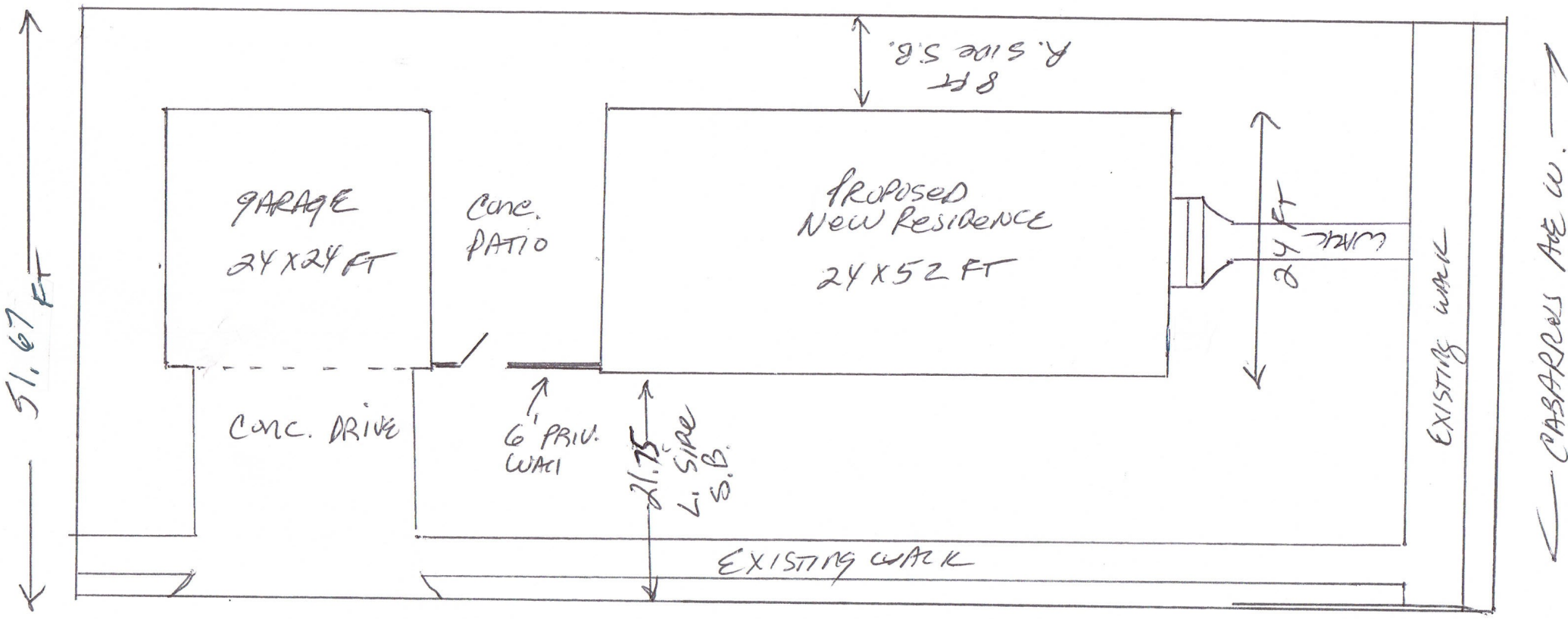
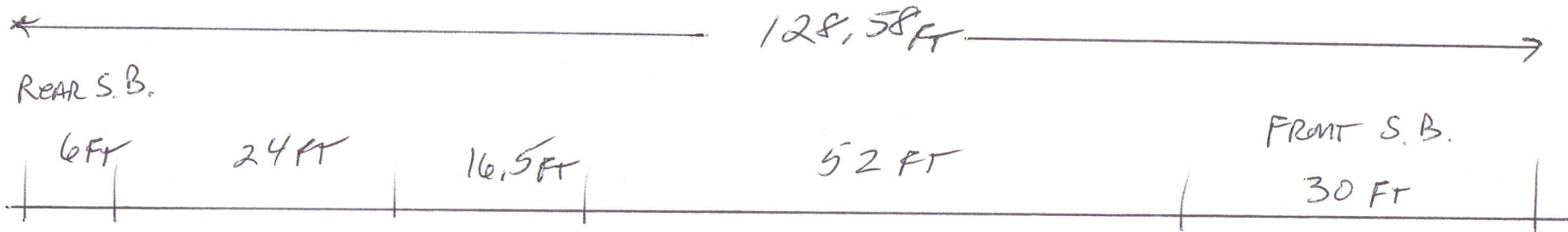
revised 11/17/23

[Signature]

Signature of Owner/Agent

68 CABARRUS AVE W - ILEX HOLLY SCREENING SHRUB – MATURE SIZE – 36 IN WIDE – 5 FT HIGH



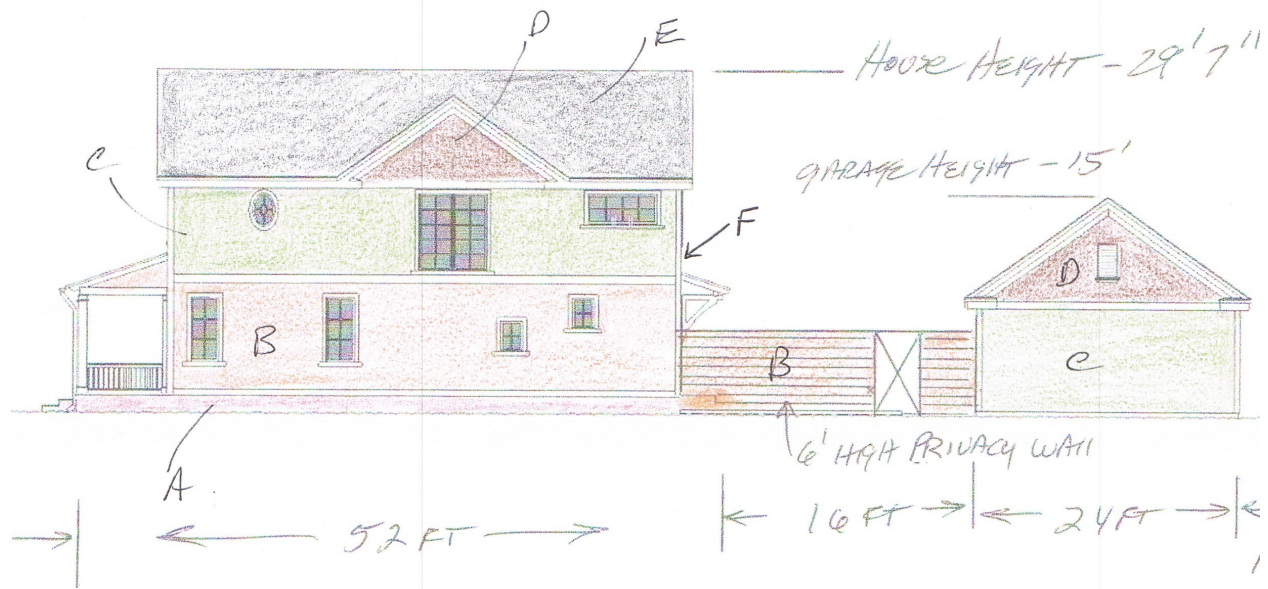


← YORKTOWN ST. →

68 CABARRUS AVE W.

EXHIBIT E

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 - TIMBER BARK - LAP SIDING
- E - TAMMO - VIRGINIA SLATE - SHINGLES
- F - ALL EXTERIOR TRIM, SOFFIT, COLUMNS - JAMES HARDIE - SAILCLOTH.

68 CABARRUS AVE EXTERIOR PAINT COLORS – JAMES HARDIE PALLETTE

AUTUMN TAN



HEATHERED MOSS



TIMBER BARK



SAIL CLOTH



DATE:

November 8, 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 application 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; Tampco 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: 608 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 ____

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:

- 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 SCL 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

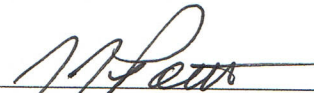
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted.
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a "before" perspective.
4. Drawings, sketches, renderings,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

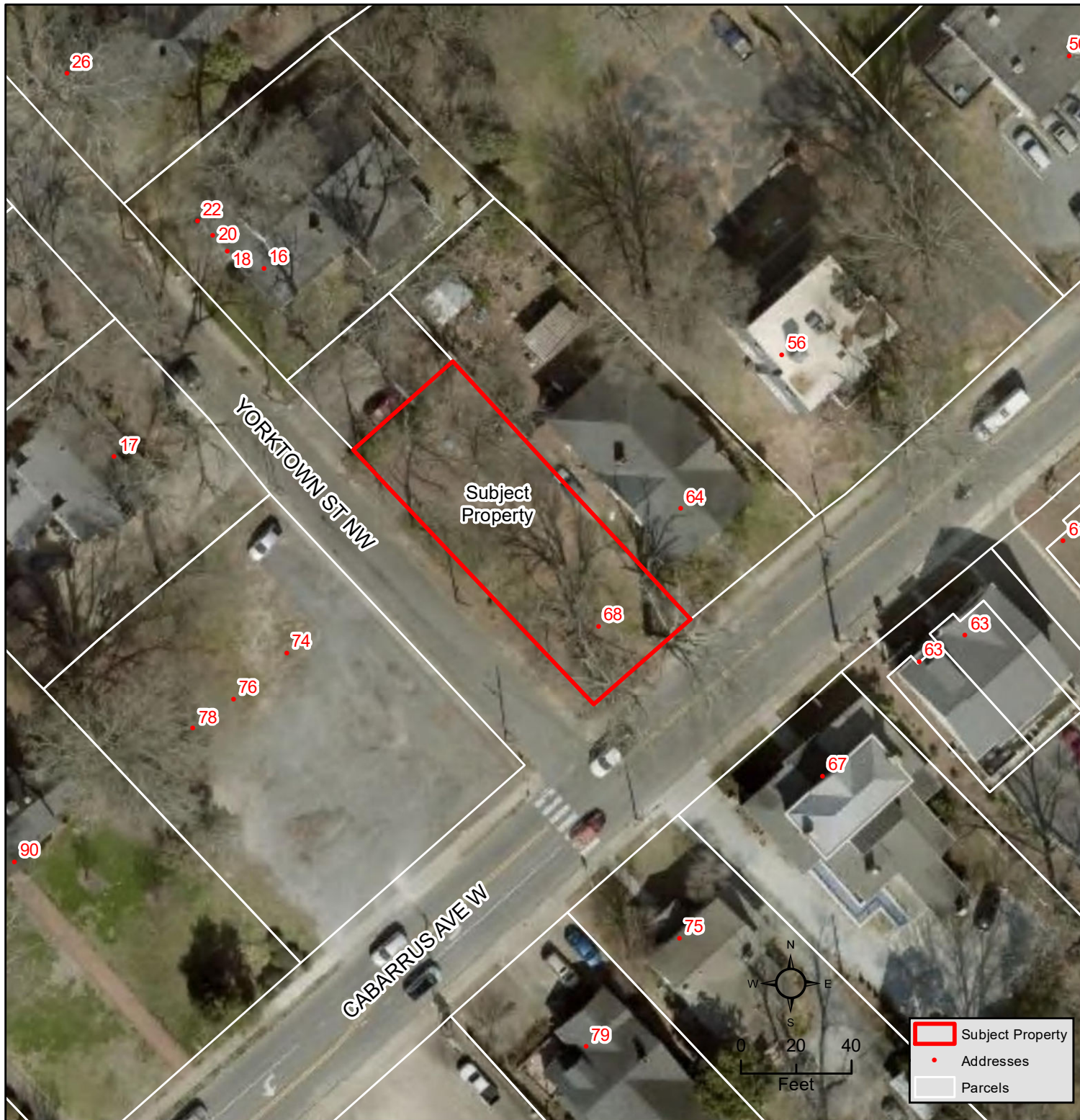
Date



Signature of Owner/Agent

Planning & Neighborhood Development

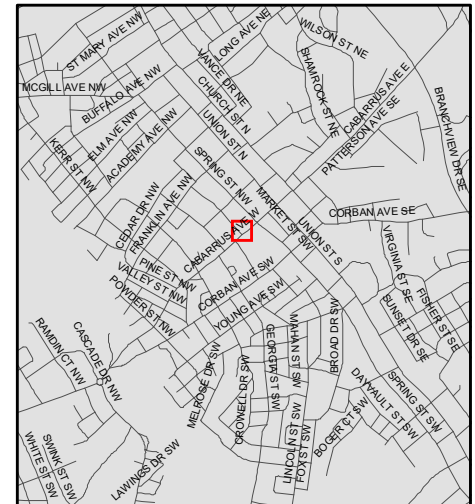
35 Cabarrus Ave W Concord, NC 28025
Phone (704) 920-5152 Fax (704) 920-6962 www.concordnc.gov



H-15-22

68 Cabarrus Ave W

PIN: 5620-87-0595

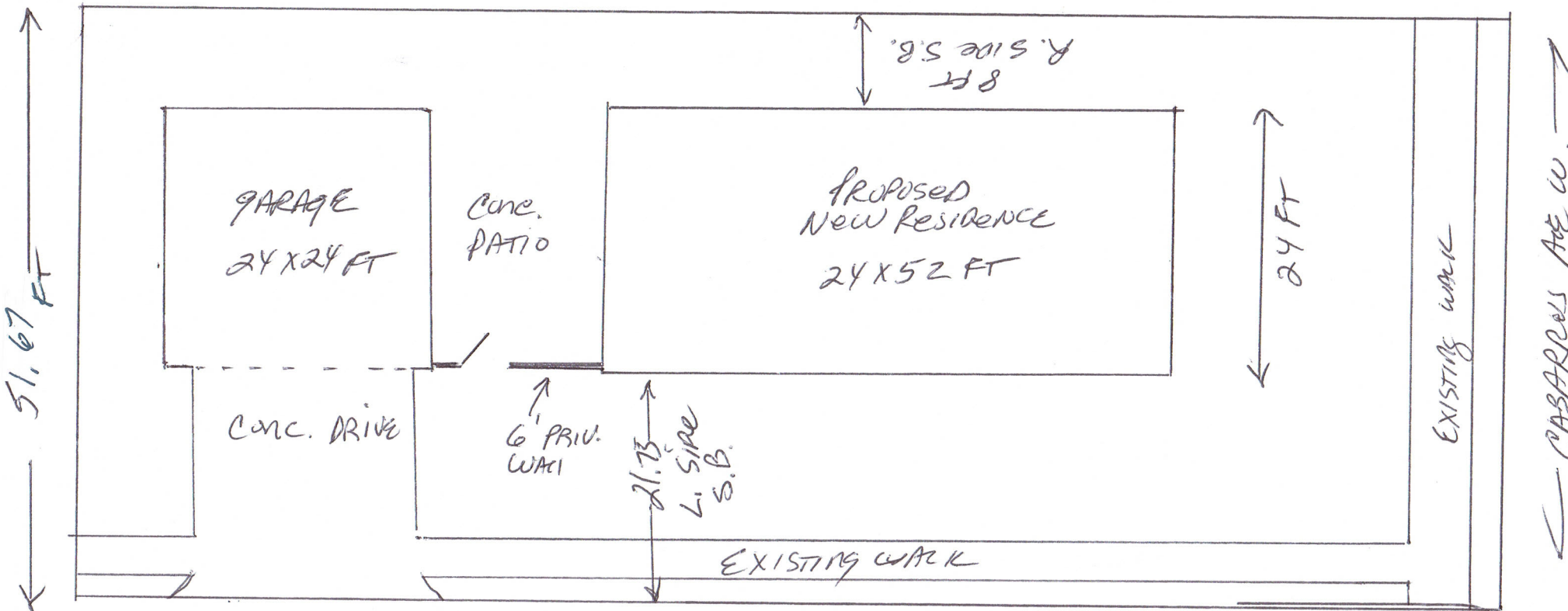
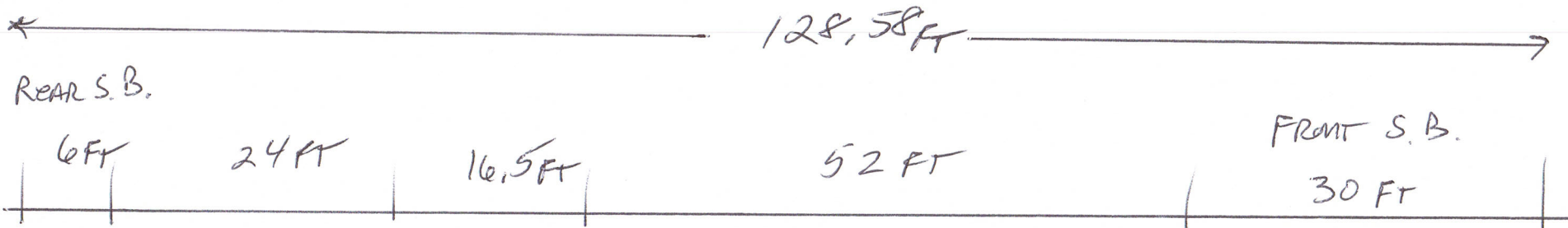


Source: City of Concord
Planning Department

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.

