HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Wednesday, October 9, 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-20-24 (Quasi-Judicial Hearing)

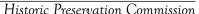
Brian Cone for the Concord City Board of Education dba Cabarrus County Board of Education has submitted a Certificate of Appropriateness application for the demolition of the Coltrane-Webb School at 61 Spring St NW. PIN 5620-78-4354.

- 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 SUBJECT October 9, 2024

Certificate of Appropriateness Request:H-20-24Applicant:Brian ConeLocation of subject property:61 Spring St NWPIN:5620-78-4354

Staff Report prepared by: Kim Wallis, AICP, Senior Planner

BACKGROUND

• The subject property, 61 Spring St NW, is designated as "Fill/Intrusive" in the North Union Street Historic District (Exhibit A).

• "Two-story, plain brick main building contains paired vertical six-over-six windows with concrete lintels and sills. An inobtrusive auditorium with a simple arcade at the front was built around 1930 and is located at the rear of the main structure. A one-story, "low-slung" brick building with gable roof sheathed in white gravel is situated below street level. Location of the latter building and the landscaping prevent the school from being a noticeable intrusion in the district (Exhibit A).

DISCUSSION

On September 20, 2024, Brian Cone for Cabarrus County Board of Education, submitted a Certificate of Appropriateness application for the demolition of the Coltrane-Webb school at 61 Spring St. NW (Exhibit B).

Overview

The Coltrane-Webb Elementary School site consists of six (6) brick-and-mortar buildings and two (2) mobile units, totaling 58,200 square feet. Along with the buildings, all plumbing, mechanical, and electrical components associated with the structures, including covered walkway canopies and chain link fencing will be demolished. All existing site paving, stairs, ramps, retaining walls and other improvements are to remain. Forty-one (41) trees and mature shrubbery are in the area of demolition. The trees and shrubs required for the demolition of the buildings that are not in street view will be removed down to grade, leaving stumps and root systems in place.

The demolition and removal of the buildings, site features and trees will allow for the grading and construction of new driveways, parking lots, and the updated and modern 115,000-squure-foot STEM replacement elementary school.

Buildings

Two of the original buildings, a gym/auditorium and a classroom building, date back to pre-1938, with one of them being reconstructed as part of a 1979 addition. In 1948, a two-story brick classroom building and administrative offices were added, followed by a cafeteria in 1958, which was adjacent to the 1938 structure and later renovated during the 1979 classroom addition. A media center was added in 1970, and the 1979 expansion also included a single-story classroom building along Spring Street, along with renovations to other structures. The most recent addition was two offices built in 1988, located next to the 1948 administration building.

Trees

There are forty-one (41) trees in the area of demolition. Of these, twelve (12) Crape Myrtle trees along Spring St NW are planned to remain. The City Arborist, Robert Stroud, did assessments of the trees on 10/2/2024 and of the remaining 29, there are: six (6) Willow Oak, six (6) Sugar Maple, three (3) Loblolly Pine, three (3) Hackberry, two (2) Pecan, two (2) Red Maple, and one each of the following: Water Oak, Shumard Oak, Black Cherry, Cherry Blossom, Bradford Pear, Southern Magnolia and a Live Oak. All were given a low risk of failure. The Live Oak was identified as a significant species and the City Arborist remarked that the "Tree is in remarkably good health. Preservation [is] strongly recommended due to species."

The applicant states that they understand the sensitivity to existing, mature trees and the role they play within the historic district. They will make every effort possible to save these trees so long as the grading operations associated with the development of the site do not impact the area directly below the tree canopy. If they begin to intrude under the canopy, there is a much greater chance the tree will not survive. The applicant will work with the City Arborist, Robet Stroud, on the landscape features that are a part of this site so that we can align the municipal needs with the district needs as best they can.

The applicant states that they will provide a landscape plan at the November 13th HPC meeting, that will show locations of existing trees to remain, new replacement trees and required city plantings.

