

HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Wednesday, August 14, 2024 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
7. NEW BUSINESS

H-08-24 (Quasi-Judicial Hearing)

Joel Bibby applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for renovations to the rear elevation including: enclosure of an existing screened-in porch and adding a door; raising the existing porch roof and adding a railing; rebuilding and expanding the metal awning; removing a window and replacing it with a French door; moving and resizing the side kitchen windows and window openings; and replacing the small side window, at 192 Union St N. PIN 5620-79-3917.

- 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-14-24 (Quasi-Judicial Hearing)

Brian Haley applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for the installation of a workshop in the rear yard, at 86 Spring St NW. PIN 5620-78-7579.

- a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Applicant's Testimony
- d. Other Testimony
- e. Close Public Hearing by Motion - *Motion, second, and vote needed.*
- f. Approve Findings of Fact by Motion - *Motion, second, and vote needed.*
- g. Approve Conclusions of Law by Motion - *Motion, second, and vote needed.*
- h. Approve/Deny Conditions and Permit by Motion - *Motion, second, and vote needed.*

H-15-24 (Quasi-Judicial Hearing)

Charlie Williams applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for enclosing a portion of the rear porch, at 290 Union St S. PIN 5630-05-8384.

- 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-17-24 (Quasi-Judicial Hearing)

Chad VanKeuren applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for the demolition of a brick chimney at the center-rear of the house, at 120 Union St N. PIN 5620-79-9239.

- a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Applicant’s Testimony
- d. Other Testimony
- e. Close Public Hearing by Motion - *Motion, second, and vote needed.*
- f. Approve Findings of Fact by Motion - *Motion, second, and vote needed.*
- g. Approve Conclusions of Law by Motion - *Motion, second, and vote needed.*
- h. Approve/Deny Conditions and Permit by Motion - *Motion, second, and vote needed.*

H-16-24 (Quasi-Judicial Hearing)

Michael and Cynthia Rohrer have submitted an “ex post facto” Certificate of Appropriateness application for after-the-fact installation of brick retaining walls, low level/landscaping lighting installed within these retaining walls, a water fountain, and change in materials related to the driveway and accessory structure roof and steps at 65 Union St N. PIN 5620-88-2600.

- 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-18-24 (Quasi-Judicial Hearing)

Michael and Cynthia Rohrer have submitted a Certificate of Appropriateness application for removal and replacement of the front steps at 65 Union St N. PIN 5620-88-2600.

- 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 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

August 14, 2024

SUBJECT

Certificate of Appropriateness Request:

H-08-24

Applicant:

Joel and Michelle Bibby

Location of subject property:

192 Union St N

PIN:

5620-79-3917

Staff Report prepared by:

Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject property, 192 Union St N is designated as a “Contributing” structure in the North Union Street Historic District, built ca 1905 (Exhibit A).
- “Two-story, frame residence with hip roof and unconventional façade composition. Second story facade composed of two projecting blocks flanking recessed center bay; three small square-paned windows north bay, paired windows center bay, single window south bay. Windows of south and center bays have latticed sash above single lower panes. Tiny hip-roofed dormers over projecting blocks. Wrap-around porch with projecting gable over central entrance bay” (Exhibit A).

DISCUSSION

On April 8, 2024, Joel Bibby, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for renovations to the rear elevation including: enclosure of an existing screened in porch, removing and adding a door, raising the existing porch roof and adding a railing, rebuilding and expanding the awning, removing window openings and windows, and replacing it with a French door, moving and resizing side rear windows and window openings, and replacing one window (Exhibit B).

Rear House Renovation

- The rear flat roof line between the two peaks will be raised by 10”. The slope will start at the same point -below the upper-level exterior rear door- and will slope more gently to meet the bottoms of the existing roof peaks. An 18’ wide x 4’ high black aluminum railing will be added to the end of the porch roof.
- The existing 10’ x 10’ white vinyl covered wood awning with asphalt shingles will be replaced with a white wood awning (no vinyl), with asphalt shingles matching the existing roof, to accommodate the new roof line. The depth and location will remain the same but will be extended by approximately 16’ on the right side to meet with the right-side corner of the house towards Barrow Ave. The size of the new awning will be 26.5’ w x 9.3’ d.
- The existing 80” w x 94” h screened-in porch will be enclosed, becoming part of the interior house. The wall of the porch will be framed and sided with white vinyl siding to match the existing siding.
- The screen door, currently located on the right side of the porch will be replaced with a white 36” w x 80” h paneled door made of composite materials. The entrance to the home will be flipped to the left side of the existing porch.
- On the right-hand side of this elevation, an existing 39” w x 50” h window will be removed and a new 60” w by 82” h door opening will be created for the installation of a French door made of composite materials.
- Two new window openings will be created and two new windows installed to match the materials of the existing windows in the house:
 - One (1) 3’ w x 5’2” t white, double hung window made of composite materials will be installed to the right of the double French doors, spaced identically from the corner and top with the windows on the side-rear elevation.

- One (1) 3' w x 3'10" t white, double hung window made with composite materials will be installed to the left of the new paneled door.
- The existing 39" w x 50" h window on the left-hand side will be replaced with a same sized double hung window made of composite materials to match the existing windows.

Side of Rear House facing Barrow Avenue

- On the left-hand side of this elevation, three (3) existing windows will be removed, and two new window openings created in their place. The two (2) new windows, each measuring 3' w x 5'2" h, will be double hung, with two panes, and made of composite materials to match the existing windows. New siding will fill in the gaps left and will match the existing white vinyl siding.
- On the right-hand side of this elevation, two (2) existing 28" w by 42" h windows will be replaced, with same sized, double hung, 2 pane windows, made of composite materials (Exhibit D).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Applicant submitted Photographs, Elevations and Descriptions

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table:

- **Awnings and Canopies:** Adding awnings and canopies require Commission Hearing and Approval.
- **Roof Shape:** Repairs or changes which alter roof shape require Commission Hearing and Approval.
- **Porches:** Altering the porch or enclosing a porch require Commission Hearing and Approval.
- **Windows:** Removal of original windows, window components, changes in the window openings, and replacement/changes in window design require Commission Hearing and Approval.
- **Doors:** Replacement of original doors, and changes in door openings require Commission Hearing and Approval.

Chapter 6.4: Roofs

- Changes to roof pitch, configuration, and materials from that of the original shall be avoided.

Design Standards:

- Original roof material shall be maintained and/or replaced with like material (if possible).

Chapter 6.3: Porches

Design Standards

- Identify, retain, and preserve character-defining architectural elements and details of entrances, porches, porte cocheres, and balconies including but not limited to form and configuration, roofs, cornices, piers, lattice, flooring, porch supports, columns, capitals, plinths, ceilings, rails, balusters, steps, brackets, and other decorative trim work.
- Substitute materials shall be compatible with historic materials in appearance, physical properties, and general installation.
- Do not remove, screen, or enclose a porch, entrance, or balcony on a primary, street-facing elevation.
- If a side or rear porch enclosure is necessary, it will be reviewed on a case-by-case basis. Installation shall be recessed behind the railing and columns.

Chapter 6.2: Fenestrations (Windows and Doors)

- Alteration in door and window openings, especially on the principal facade, shall be avoided, except as a restorative measure to return an opening to its original size. New openings shall be

located in areas where they are not visible from the street or in areas where they are compatible with the original design.

- New windows shall be consistent or compatible with existing units. The emphasis of the new windows shall be vertical rather than horizontal. Wood is the most appropriate material, and vinyl and aluminum clad windows are inappropriate in most instances. Modern window production includes hybrid windows that include synthetic components or mixed composition of wood and synthetic products. This type of window shall not be used for replacement of traditional wooden windows or within structures designated as Pivotal or Contributing. Window muntin/grille options found in new windows are traditional “divided lite” windows as found in the district, “simulated divided lite” windows that mimic historic windows and which are appropriate, and “grilles between the glass (GBG)” windows and removable grilles, which are not allowed.
- Typical doors in the historic districts include solid-paneled doors and doors with one or more lite panels. New doors shall be compatible with the period and style of the building. Flat-surfaced doors are not recommended.

Design Standards:

- Choose windows that are appropriate for the style of building, maintain vertical emphasis, and avoid large single paned units.
- Use doors that are appropriate for the style of building.
- Full glass doors are not appropriate for the front and side elevations.
- Contemporary doors (including glass doors) facing the rear yard may be considered on a case-by-case basis.

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	23

12. Crowell House
208 North Union Street
by 1882 (GM)
C

One-story, frame, single-pile residence with extensive rear additions, said to date from the early nineteenth century, but probably erected during the 1850-1880 period. Exterior, single shoulder stepped chimneys at each end of main block; side gable roof pierced by two tiny gable-roofed facade dormers with 6/6 sash windows. Large 2/2 sash windows of main block and nearly full facade porch with square columns are late nineteenth or early twentieth century replacements of original features.

13. House
204 North Union Street
ca. 1930 (SM)
C

Two-story, frame, late Colonial Revival residence with side gable roof and five-bay facade. Gable-roofed, one-story portico with Tuscan columns. Windows have 6/1 sash and shutters. Roof is pierced by three symmetrically placed dormers on facade elevation. One-story, slat-roofed porch on south side of house partially enclosed for additional room.

14. H.M. Barrow House
192 North Union Street
ca. 1905 (10,SM)
C

Two-story, frame residence with hip roof and unconventional facade composition. Second story facade composed of two projecting blocks flanking recessed center bay; three small square-paned windows north bay, paired windows center bay, single window south bay. Windows of south and center bays have latticed sash above single lower panes. Tiny hip-roofed dormers over projecting blocks. Wrap-around porch with projecting gable over central entrance bay.

15. Coach House Apartments
186 North Union Street
ca. 1960
F

Two-story, brick apartment house with projecting north (right) wing and two story porch carrying across full facade of main block. Although



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: Joel and Michelle Bibby

Address: 192 Union St N

City: Concord, NC 28025

State: _____ Zip Code: _____ Telephone: 503-752-3484

OWNER INFORMATION

Name: Joel and Michelle Bibby

Address: 192 Union St N, Concord, NC 28025

City: _____ State: _____ Zip Code: _____ Telephone: 503-752-3484

SUBJECT PROPERTY

Street Address: 192 Union St N, Concord, NC 28025 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 _____
<i>The application fee is nonrefundable.</i>		

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



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: Kitchen and porch remodel

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

There are approximately 8 external modifications that will accompany the project (these are outlined in the accompanying powerpoint). The porch has an existing screen wall, this will be walled in with windows and the door removed. To accomplish this, the roof and floor will be raised between the two peaks of the existing kitchen and guest room (1) to match the rest of the house. The porch awning will also need to be rebuilt to match the new central roof slope (2). As mentioned, the screened porch will be enclosed with windows (3) and a more permanent wall in the lower section of the porch (4). The exit door will be moved to the kitchen wall as a set of French doors (5). We will also shift the existing two window openings on the back corner of the house (6, 7). Lastly, the sink window towards the front of the house will be updated, but will keep the same footprint (8). We are working with Morrison windows to source replacement windows appropriate with the structure of the house, but would like to add grids to the windows and French doors.