Exhibit C



← 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



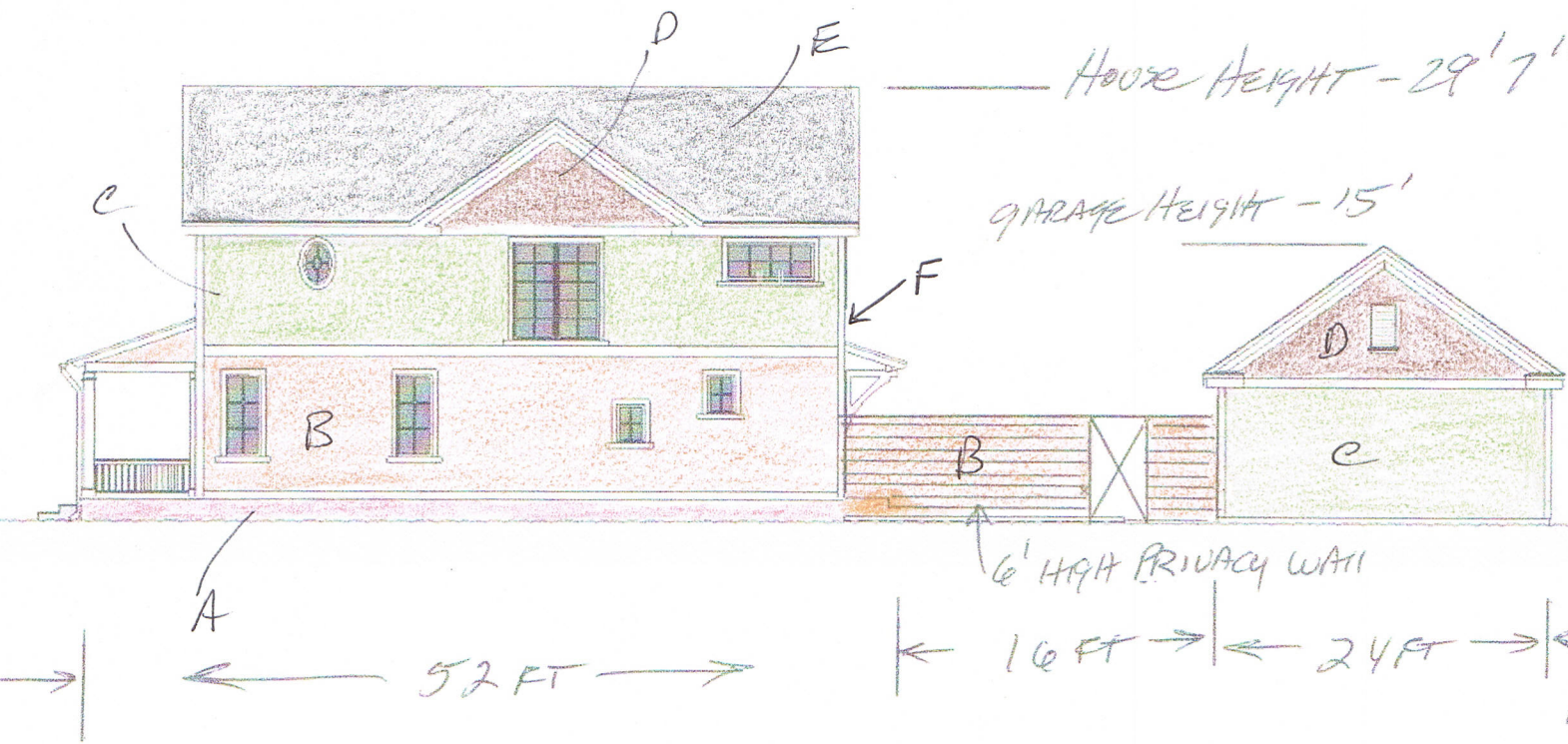
68 CABARRUS AVE W.
RIGHT ELEVATION





REAR ELEVATION

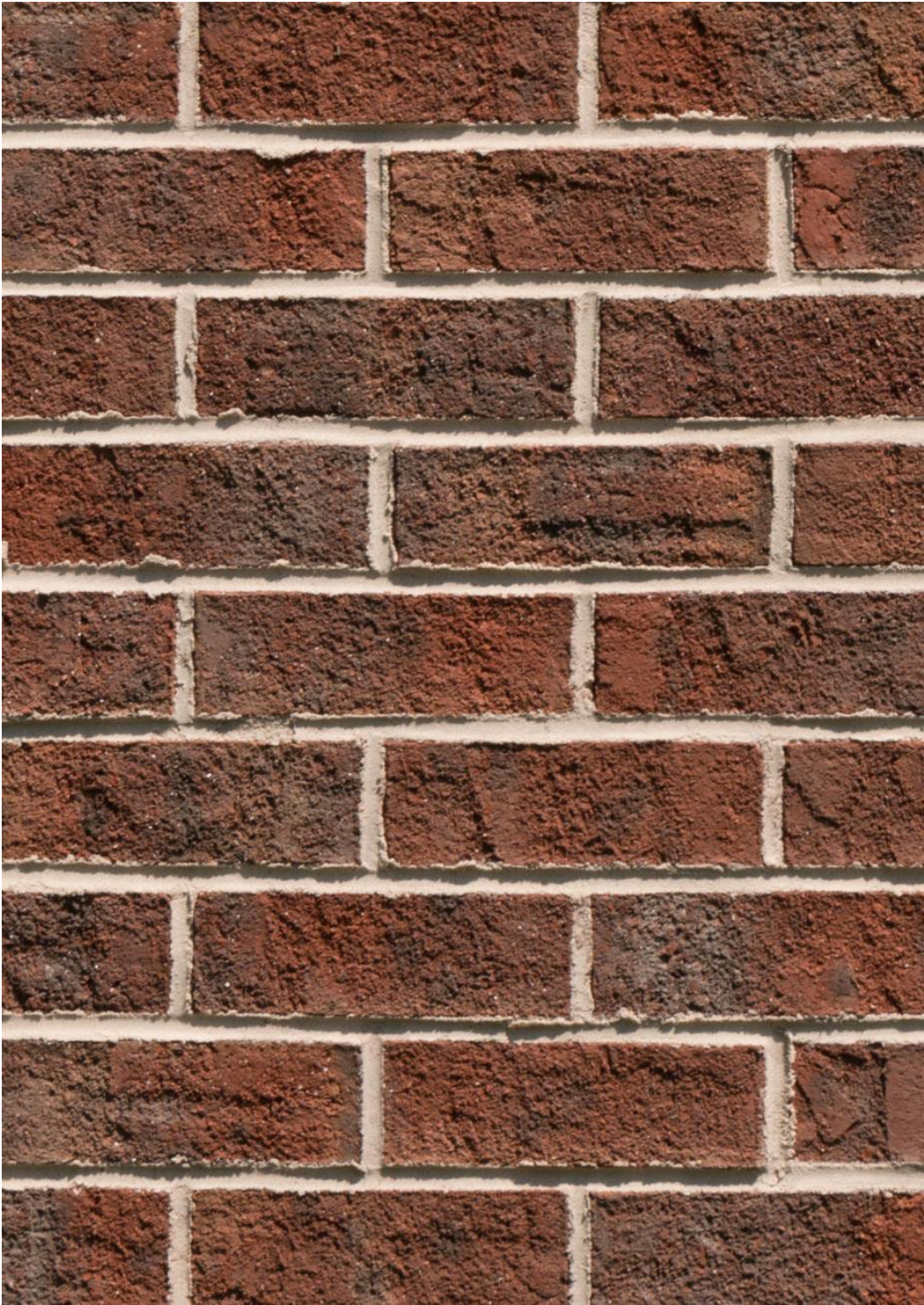
68 CABARRUS AVE W.
 RIGHT ELEVATION
 EXTERIOR MATERIALS / COLORS



- 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:

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: 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



DATE: December 13, 2023

SUBJECT:

Certificate of Appropriateness Request: H-14-22
Applicant: Jim Potter/Old Towne Development
Location of Subject Property: 74, 76, 78 Cabarrus Ave W
PIN: 5620-87-0418
Staff Report Prepared by: Kim Wallis, Senior Planner

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.”
- 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).
- On November 8, 2023, this case was reviewed by the Historic Preservation Commission (HPC) and continued to the December meeting in order to receive the following information: the front elevation to represent the updated color scheme, a landscaping plan, an indication of the height of the roof on the front elevation, a photograph of the proposed front yard fence indicating the material, and the window material to be changed from aluminum clad to wood.

DISCUSSION

Jim Potter with Old Towne Development applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to construct two (2), two-story duplexes with detached one and one half (1.5) car garages. The applicant has submitted this alternative proposal based on the comments at the November 8, 2023 HPC meeting (Exhibits A, B).

The following includes the revisions to his original proposal and the requested information from the Commission:

1. Two (2) two-story duplex units –each with two (2) 1,548 square foot two-story attached homes at approximately 18’w x 42’l each;
2. Rear parking providing six (6) spaces along rear property line;
3. Four (4) detached, rear loaded one and one half (1.5) car garages – approximately 18’w x 23’l each;
4. Two (2) front courtyards for the end units and two (2) front stoops for two middle units with three (3) foot concrete walkways to the public sidewalk;
5. Rear courtyards – approximately 18’w x 13’l each;
6. Shared access driveway off of Yorktown St NW;
7. Exit only access onto Cabarrus Ave W between the two (2) duplexes;
8. 6’ tall privacy fence with landscaping along the adjoining property lines – wood and painted white;
9. Landscaping along Yorktown St. NW;
10. A change in window material from aluminum clad to wood for all elevations (Exhibit A);
11. A landscaping plan indicating the landscaping along the courtyard fence/wall (Exhibit B);

12. Elevations showing the building height (Exhibit C).
13. Exterior colors on elevations to indicate one color for each unit (Exhibit D); and
14. A photograph of the proposed front yard four (4) foot black aluminum fence (Exhibit E).

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.

Given the changes to the layout of the site plan based on the comments received at the November 8, 2023, HPC meeting, should this case be approved by the Historic Preservation Commission, it will be required to return to the Planning and Zoning Commission, as it will require a modification to the approved conditional rezoning. Presenting this information before the Historic Preservation Commission will provide assurance that the HPC has approved site design and elevations as compatible with the Historic District prior to approval of any conditional zoning modification.

ATTACHMENTS

Exhibit A: Certificate of Appropriateness Application updated 11/16/2023

Exhibit B: Site Plan and Landscaping Plan updated 11/30/2023

Exhibit C: Elevations updated 12/2/2023

Exhibit D: Exterior Material and Color Scheme updated 11/16/2023

Exhibit E: Photograph of Fencing Material for the front yard

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.

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: ~~OTD~~ 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: TWO DUPLEX BUILDINGS EACH W/ 2 - 1548 - SE 2 STORY ATTACHED HOMES 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 LAD SIDING - JAMES HARDIE OR EQUIV.
MAIN ROOFING - VIRGINIA SLATE 30 YR ARCH. SINGLETS By TRAMPKO.
WINDOWS - WOOD PAINTED W/ SOL DOUBLE HUNG WINDOWS By WINDOS
FRONT ENTRY - FIBERGLASS WOOD GRAINED W/ GLASS - STAINED
PERCH METAL ROOFING - STANDING SEAMS PAINTED METAL ROOFING - CONSTAR METAL

Required Attachments/Submittals

- ① Sealed 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

Revised 11/16/23

Signature of Owner Agent

74-78 Cabarrus Ave. W. Site and Landscape Plan

2 Gal. Shrub

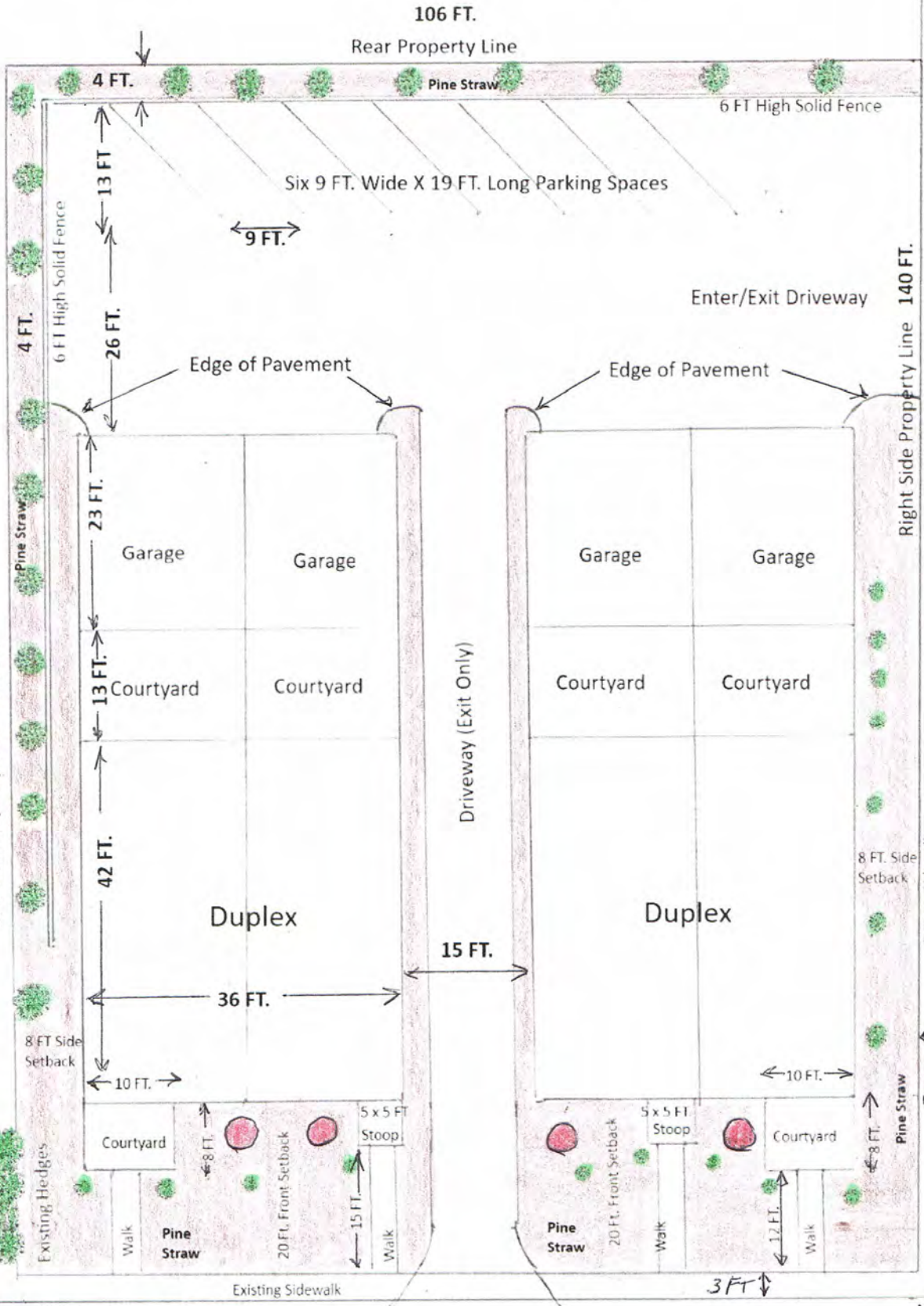
1 Gal. Shrub

Flowering Shrub

43 FT.

Left Side Property Line 140 FT.