Pre-Demolition Work

- The applicant has provided photographs completely documenting the buildings and site that will be demolished to the Concord Planning & Neighborhood Development Department for their files and to share with SHPO, if needed.
- The applicant states that hazardous materials have been tested on-site and will be safely removed before
 demolition begins. Utility relocations will also be carried out to improve service for both the school
 and the surrounding community, and stormwater management systems will be installed to control water
 flow across the site.
- The Historic Preservation Commission staff was carbon copied on a letter from the State Historic Preservation Office (SHPO) to the NC Department of Public Instruction regarding the demolition and new construction with the following comments:

"The [National Register] nomination's assessment of the school is as "Fill/Intrusion" meaning that the property as "Fill" has neither a positive nor an especially negative impact on the characteristics of the district. As an "Intrusion" the school has a definite negative impact on the historical, architectural and/or cultural characteristics for which the district is significant.

While contained within a NRHP-listed district, the replacement of the Coltrane-Webb Elementary School will not adversely affect the North Union Historic District and does not require a comment from the North Carolina Historical Commission. However, removal and replacement of the school may require a Certificate of Appropriateness from the Concord Historic Preservation Commission.

Based on our knowledge of the area, it is unlikely that any archaeological resources that may be eligible for inclusion in the National Register of Historic Places will be affected by the project. We, therefore, recommend that no archaeological investigation be conducted in connection with this project."

Time of Day and Notification of the Demolition Work

The applicant states that demolition work will occur between 7:00 AM and 6:00 PM, Monday through Saturday. Due to the project's size and scope, notifications to nearby property owners and the community will only be sent for significant events that may affect them. These could include early concrete pours required by weather conditions or large equipment and material deliveries that may temporarily stage on

adjacent roads. As a school district, there are minimal resources to send mailings to everyone and would seek the assistance of the City of Concord and their communications team to help notify the community. The district will have a website dedicated to the project that will provide updates on the schedule and activities taking place. They will provide information on access to this site to the adjacent community and surrounding area.

Securing the Site during Demolition

A 6' chain link safety and security fence will be installed around the entire property with screening to maintain a controlled working environment. Demolition crews will water down structures during demolition to reduce dust. Should additional needs arise for dust control and adjacent property protection, the contractor of record will be required to address these issues before proceeding further.

Post Demolition

The applicant states that for this project, the demolition COA and new construction COA are being submitted at different times to ensure that all components are met for both the Historic Preservation Commission and the Concord Development Ordinance. Additionally, there are financial and timeline components that the applicant is working to coordinate so that they can continue toward the opening of the school in August of 2026. The site plan was presented at the City of Concord's Design Review Committee (DRC) meeting on September 26 and the applicant is working closely with City Staff to address all comments prior to the November meeting of the Historic Preservation Commission. Planning Staff was consulted and felt that this was the best path forward.

Site development will follow demolition and begin in December 2024 or January 2025 (Exhibits D, E, F).

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, Site Plans, and Photographs

Exhibit E: Staff Submitted Tree Assessments and Photographs

Exhibit F: GS-24-1988-NAE Memo from the State Historic Preservation Office (SHPO)

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table:

Tree Removal: Removal of damaged, unhealthy or healthy trees in any location on the property requires Planning Staff Approval (Replacement is required).

Demolition: The demolition of any building or part thereof requires Commission Hearing and Approval.

Chapter 5-1: Landscaping and Trees

Design Standards

- Removal of trees with a diameter at breast height (DBH) of 6" or more requires a COA. Consult with the City of Concord's City Arborist before removing these trees.
- All trees that are removed shall be replaced by a tree of similar species in an appropriate location unless no suitable location exists on the subject site. Refer to the Arbor Day Foundation website for information on tree replanting. Refer to the Acceptable Plant Species Table in the City of Concord's Development Ordinance which includes a list of tree species which are preferable for landscaping in this area of North Carolina.
- Trees removed within street view must also have the stumps removed below ground level.
- Consider placement, species and type of new trees to avoid damage to sidewalks, curbs, retaining walls, and foundations.

