

HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Wednesday, July 10, 2024 at 6:00 PM

City Hall Council Chambers, 35 Cabarrus Avenue West

1. CALL TO ORDER – *Assistant City Attorney, Tinisha St. Brice*
2. ORDER OF BUSINESS - *Assistant City Attorney, Tinisha St. Brice (Ask Staff if there are any adjustments to agenda)*
3. ELECTION OF OFFICERS - *Assistant City Attorney, Tinisha St. Brice*
4. INTRODUCTIONS - *Chair and Commissioners (give your name for the record)*
5. APPROVAL OF MINUTES - *Motion, second, and vote needed.*
6. SWEARING IN OF WITNESSES - *Chair*
7. OLD BUSINESS
8. NEW BUSINESS

H-12-24 (Quasi-Judicial Hearing)

Jennifer and Jimmy Hall have submitted a Certificate of Appropriateness application to repair and replace wood on sections of deck and railing of the existing deck in the rear yard and extend the depth of the deck by four (4) feet at 39 Yorktown St NW. PIN 5620-77-7737.

- 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-13-24 (Quasi-Judicial Hearing)

Dustin Sprinkle has submitted an “ex post facto” Certificate of Appropriateness application for the after-the-fact installation of copper gutters on the front elevation at 37 Georgia St NW. PIN 5620-77-3314.

- 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

9. ADJOURNMENT

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

<u>DATE</u>	July 10, 2024
<u>SUBJECT</u>	
<u>Certificate of Appropriateness Request:</u>	H-12-24
<u>Applicant:</u>	Jennifer and Jimmy Hall
<u>Location of subject property:</u>	39 Yorktown St NW
<u>PIN:</u>	5620-77-7737
<u>Staff Report prepared by:</u>	Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject property, 39 Yorktown St NW, is designated as a “Contributing” structure in the North Union Street Historic District, ca 1921 (Exhibit A).
- “Three bay frame, bungalow with broad side gable roof features a very broad front decorative gable with exposed rafters. The decorative gable has three four-over-four sash windows that are flanked with ventilators on either side. Three triangular knee braces support eaves of gable. Full facade porch has untapered bungalow columns. Facade fenestrations include paired four-over-ones on either side of entrance” (Exhibit A).

DISCUSSION

On June 10, 2024, Jennifer and Jimmy Hall, submitted a Certificate of Appropriateness application to repair and replace wood on sections of deck and railing of an existing deck in the rear yard and extend the depth of the deck by four (4) feet back towards the rear property line (Exhibit B).

The applicant states that 80% of the wooden deck and railings have wood rot. The applicant proposes to replace these sections of deck with like material and design. The applicant is also proposing to extend the current 20’w x12’d deck by four (4) feet towards the rear property line, with the final dimension 20’w x16’d, utilizing similar materials to the original deck. All the wood will be sealed. The existing under deck lattice skirting will be removed and not replaced (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: Applicant submitted Site Plan and Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table:

Balconies and Decks:

- The repair of an existing deck with same materials does not require Commission Hearing and Approval.
- The addition of a deck where none previously existed requires Commission Hearing and Approval.

Chapter 5-Section 6: Porches

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

Design Standards

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

RECOMMENDATION

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	#7	78

172. House
39 White Avenue
1921 (SM)
C

Three bay frame, bungalow with broad side gable roof features a very broad front decorative gable with exposed rafters. The decorative gable has three four-over-four sash windows that are flanked with ventilators on either side. Three triangular-knee braces support eaves of gable. Full facade porch has untapered bungalow columns. Facade fenestrations include paired four-over-ones on either side of entrance.

173. House
36 White Street, N.W.
1921 (SM)
C

Good example of low-slung, frame bungalow with pediment gable. House is shingled above a baseboard and two-and-a-half-feet of plain weatherboard. Fenestrations are one-over-one. Porch with balustrade extends three-bay facade and is supported by typical Craftsman-style short, tapered columns with brick piers that continue to ground level. Eaves at front gable are supported by five decorative brackets.