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

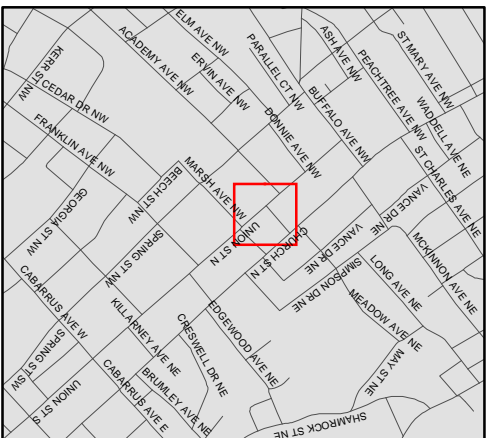
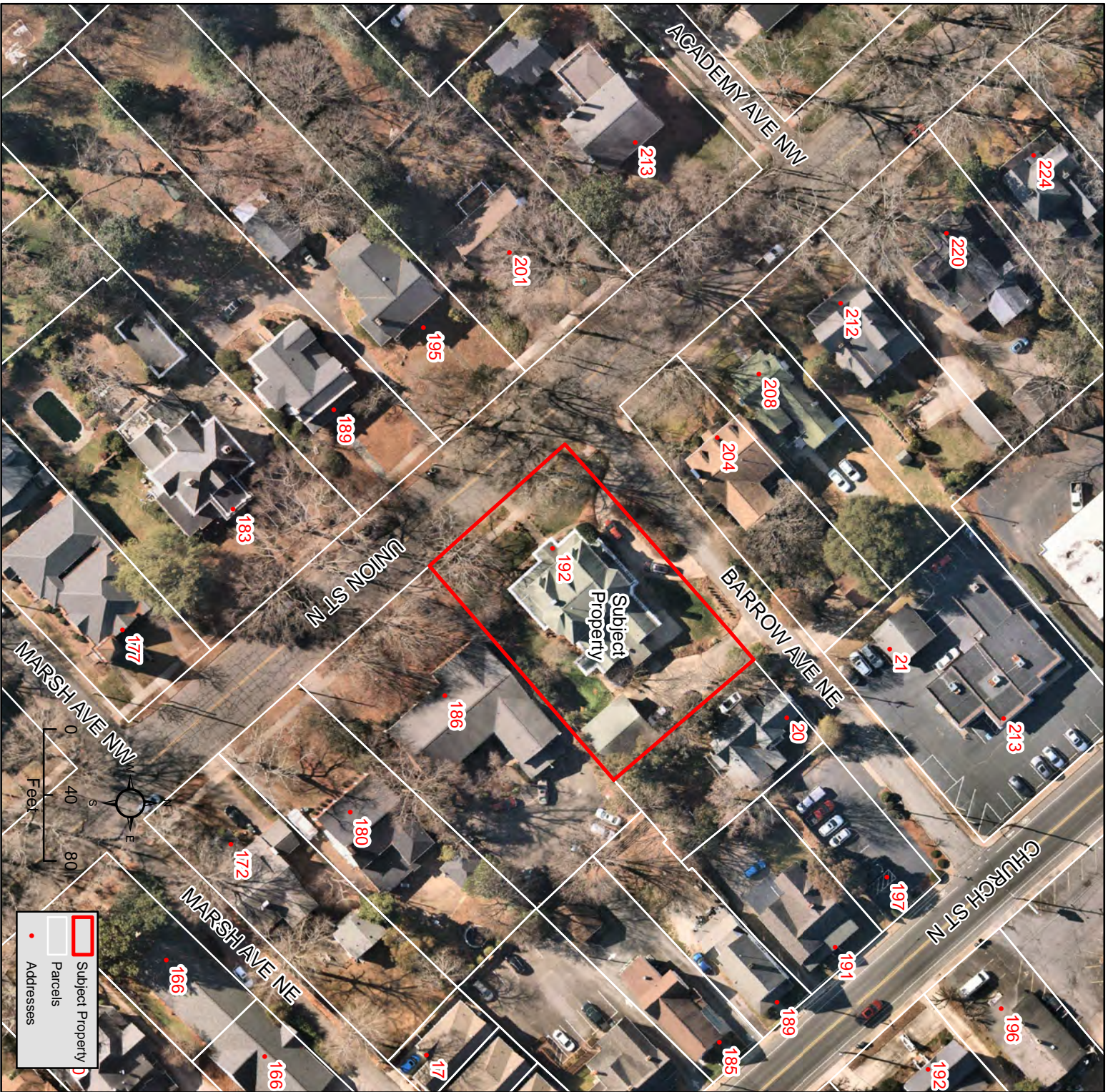
(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand 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.

4/8/2024

Michelle Bibby

Date

Signature of Owner/Agent



H-08-24

192 Union St N

PIN: 5620-79-3917

EXHIBIT C

Source: City of Concord
Planning Department

Disclaimer

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

192 Union St N. Proposed Modifications – Michelle and Joel Bibby

Existing Rear



Existing Side (along Barrow Ave)



Modified Rear and Side of House



1. The rear flat roof line between the two peaks will be raised by 10". The slope will still start at the same point (below the upper level exterior rear door) and will slope more gently to meet the bottoms of the existing roof peaks. A black aluminum railing (216" w x 48" h) will be added to the end of the porch roof. (48x216)

2. The existing 122” w 112” deep white vinyl covered wood awning with asphalt shingles will be replaced with a white wood awning (no longer wrapped in vinyl) with asphalt shingles matching the existing roof to accommodate the new roof line. It will remain the same depth and start at the same left location but will be extended by approximately 16’ on the right side to meet with the right side corner of the house towards Barrow Ave. The size of the new awning will be 318” wide and 112” deep.
3. The wall of the existing screened porch (80”w x 94”h) will be framed and sided with white vinyl siding to match the existing siding on the house. (The entire screened in porch will be enclosed and become part of the interior.)
4. The screen door that is currently on the right side of the porch will be replaced with a white 80” x 36” composite 15 panel door (see below). The entrance to the home will also be flipped to the left side of the existing porch.



5. A new 60” w by 82” h composite French door will be installed at the back of the kitchen wall.



6. Three existing windows will be removed and two new window openings created, moved slightly left of the existing windows towards the back corner of the house. The two new windows made of white composite with a double hung two pane window to match the rest of the house will each measure 3'0" x 5'2". New siding will fill in the gaps left and will match existing white vinyl siding that is installed throughout the house. *Of note, the rendering is a little misleading as they will open vertically like all the other windows. Rendering being edited now.

Below are examples of the composite windows that already exist throughout the entire house with the exception of these rear windows (to be replaced in this project).



7. Two existing small kitchen sink windows will be replaced with white composite windows, each 28”w by 42”h, with a 2 pane window.



New additions:

8. One additional new composite window matching item #6, measuring 3'0" x 5'2", will be added to the rear wall, to form a 90 degree angle with windows listed in#6
9. A new window will be added on the rear of the house to the left of the French doors, measuring 3' x 3'10".
10. Replace existing window with composite double hung windows to match other windows throughout house; no change in size at 50" x 39"

<u>DATE</u>	August 14, 2024
<u>SUBJECT</u>	
<u>Certificate of Appropriateness Request:</u>	H-14-24
<u>Applicant:</u>	Brian Haley
<u>Location of subject property:</u>	86 Spring St NW
<u>PIN:</u>	5620-78-7579
<u>Staff Report prepared by:</u>	Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject property, 86 Spring St NW is designated as a “Contributing” structure in the North Union Street Historic District, built ca 1920 (Exhibit A).
- “Two-story, frame house with slight bungalow accent to design. House has hip roof and early full facade porch with square posts and molded capitals. Bungalow elements are second story clad in shingles and broad eaves. Facade windows are primarily paired with 6/6 sash.” (Exhibit A).

DISCUSSION

On July 11, 2024, Brian Haley, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for the installation of a workshop in the rear yard (Exhibit B).

The proposed workshop building will be 24’1 x 12’w x10’h and will be located in the rear yard, 25 feet from the rear property line and 20 feet behind the existing garage to allow the existing berm to deflect water down the driveway and away from the house. It will not be visible from the street. The building comes as a kit and will be assembled on site. The framing and siding will be wood, and the building will sit on a raised wood foundation. The color scheme will be beige and brown to match the house and garage. The roof will be covered with asphalt shingles to match the house and garage. The building will be used for carpentry, crafts and to house household landscaping tools (Exhibit D).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory
Exhibit B: Certificate of Appropriateness Application
Exhibit C: Subject Property Map
Exhibit D: Applicant submitted Elevations and Descriptions

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table:

- **Accessory Buildings:** New construction requires Commission Hearing and Approval.

Chapter 7.3: Accessory Structures

Design Standards:

- Keep the proportion of new garages and accessory structures compatible with the proportion of the main house. Typically these buildings were smaller in scale than the main house.
- New garages and accessory structures must use traditional roof forms, materials, and details compatible with the main building or historic accessory structures in the district.
- Locate new garages and accessory structures in rear yards and in traditional relationship to the main buildings.
- Accessory buildings for Pivotal and Contributing structures shall complement the siding and roof material of the primary structure.

- Prefabricated buildings shall have contemporary roof styles compatible with the primary structure. Gable or hip roofs are most appropriate. Barn style buildings are 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 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
<u>Inventory List - North Union Street Historic District, Concord</u>	#7	55

106. Vacant Lot
between 98 and 86 Spring Street, N.W.
VL

Vacant lot with stone retaining wall along sidewalk indicating it was formerly site of a house.

107. House
86 Spring Street, N.W.
ca. 1920
C

Two-story, frame house with slight bungalow accent to design. House has hip roof and early full facade porch with square posts and molded capitals. Bungalow elements are second story clad in shingles and broad eaves. Facade windows are primarily paired with 6/6 sash.

108. House
84 Spring Street, N.W.
late nineteenth century, remodeled ca. 1905
C

One-story, frame house with late Greek Revival features and considerable early twentieth century embellishment. Most notable early exterior feature is entrance with dog-ear surround, sidelights, and transom. Interior retains two-part surround, sidelights, and transom. Interior retains two-part surrounds and one post-and-lintel mantel typical of late Greek Revival design. Early 20th. century features include decorative center facade gable clad in shingles and single-pane windows with stained glass transoms flanking entrance.

109. Caldwell House
74 Spring Street, N.W.
late nineteenth century, heavily remodeled 1941
F

Frame house following traditional, two-story piedmont form. Horizontal proportions and shallow hip roof suggest this may be a late Greek Revival dwelling. Remodeling removed nearly every remaining significant feature and makes it impossible to date house or to consider it a contributing building.

Caldwell was a Builder and Contractor.