- Placement of all vegetation shall not interfere with utilities and vehicular traffic (sight-triangles).
- Design new construction or additions so that large trees and other significant site features, such as vistas and views, are preserved.
- Protect trees and plantings from immediate damage during construction and from delayed damage
 due to construction activities, such as loss of root area or compaction of the soil by equipment. It
 is especially critical to avoid compaction of the soil within the critical root zone of trees. Consult
 with the City Arborist to determine best management practices.
- Planting of parking lot landscaping and buffering materials for new or converted non-residential
 and multi-family dwellings must be in accordance with Article 11 in the City of Concord's
 Development Ordinance.

Chapter 8-1: Demolition

- Historic Preservation Commission approval is required for any demolition.
- In accordance with The City of Concord Development Ordinance Historic Preservation Overlay Districts, Delay in Demolition, states that an application for a Certificate of Appropriateness authorizing the demolition of a building or structure within the District may not be denied. However, the effective date of such a certificate may be delayed for a period of up to 365 days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the Historic Preservation Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period, the Historic Preservation Commission may negotiate with the owner and other parties in an effort to find a means of preserving the building. If the Historic Preservation Commission finds that the building has no particular significance or value toward maintaining the character of the District, it shall waive all or part of such period and authorize earlier demolition or removal.

Design Standards

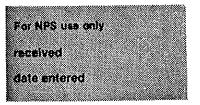
- A COA is required for any demolition of a structure in a historic district.
- Completely document the building in its original location through photographs (black & white and color) and provide a copy of the documentation to the Concord Planning & Neighborhood Development Department and the State Historic Preservation Office.
- Consult with a structural engineer who specializes or is knowledgeable about historic buildings to document the structural integrity of the building and determine if the building can be relocated to save it from demolition.
- A COA for post-demolition site development for the proposed use of the property after the building is removed to the Concord Historic Preservation Commission is required before or simultaneously with the COA for demolition. Refer to the standards for Site and Setting for additional information.
- Protect adjacent buildings and structures during the demolition.
- Protect archaeological resources during demolition.
- Report any archaeological findings to Concord's Planning and Neighborhood Development Department and the N.C. Office of State Archaeology immediately.
- Work with the HPC and other interested parties to salvage usable architectural materials and features.
- Maintain a secure site during the demolition and redevelopment process.
- Conduct demolition activities during specific times of the day and notify neighbors of activities.
- Following demolition, develop the site promptly, in accordance with the approved COA.

RECOMMENDATION

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

United States Department of the Interior National Park Service

National Register of Historic Places Inventory—Nomination Form



Continuation sheet	Item number	Page
Inventory List - North Union Street	#7	61
Historic District, Concord		

This church is the second house of worship built by this congregation. The church was first organized in 1886. The original church was of Queen Anne design and was completed in 1889. At that time the church could accomodate two-hundred-and-fifty members. The church was enlarged in 1896 in order to double its seating capacity. The present church replaced the earlier building in 1924 and seats one thousand worshipers.

123. Coltrane-Webb School 61 Spring Street, N.W. c. 1920s F/I

Two-story, plain brick main building contains paired vertical six-over-six windows with concrete lintels and sills. An inobtrusive auditorium with a simple arcade at the front was built around 1930 and is located at the rear of the main structure. A one-story, "low-slung" brick building with gable roof sheathed in white gravel is situated below street level. Location of the latter building and the landscaping prevent the school from being a noticeable intrustion in the district.

124. House 111 Spring Street, N.W. ca. 1905

Cottage style, frame house features Queen Anne and Colonial Revival details. The house has a high hip roof with a flat top. Two interior chimneys pierce the roof. Facade features a projecting front shingle gable. Wrap-around porch is supported by paired classical columns. Two sets of these columns have been replaced with wrought iron. There are two projecting bays on the north side of house. House has a rear ell. The southewest wing also has a high hip roof.

