

**HISTORIC PRESERVATION COMMISSION MEETING
AGENDA**

Thursday, October 15, 2015 at 7:00 p.m.
Municipal Building, 26 Union Street, South

CALL TO ORDER

ORDER OF BUSINESS

APPROVAL OF MINUTES

New Business:

H-13-15

Matthew and Kristina Dugan have submitted a Certificate of Appropriateness application in order to install a fence in the rear yard of the property located at 183 Union Street, South that will cross over the property line to connect with an existing fence located at 179 Union Street, South. PIN's 5630-06-3613 and p/o PIN 5630-06-2656 **APPROVED WITH CONDITIONS**

H-20-15

Cary Gluf has submitted a Certificate of Appropriateness application in order to construct a carport and install a screened porch on the rear side elevation of the residence located at 100 Union Street, North.

PIN 5620-89-1124 **APPROVED WITH CONDITIONS**

H 21-15

Sean Preston has submitted a Certificate of Appropriateness application in order to repair a front yard walkway (adding parking pad), install a side yard walkway, remove and replace a fence, and remove an oak tree from the property located at 125 Spring Street, NW. PIN 5620-78-2746

APPROVED WITH CONDITIONS

STAFF UPDATES/DISCUSSIONS

ADJOURNMENT

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

DATE: October 15, 2015

SUBJECT:

Certificate of Appropriateness Request : H-13-15

Applicants: Matthew & Kristina Dugan (183)

Owners: Matthew and Kristina Dugan (183) and Louis & Angela Long (179)

Location of Subject Property: 183 Union St. S (primary) and p/o 179 Union St. S

Staff Report prepared by: Starla A. Rogers, Sr. Planner

BACKGROUND:

- Property located in the South Union Street Historic District
- Date of Construction: 1910
- Classification: Fill
- One-story, frame cottage with a high hip roof.
- Applicant has requested to install a rear yard fence.

DISCUSSION:

The applicants have submitted a request to install a black powder coated aluminum fence in the rear yard. A site rendering (Exhibit C) showing the location of the proposed fence and illustrations (Exhibit D) demonstrating the style and design have been submitted. As shown on the product sheet, the fence style chosen by the applicants is called "Granite." This fence style is approximately 4ft tall, with 4in between pickets, and three horizontal rails including a flat rail top. The site rendering shows the fence running parallel to the rear and side property lines. The fence also crosses the property line at an angle between the primary property of 183 Union St. South and connects to an existing fence on the property located at 179 Union St. South. The owners of both properties have agreed to the fence location by signing the submitted application (Exhibit B). Three gates are proposed for the fence. As shown on the site plan (Exhibit C) two single swinging, pedestrian gates are proposed on both sides of the fence that attach to the rear of the residence. The gate on the left side (facing the home) is shown to be 3ft wide and the gate on the right side (facing the home) is shown as 4ft wide. Additionally, a 9ft wide, single swinging, vehicular access gate is also proposed on the left side (facing the home) across the existing driveway. 299ft linear feet of fence and gates are proposed to be installed across the subject properties.

Attachments include:

- Application
- Location map
- Photograph from the 2006 survey
- Photos submitted by applicants

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

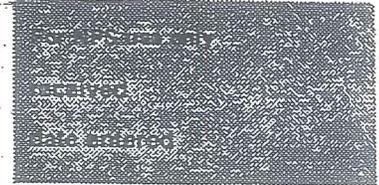
Handbook Section - Chapter 5 – Section 9: Cast-iron, aluminum, or wrought-iron fences should be designed to follow historic precedent.

Handbook Section - Chapter 5 – Section 9: Rear yard fences are defined as fences, which do not extend forward on the applicant's property beyond the side centerline of the house in plain view. Approval of the location may also be handled on a case-by-case basis to determine the best natural break in the rear and front yards for placement of fences. Rear yard fences may be higher than four feet.

RECOMMENDATION:

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

United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form



Continuation sheet	Item number	Page
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	27

Ralph E. Cline, the older brother of A. Campbell Cline (see inv. #32) was an official of Cannon Manufacturing Company.

56. House
163 S. Union St.
by 1906 (SM)
C

Somewhat unusual, two-story, frame, hip-roofed house with first and second story porches engaged under the house's main roofline. First story of house covered with lapped siding; second story with square-cut shingles. Under first story porch is slanted bay with latticed window sash. Centrally placed facade dormer over second story. House has full basement at rear due to steeply sloping site.

57. Apartments
165 S. Union St.
ca. 1945

Two-story, brick apartment house containing four units. Building set far behind other buildings on street at bottom of steep slope.