Application for Certificate of Appropriateness

An application will not be placed on the agenda until all required information and attachments, as listed in this document, are submitted and complete

TO BE COMPLETED BY APPLICANT			STAFF USE ONLY				
<p>Application Deadline: Approximately one month (~ 30 days) prior to regularly scheduled HPC meeting. Please check with City Staff to confirm submission deadlines and meeting dates.</p> <p>COA Fee: \$40.00 After-the-Fact Fee: \$120.00</p>			Yes	N/A	Yes	No	N/A
1	<p>Written Description Describe clearly and in detail the project scope of work.</p> <p><i>Workshop in Back yard 24x12 - 10 ft high</i></p> <p><i>Allow us to park (2) cars in Garage</i></p>	✓					
2	<p>Materials Description Type/Width of siding, window trim, height/style of doors, etc.</p> <p><i>ALL wood, clap Board, stick built onsite</i></p>	✓					
3	<p>Photos of Existing Conditions Clear digital photos of:</p> <ul style="list-style-type: none"> • All sides of the building(s) <i>new construction of workshop. Not visible from st</i> • Front yard • Rear yard <i>yes</i> • Trees to be removed <i>no</i> • Significant site features 						
4	<p>Context Photographs</p> <ul style="list-style-type: none"> • Photos of structures on same block and across the street, include property address for each photo. • Photos of other properties in District with similar design features, as applicable. 		✓				
5	<p>Site Plans - Existing + Proposed. (Property survey, or scaled drawing accepted)</p> <ul style="list-style-type: none"> • Lot Dimensions • Setback dimensions [side,rear,front (porch + thermal wall)] • Setback dimensions of neighboring properties • Drives, walks + alleys • Tree protection and/or tree removal + replanting • HVAC location • Fences/walls • Accessory buildings (garages, sheds, gazebos, etc.) • Easements/public rights of way • % of Rear Yard Coverage 		✓				

6	Elevation Drawings - Existing + Proposed All drawings should include dimensions, materials, foundation height, topography, etc. For additions, the existing structure and proposed addition must be clearly shown. The plans must clearly identify the building elements to be demolished. <ul style="list-style-type: none"> • Front <i>Basic</i> • Rear • Left • Right 		<i>2</i>			
7	Architectural Details <ul style="list-style-type: none"> • Porch section (showing the column/beam alignment) • Railing detail • Roof detail (soffit, fascia) • Window detail (material, design, dimensions, trim) • Wall section <i>May include additional information as requested by the Commission as a condition for future review.</i>		<i>✓</i>			
8	Floor plans As needed (usually optional).		<i>✓</i>			

(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 Planning & Neighborhood Development. (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 used to update the City's historic districts inventory database.

SUBJECT PROPERTY

Address: 86 Spring St NW

Parcel ID (PIN): _____

Area (acres or square feet): _____

Current Zoning: _____

OWNER INFORMATION

Name: Brian Haley

Address: 86 Spring St NW

City: Concord State: Nc Zip Code: 28025

Email Address: brian.haley82@gmail.com

Phone: 704 641 4434

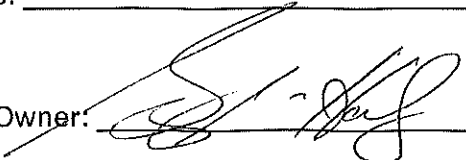
APPLICANT INFORMATION

Name: Same

Address: _____ City: _____

State: _____ Zip Code: _____

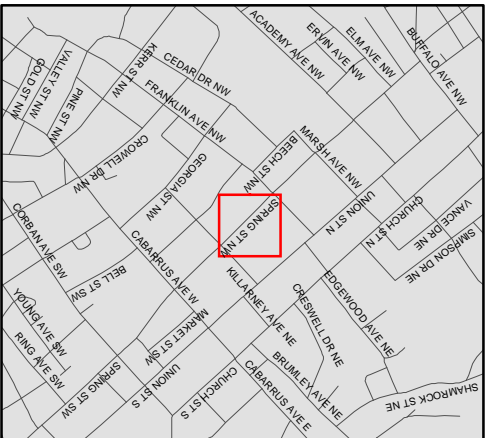
Email Address: _____ Phone: _____

Signature of Owner:  Date: 7/11/24

Signature of Applicant: _____ Date: _____



H-14-24
 86 Spring St NW
 PIN: 5620-78-7579



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Source: City of Concord
 Planning Department

Disclaimer

Haley Workshop Project

86 Spring St NW
Concord, NC 28025

Prepared by Brian Haley
704-641-4434

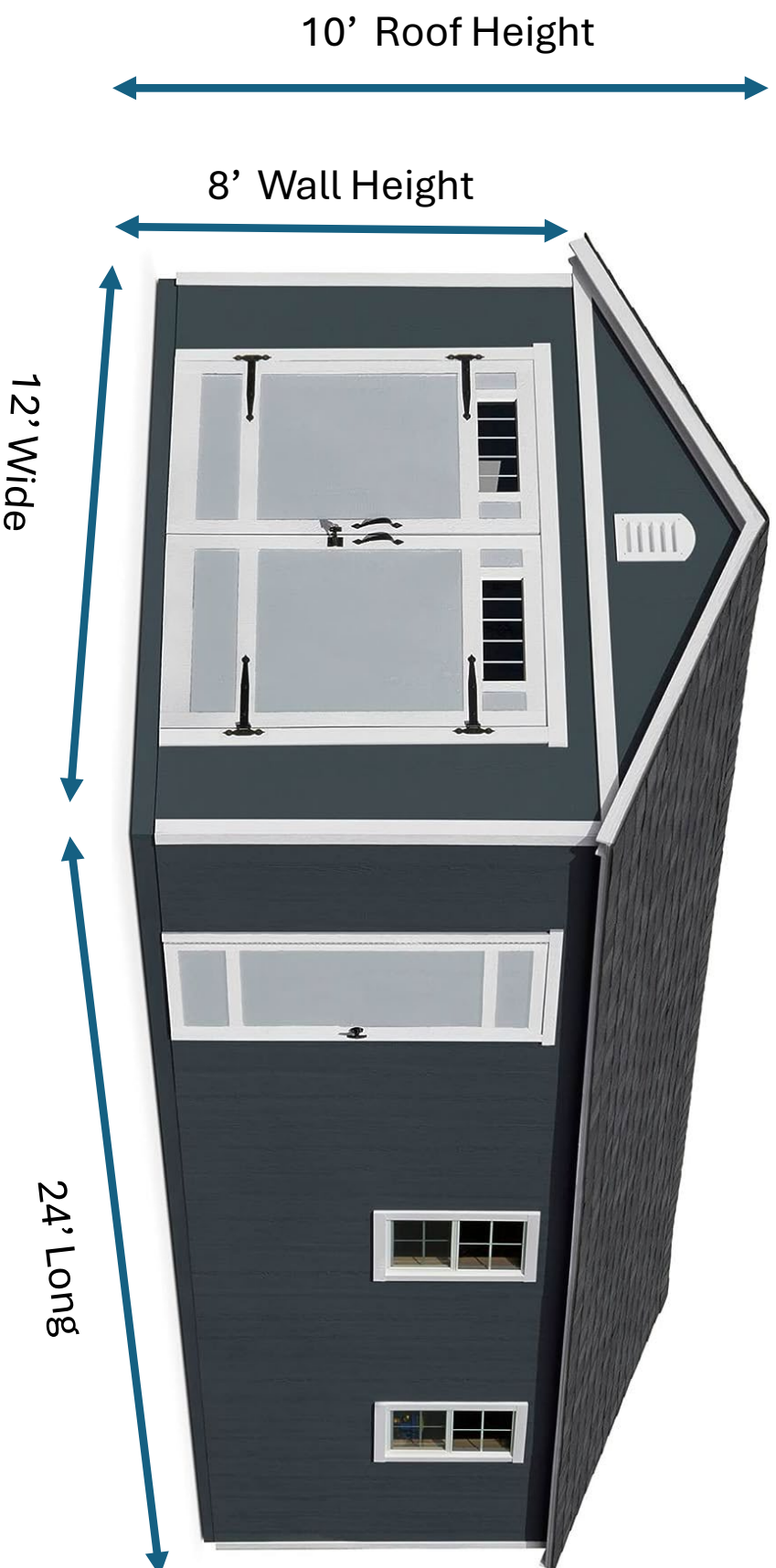
brianhaley82@gmail.com

July 2024

Project Scope

- Build a Workshop area for carpentry, crafts and household landscaping tools
- Unit will not be visible from street and behind current 1950's garage that we saved from demolition
- Provide sufficient, but tight, space for two cars in existing garage
- Position behind current garage with generous space between the two outdoor structures (i.e., garage and workshop)
- Style consistent with home and district

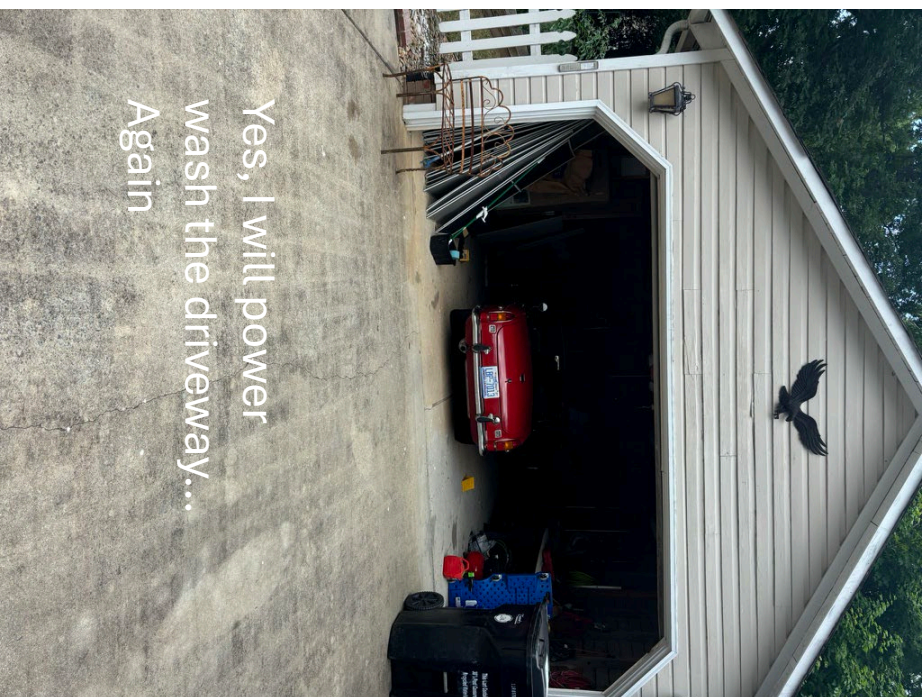
Dimensions of the Proposed Workshop



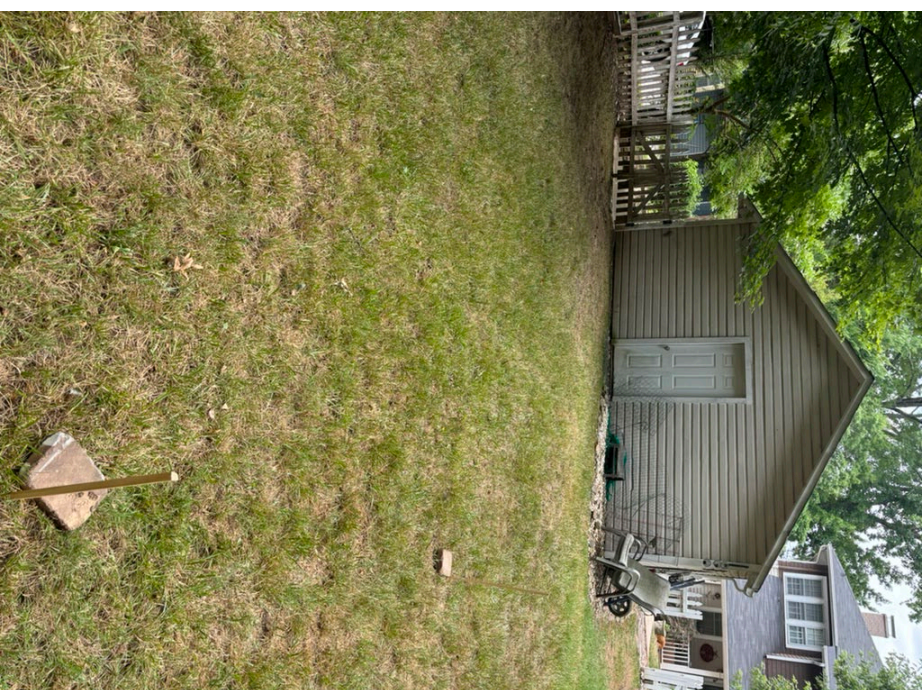
Some Details on the Workshop

- The materials are all wood – no synthetic or look-a-like siding.
- The solution is a kit – but all stick built on-site. Essentially, a bundle of cut lumber with accessories like the doors and windows
- Color scheme to match the house and garage. a.k.a beige/brown
- Shingles will match the house and garage