125. J.L. Hartsell House 125 Spring Street, N.W. ca. 1905

Notable two story, frame residence that blends Queen Anne and Colonial Revival architecture. The three-bay facade has typical Queen Anne asymmetrical massing. The projecting three-sided, slanted southern bay is topped with a witches-cap roof that is crowned with a finial. Another Queen Anne feature is the mixture of texture. The first floor facade is covered with weatherborads and the second floor is sheathed with square, slate, cut shingles. Main roof is pyramidal and is topped with a large finial.

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

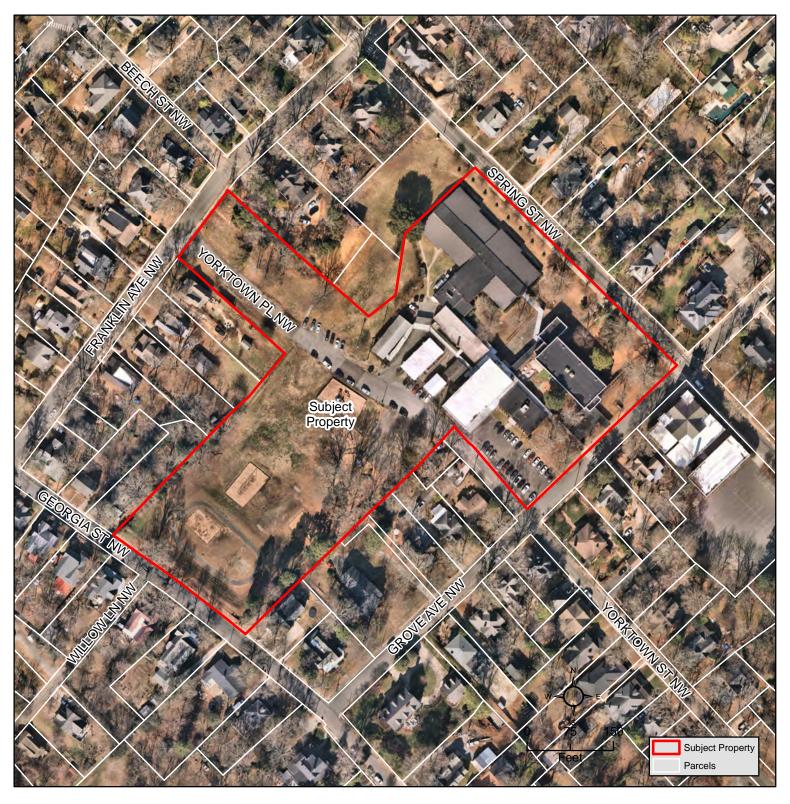
	TO BE COMPLETED BY APPLICANT			U	STAFF SE ON	
	Application Deadline: Approximately one month (~ 30 days) prior to regularly scheduled HPC meeting. Please check with City Staff to confirm submission deadlines and meeting dates. COA Fee: \$40.00 After-the-Fact Fee: \$120.00	Yes	N/A	Yes	No	N/A
1	Written Description Describe clearly and in detail the project scope of work.	х				
2	Materials Description Type/Width of siding, window trim, height/style of doors, etc.	Х				
3	Photos of Existing Conditions Clear digital photos of: • All sides of the building(s) • Front yard • Rear yard • Trees to be removed • Significant site features Context Photographs • 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	Х	Х			
5	features, as applicable. Site Plans - Existing + Proposed. (Property survey, or scaled drawing accepted) • 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	Х				

07/2024 Page 1 of 2 **EXHIBIT B**

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. • Front • Rear • Left • Right	Х		
7	Architectural Details • Porch section (showing the column/beam alignment) • Railing detail Roof detail (soffit, fascia) • Window detail (material, design, dimensions, trim) • Wall section May include additional information as requested by the Commission as a condition for future review.	Х		
8	Floor plans As needed (usually optional).	Х		