174. House
32 White Street, N.W.
c. 1910-1915
C

Notable frame bungalow with gabled porch and broad gable roof. Porch is nearly full facade, but its gable roof does not cover northern elevation. It is surrounded by a plain balustrade and rests on full brick foundation. Brick pillars, topped with stone trim, support vernacular columns. These columns brace the weatherboarded gable roof that projects over sides. The side eaves are supported by curved sawn-rafter brackets. The main roof also projects at front and is braced by a typical (for Concord) three-part-brackets that reflect Japanese bungalow traits. Facade has three bay division with two one-over ones with diagonal lattice work.

175. House
26 White Street, N.W.
1921 (SM)
C

This high hip roof, frame cottage features two interior end chimneys,



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: _____
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: _____
Email Address: _____

OWNER INFORMATION

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

SUBJECT PROPERTY

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

**Staff Use
Only:**

Application Received by: _____ Date: _____, 20 _____
Fee: \$20.00 Received by: _____ Date: _____, 20 _____
After-the-Fact Fee: \$100.00 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: _____

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


Required Attachments/Submittals

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. **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 ensure 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.

Date



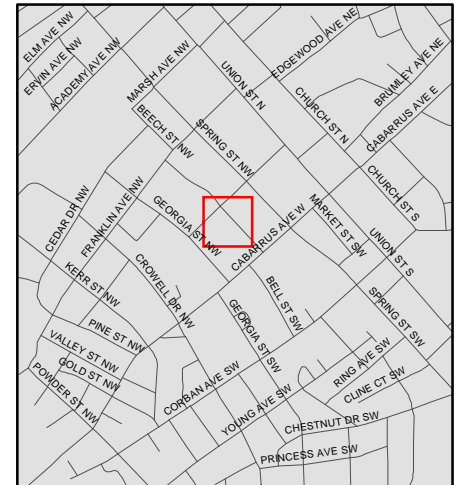
Signature of Owner/Agent

H-12-24

39 Yorktown St NW

PIN: 5620-77-7737

EXHIBIT C



Source: City of Concord
Planning Department

Disclaimer

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Property subject to recorded or unrecorded RWS, easements, agreements, restrictions. The boundary description prepared from this survey is the surveyors opinion of the location of boundary lines of the property based on monuments found in field and is not to be construed as a certification of the quality of title or location of title to the property. A full title investigation is recommended.

Area by coordinates			
EIR = Existing _____ Iron rod	EIP = Existing $\frac{1}{2}$ " iron pipe	EN = Existing Nail	ECM = Existing Concrete Monument
SIR = 1/2" Iron rod set	CP = Computed Point	S.T. = Sight Triangle	OUL = Overhead Utility Lines
SSR = Sanitary Sewer R/W or Easement	PSDE = Public Storm Drainage Easement	EMH = Existing Manhole	