Placement Proposed Behind Existing Garage



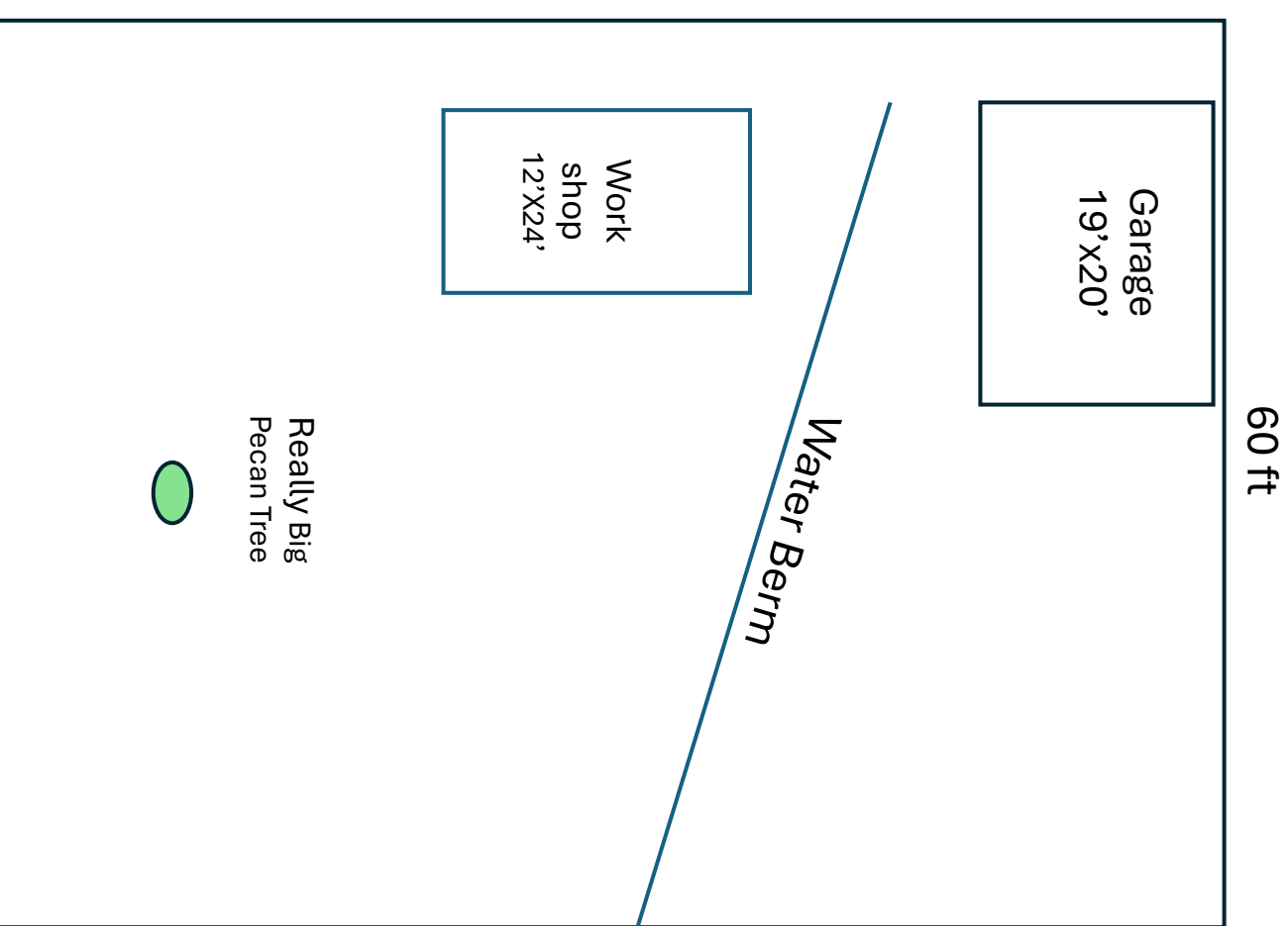
Yes, I will power
wash the driveway...
Again



- ~20' distance between garage and workshop
- Approximately 25' from end point of shed to rear property line
- Garage is 19'x20'
- Distance from property line is same as garage
- Structure will have raised wood foundation. Not cement
- Roof line of garage is twice the height of workshop

Caveman Diagram of Backyard Only

- Diagram is based on fence line and not property line
- Backyard is roughly 60'x100'
- Separation between garage and workshop is about 20'
- Distance from workshop to back property line is about 25'
- Separation is needed to allow berm to deflect water down the driveway and away from house



Thank You from 86 Spring St NW



DATE

August 14, 2024

SUBJECT

Certificate of Appropriateness Request:

H-15-24

Applicant:

Charlie Williams

Location of subject property:

290 Union St S

PIN:

5630-05-8384

Staff Report prepared by:

Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject property, 290 Union St S is designated as a “Contributing” structure in the South Union Street Historic District, built ca 1900 (Exhibit A).
- “One-and-a-half story, frame cottage with Queen Anne style details in somewhat deteriorated condition. Wrap-around porch upheld by thick turned posts with balustrade. South (left) bay of facade projects from the house’s main block and has a gable roof and cut-away corners; the gable is trimmed with elaborate spindlework ornament. Gables on the north and south elevations of the house have the same ornament. Facade somewhat marred by a later gable-roofed dormer of poor design. Due to the steep slope of the lot, the rear of the house rests on a full brick basement.” (Exhibit A).

DISCUSSION

On July 9, 2024, Charlie Williams, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for enclosing a portion of the rear porch (Exhibit B).

The applicant is proposing to enclose a 6’ deep x 13’ wide area of the rear porch to make a primary bedroom closet. Two existing posts and railing in this section will be removed. The porch section will be enclosed with wood siding and posts, painted grey with white trim to match the house. A small 18”-24” round wood window with white trim will be installed in the rear of the closet, and a 28” wide x 54” tall wood window with white trim will be installed in the side of the closet (Exhibit D).

The existing door from the porch to the primary bedroom will remain and be used as an interior entry door to the closet. The two removed posts will be used to replace two rotted posts on the front facing side porch (Exhibit D).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Applicant submitted Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table:

- **Porches:** Removal of porches, adding a new porch, altering the porch or enclosing a porch requires Commission Hearing and Approval.

Chapter 6- Section 3: Porches

Design Standards:

- Identify, retain, and preserve character-defining architectural elements and details of entrances, porches, porte cocheres, and balconies including but not limited to form and configuration, roofs, cornices, piers, lattice, flooring, porch supports, columns, capitals, plinths, ceilings, rails, balusters, steps, brackets, and other decorative trim work.
- If a side or rear porch enclosure is necessary, it will be reviewed on a case-by-case basis. Installation shall be recessed behind the railing and columns.

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**

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forward of main block on both stories and is also sheltered by a hip-roof. Wrap-around porch is upheld by Tuscan columns and has a balustrade. Fenestration is simple 1/1 sash except for large single-pane window on north (right) bay of first story facade with fourteen-light transom.

24. House
290 S. Union St.
ca. 1900, by 1921 (SM)
C

One-and-a-half story, frame cottage with Queen Anne style details in somewhat deteriorated condition. Wrap-around porch upheld by thick turned posts with balustrade. South (left) bay of facade projects from the house's main block and has a gable roof and cut-away corners; the gable is trimmed with elaborate spindlework ornament. Gables on the north and south elevations of the house have the same ornament. Facade somewhat marred by a later gable-roofed dormer of poor design. Due to the steep slope of the lot, the rear of the house rests on a full brick basement.

25. House
282 S. Union St.
ca. 1900
C

One-story, frame cottage with two facade gables. Each gable has simple molded cornice with returns and a ventilator. Wrap-around porch with Tuscan columns and balustrade. Because of lot's steep slope, house has full basement at rear laid in common bond. Basement is lighted by 2/2 sash segmental-arched windows.

26. House
272 S. Union St.
ca. 1900
C

One-story, frame cottage with side gable roof and projecting, gable-front bay at center of facade. Full-facade front porch supported by turned posts; no balustrade remains. Front and side gables are trimmed with sawn ornament. The house has a projecting bay on the north elevation with cut-away corners, and two gable-roofed rear wings.



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 _____
<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: _____