(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:				Parcel ID (PIN):	
Area (acres or square feet):				Current Zoning:	
OWNER INFORMATION					
Name:					
Address:					
City:	State:	Zip Code: _			
Email Address:			_	Phone:	
APPLICANT INFORMATION					
Name:					
Address:				City:	
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Signature of Applicant:			_ Date:		Page 2 of 2

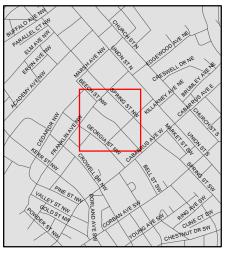


H-20-24

61 Spring St NW

PIN: 5620-78-4354





Source: City of Concord Planning Department

Disclaimer

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



4401 Old Airport Road PO Box 388 Concord, NC 28026-0388

(704) 260-5671

To: Kim Wallis, AICP

Senior Planner City of Concord

From: Cabarrus County Schools

Department of Construction

Date: September 27, 2024

Re: Demolition Narrative

Coltrane-Webb STEM Elementary School

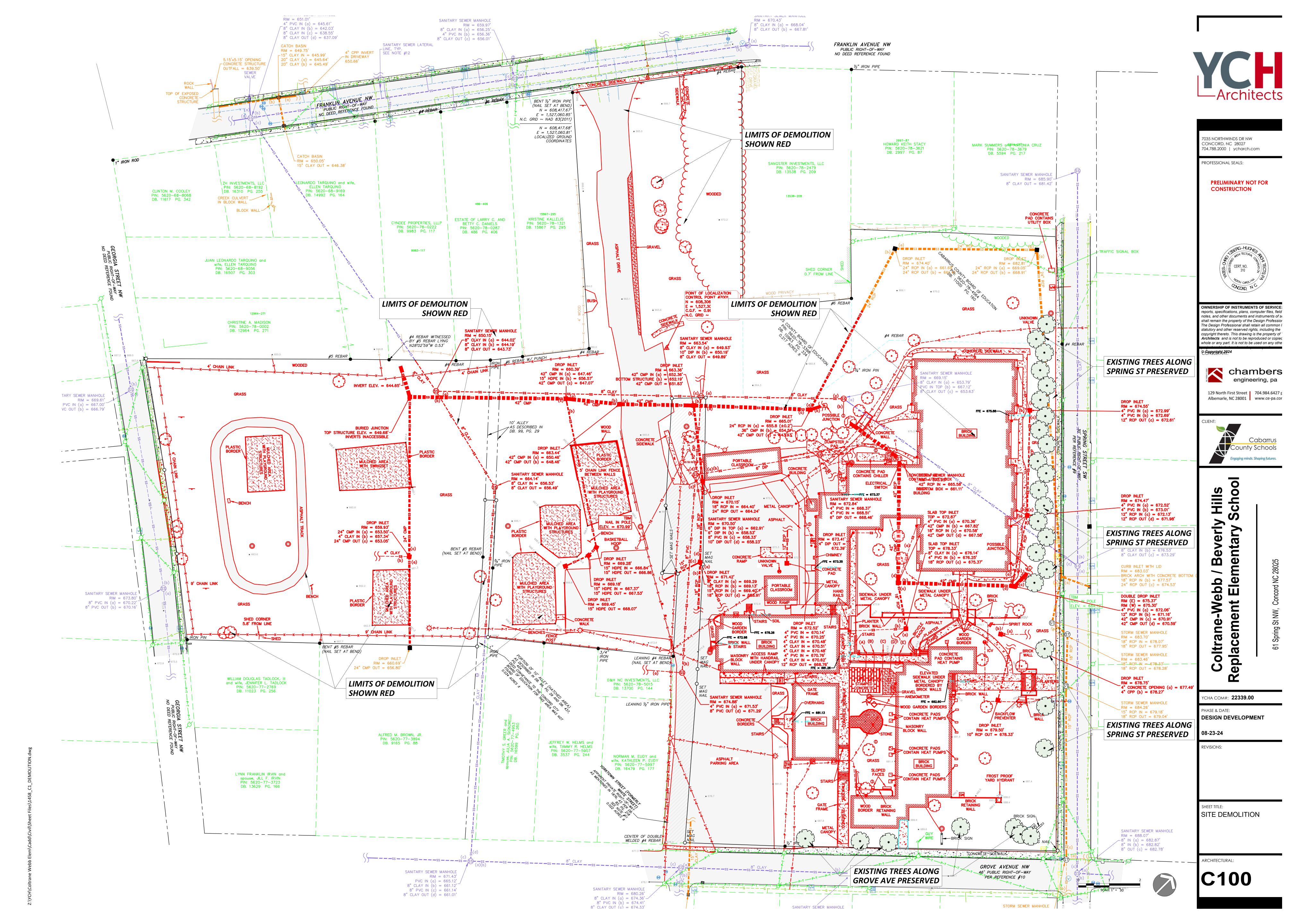
61 Spring St., NW

The Coltrane Webb Elementary School site consists of six brick-and-mortar buildings and two mobile units, totaling 58,200 square feet, all slated for demolition to make way for a new 115,000-square-foot elementary school. Two of the original buildings, a gym/auditorium and a classroom building, date back to pre-1938, with one of them being reconstructed as part of a 1979 addition.