41 FT.



39 FT.

Yorktown St. NW

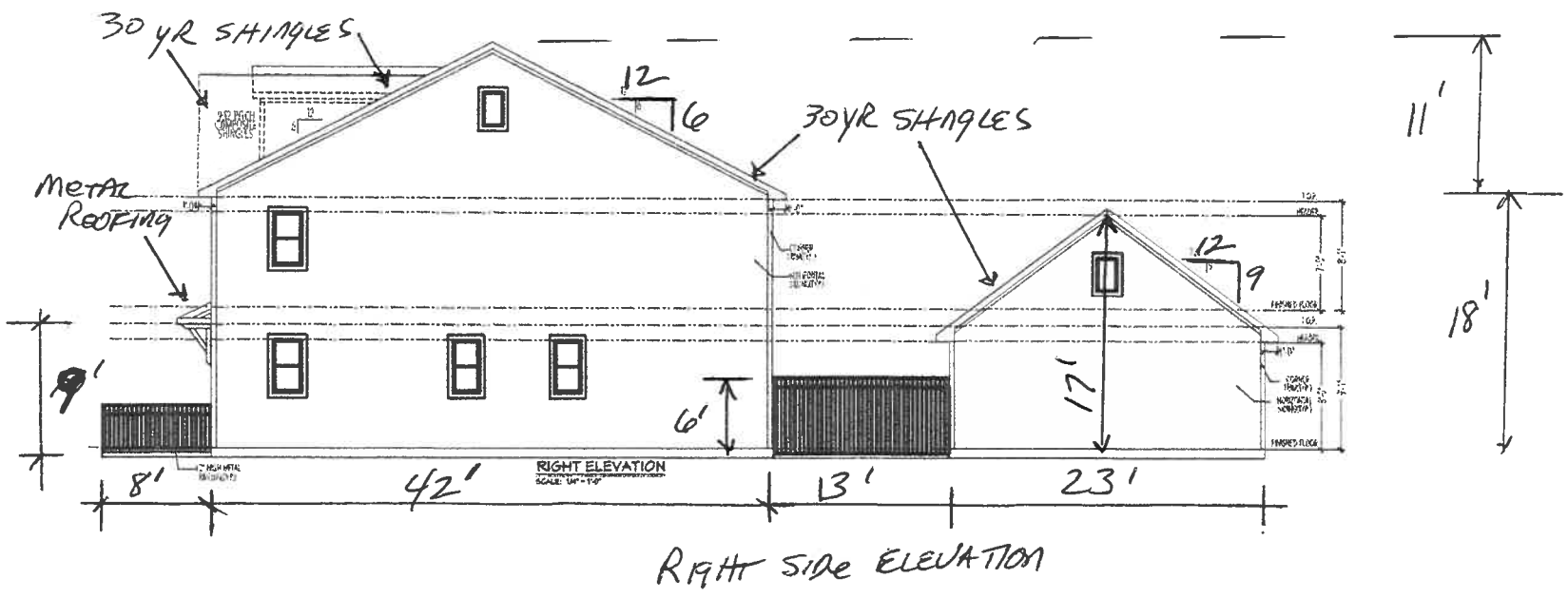
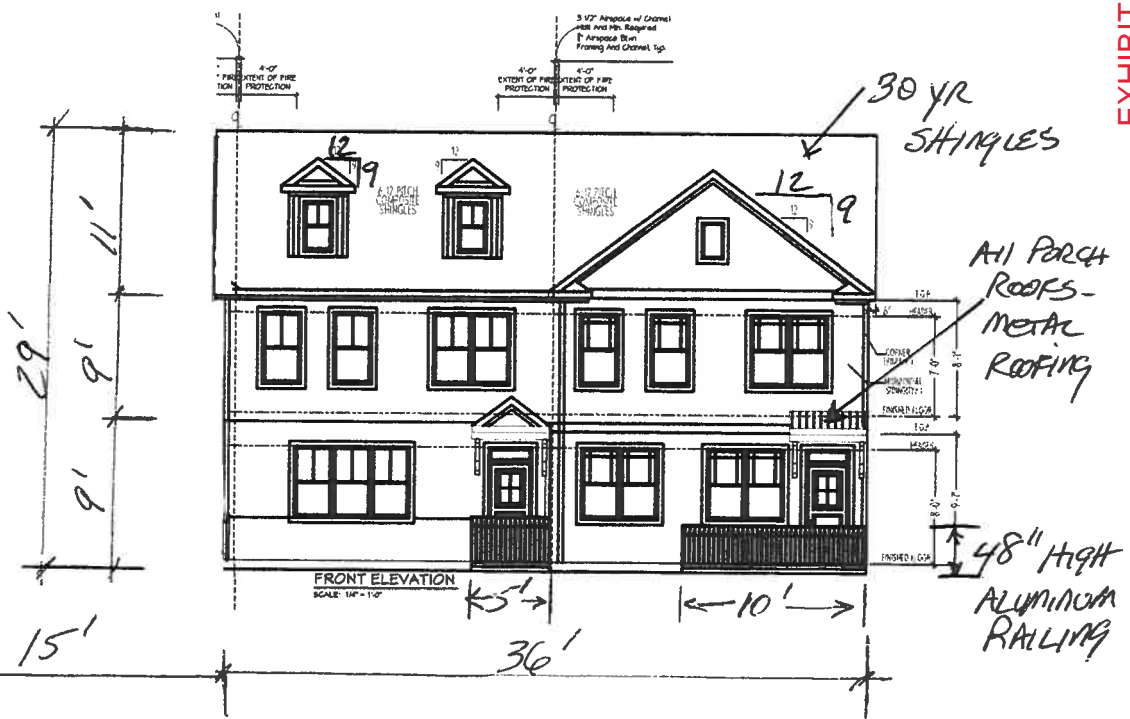
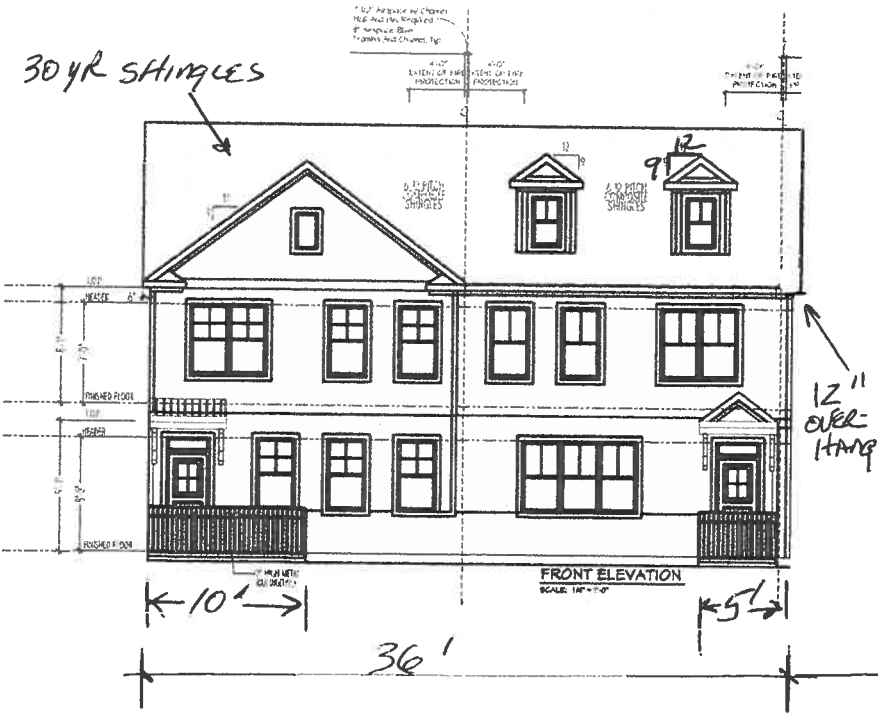
Existing Curb

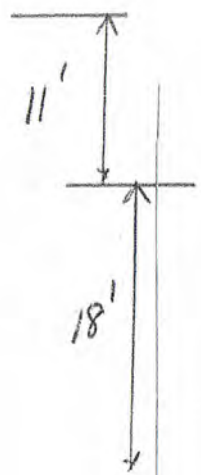
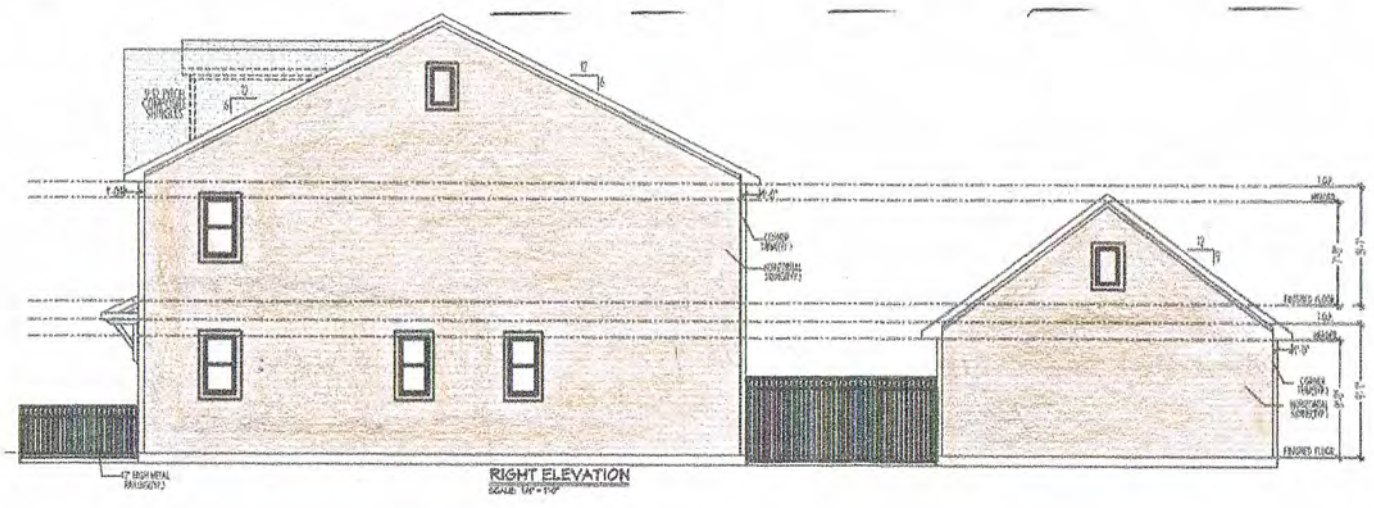
Front Property Line 103.76 FT.

Cabarrus Ave. W

Scale 1" = 20'

EXHIBIT B





74-78 CABARRU AVE W DUPLEX COLOR SCHEME

FOUNDATION BRICK - OLD COLONY BY TRIANGLE BRICK CO

ROOFING:



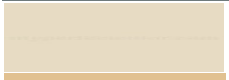





ROOFING - MAIN TAMPCO - HERITAGE 30 YR - COLOR: VIRGINIA SLATE
 ROOFING - PORCH METAL ROOFING - SEE COLORS BELOW

GUTTERS - WHITE

SIDING COLORS FROM JAMES HARDIE SIDING PALLETTE

METAL ROOFING COLORS FROM COASTAL METAL SERVICE PALLETTE

BUILDING 1 (ON LEFT FACING FROM CABARRUS AVE W)

	<u>UNIT</u>	<u>A - LEFT SIDE</u>	<u>B - RIGHT SIDE</u>
FRONT ELEVATION SIDING COLOR		BOOTHBAY BLUE 	HARRIS CREAM 
DORMER SIDING COLOR		N/A	HARRIS CREAM 
TRIM COLOR		SAILCLOTH 	SAILCLOTH 
WINDOW COLOR		SAILCLOTH 	SAILCLOTH 
FRONT DOOR COLOR		HARRIS CREAM 	BOOTHBAY BLUE 
METAL ROOFING LOCATION		FRONT ENTRY	FRONT ENTRY
METAL ROOFING COLOR		SAHARA TAN 	BEAUFORT BLUE 

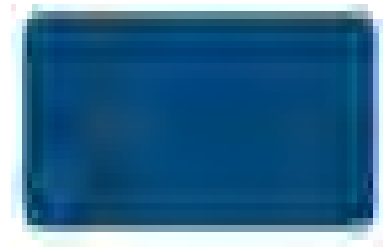
BUILDING 2 (ON THE RIGHT FACING FROM CABARRUS AVE W)

	<u>A - LEFT SIDE</u>	<u>B - RIGHT SIDE</u>
FRONT ELEVATION SIDING COLOR	HEATHERED MOSS 	AUTUMN TAN 
DORMER SIDING COLOR	HEATHERED MOSS 	N/A
TRIM COLOR	SAILCLOTH 	SAILCLOTH 
WINDOW COLOR	SAILCLOTH 	SAILCLOTH 
FRONT DOOR COLOR	AUTUMN TAN 	HEATHERED MOSS 
METAL ROOFING LOCATION	FRONT ENTRY	FRONT ENTRY
METAL ROOFING COLOR	MEDIUM BRONZE 	PATINA 

SIDING PAINT COLOR ON SIDES, REAR AND GARAGE ARE SAME AS FRONT ELEVATION

COASTAL METAL ROOFING COLORS

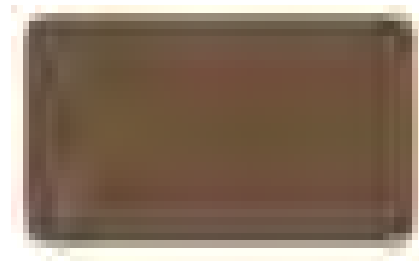
BEAFORT BLUE



SAHARA TAN



MEDIUM BRONZE



PATINA



74-78 CABARRU AVE FRONT COURTYARD FENCE



DATE: November 8, 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: ~~OTD~~ 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