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

Required Attachments/Submittals

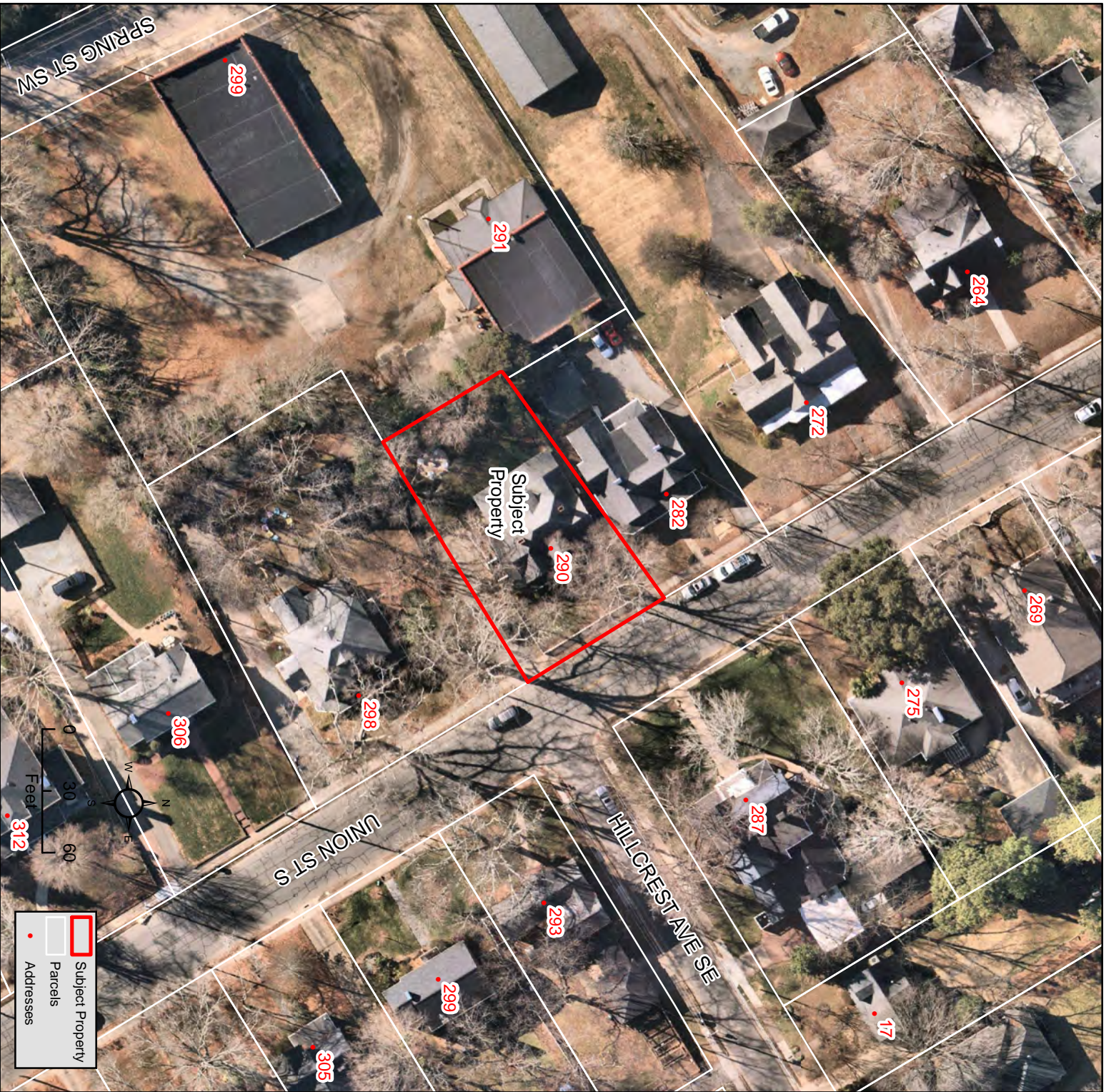
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. **Digital copies are preferred.**
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a “before” perspective.
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-15-24

290 Union St S

PIN: 5630-05-8384



Source: City of Concord
Planning Department

Disclaimer

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Existing Rear Porch



Proposed
Closet



<u>DATE</u>	August 14, 2024
<u>SUBJECT</u>	
<u>Certificate of Appropriateness Request:</u>	H-17-24
<u>Applicant:</u>	Chad VanKeuren
<u>Location of subject property:</u>	120 Union St N
<u>PIN:</u>	5620-79-9239
<u>Staff Report prepared by:</u>	Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject property, 120 Union St N, is designated as a “Contributing” structure in the North Union Street Historic District, built ca 1916 (Exhibit A).
- “One-and-a-half-story, frame, Colonial Revival house with gambrel roof. House has broad, one-bay, pedimented portico with Tuscan columns and board, pedimented dormer with four windows. Windows have 9/1 sash; round-headed windows light attic on both sides of house” (Exhibit A).

DISCUSSION

On July 12, 2024, Chad VanKeuren, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for the demolition of a brick chimney in the rear center house (Exhibit B).

The applicant states reasons for proposing to remove the chimney, as follows:

- The mortar in the chimney is severely deteriorated. This degradation compromises the chimney's structural stability, posing a potential safety hazard to the property and its occupants.
- The chimney is situated centrally between the kitchen and dining room. This placement disrupts the aesthetic flow and functionality of these key living areas, limiting remodeling, design improvements, and usability of the space.
- The chimney was originally used for a coal furnace, which is no longer in operation. There is no visible opening to the chimney throughout the entire house, and the only connection is in the basement where the furnace used to pipe into. The chimney now serves no practical purpose (Exhibit D).

ATTACHMENTS

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

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table:

- **Roofing Material:** repairs which obscure or change original architectural features require Commission Hearing and Approval.

Chapter 6.4: Roofs

Original features on chimneys such as corbeling shall be preserved. Enlarging, altering, removing, or shortening chimneys shall be avoided.

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
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date entered

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

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

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

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

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

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

Application for Certificate of Appropriateness

An application will not be placed on the agenda until all required information and attachments, as listed in this document, are submitted and complete

TO BE COMPLETED BY APPLICANT			STAFF USE ONLY				
<p>Application Deadline: Approximately one month (~ 30 days) prior to regularly scheduled HPC meeting. Please check with City Staff to confirm submission deadlines and meeting dates. COA Fee: \$40.00 After-the-Fact Fee: \$120.00</p>			Yes	N/A	Yes	No	N/A
1	<p>Written Description Describe clearly and in detail the project scope of work.</p>						
2	<p>Materials Description Type/Width of siding, window trim, height/style of doors, etc.</p>						
3	<p>Photos of Existing Conditions Clear digital photos of:</p> <ul style="list-style-type: none"> • All sides of the building(s) • Front yard • Rear yard • Trees to be removed • Significant site features 						
4	<p>Context Photographs</p> <ul style="list-style-type: none"> • Photos of structures on same block and across the street, include property address for each photo. • Photos of other properties in District with similar design features, as applicable. 						
5	<p>Site Plans - Existing + Proposed. (Property survey, or scaled drawing accepted)</p> <ul style="list-style-type: none"> • Lot Dimensions • Setback dimensions [side, rear, front (porch + thermal wall)] • Setback dimensions of neighboring properties • Drives, walks + alleys • Tree protection and/or tree removal + replanting • HVAC location • Fences/walls • Accessory buildings (garages, sheds, gazebos, etc.) • Easements/public rights of way • % of Rear Yard Coverage 						

6	<p>Elevation Drawings - Existing + Proposed All drawings should include dimensions, materials, foundation height, topography, etc. For additions, the existing structure and proposed addition must be clearly shown. The plans must clearly identify the building elements to be demolished.</p> <ul style="list-style-type: none"> • Front • Rear • Left • Right 					
7	<p>Architectural Details</p> <ul style="list-style-type: none"> • Porch section (showing the column/beam alignment) • Railing detail Roof detail (soffit, fascia) • Window detail (material, design, dimensions, trim) • Wall section <p><i>May include additional information as requested by the Commission as a condition for future review.</i></p>					
8	<p>Floor plans As needed (usually optional).</p>					

(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 Planning & Neighborhood Development. (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 used to update the City's historic districts inventory database.

SUBJECT PROPERTY

Address: **120 Union Street North, Concord, NC, 28025**

Parcel ID (PIN): **5620-79-9239**

Area (acres or square feet): **0.20 acres**

Current Zoning: **RM-1**

OWNER INFORMATION

Name: **Chad VanKeuren**

Address: **120 Union Street North**

City: **Concord**

State: **NC**

Zip Code: **28025**

Email Address: **cvank8@gmail.com**

Phone: **+1 646-406-1486**

APPLICANT INFORMATION

Name: **Chad VanKeuren**

Address: **120 Union Street North**

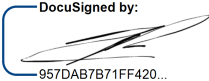
City: **Concord**

State: **NC**

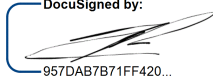
Zip Code: **28025**

Email Address: **cvank8@gmail.com**

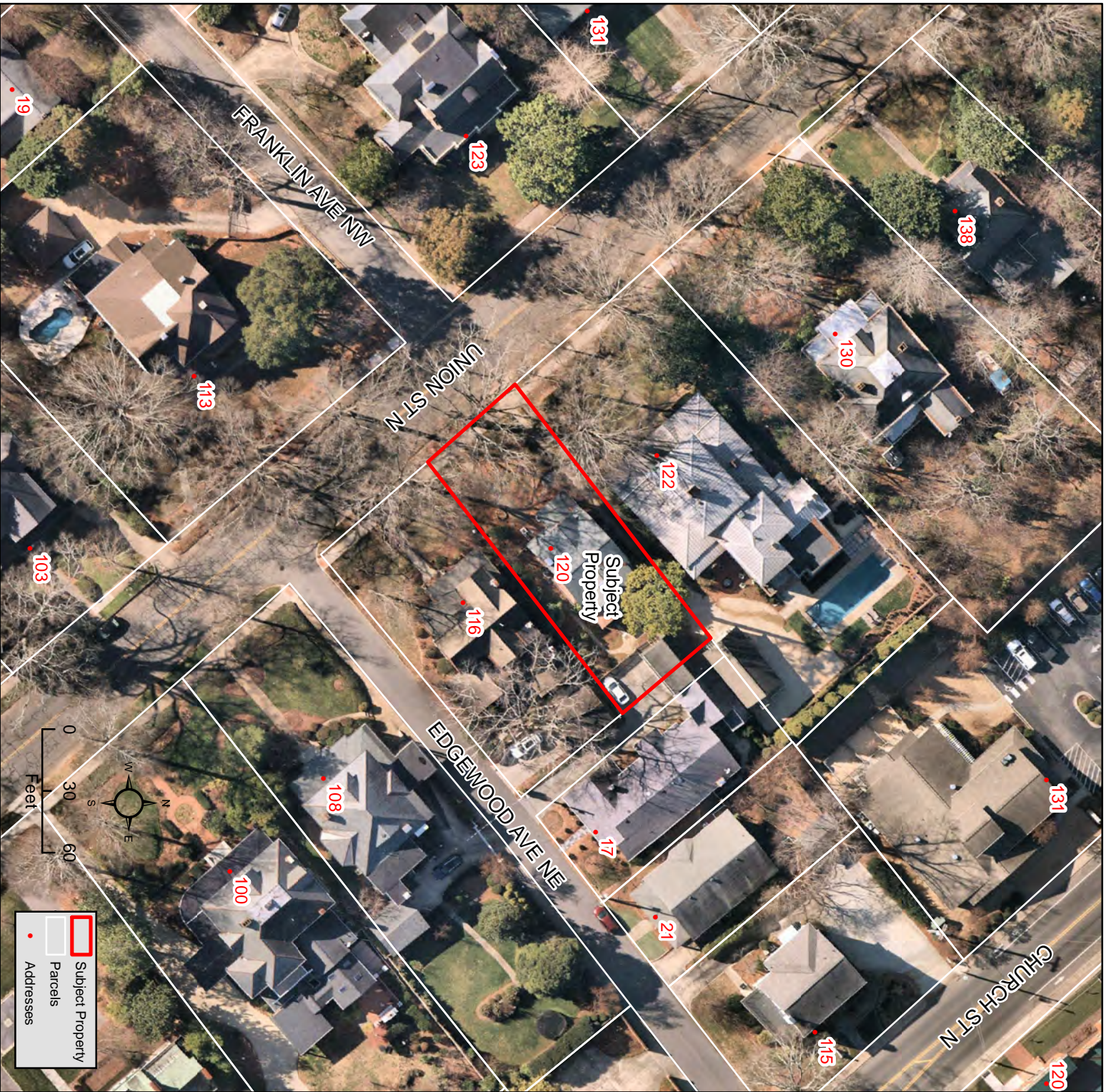
Phone: **+1 646-406-1486**

Signature of Owner: 

Date: **07-12-2024**

Signature of Applicant: 

Date: **07-12-2024**

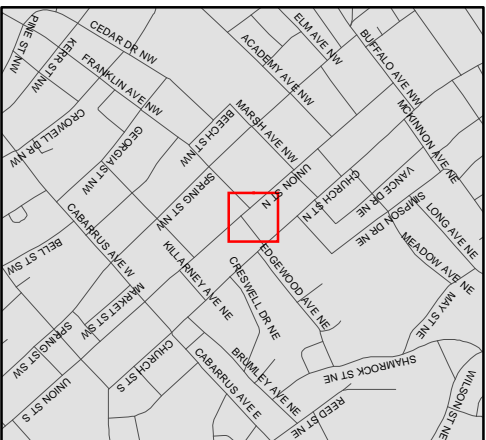


H-17-24

120 Union St N

PIN: 5620-79-9239

EXHIBIT C



Source: City of Concord
Planning Department

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Purpose of Chimney Removal

The primary reasons for the proposed removal of the chimney are significant structural issues, its impractical location within the property, and its inability to be used. Detailed assessments have highlighted the following concerns:

1. **Mortar Degradation and Structural Integrity:** The mortar in the chimney is severely deteriorated. This degradation compromises the chimney's structural stability, posing a potential safety hazard to the property and its occupants.
2. **Location and Layout:** The chimney is situated centrally between the kitchen and dining room. This placement disrupts the aesthetic flow and functionality of these key living areas, limiting remodelling, design improvements, and usability of the space.
3. **Lack of Practical Use:** The chimney was originally used for a coal furnace, which is no longer in operation. There is no visible opening to the chimney throughout the entire house, and the only connection is in the basement where the furnace used to pipe into. The chimney now serves no practical purpose.