In 1948, a two-story brick classroom building and administrative offices were added, followed by a cafeteria in 1958, which was adjacent to the 1938 structure and later renovated during the 1979 classroom addition. A media center was added in 1970, and the 1979 expansion also included a single-story classroom building along Spring Street, along with renovations to other structures. The most recent addition was two offices built in 1988, located next to the 1948 administration building.

All existing structures will be demolished to allow for grading and construction of new driveways, parking lots, and the new school building.

Hazardous materials have been tested on-site and will be safely removed before demolition begins. Utility relocations will also be carried out to improve service for both the school and the surrounding community, and stormwater management systems will be installed to control water flow across the site.



DEMOLITION PLAN
1" = 30'-0"

7035 NORTHWINDS DR NW CONCORD, NC 28027 704.788.2000 | ycharch.com

PROFESSIONAL SEALS:





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CONSULTANT:

· ALL EXISTING SITE PAVING, STAIRS

AND SIDEWALKS TO REMAIN,

UNLESS NOTED OTHERWISE

YCHA COM#: **22339.00**

PHASE & DATE: **DESIGN DEVELOPMENT**

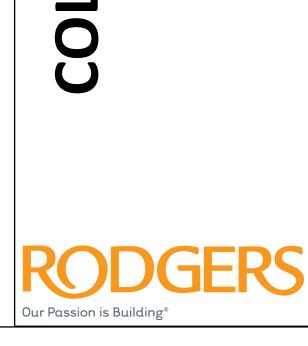
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REVISIONS:

DEMOLITION PLAN

ARCHITECTURAL:





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Cabarrus

County Schools























































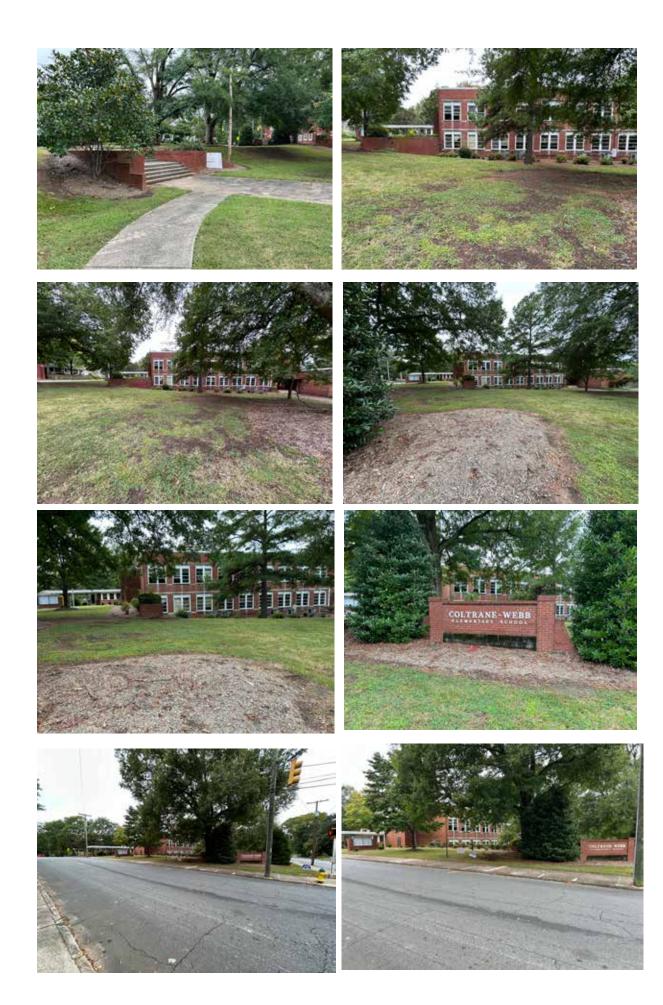
















































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Client		Date		7	Гіте		
Address/Tree location							
Tree species							
Assessor(s)	Time frame		Tools used_				
	Target Assessm	ent					
Target number	arget description		Target within drip line	Target parameter parameter within 1 x Ht. Oz Target within	Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
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3							
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L	Site Factors						
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North Carolina Department of Natural and Cultural Resources

State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper Secretary D. Reid Wilson

Office of Archives and History Deputy Secretary, Darin J. Waters, Ph.D.

October 1, 2024

MEMORANDUM

TO: Jon D. Long jon.long@dpi.nc.gov

School Planning

NC Department of Public Instruction

Ramona M. Bartos, Deputy Ramona M. Bartos State Historic Preservation Officer FROM:

SUBJECT: Demolish and reconstruct Coltrane-Webb STEM Elementary School, 61 Spring Street NW,

Concord, Cabarrus County, GS 24-1988

Thank you for your August 28, 2024, letter transmitting the feasibility and cost analysis for the abovereferenced school that indicates the desirability of constructing new school buildings in lieu of renovating the existing buildings. We have reviewed the information provided and offer the following comments.

The Coltrane-Webb STEM Elementary School is located within the North Union Street National Register Historic District (CA0611) which is also a locally designated historic district (CA1104).

Listed in the National Register of Historic Places (NRHP) in 1986, the school is described in the 1995 nomination as follows.

Two-story, plain brick main building contains paired vertical six-over six windows with concrete lintels and sills. An inobtrusive auditorium with a simple arcade at the front was built around 1930 and is located at the rear of the main structure. A one-story, "low-slung" brick building with gable roof sheathed in white gravel is situated below street level. Location of the latter; building and the landscaping prevent the school from being a noticeable intrusion in the district.

The nomination's assessment of the school is as "Fill/Intrusion" meaning that the property as "Fill" has neither a positive nor an especially negative impact on the characteristics of the district. As an "Intrusion" the school has a definite negative impact on the historical, architectural and/or cultural characteristics for which the district is significant.

While contained within a NRHP-listed district, the replacement of the Coltrane-Webb Elementary School will not adversely affect the North Union Historic District and does not require a comment from the North Carolina Historical Commission. However, removal and replacement of the school may require a Certificate of Appropriateness from the Concord Historic Preservation Commission.

Based on our knowledge of the area, it is unlikely that any archaeological resources that may be eligible for inclusion in the National Register of Historic Places will be affected by the project. We, therefore, recommend that no archaeological investigation be conducted in connection with this project.

These comments are made in accord with G.S. 121-12(a) and Executive Order XVI. If you have questions regarding them, please contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@dncr.nc.gov. In all future communication concerning this project, please cite the above-referenced tracking number.

cc: Dr. Darin Waters, SHPO
Deans Eatman, Deputy Secretary
Brian Cone, Cabarrus County Schools
Kim Wallis, Concord HPC

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