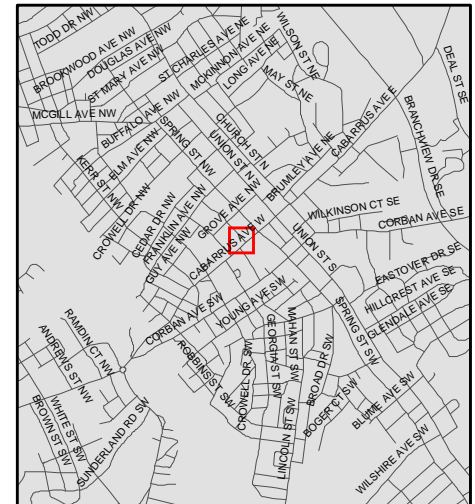
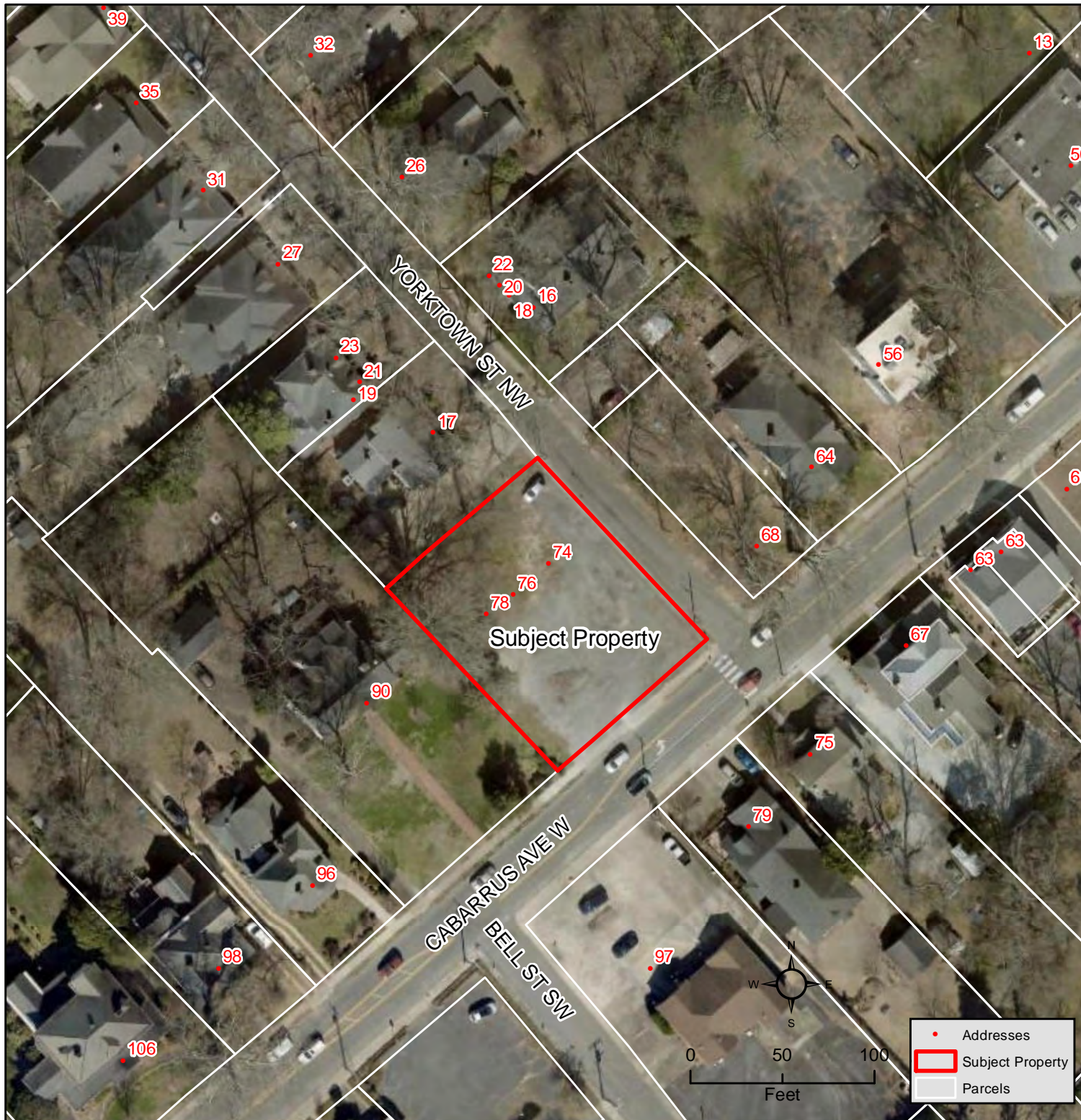


Signature of Owner/Agent

H-14-22

74, 76, 78 Cabarrus Ave W

PIN: 5620-87-0418



Source: City of Concord
Planning Department

Disclaimer

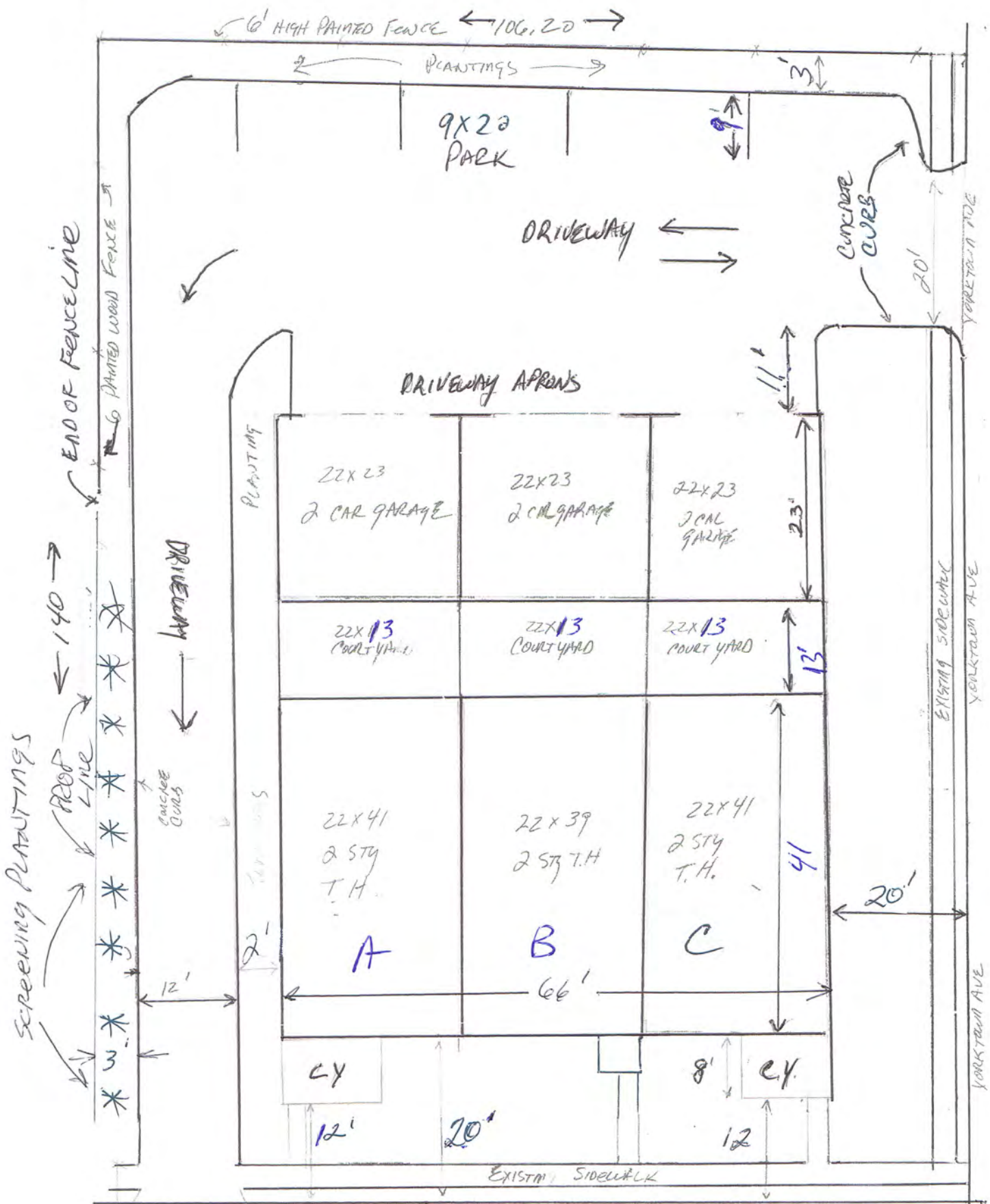
These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained 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.

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 ^l	FLOOR R-VALUE	BASEMENT ^{n,o} 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 ^t	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 ^p or 13 + 5 ^h or 15 + 3 ^h	13/17 or 13/12.5 cont	30 ^q	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

MEMBER
AIBD
AMERICAN INSTITUTE OF
BUILDING DESIGN

DESIGNTIME RESIDENTIAL
PROFESSIONAL HOME DESIGN

CHARLOTTE - NORTH CAROLINA 704-877-3647
www.dthomeplans.com



FRONT ELEVATION

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

Michael W. Harmon
Copyright DesignTime Residential, LLC 2023

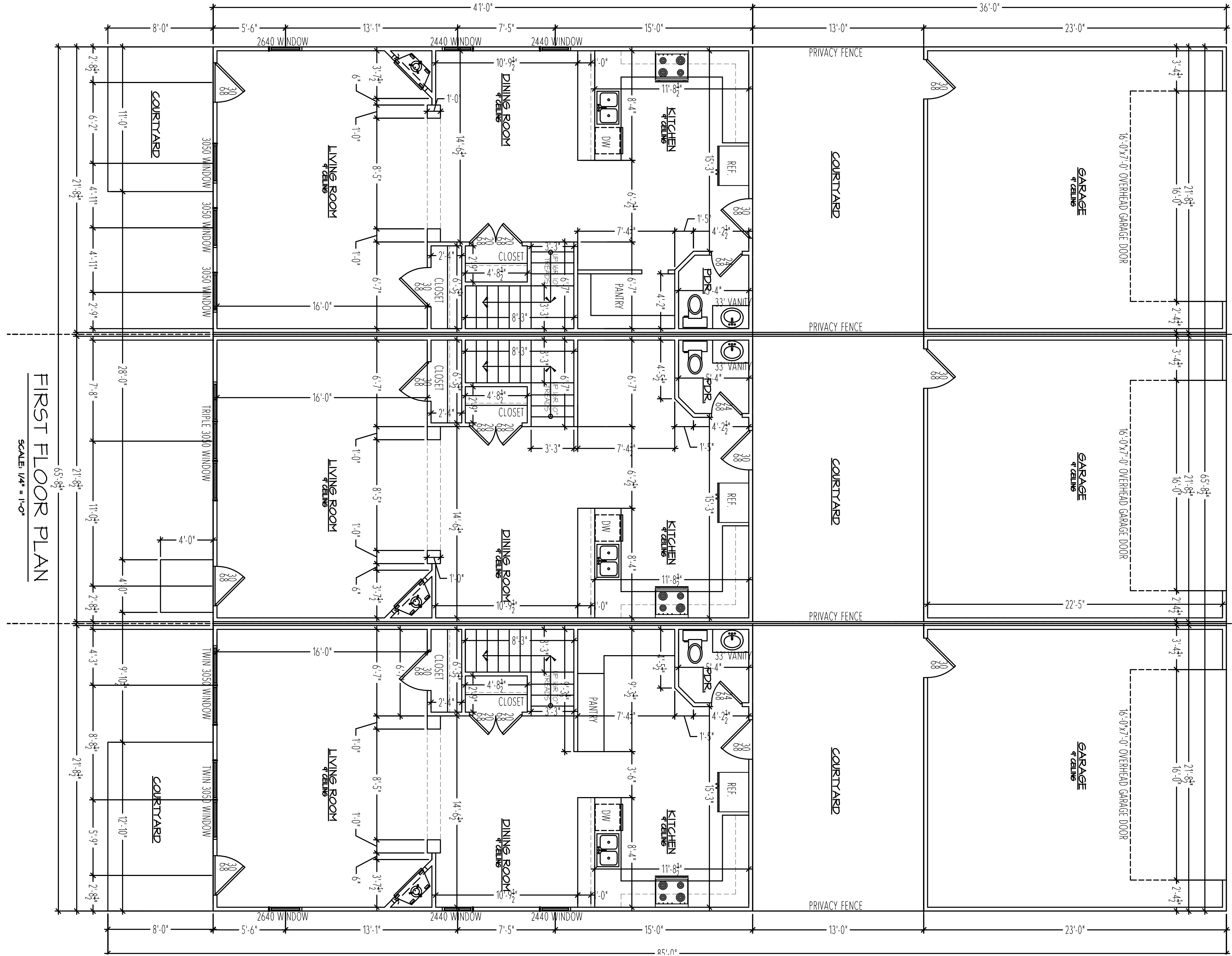
Old Towne Dev.
Yorktowne

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"

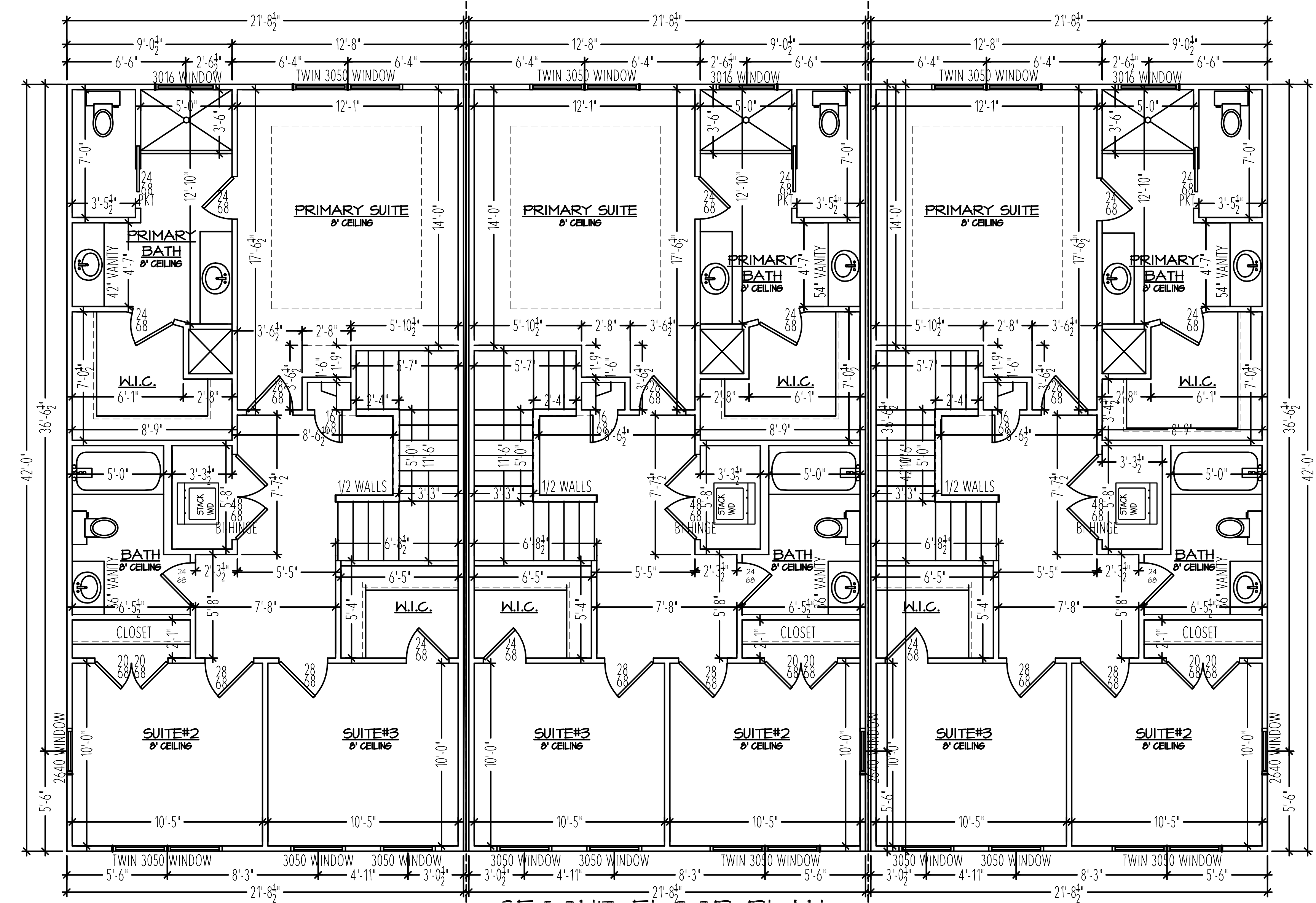
Old Towne Dev.
 Yorktowne

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
 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 R806.2 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"