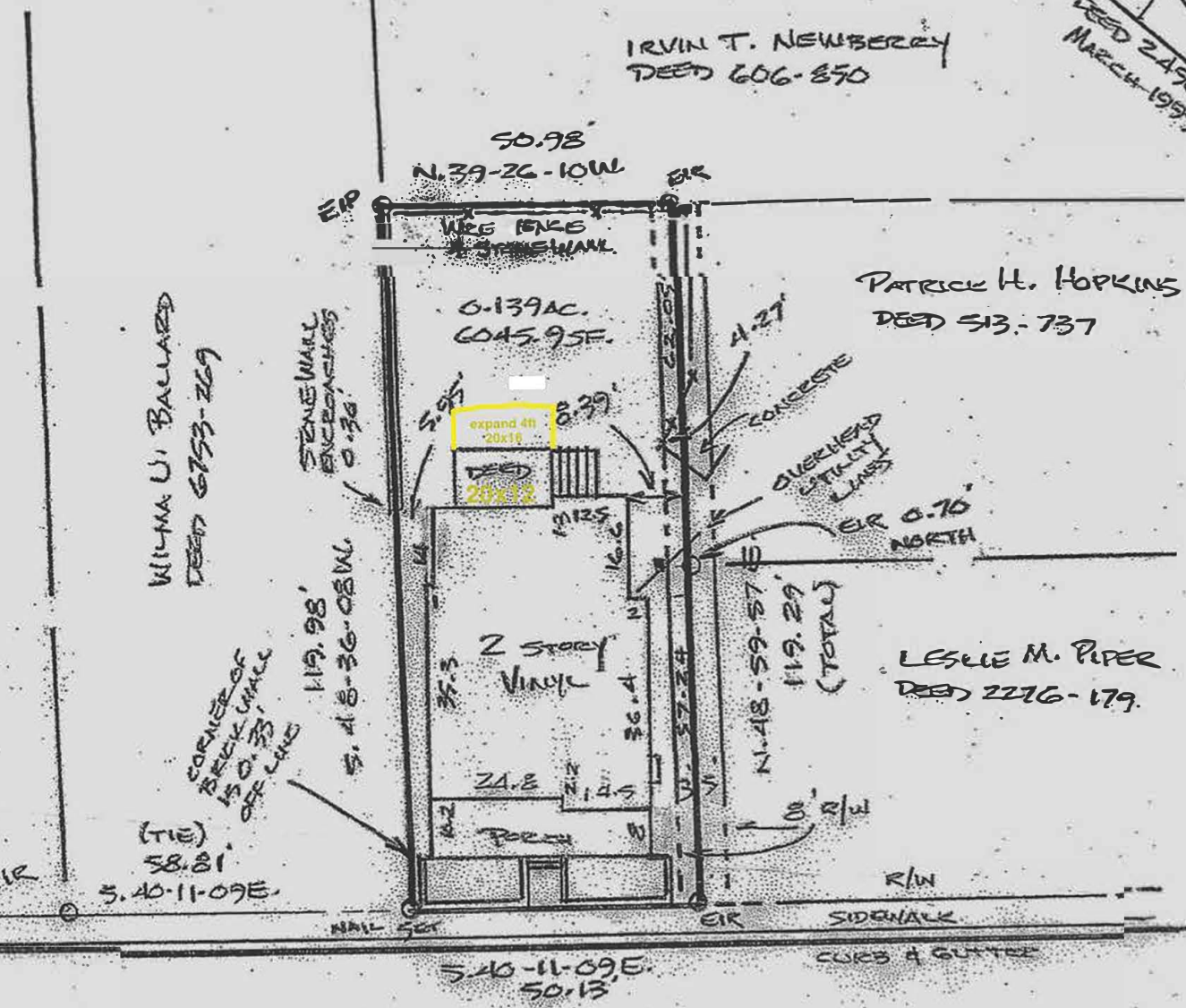
N.39-26-10W
DEED 2490-68
MARCH 1999

IRVIN T. NEWBERY
DEED 606-850

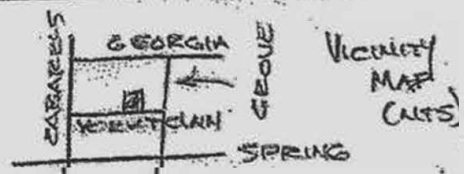
PATRICK H. HOPKINS
DEED 513-737

LESLIE M. PIPER
DEED 2216-179

WILMA U. BALLARD
DEED 6753-269



YORK TOWN STREET NW
(PUBLIC R/W VARIES)