Existing Center-Rear Chimney



View looking towards rear house



View in attic



2nd floor closet with chimney inside



DATE

August 14, 2024

SUBJECT

Certificate of Appropriateness Request:

H-16-24

Applicant:

Michael and Cynthia Rohrer

Location of subject property:

65 Union St N

PIN:

5620-88-2600

Staff Report prepared by:

Fred Womble, Senior Planner/
Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject property, 65 Union St N, is designated as a “Pivotal” structure in the North Union Street Historic District, built ca 1899 (Exhibit A).
- “Highly significant, two-story frame residence combining Queen Anne and Colonial Revival residence erected for James William Cannon (1852-1921), the founder of the Cannon Manufacturing Company. Picturesque façade consists of a projecting, two-story slanted bay and a domed turret flanking the central entrance bay; two dormers with parapet roofs further enrich the facade. Broad, wrap-around porch with Ionic columns, balustrade; and projecting, segmental-arched pediment over entrance. Portecochere on south side of house. An early twentieth-century garage stands at the rear of the property.” (Exhibit A).

DISCUSSION

On July 21, 2024, Michael and Cynthia Rohrer, applied for an “ex post facto” Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for the after-the-fact installation of brick retaining walls, low level/landscaping lighting installed within these retaining walls, a water fountain, and change in materials related to the driveway and accessory structure roof and steps (Exhibit B).

The applicants received a COA for renovations to their house and improvements to the rear of their property in July of 2021. The following installed work was part of that project but was not approved by the HPC or included in the COA (Exhibit E).

- **Brick retaining walls at the entrance off Grove Ave.** During grading, the applicants found that due to topography, retaining walls were needed to retain the soil on either side of the driveway. These match the height and brick material of the adjacent brick retaining walls that were approved and installed.
- **Low level/landscaping lighting installed within these retaining walls.** These lights were included for the applicant’s security and to help with visibility along Grove Avenue as this section of roadway is very dark and, up until recently, did not have a working streetlight.
- **Water fountain.** Fountains are a typical feature found in historic backyard gardens and this one helps to diffuse the sounds of traffic coming from Grove Avenue. The applicants didn’t realize this needed HPC approval.

The following items were installed with a change in material from what was approved in COA 2358:

- **Part of the new driveway off Grove Avenue is installed with concrete and cobblestone inlays, instead of the approved pea gravel.** Pea gravel was installed but the applicant found that the pea gravel in the section of the driveway at the entrance to Grove Avenue was washing into the road and cars were kicking the gravel out into the street. The existing driveway and parking area off Grove Avenue is paved with concrete.

- **Roof material on accessory structure is asphalt and not slate to match house as was approved.** The applicants could not get enough slate material to cover the roof, could not get a laborer to work on installation, and found the roof slope was too steep to install slate. The applicants installed an asphalt shingle that was close in design and color to complement the slate color on the existing house.
- **Steps leading to the 2nd story of the accessory structure are concrete and not the approved bluestone.** The applicants state that concrete steps are safer and more appropriate to the era, and more suited to the environment (Exhibit D).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Applicant submitted Description and Photographs

Exhibit E: COA 2358 for Historic Case #H-07-21

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table:

- **Masonry Walls:** All walls in public view or over 18 inches in height require Commission Hearing and Approval.
- **Lighting (Exterior):** General illumination fixtures within public view require Commission Hearing and Approval.
- **Miscellaneous Improvements (Water Fountain):** Any type of alteration of exterior features of a building, site, or environment which is not specifically listed requires Commission Hearing and Approval.
- **Patios, Walks, and Driveways:** All new patios, walks, and driveways or changes of materials and design of existing requires Commission Hearing and Approval.
- **Roofing Material:** repairs which obscure or change original architectural features require Commission Hearing and Approval.
- **Steps:** Addition or alteration of external stairs or steps requires Commission Hearing and Approval.

Chapter 5.2: Fencing & Walls

Design Standards:

- Materials such as natural stone, brick, wood, and powder coated aluminum and iron are appropriate for use in the historic districts.
- Fence and wall materials and style shall coordinate with building and neighboring buildings, as well as other walls and fences in the area.

Chapter 5.4: Lighting (Exterior)

Design Standards:

- Maintain subtle effects with selective spots of light rather than indiscriminate area lighting.
- Use lights to define spaces and accent vegetation.
- Hide non-decorative light fixtures.
- Do not use fixtures which are incompatible with existing details, styles, etc.

Chapter 5.3: Driveways, Walkways, & Parking

Design Standards:

- Within residential areas, integrate parking areas into landscaping and surface with

the appropriate materials such as concrete, brick, crushed stone or gravel.

Chapter 6.4: Roofs

Design Standards:

- Materials in new construction shall be consistent with the style of the original building; materials shall also be unobtrusive in texture as well as color.

Chapter 6.3: Porches

Design Standards:

- Identify, retain, and preserve character-defining architectural elements and details of entrances, porches, porte cocheres, and balconies including but not limited to form and configuration, roofs, cornices, piers, lattice, flooring, porch supports, columns, capitals, plinths, ceilings, rails, balusters, steps, brackets, and other decorative trim work.

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
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33. (Second) James William Cannon House
65 North Union Street
1899-1900
P

Highly significant, two-story frame residence combining Queen Anne and Colonial Revival residence erected for James William Cannon (1852-1921), the founder of the Cannon Manufacturing Company. Picturesque facade consists of a projecting, two-story slanted bay and a domed turret flanking the central entrance bay; two dormers with parapet roofs further enrich the facade. Broad, wrap-around porch with Ionic columns, balustrade, and projecting, segmental-arched pediment over entrance. Porte-cochere on south side of house. An early twentieth century garage stands at the rear of the property.

34. Heilig B. Wilkinson House
71 N. Union Street
1930 (CD)
C

Two-story, brick, late Colonial Revival residence with five-bay facade and handsome second story Palladian window. Semi-circular portico with Tuscan columns ornamented frieze topped with wrought-iron balustrade. Molded wood panels under first floor windows. Sunroom wing on south (left) side of house.

35. Fisher-Brown-Coltrane House
83 North Union Street
Erected 1882-1884 (OI), substantially enlarged (SM)
C

Two-story frame house originally designed as a typical two-story single Italianate/Queen Anne style residence but greatly enlarged with a distinctive, circular addition to the front of the house between 1904 and 1906. The original section of the house has 4/4 sash windows, shingles in the gable ends, and bracketed eaves. The circular portion of the house has a high hip, nearly conical roof that is pierced by three small ventilator dormers and two tall interior chimneys that retain their corbeled stacks. The Tuscan columns supporting the porch are 1940s replacements of the Queen Anne style porch built at the time the house was enlarged.

Application for Certificate of Appropriateness

An application will not be placed on the agenda until all required information and attachments, as listed in this document, are submitted and complete

TO BE COMPLETED BY APPLICANT			STAFF USE ONLY		
<p>Application Deadline: Approximately one month (~ 30 days) prior to regularly scheduled HPC meeting. Please check with City Staff to confirm submission deadlines and meeting dates. COA Fee: \$40.00 After-the-Fact Fee: \$120.00</p>	Yes	N/A	Yes	No	N/A
<p>1 Written Description Describe clearly and in detail the project scope of work.</p>					
<p>2 Materials Description Type/Width of siding, window trim, height/style of doors, etc.</p>					
<p>3 Photos of Existing Conditions Clear digital photos of:</p> <ul style="list-style-type: none"> • All sides of the building(s) • Front yard • Rear yard • Trees to be removed • Significant site features 					
<p>4 Context Photographs</p> <ul style="list-style-type: none"> • Photos of structures on same block and across the street, include property address for each photo. • Photos of other properties in District with similar design features, as applicable. 					
<p>5 Site Plans - Existing + Proposed. (Property survey, or scaled drawing accepted)</p> <ul style="list-style-type: none"> • Lot Dimensions • Setback dimensions [side,rear,front (porch + thermal wall)] • Setback dimensions of neighboring properties • Drives, walks + alleys • Tree protection and/or tree removal + replanting • HVAC location • Fences/walls • Accessory buildings (garages, sheds, gazebos, etc.) • Easements/public rights of way • % of Rear Yard Coverage 					

6	Elevation Drawings - Existing + Proposed All drawings should include dimensions, materials, foundation height, topography, etc. For additions, the existing structure and proposed addition must be clearly shown. The plans must clearly identify the building elements to be demolished. <ul style="list-style-type: none"> • Front • Rear • Left • Right 				
7	Architectural Details <ul style="list-style-type: none"> • Porch section (showing the column/beam alignment) • Railing detail • Roof detail (soffit, fascia) • Window detail (material, design, dimensions, trim) • Wall section <i>May include additional information as requested by the Commission as a condition for future review.</i>				
8	Floor plans As needed (usually optional).				

(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 Planning & Neighborhood Development. (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 used to update the City's historic districts inventory database.