MEMBER
A I B D
 AMERICAN INSTITUTE OF BUILDING DESIGN

DESIGNTIME RESIDENTIAL
 PROFESSIONAL FLOOR DESIGN

CHARLOTTE - NORTH CAROLINA 704-877-3647
 www.dthomeplans.com

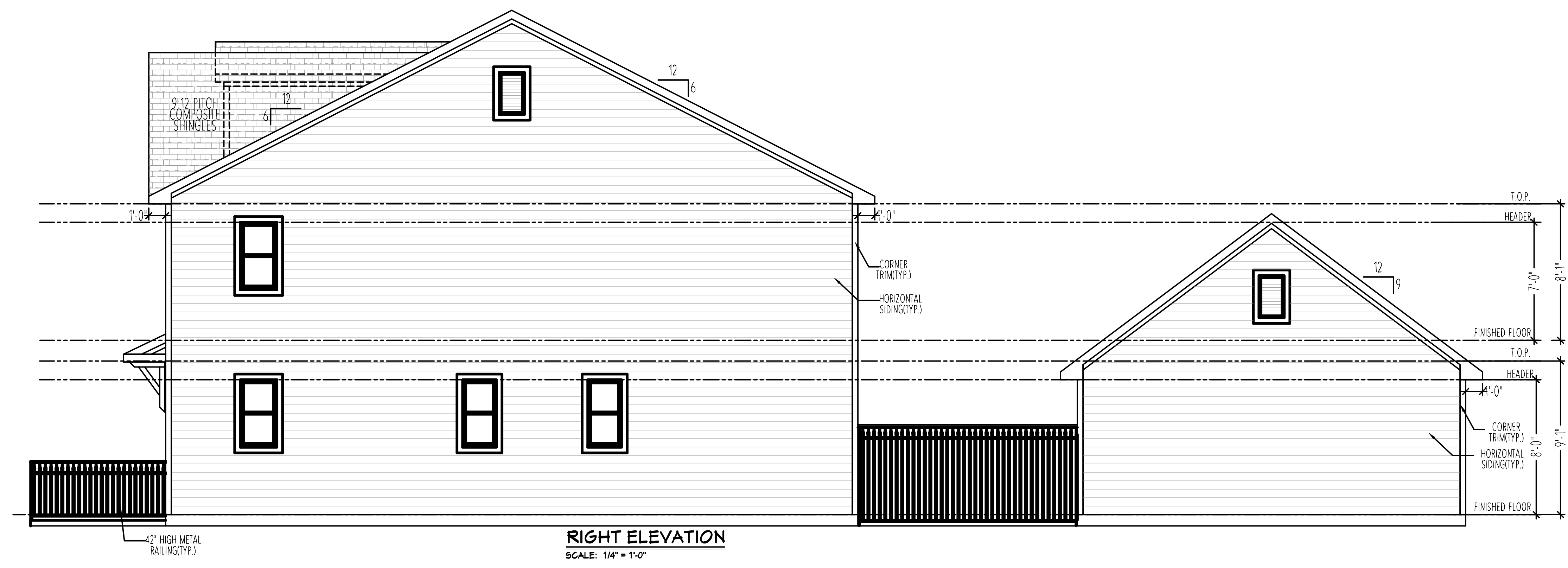
Old Towne Dev.
 Yorktowne

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

SHEET NO.
 3.0



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



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

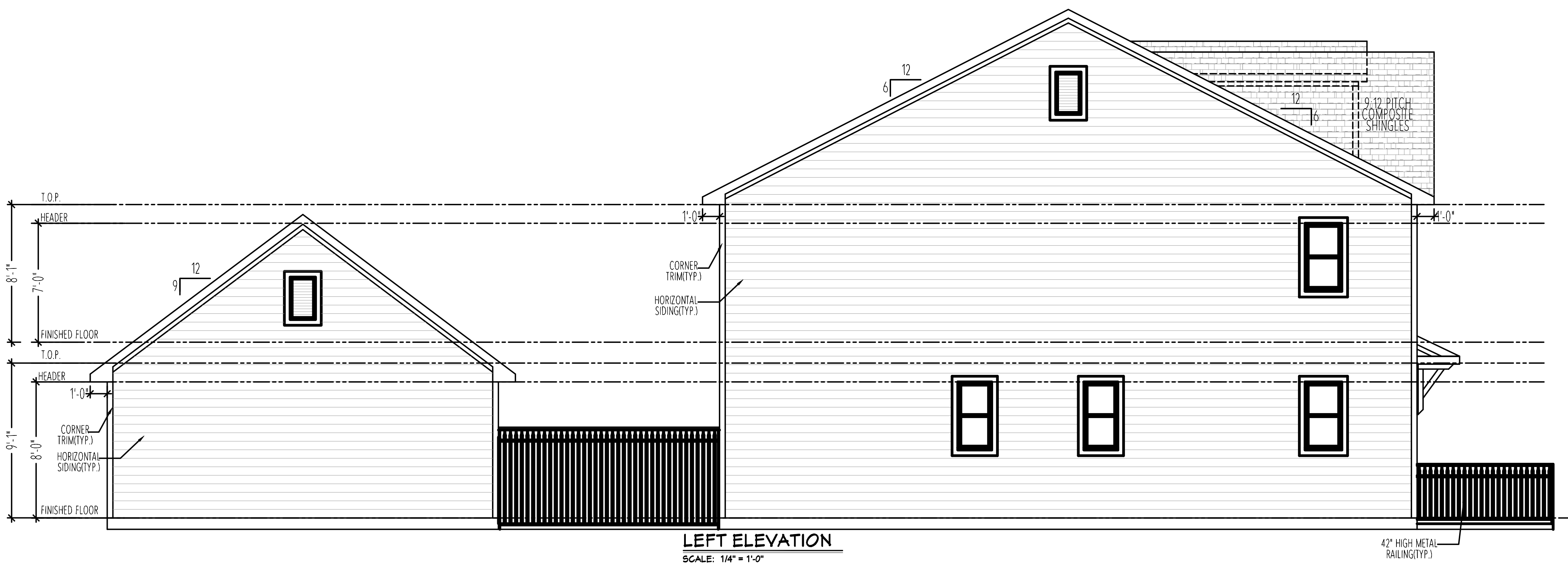
Old Towne Dev.
Yorktowne

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

SHEET NO.
4.0

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 R906.2 BY MORE THAN 50%
 VENTS IN THE SOFFIT ARE NOT ALLOWED WITHIN 4' OF FIRE WALLS OR PROPERTY LINES

8'-1"
 9'-1"



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

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

MEMBER
A I B D
 AMERICAN INSTITUTE of
 BUILDING DESIGN

DESIGNTIME RESIDENTIAL
 PROFESSIONAL FIRM DESIGN

CHARLOTTE - NORTH CAROLINA 704-877-3647
 www.dthomeplans.com

Old Towne Dev.
 Yorktowne

COMM. NO.	JOB NO.	DATE
	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

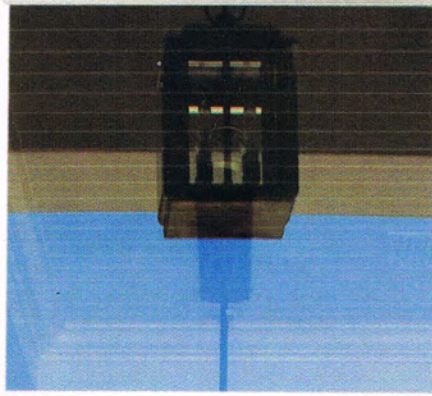
ROOFING - PORCH PAINTED METAL STANDING SEAM ROOFING

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



KNOW THE BEAUTY OF INNOVATION

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

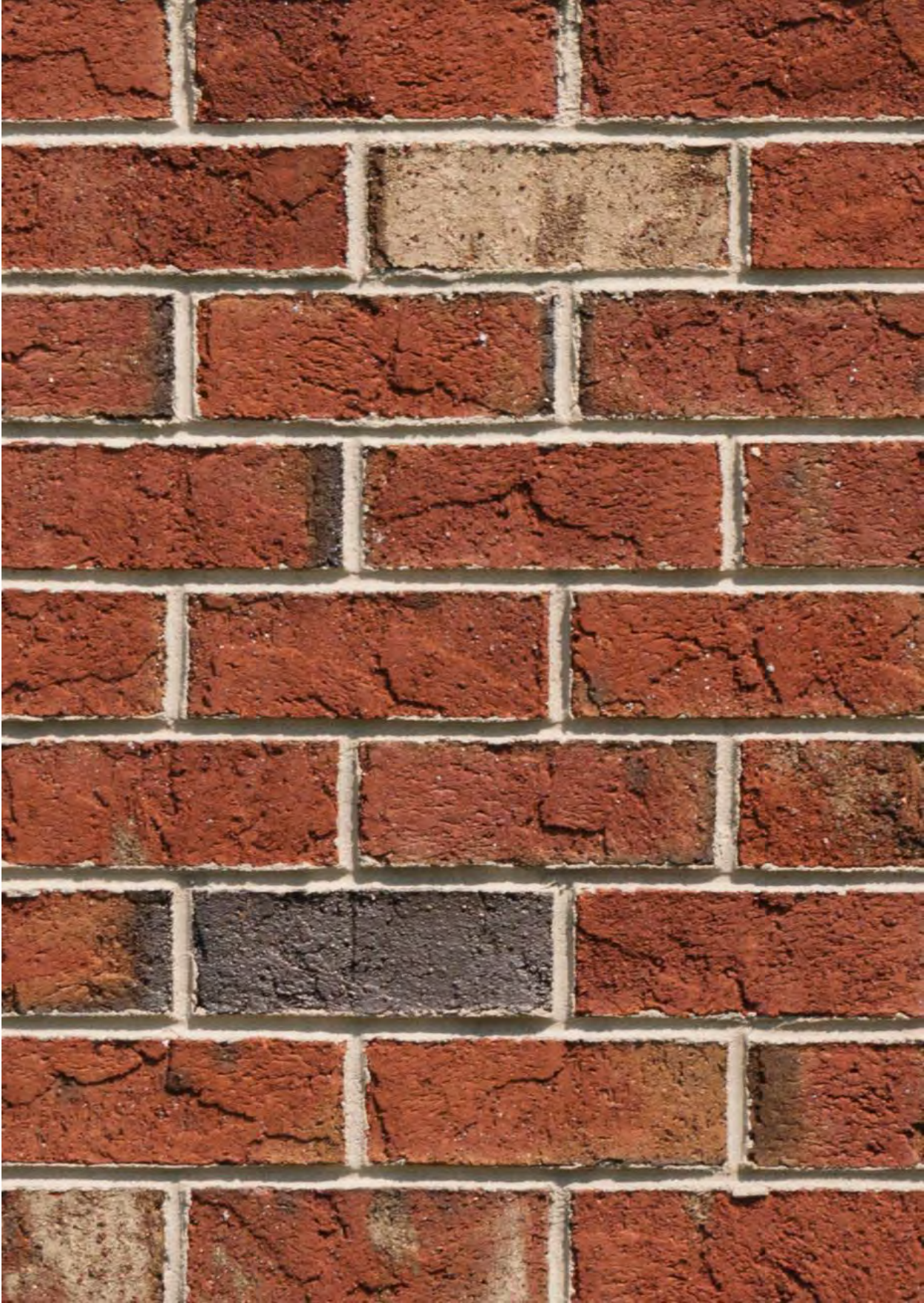




Proposed Roofing Shingles



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

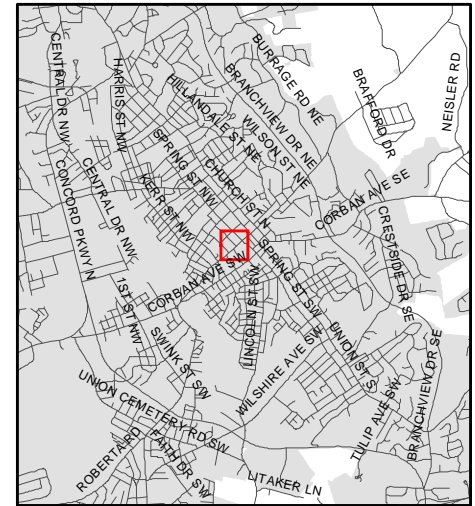
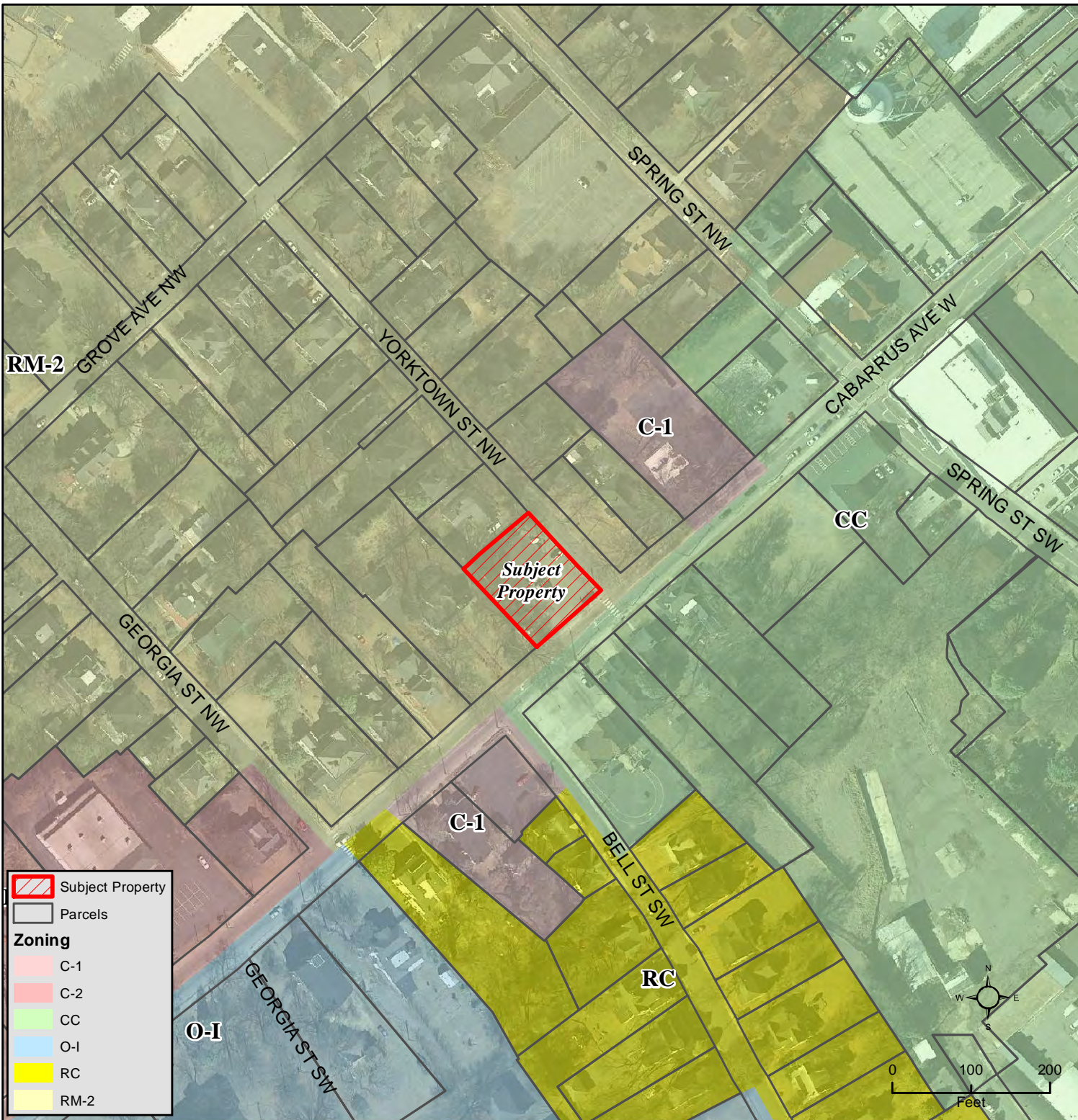
PROCEDURAL CONSIDERATIONS