<u>DATE</u>	July 10, 2024
<u>SUBJECT</u>	
<u>Certificate of Appropriateness Request:</u>	H-13-24
<u>Applicant:</u>	Dustin Sprinkle
<u>Location of subject property:</u>	37 Georgia St NW
<u>PIN:</u>	5620-77-3314
<u>Staff Report prepared by:</u>	Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject property, 37 Georgia St NW, is designated as a “Contributing” structure in the North Union Street Historic District, ca 1915 (Exhibit A).
- “Two-story Colonial Revival home has square box-shape with rear gable wing. Main hip roof features characteristic exposed rafters. Fenestrations consist of paired three-over-ones and a single three-over-one bungalow sash flanking the principal entrance. Door has sidelights. Interior chimney has exposed facade. Hipped-roofed portico with gable pediment and tapered, paired Tuscan columns is a later addition. (Exhibit A).

DISCUSSION

On June 19, 2024, Dustin Sprinkle, submitted an “ex post facto” Certificate of Appropriateness application for the after-the-fact installation of copper gutters on the front elevation (Exhibit B).

On May 15, 2024, there was a complaint made to planning staff regarding 37 Georgia St NW and the recent installation of new gutters on the front of the house which “obscure and change the architectural detailing of the style of the façade.” The understanding was that installation shouldn’t have occurred unless the property owner received approval from the Historic Preservation Commission, which is required in the case of “installation of gutters that obscure and change architectural detailing of the style of the façade” per the Approval Requirement Needs Table. Staff presumes that the architectural detailing the complainant referred to was to the exposed rafters, which are mentioned in the National Register of Historic Places listing (Exhibits A, B and E).

The applicant states that he did not apply for a Certificate of Appropriateness previous to the installation of the gutters as, from his reading of the Approval Requirement Needs Table: “Replacement or repair with similar style and material of existing” gutters do not need a Certificate of Appropriateness. The applicant submits that gutters had previously existed on the front elevation and had been removed and not replaced previous to his purchase in 2023 (Exhibits B, D, E).

The applicant states that the previous owners had removed all existing white gutters and replaced them with copper gutters on the side and rear elevations only. They had had sold the house before the copper gutters were installed on the front elevation (Exhibits B and D).

ATTACHMENTS

- Exhibit A: National Register of Historic Places Inventory
- Exhibit B: Application for Certificate of Appropriateness
- Exhibit C: Subject Property Map
- Exhibit D: Applicant submitted Photographs
- Exhibit E: Approval Requirement Needs Table

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table:

Gutters:

- The replacement or repair with similar style and material of existing gutters does not need a Certificate of Appropriateness.
- Roofing over built-in gutters and adding new gutters to overhang if style and color is appropriate and no architectural details are obscured can be approved by Planning Staff.
- Installation of gutters that obscure and change architectural detailing of the style of the façade require Commission Hearing and Approval.

Chapter 5 – Section 7: Roofing

Gutters that are hidden or built in the eaves should be retained whenever possible, as should attached copper gutters. Installation of traditional attached seamless aluminum gutters or “half round” gutters are 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 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.

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Continuation sheet	Item number	Page
<u>Inventory List - North Union Street Historic District, Concord</u>	<u>#7</u>	<u>81</u>

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

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

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

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

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

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

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APPLICANT INFORMATION

Name: Dustin Sprinkle
Address: 37 Georgia St NW
City: Concord State: NC Zip Code: 28025 Telephone: 704-497-6156
Email Address: DustinSprinkle@gmail.com

OWNER INFORMATION

Name: Dustin Sprinkle
Address: 37 Georgia St NW ~~SE~~
City: Concord State: NC Zip Code: 28025 Telephone: 704-497-6156

SUBJECT PROPERTY

Street Address: 37 Georgia St NW P.I.N. # 56207733140000
Area (acres or square feet): 0.4 acres Current Zoning: RM-2 Land Use: SFR

Staff Use Only:	
Application Received by: _____	Date: _____, 20 _____
Fee: \$20.00 Received by: _____	Date: _____, 20 _____
After-the-Fact Fee: \$100.00 Received by: _____	Date: _____, 20 _____
<i>The application fee is nonrefundable.</i>	

General Requirements

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

1. Project or Type of Work to be Done: Gutters added to front of house.
Matched same material and color to gutters on side of house.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
added metal gutters to front of house to match existing gutters on side of house. House previously had gutters on front of the house prior to us purchasing it.