SUBJECT PROPERTY

Address: 65 Union St N Concord, NC 28025 Parcel ID (PIN): 5620-88-2600
Area (acres or square feet): 48,134 SF Current Zoning: R1 Historical

OWNER INFORMATION

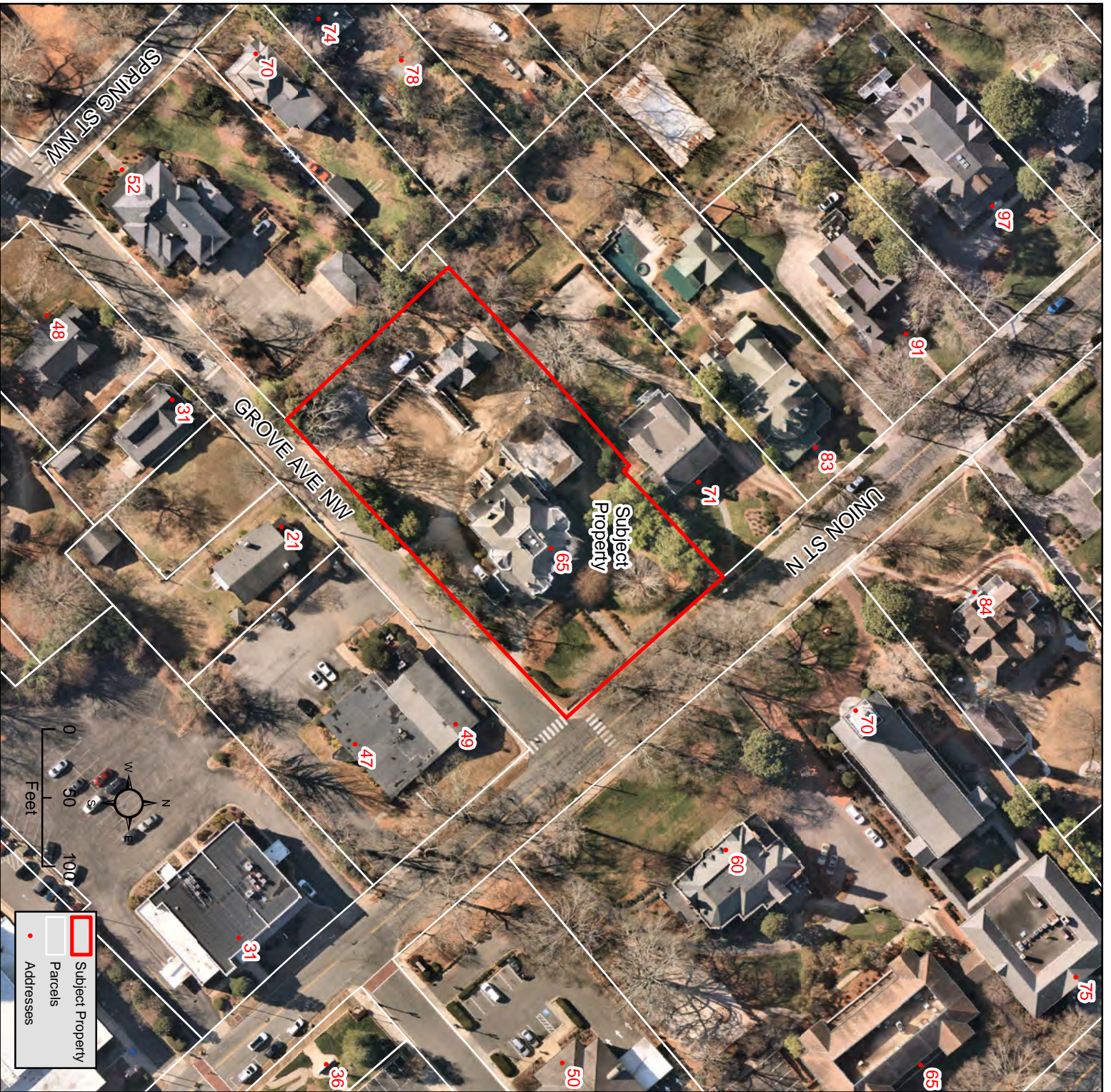
Name: Michael & Cynthia Rohrer
Address: 65 Union St N
City: Concord State: NC Zip Code: 28025
Email Address: Mike@VerticalTrident.com Phone: 704-791-0025

APPLICANT INFORMATION

Name: same
Address: _____ City: _____
State: _____ Zip Code: _____
Email Address: _____ Phone: _____

Signature of Owner:  Date: 7/21/24

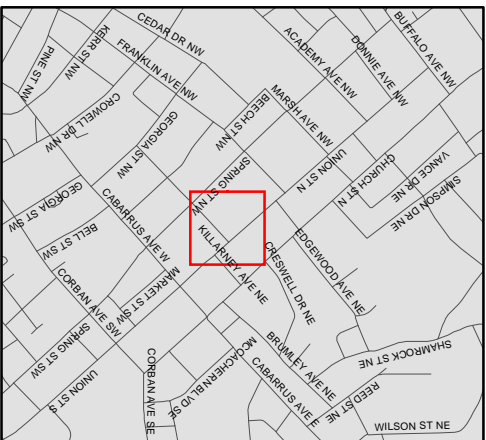
Signature of Applicant: _____ Date: _____



H-16-24

65 Union St N

PIN: 5620-88-2600



Source: City of Concord
Planning Department

Disclaimer

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

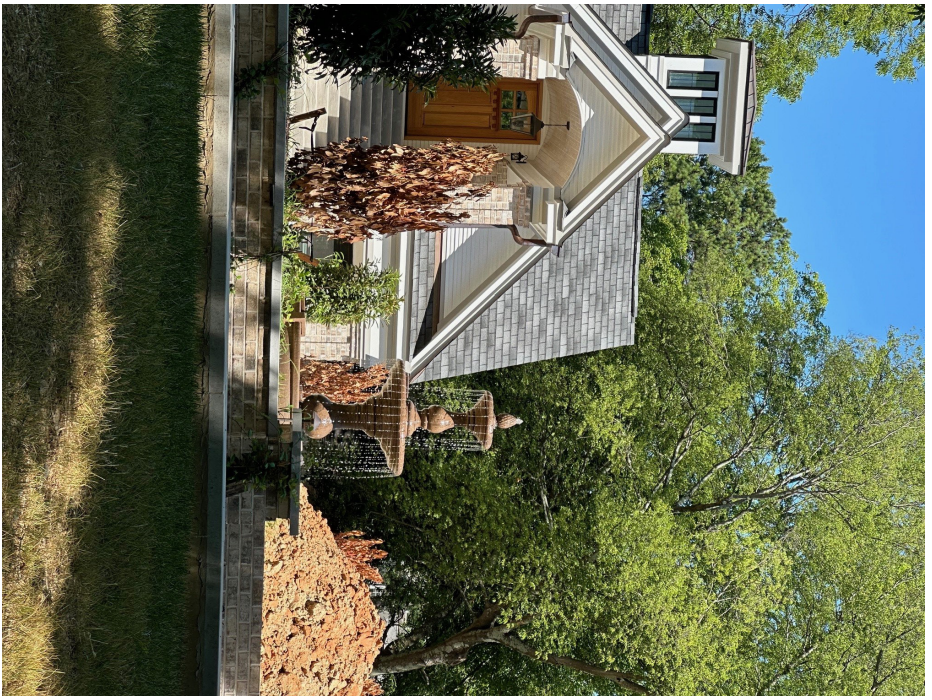
The applicants request an ex post facto COA for the after-the-fact installation of the following items:

- **Brick retaining walls at the entrance off of Grove Ave.** During grading, the applicants found that due to topography, these were needed to retain the earth on either side of the driveway. These match the height and brick material of the adjacent brick retaining walls that were approved and installed.
- **Low level/landscaping lighting installed within these retaining walls.** These lights were included for the applicant's security as well as to help with visibility along Grove Avenue as this section of roadway is very dark and, up to recently, did not have a working streetlight.
- **Water fountain.** Fountains are a typical feature found in historic backyard gardens and this one helps to diffuse the sounds of traffic coming from Grove Avenue. The applicants didn't realize this needed HPC approval.

The applicants request an ex post facto COA for the after-the-fact installation of the following items that were installed with a change in material from what was approved in COA 2358:

- **Part of the new driveway off of Grove Avenue is installed with concrete and cobblestone inlays, instead of the approved pea gravel.** Pea gravel was installed but the applicant found that the pea gravel in the section of the driveway at the entrance to Grove Avenue was washing into the road and cars were kicking the gravel out into the street. The existing driveway and parking area off of Grove Avenue is paved with concrete.
- **Roof material on accessory structure is asphalt and not slate to match house as was approved.** The applicants could not get enough slate material to cover the roof, could not get a laborer to work on installation, and found the roof slope was too steep to install slate. The applicants installed an asphalt shingle that was close in design and color to complement the existing house.
- **Steps leading to the 2nd story of the accessory structure are concrete and not the approved bluestone.** The applicants state that concrete steps are more safe and appropriate to the era, and more suited to the environment.