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

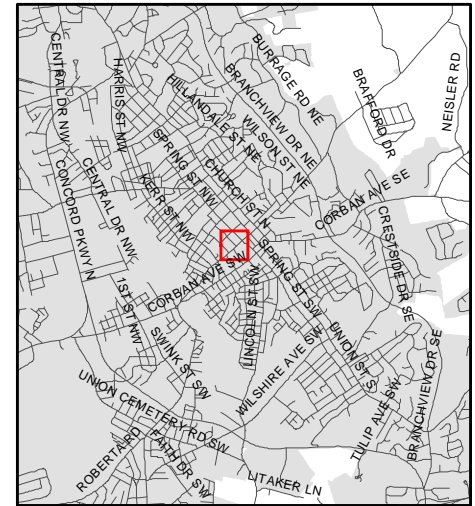
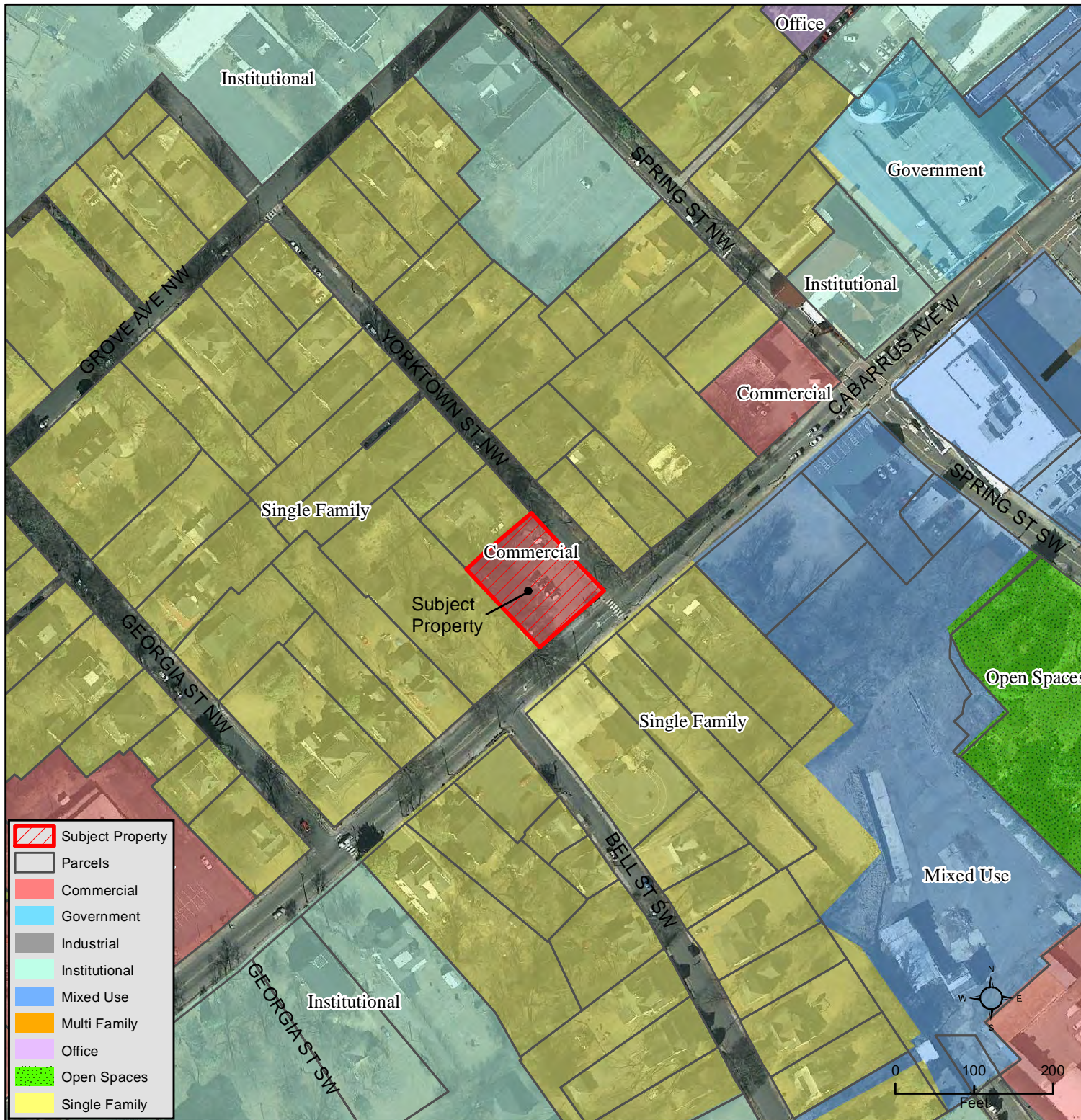
Disclaimer

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.

**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

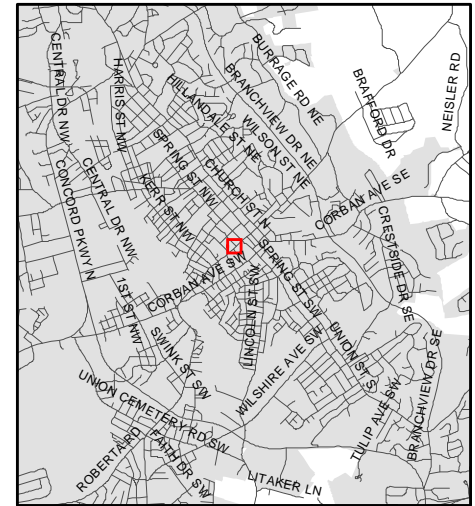
Disclaimer

These maps and products are designed for general reference only and data referenced 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.

**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

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.

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.**

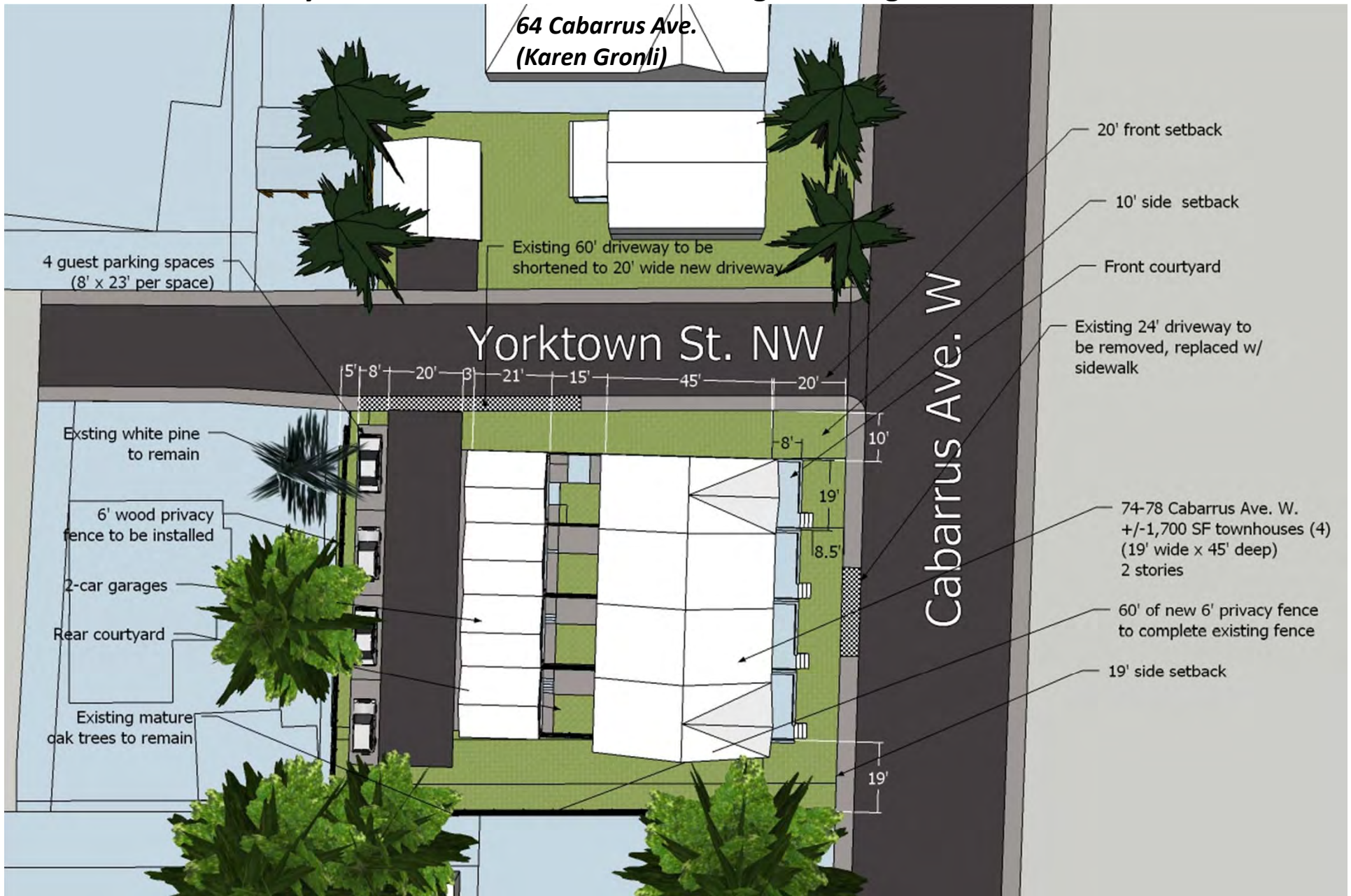
In-Person Meeting between Charles Gressle, Jr. (17 Yorktown St. NW) and Steve Osborne, (City of Concord) 3/10/16

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.)

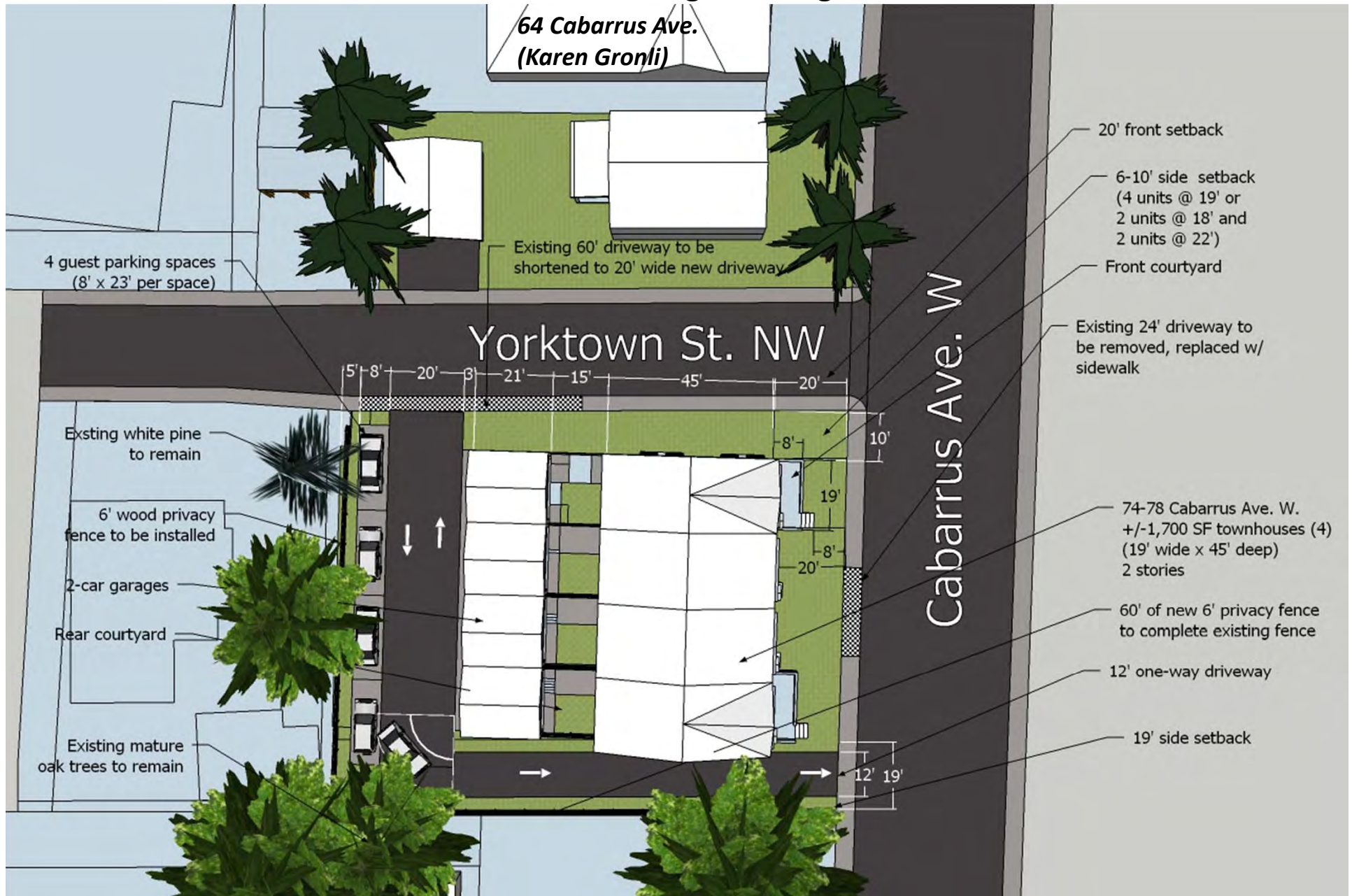
Next Steps

- 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



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





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.)





NORTH CAROLINA

High Performance Living



Application for Zoning Map Amendment

(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: [Signature]

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. Huth
 Signature of Applicant

12/21/15
 Date

W. R. Huth
 Signature of Owner(s)

12/21/15
 Date



NORTH CAROLINA

High Performance Living



Application for
Zoning Map Amendment

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. Mitt

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

DATE: December 13, 2023

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-24-23
<u>Applicant:</u>	Mark and Marci Lewis
<u>Location of subject property:</u>	356 Union St S
<u>PIN</u>	5630-14-3640
<u>Staff Report prepared by:</u>	Kim Wallis, AICP, Senior Planner

BACKGROUND:

- The subject property at 356 Union St S is designated as a “Fill” structure in the South Union Street Historic District (circa 1970) (Exhibit A).
- “One-story brick ranch-style residence” (Exhibit A).
- Fill structures are those properties which were constructed on single or scattered site undeveloped lots in established neighborhoods, after the period of significance of the more important structures, but prior to official establishment of the District.

DISCUSSION:

On November 16, 2023 Mark and Marci Lewis applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 requesting to replace an existing section of fence and two existing gates in the left rear of the property, and to replace both the front storm door and the front main door (Exhibits B, D).

The existing fence is a brown painted picket style wooden fence. A section of this fencing faces Union St and sits back from the side centerline of the house, runs thirty-one (31) feet in length to the left property line, measures four (4) feet tall and includes a gate. The second section of fencing meets with the first section, runs back thirty-one (31) feet along the left property line, measures six (6) feet tall, and meets a five (5) foot gate that connects the fence with the garage (Exhibit D). The replacement fence and gates will be in the same location as the original, be in a “shadowbox” design made of stain-treated pine and will match the fence facing Tribune Avenue SW that was approved by the HPC on October 12, 2022 for this property (Exhibits D, F).

The existing mature vegetation in front of the existing fence facing Union Street will remain to help hide the new fence and gate from view along Union St S (Exhibit E).

The existing front doors to be replaced include a solid, white, wooden door and a white framed glass storm door. The replacement doors include a Therma-Tru fiberglass single door from the Acorn Fiber-Classic Oak Collection and a taupe-framed glass storm door (Exhibit D). The existing long side green window will remain. Both doors will match the doors on the rear of the home and will not include the pet door (Exhibit D).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map

Exhibit D: Project Summary and Site Plan submitted by the Applicants

Exhibit E: Photographs submitted by Staff

Exhibit F: H-22-22 COA 2407

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Approval Requirement Needs Table

- *Fencing and Gates: All types require Commission Hearing and Approval.*
- *Doors: Replacement of original doors require Commission Hearing and Approval.*
- *Storm Doors: No Approval Required for replacement if matches trim and does not obscure details (full view)*

Chapter 5 – Section 9: Fences and Walls

- *The style of fence or wall should respond to the historic nature of the property. 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.*
- *If a fence is designed as a single-sided fence, one with detailing on only one side, the finished detail should be on the outside face of the fence (facing neighboring property).*
- *Rear yard fences are defined as fences which do not extend forward on the applicant’s property beyond the side centerline of the house in plain view.*
- *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.*

Privacy fences shall be allowed only on the applicant's property line directly adjoining the aforesaid adjacent property unless the Commission feels that such a partial privacy fence would not be visually appropriate or would not accomplish the purpose(s) of the privacy fence set forth above.

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.*

Privacy fences allowed by the Commission should be landscaped where practical with appropriate shrubbery to soften the appearance of the fence.

