

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.