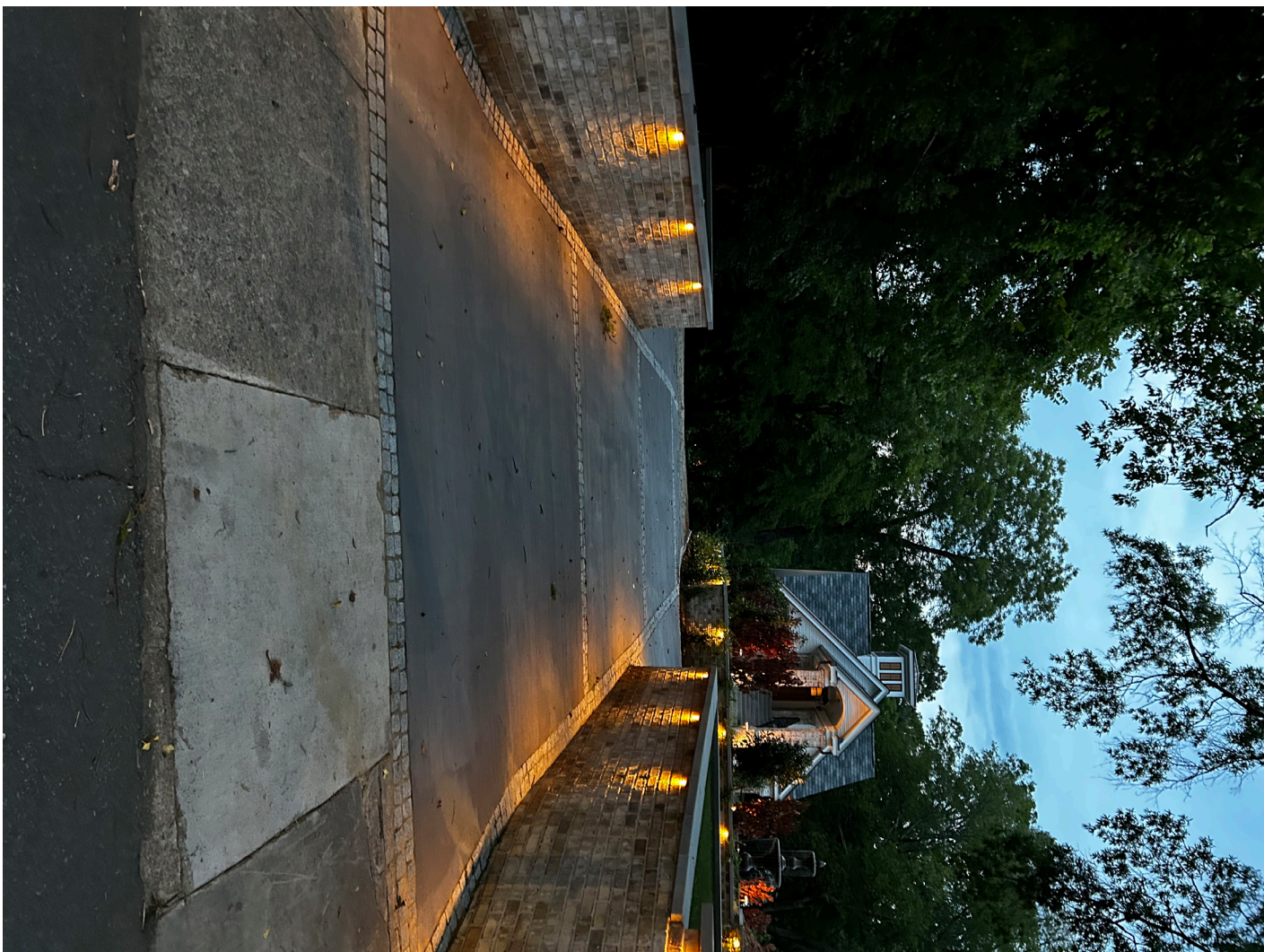
Carriage house roof and fountain



driveway and retaining walls



retaining walls at entrance and lights



CERTIFICATE OF APPROPRIATENESS

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

Applicant: Michael and Cynthia Rohrer, Cluck Design Collaboration

Location: 65 Union St. N

Project: EXTEND THE EXISTING DRIVEWAY WITH PEA GRAVEL, REGRADE THE REAR YARD, ADD RETAINING WALLS APPROXIMATELY 5'9" IN HEIGHT, REMOVE ONE CANOPY TREE IN THE REAR YARD AND REPLACE WITH A NEW CANOPY TREE IN THE REAR YARD, ADD AN ACCESSORY STRUCTURE IN THE REAR YARD, MODIFY THE REAR FAÇADE OF THE MAIN HOUSE, INLCUDING NEW PORCHES, DOORS, WINDOWS, AND STAIRS, MODIFY THE REAR OF THE ANNEX BY REMOVING AND ADDING NEW WINDOWS AND DOORS, ADDITION OF NEW LIVING SPACE ON SECOND STORY OF THE ANNEX WITH NEW ROOF AND ADDITION OF HALLWAY CONNECTING TO THE MAIN HOUSE, REMOVAL AND ADDITION OF WINDOWS AND DOORS AND NEW CHIMNEY ON THE RIGHT FAÇADE OF THE ANNEX, REMOVAL OF EXISTING WINDOWS AND ADDITION OF BAY WINDOW AND TWO (2) ADDITIONAL WINDOWS ON THE FRONT FAÇADE OF THE ANNEX.

City Staff Member: 

Date: 8/12/2021

No.: 2358

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 E

<u>DATE</u>	August 14, 2024
<u>SUBJECT</u>	
<u>Certificate of Appropriateness Request:</u>	H-18-24
<u>Applicant:</u>	Michael and Cynthia Rohrer
<u>Location of subject property:</u>	65 Union St N
<u>PIN:</u>	5620-88-2600
<u>Staff Report prepared by:</u>	Fred Womble, Senior Planner

BACKGROUND

- The subject property, 65 Union St N, is designated as a “Pivotal” structure in the North Union Street Historic District, built ca 1899 (Exhibit A).
- “Highly significant, two-story frame residence combining Queen Anne and Colonial Revival residence erected for James William Cannon (1852-1921), the founder of the Cannon Manufacturing Company. Picturesque façade consists of a projecting, two-story slanted bay and a domed turret flanking the central entrance bay; two dormers with parapet roofs further enrich the facade. Broad, wrap-around porch with Ionic columns, balustrade; and projecting, segmental-arched pediment over entrance. Porte-cochere on south side of house. An early twentieth-century garage stands at the rear of the property.” (Exhibit A).

DISCUSSION

On July 21, 2024, Michael and Cynthia Rohrer, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to remove the existing front porch steps and to replace them with concrete steps. (Exhibit B).

The applicants are proposing to remove the wooden front steps and to replace them with concrete steps. The riser heights of the existing wooden stairs vary and do not meet current building code standards. (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 Description and Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table:

- **Stairs or Steps:** Removal, addition or alteration of external stairs or steps requires Commission Hearing and Approval.

Chapter 6 – Section 3: Porches

Design Standards:

- Identify, retain, and preserve character-defining architectural elements and details of entrances, porches, porte cocheres, and balconies including but not limited to form and configuration, roofs, cornices, piers, lattice, flooring, porch supports, columns, capitals, plinths, ceilings, rails, balusters, steps, brackets, and other decorative trim work.

- Substitute materials shall be compatible with historic materials in appearance, physical properties, and general installation.

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

#7

31

33. (Second) James William Cannon House
65 North Union Street
1899-1900
P

Highly significant, two-story frame residence combining Queen Anne and Colonial Revival residence erected for James William Cannon (1852-1921), the founder of the Cannon Manufacturing Company. Picturesque facade consists of a projecting, two-story slanted bay and a domed turret flanking the central entrance bay; two dormers with parapet roofs further enrich the facade. Broad, wrap-around porch with Ionic columns, balustrade, and projecting, segmental-arched pediment over entrance. Porte-cochere on south side of house. An early twentieth century garage stands at the rear of the property.

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1	Written Description Describe clearly and in detail the project scope of work. <i>Remove front Stairs that are wood. Risers height not to code, Replace with Concrete Stairs</i>						
2	Materials Description Type/Width of siding, window trim, height/style of doors, etc. <i>See picture of Existing Stairs</i>						
3	Photos of Existing Conditions Clear digital photos of: <ul style="list-style-type: none"> • All sides of the building(s) • Front yard • Rear yard • Trees to be removed • Significant site features 	X					
4	Context Photographs <ul style="list-style-type: none"> • Photos of structures on same block and across the street, include property address for each photo. • Photos of other properties in District with similar design features, as applicable. 		X				
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7	Architectural Details <ul style="list-style-type: none"> • Porch section (showing the column/beam alignment) • Railing detail • Roof detail (soffit, fascia) • Window detail (material, design, dimensions, trim) • Wall section <i>May include additional information as requested by the Commission as a condition for future review.</i>	X				
8	Floor plans As needed (usually optional).		X			

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SUBJECT PROPERTY

Address: 65 Union St N Concord, NC

Parcel ID (PIN): 5620-88-2600

Area (acres or square feet): _____

Current Zoning: R1 Historical

OWNER INFORMATION

Name: Michael & Cynthia Rohrer

Address: 65 Union St N

City: Concord State: NC Zip Code: 28025

Email Address: Miteo@Verticaltrident.com Phone: 704-791-0025

APPLICANT INFORMATION

Name: SAME

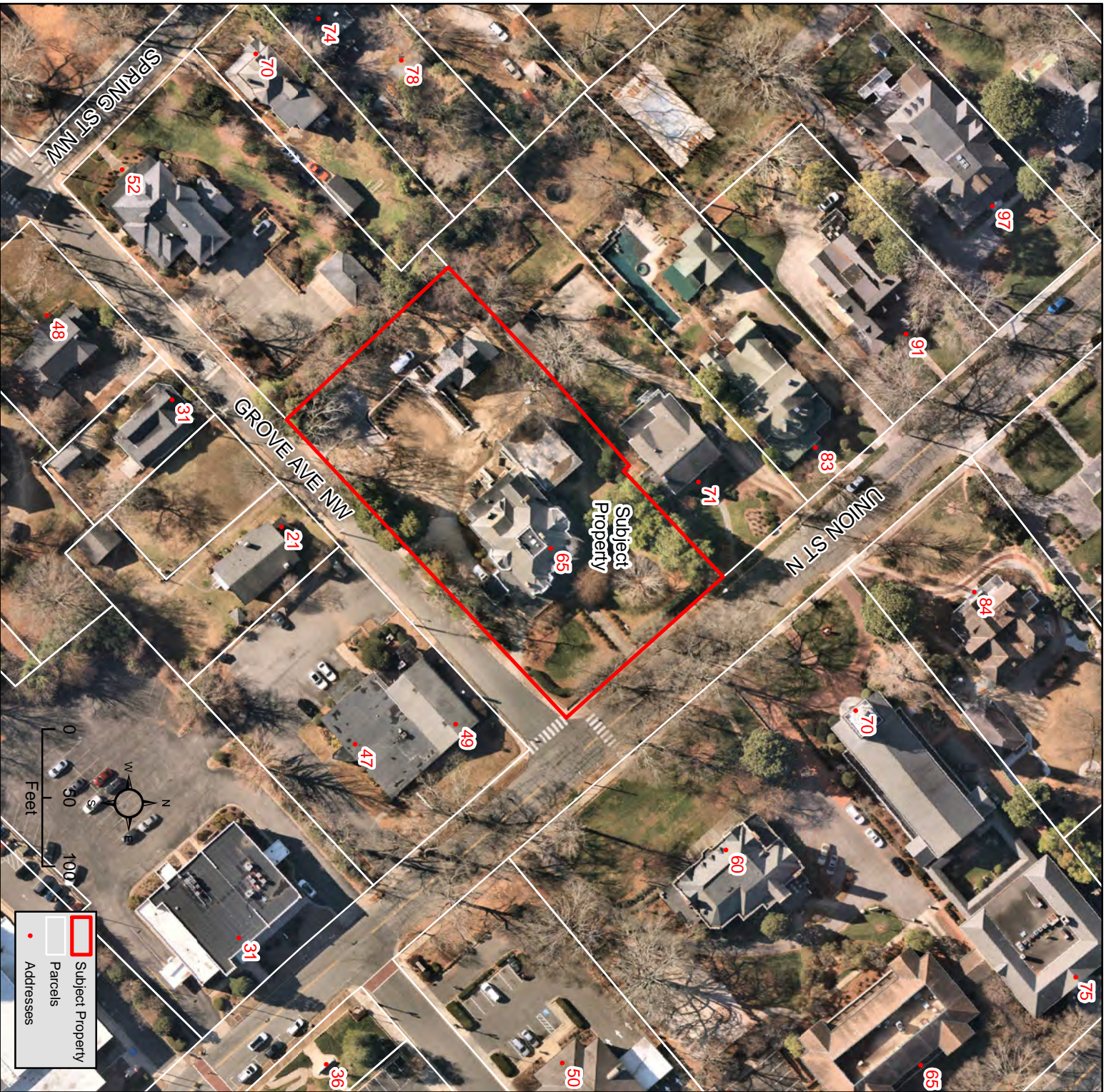
Address: _____ City: _____

State: _____ Zip Code: _____

Email Address: _____ Phone: _____

Signature of Owner: Michael Rohrer Date: 7/21/24

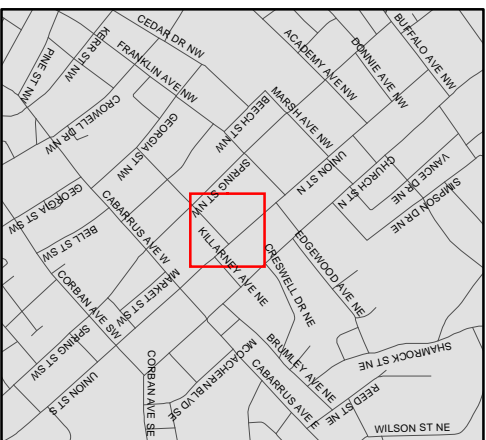
Signature of Applicant: _____ Date: _____



H-18-24

65 Union St N

PIN: 5620-88-2600



Source: City of Concord
Planning Department

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Top step riser height is 10"
Next 4 steps down riser height is 7"
Bottom step riser height is 5"

Riser height = 10"

Riser height = 7"

Riser height = 7"

Riser height = 7"

Riser height = 7"

Riser height = 5"