Design Guidelines

1. *Do not use high walls or fences to screen front yards.*
2. *Use materials like stone, brick, wood and iron.*
3. *Chain link or plastic materials are prohibited. Adding slats to existing chain link fences for screening purposes is prohibited.*
4. *Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.*

Chapter 5 – Section 5: Fenestrations

Design Guidelines

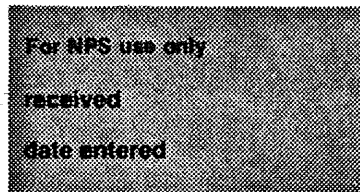
2. *Use doors that are appropriate for the style of building while avoiding flat-surfaced doors, those with small decorative glass panels, and pre-finished window/side lite art glass units.*
3. *Avoid unpainted aluminum storm doors, and select a style which does not distort or change the appearance of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

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	12

13. House
374 S. Union St.
ca. 1905
F

Somewhat altered, one-and-a-half story, double-pile of frame construction similar in form to #12. At an undetermined date, probably during the 1920-1940 period, the attic was converted to living space and dormers were installed on the front and side elevations of the house. The gable-roofed facade dormer has tall casement windows that detract from the character of the house. The hip-roofed dormer on the south (left) elevation has 3/1 bungalow sash windows that suggest the date of the attic's conversion.

14. House
368 S. Union St.
ca. 1905
C

One-story, double-pile, frame cottage with a high, nearly pyramidal hip roof. This house resembles inv. #5, 12 and 13, but retains more of its original Queen Anne style trim. Remaining details include sawn ornament in the projecting gable of the south (left) facade bay, and the chamfered posts with decorative brackets that support the full-facade porch.

15. House
362 S. Union St.
ca. 1905
C

One-story, double-pile cottage nearly identical to inv. #14; only significant difference is that porch wraps around to shelter one bay of north (right) elevation. This may well have been the original configuration of the porch at 368 S. Union St.

16. House
356 S. Union St.
ca. 1970
F

One-story brick ranch-style residence.



NORTH CAROLINA

High Performance Living



H-2423

Application for
Certificate of Appropriateness

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

APPLICANT INFORMATION

Name: MARK LEWIS
Address: 356 Union St S
City: Concord State: NC Zip Code: 28025 Telephone: 610 248 0189

OWNER INFORMATION

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

SUBJECT PROPERTY

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

Staff Use Only:	
Application Received by: <u>B. Barker</u>	Date: <u>11/16/2023</u> , 20__
Fee: \$20.00 Received by: <u>B. Barker</u>	Date: <u>11/16/2023</u> , 20__
<i>The application fee is nonrefundable.</i>	

email - mlewis7789@gmail.com

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: See attached

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

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.

11/15/2023
 Date


 Signature of Owner/Agent

Application
for
Replacement
Fence (Back Yard)
and
Door (Front)



Mark & Marci Lewis
356 S. Union St.
November 16, 2023

Replacement Door (Front) Proposal

Currently there is a solid, white, wooden door with a storm door. This door would be replaced with the following:

1. Therma-Tru Fiberglass Single Door, Acorn Fiber-Classic Oak Collection
2. Taupe-Framed Storm Door

*Both to match new doors on the rear of the home (except no pet door on front storm door).

**Long window with green-painted framing to remain unchanged.



Current Front Doors

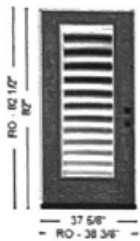
Manufacturer's Description of New Door (Front)



LOWE'S CUSTOM ORDER QUOTE

Quote # 201934528
 Quote Name: front door 11/12/23
 Date Printed: 11/12/2023

<p>Customer: Mark Lewis</p> <p>Email: mlewis7798@gmail.com</p> <p>Address: 356 UNION ST S CONCORD, NC 28025</p> <p>Phone: (610) 248-0189</p>	<p>Store: (697) LOWE'S OF CONCORD, NC</p> <p>Associate: ASHLEY HOOD (4926273)</p> <p>Address: 940 CONCORD PARKWAY NORTH CONCORD, NC 28027-5943</p> <p>Phone: (704) 720-9000</p>	<p>Item Total: 1</p> <p>PreSavings Total: \$2,743.75</p> <p>Freight Total: \$0.00</p> <p>Labor Total: \$0.00</p> <p>Pre-Tax Total: \$2,743.75</p>
--	---	--



**Therma-Tru
 Fiberglass Single Door
 36-in x 80-in
 Acorn Fiber-Classic® Oak Collection™**

Room Location: None Assigned

**Tru-Defense
 Warranty Rider**

Product Warranty



Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-1	37.625 x 82 Single Door	56 days	\$2,743.75	\$2,743.75	1		\$2,743.75

Begin Line 100 Description

— Line 100-1 —

Therma-Tru
 Fiberglass Single Door
 36-in x 80-in
 Inswing Left Hand
 Style Option = FC141-RTLE
 Overall: 37 5/8-in x 82-in

Fiber-Classic® Oak Collection™
 Full Lite W/ Stile Lines
 Glass Style = Blinds Raise/Tilt No Grid
 Caming = None
 U-Value = 0.31
 Solar Heat Gain Coefficient = 0.21
 Door Stain Color = Acorn Both Sides
 Jamb's Unfinished
 4 9/16-in On-Guard Primed - Smooth Jamb
 Bronze Composite Adjustable Sill and Dark
 Wood Sill Cap
 Sill Pans = None
 Compression Weather Strip = Bronze
 Exterior Trim? = No
 Hardware = No Hardware
 Boring = Double Bore 5 1/2" On-Center
 Backset = 2 3/8"
 Hinge Type = Ball Bearing Hinge
 Hinge Finish = Oil Rubbed Bronze
 Dentil Shelf = None
 Clavos = None

Delivery Method: In-Store Pick-Up

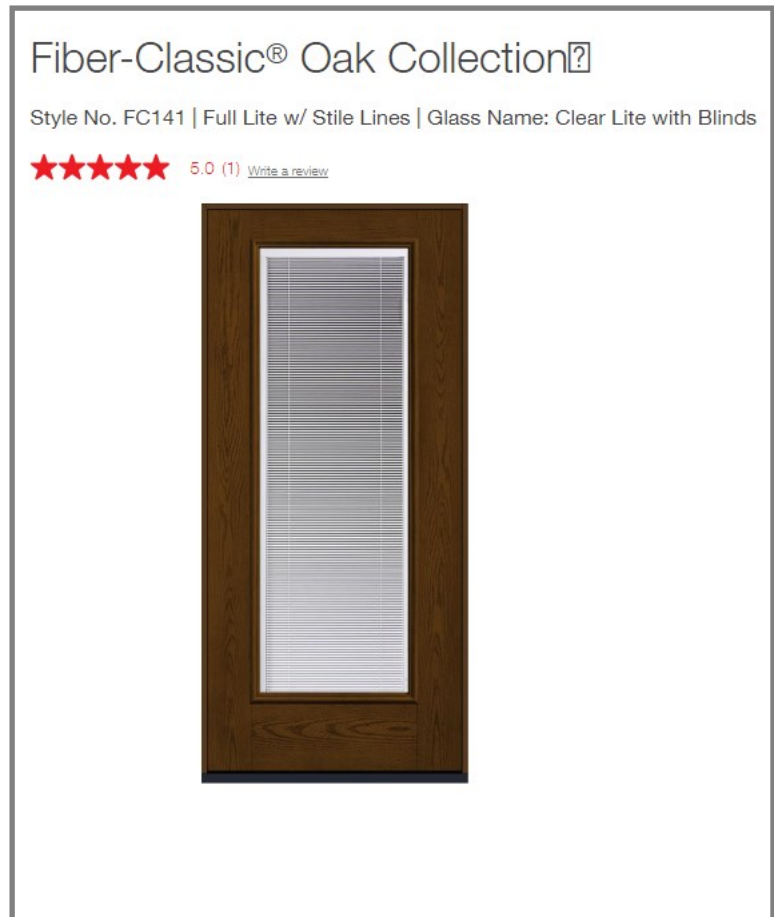
End Line 100 Description

Photos Representative of of New Door (Front)



These photos are of the same door and storm door installed on the rear of the home. The proposed storm door for the front will **NOT** have a pet door.

Photos Representative of of New Door (Front)



These are catalog photos of the proposed storm door and main door. Color of storm door here not accurate. Photo on previous page of existing storm door on rear of home indicates correct color of proposed new storm door.

Replacement Fence (Back Yard) Proposal

Currently there is a brown, wooden, picket fence.

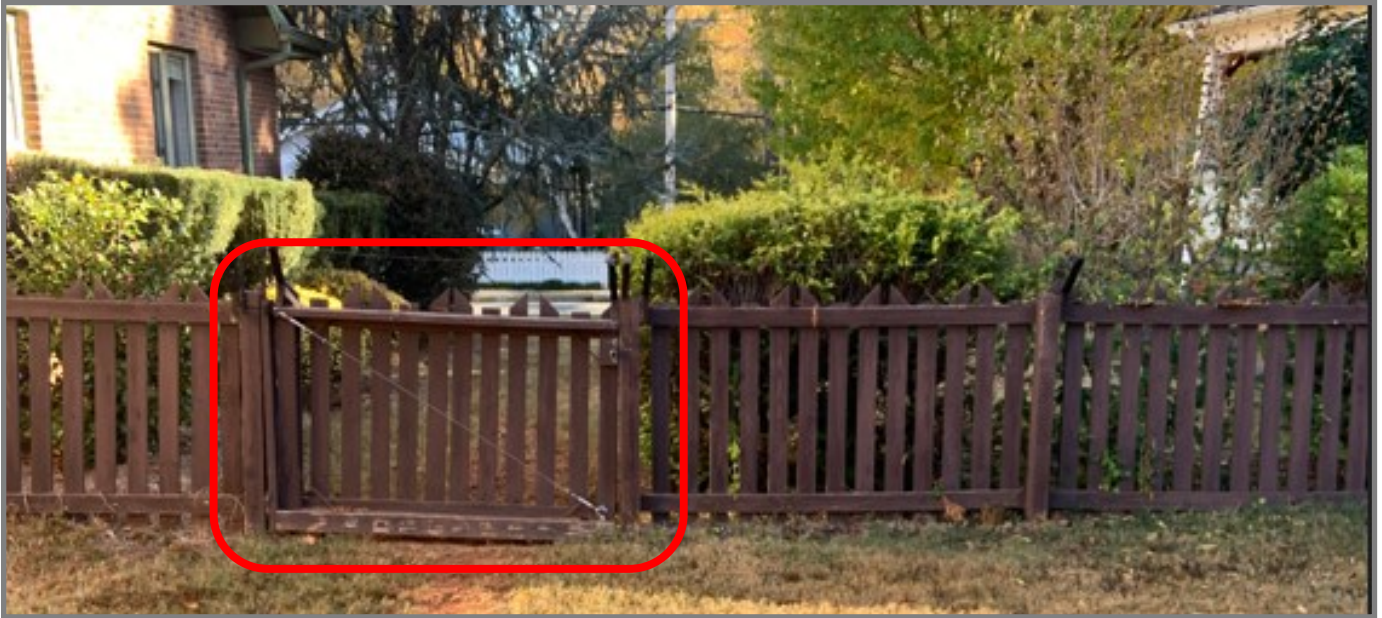
This fence would be replaced with 6'-tall shadowbox fencing to match the recently approved and installed fencing facing Tribune St.



**View of current fence from S. Union Street
(Gate is outlined in red.)**



Replacement Fence (Back Yard) Proposal



Above: View of South-Union-Street-facing fence from inside the back yard. Gate is outlined in red.

Below: Closer photo of exterior of same gate.



Replacement Fence (Back Yard) Proposal

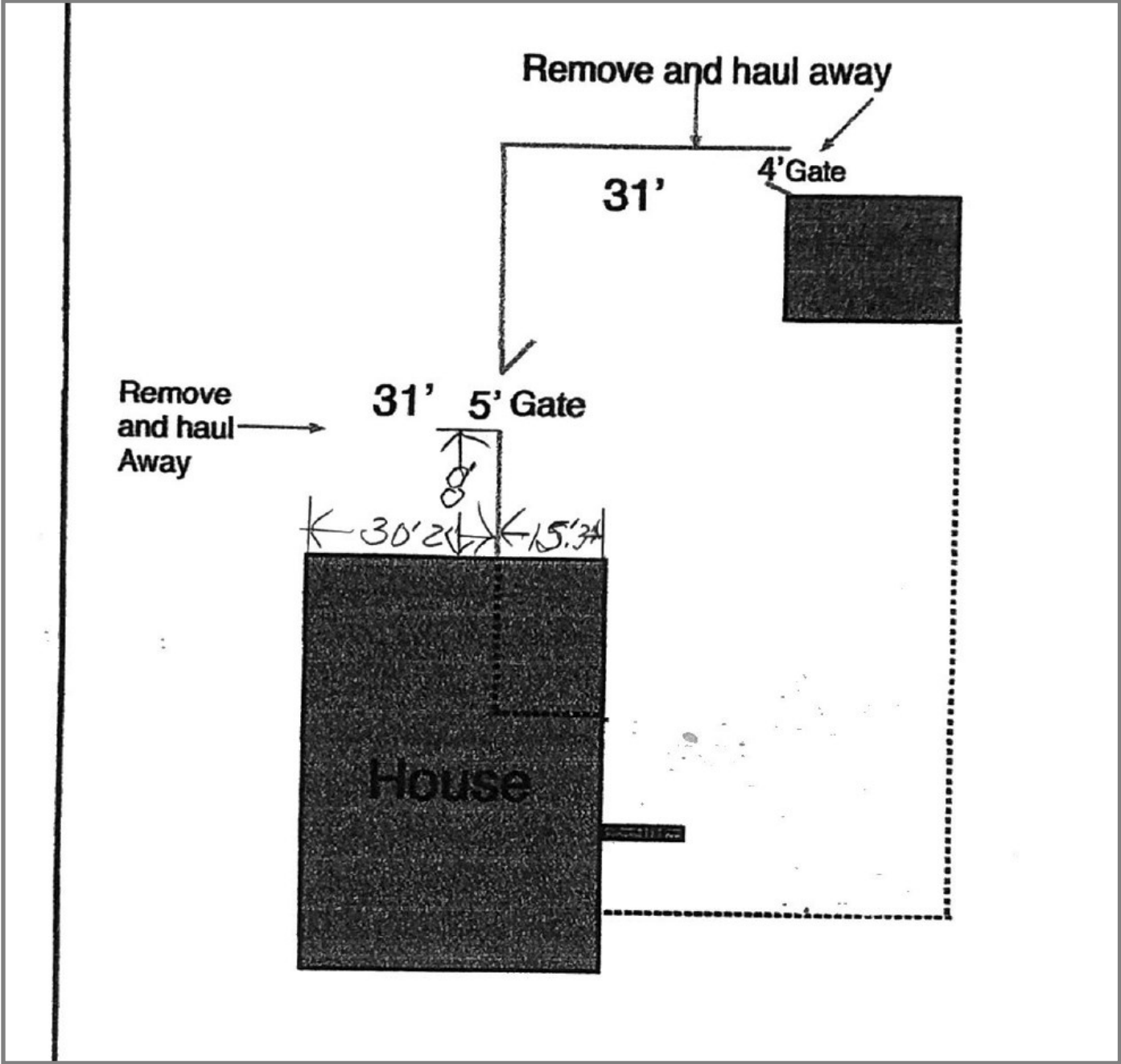


Above: View of current fence on the south property line.