Required Attachments/Submittals

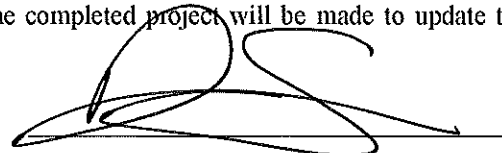
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. Digital copies are preferred.
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a "before" perspective.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

6/19/24

 Date

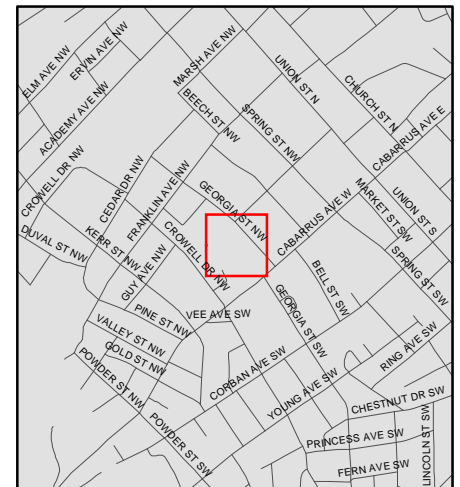


 Signature of Owner/Agent

H-13-24

37 Georgia St NW

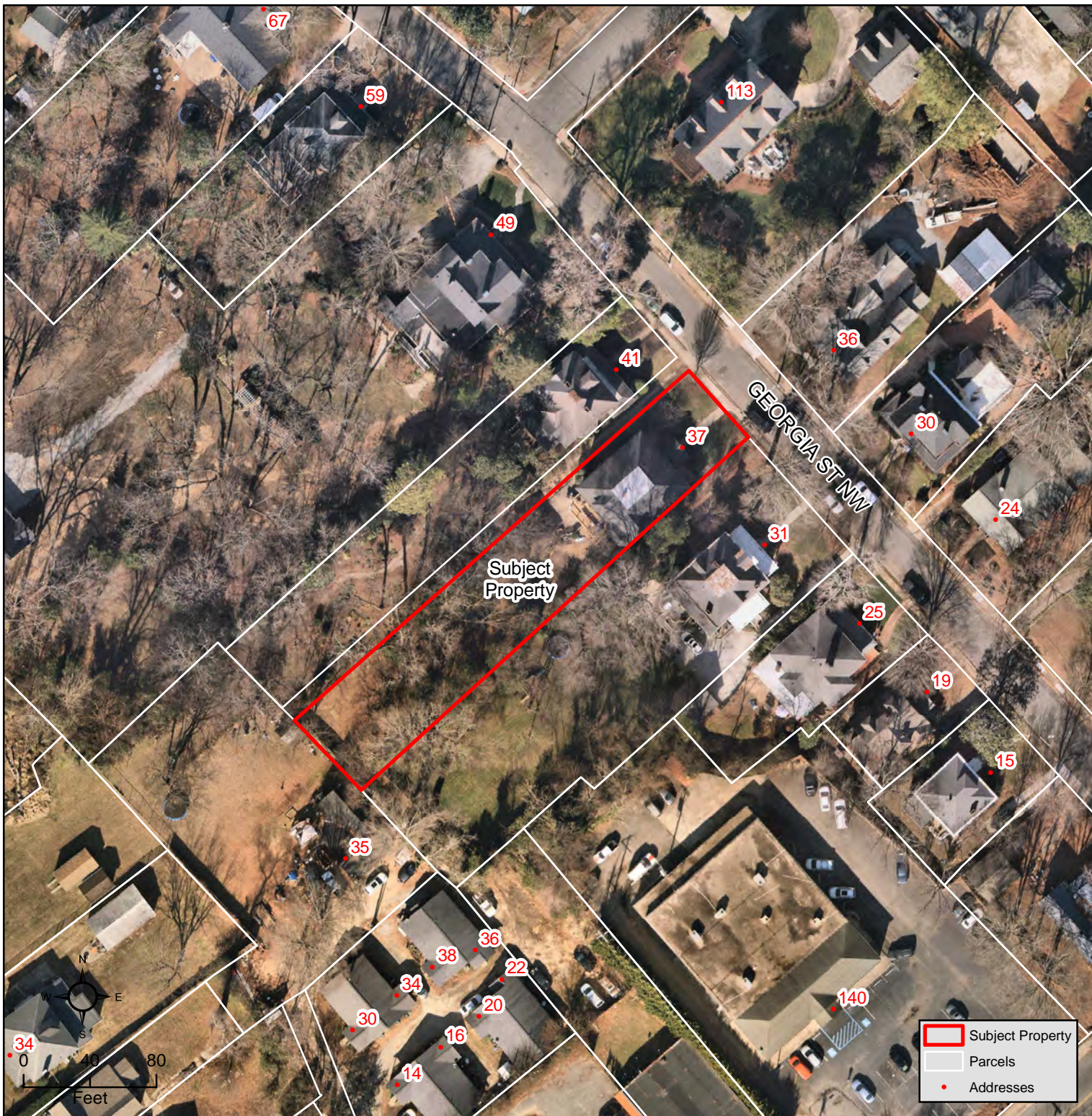
PIN: 5620-77-3314



Source: City of Concord Planning Department

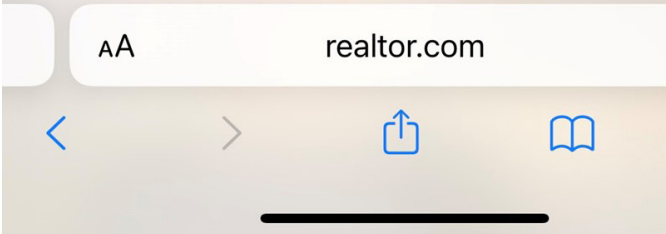
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Type of Work:	No Approval Required For:	Planning Department May Extend Approval For:	Commission Hearing and Approval Required For:	Handbook Section Cross-reference:
Cornices	Repair using existing materials and duplicating design.	Rebuilding formerly existing cornice detailing.	Any work that does not duplicate original appearance.	Chapter 6 Section 6.4
Demolition			Demolition of any building or part thereof.	Chapter 8 Section 8.1
Doors	Repair of existing or original doors with same materials.		Replacement of original doors. Changes in door openings. Stained glass panels. Security grills or bars.	Chapter 6 Section 6.2
Fencing	Replacing or repair of existing with same materials.	Rear fences and safety fences. (Safety fences are defined as fencing that helps prevent access to dangerous areas, especially for children).	All types of new fencing in public view (safety fencing excluded).	Chapter 5 Section 5.2
Fire Escapes	Repair of existing escapes.		All types of fire escapes.	Chapter 6 Section 6.5
Flag Pole	Any installations.			
Gutters	Replacement or repair with similar style and material of existing.	Roofing over built-in gutters and adding new gutter to overhang if style and color is appropriate and no architectural details are obscured.	Installing gutters which obscure or change architectural detailing of style of facade or building.	Chapter 6 Section 6.4 Chapter 9 Section 9.7
Landscaping (See Trees)	Tree planting and general landscaping (excluding tree removal and pruning).			Chapter 5 Section 5.1 Chapter 9 Section 9.1
Lighting (Exterior)	Repair of existing with same material.		Removal or alteration of significant architectural fixtures. Or additions of permanent, general illumination fixtures within public view.	Chapter 5 Section 5.4