Below: View of current gate in the SW corner of the property (behind the separate garage)

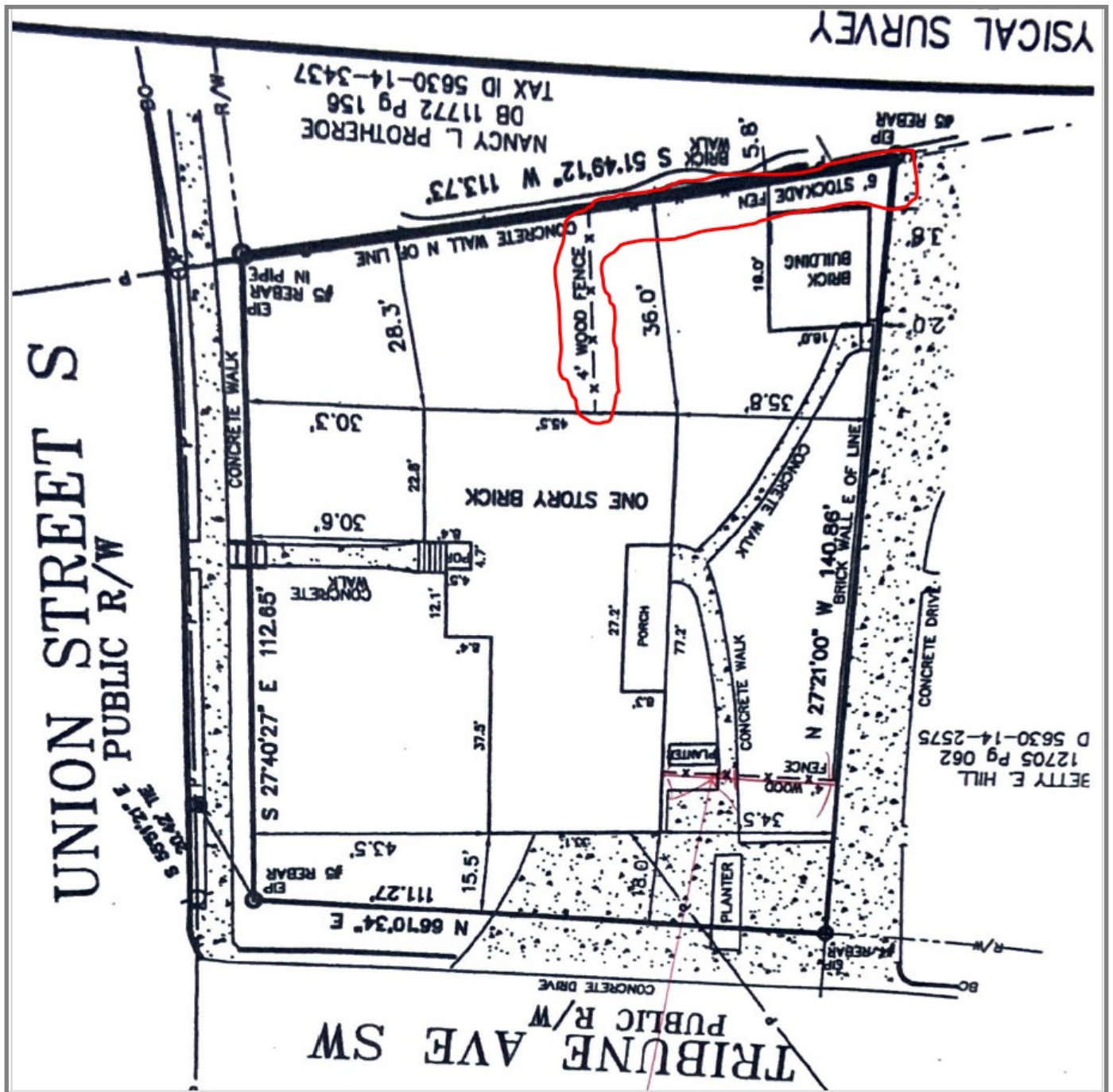


Drawing from fence company indicating fence length and gate locations and sizes.



New fence would be made of stain-treated pine to match the recently approved and installed fencing on Tribune-Street side of home.

Marked-Up Survey Showing Property Line.



New fence would replace the existing fence that runs along property line.

Photos Representative of of New Fence (Back Yard)

6'-tall shadowbox
fencing, recently
approved and
installed fencing
facing Tribune
Street. (View
from Tribune
Street)



Same new fencing
facing Tribune
Street.

(View from inside
the back yard)





CERTIFICATE OF APPROPRIATENESS

Has Been Issued by the Historic Preservation Commission
of the City of Concord to:

Applicant: Mark and Marcia Lewis

Location: 356 Union St S, Concord, North Carolina 28025

PIN: 5630-14-3640

Project: Replace an existing approximately 4.0' tall by 33.0' long wooden rear yard fence and gate with a new approximately 6.0' tall by 33.0' long wooden rear yard shadow box fence and gate with dog ear pickets.

City Staff Member: *Brad J. Lagano* COA Request: H-22-22

Date: October 19, 2022 COA No.: 2407

NOTICE:

- ALTHOUGH THE HISTORIC PRESERVATION COMMISSION HAS APPROVED THIS CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR MODIFICATIONS TO YOUR HISTORICALLY DESIGNATED PROPERTY, A REQUIRED **30-DAY APPEAL PERIOD** IS LEVIED BY THE NORTH CAROLINA GENERAL STATUTES. DURING THIS APPEAL PERIOD, AN AGGRIEVED PARTY MAY REQUEST A HEARING BEFORE THE BOARD OF ADJUSTMENT AND IT IS POSSIBLE THAT YOUR APPROVAL COULD BE OVERTURNED. ANY WORK CONDUCTED PRIOR TO THE EXPIRATION OF THE 30-DAY APPEAL PERIOD IS AT THE RISK OF THE CONDUCTING PARTY AS OVERTURNED APPROVALS MAY RESULT IN AN ORDER OF WORK REVERSAL AND THE INCURRENCE OF ADDITIONAL EXPENSES.
- THIS **MUST BE POSTED** AT THE BUILDING SITE.
- COA **EXPIRES** AFTER SIX (6) MONTHS IF WORK HAS NOT COMMENCED.

EXHIBIT F

DATE: December 13, 2023

SUBJECT:

Certificate of Appropriateness Request: H-25-23
Applicants: Margarito Zavala
Location of Subject Property: 253 Church St NE
PINs: 5621-60-9675
Staff Report Prepared by: Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject property is located in the North Union Street Historic Overlay District but is not included in the survey inventory (Exhibit A).
- Classification: Unclassified-local district only
- The subject property is within the zoning overlay for the Historic District but is not classified within the survey inventory as Pivotal, Contributing, Fill, or Intrusive. The properties along Church Street were included in the zoning overlay to protect/buffer the Union Street historically classified structures from future incompatible development (Exhibit A).
- Two-story, wood paneled, white Colonial Revival house with a hipped roof and dormer, front porch, shutters and cement stairs. Nice features include the dentil trim molding and Doric columns. The date of construction was circa 1911.

DISCUSSION

On November 28, 2023, Margarito Zavala applied for an “ex post facto” Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 requesting after-the-fact approval of the installation of vinyl siding over the existing wood siding on the house and porch (Exhibit B).

The applicant states that the wood siding was too damaged from the elements to try to repair and re-paint it (Exhibits D and E). The original wood siding is 5” lap siding painted white. The replacement vinyl siding is 5” Dutch lap vinyl siding, painted white (Exhibit D).

ATTACHMENTS

Exhibit A: Historic Inventory Information
Exhibit B: Certificate of Appropriateness Application
Exhibit C: Subject Property Map
Exhibit D: Photographs supplied by Applicant
Exhibit E: Photographs supplied by Staff

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Siding and Exterior Material

Alteration of siding from one material to another (shingles to clapboard etc). and applications of any simulated materials, aluminum siding, plastic siding, etc. requires Commission hearing and approval.

Chapter 5 – Section 4: Siding and Exterior Materials

The historic integrity of structures should not be compromised by altering the original siding, even if the proposed siding is composed of historically accurate materials (example: wood siding to shingle siding) unless proof can be provided that the proposed alteration has a historic basis.

A number of artificial sidings have been developed since the construction of many of the structures in the Districts. Artificial products that are found on some structures may include asbestos shingles or vinyl or aluminum siding. Artificial or synthetic siding is not appropriate for additions on Pivotal and Contributing structures or for large accessory structures. Artificial and synthetic siding, when used for additions or accessory structures on lots containing noncontributing, fill, or intrusive structures, may be considered on a case by case basis.

Design Standards: Siding and Exterior Materials

- 1. To the greatest extent possible, wood siding should be preserved and maintained.*
- 2. In the replacement of wood siding, materials should match the original as closely as possible. "Rough-sawn" siding should be avoided.*
- 3. The use of artificial siding to cover original siding is prohibited.*
- 4. The removal of artificial siding and restoration of original siding materials is encouraged.*
- 5. Artificial and synthetic siding is permitted for new construction on a limited basis in coordination with this section and Chapter 4: "Local Standards and General Policies" of this Handbook*

RECOMMENDATION:

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North & South Union Street Historic District 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

Boundary Justification

#10

1

The boundaries of the North Union Street Historic District includes those portions of the district's thoroughfares that developed prior to 1930, and retain a high proportion of their original pre-1930 structures. The proposed district lies within the local historic district, and consists of six blocks of North Union Street, and small sections of Marsh Avenue N. W., Franklin Avenue N. W., Grove Avenue N. W., Spring Street N. W., Cabarrus Avenue West, Bell Street S. W., White Street N. W., Georgia Street N. W., two houses on Edgewood Avenue N. E., and two structures on Buffalo Avenue N. W. Fortunately, many of the properties rest on large lots and are within a two to four block radius of North Union Street, thus creating a cohesive district. Some of the houses that lie within the local historic district have been excluded from this proposal. These properties lie in a heavy commercial district and have either been adapted for local businesses or are in poor condition. Consequently, these structures distract from the refined neighborhood element that exist in the proposed North Union Street District.

The areas to east and west of the North Union Street District were excluded for several reasons. The boundary to the east runs parallel to North Union Street and Church Street. These properties have already been discussed in the preceding paragraph. The western boundary is extremely irregular. The area northwest of the district is comprised of mill house structures that have less architectural significance to the district at large. Also, there are a number of commercial buildings bordering the northwest boundary that would be considered serious intrusions. The southwest boundary extends further in a westerly direction because of the large number of contributing structures. However, the boundary ends in a somewhat dilapidated commercial district that obviously developed after 1930.

The northern boundary is the easiest to define as it borders along Peachtree Street N. W. and encloses the former Odell-Locke-Randolph Mill (#1). The latter marks the beginning of the district. The boundary excludes the area north of the district because it is the post-World War II commercial district that developed along Church Street as the city of Concord expanded in a northerly direction.

The southern boundary is erratic, however, the traditional business district borders the residences on North Union Street and Spring Street. This part of the boundary provides a good buffer to the district. The contributing and pivotal structures along Bell Street S. E. and Cabarrus Avenue West are surrounded by post 1950 commercial development. However, this area includes a large number of contributing properties with historical and architecture significance as well as several pivotal structures such as the (Former) All Saints Episcopal Church (#131) and the First United Presbyterian Church (#142). Moreover, the properties along Bell Street (#152-166) borders Barber Scotia College, which provides a strong measure of protection against commercial development in this vicinity.



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: Margrito Zavala
Address: P.O. Box 112
City: Concord State: NC Zip Code: 28026 Telephone: 616-295-1738

OWNER INFORMATION

Name: ZH Investments, LLC (Margrito Zavala - owner/manager)
Address: P.O. Box 112
City: Concord State: NC Zip Code: 28026 Telephone: 616-295-1738

SUBJECT PROPERTY

Street Address: 253 Church St. N Concord P.I.N. # 56216096750000
Area (acres or square feet): 60 x 121 (.165 of an acre) Current Zoning: C-1 Land Use:

Staff Use Only: Application Received by: Date: Fee: \$20.00 Received by: Date: 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: Siding Replacement

2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Installing double dutch lap vinyl siding over the wood siding, wood siding is too damaged by the elements to try to paint it. Both wood & vinyl siding are 5" white.

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.

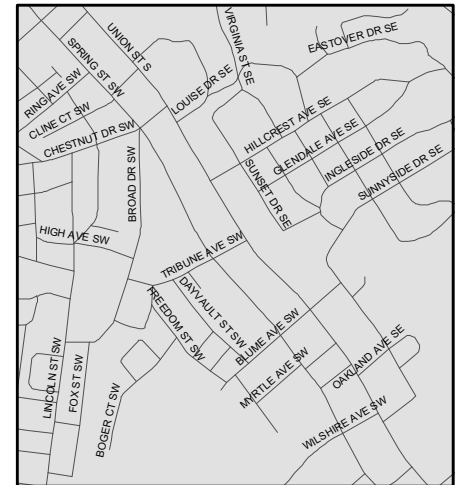
11/25/2023
 Date

[Signature]
 Signature of Owner/Agent

H-25-23

253 Church St N

PIN: 5621-60-9675

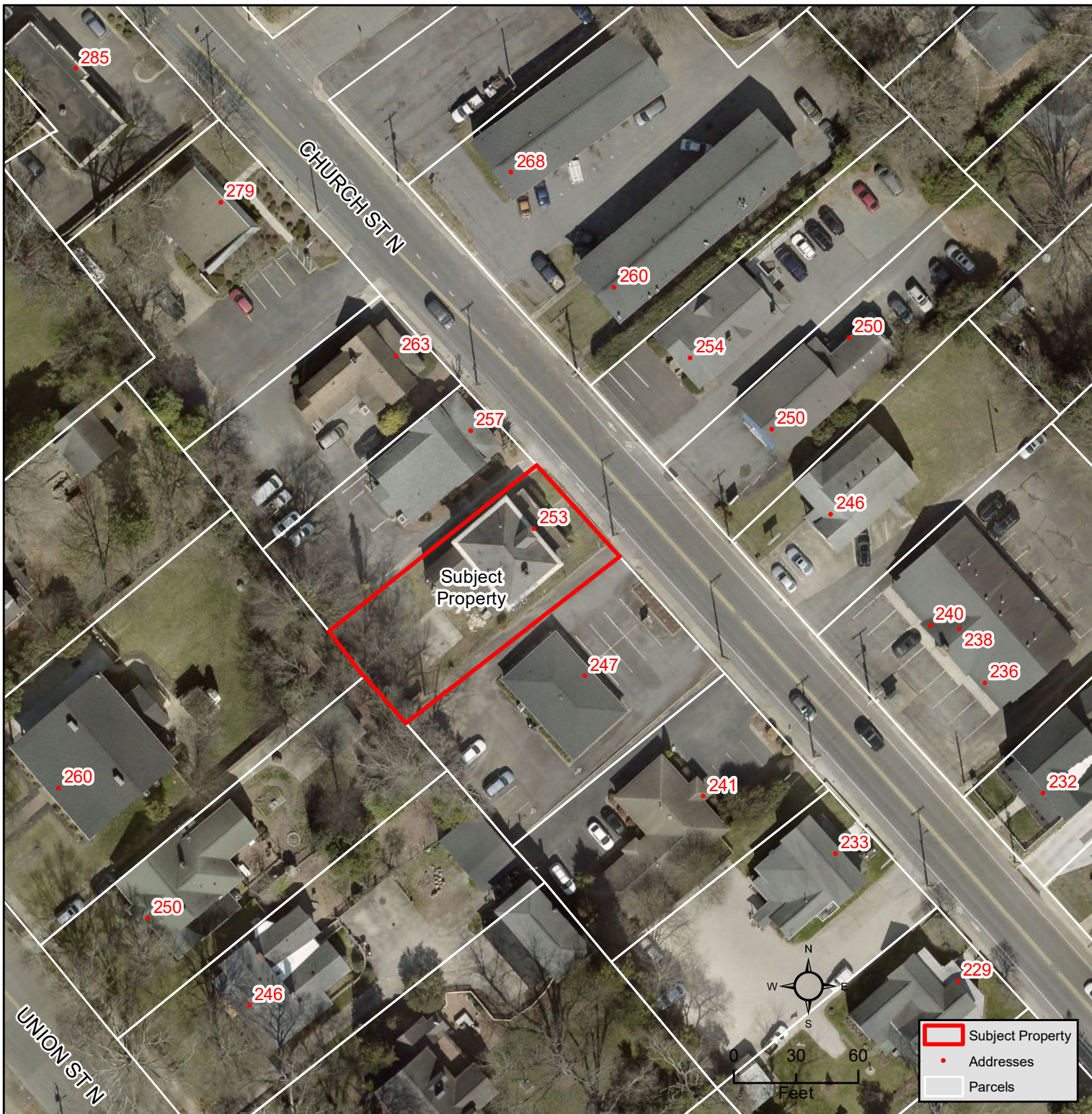


Source: City of Concord
Planning Department

Disclaimer

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

EXHIBIT C









Google



Google