58. Southern Life Insurance
167 S. Union St.
ca. 1960
I

One-story brick office building with aluminum windows, corner parking lot.

59. House
179 S. Union St.
ca. 1925
F

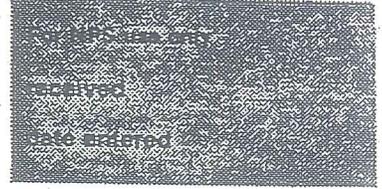
Simple one-and-a-half-story frame bungalow with rebuilt porch.

60. House
183 S. Union St.
ca. 1910
F

Somewhat deteriorated, one-story frame cottage with high hip roof and

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page

Inventory List - South Union Street
Historic District, Concord

#7

28

two- projecting front gables. House marred by unsympathetic enclosure of south (right) side of front porch.

61. House
187 S. Union St.
ca. 1910
F

One-story frame cottage side with gable roof and two decorative front gables, marred by removal of original porch and application of tarpaper brick.

62. House
193 S. Union St.
ca. 1940
F

Well-detailed, one-and-a-half story, English cottage style residence constructed of multi-colored brick. Facade has two fancifully shaped gables typical of the style. The smaller of these has flared sides containing the entrance, which is recessed behind a wide orbeled arch. The larger gable, which occupies the two northern (left) facade bays, slopes to shelter an open porch on the house's north side.

63. House
197 S. Union St.
ca. 1940
F

Two-story brick English cottage style house with facade composed of front two gables and tapered exterior chimney. The main roof of the house has a side gable roof with half-timbering in the ends.

64. Brown-Efird House
205 S. Union St.
ca. 1880, remodeled early 29th. c.
P

Impressive, two-story brick Italianate style residence which underwent major remodeling about 1915 but which retains many of its original features. These include clipped gable roofs on the main block and the pair of original rear windows; molded cornices with paneled friezes and pendant drop brackets; and segmental-arched window openings on the second floor facade and on the side elevations. Early twentieth



NORTH CAROLINA

High Performance Living



Application for
Certificate of Appropriateness

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

APPLICANT INFORMATION

Name: Matthew + Kristina Dugan
Address: 183 Union St South
City: Concord State: NC Zip Code: 28025 Telephone: 360-481-0430

OWNER INFORMATION

Name: Matt + Kristina Dugan (183 Union) and Angela + Louis Long (179 Union)
Address: 183 Union St. South 179 Union St S
City: Concord State: NC Zip Code: 28025 Telephone: _____

SUBJECT PROPERTY

Street Address: 183 Union St. S / 179 Union St S P.I.N. # 5630-06-3413
Area (acres or square feet): .48 Current Zoning: residential Land Use: residential

Staff Use Only:
Application Received by: _____ Date: _____, 20 ____
Fee: \$20.00 Received by: _____ Date: _____, 20 ____
The application fee is nonrefundable.



General Requirements

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

1. Project or Type of Work to be Done: Fence in backyard

2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.)
6' tall black powder coated aluminum fence. will cross over property line at 179 Union St S to connect with neighbor's fence. Neighbor agrees and has signed application

Required Attachments/Submittals

1. Typed metes and bounds description of subject property. A property deed is sufficient, provided the deed describes only the subject property.
2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent property owners, including any directly across a street.
3. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if 16 folded copies are submitted for distribution.
4. A photograph of the front of the house.
5. Photographs of site, project, or existing structures from a "before" perspective.
6. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
7. Samples of windows, doors, brick, siding, etc. must be submitted with application.
8. 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.

Sept. 29, 2015
Date
Sept 29, 2015
Date

[Signature]
Signature of Owner Agent (183 - Dugans)
[Signature]
Signature of Owner (174 - Longe)

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

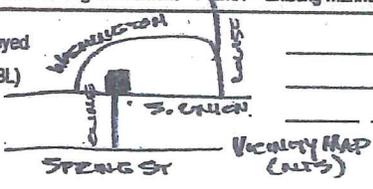
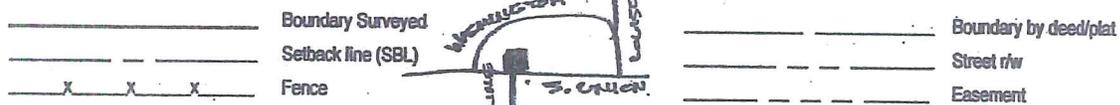
Area by coordinates

EIR = Existing 1/2" iron rod
 SIR = 1/2" iron rod set
 SSR = Sanitary Sewer RW or Easement

EIP = Existing 3/8" iron pipe
 CP = Computed Point
 PSDE = Public Storm Drainage Easement

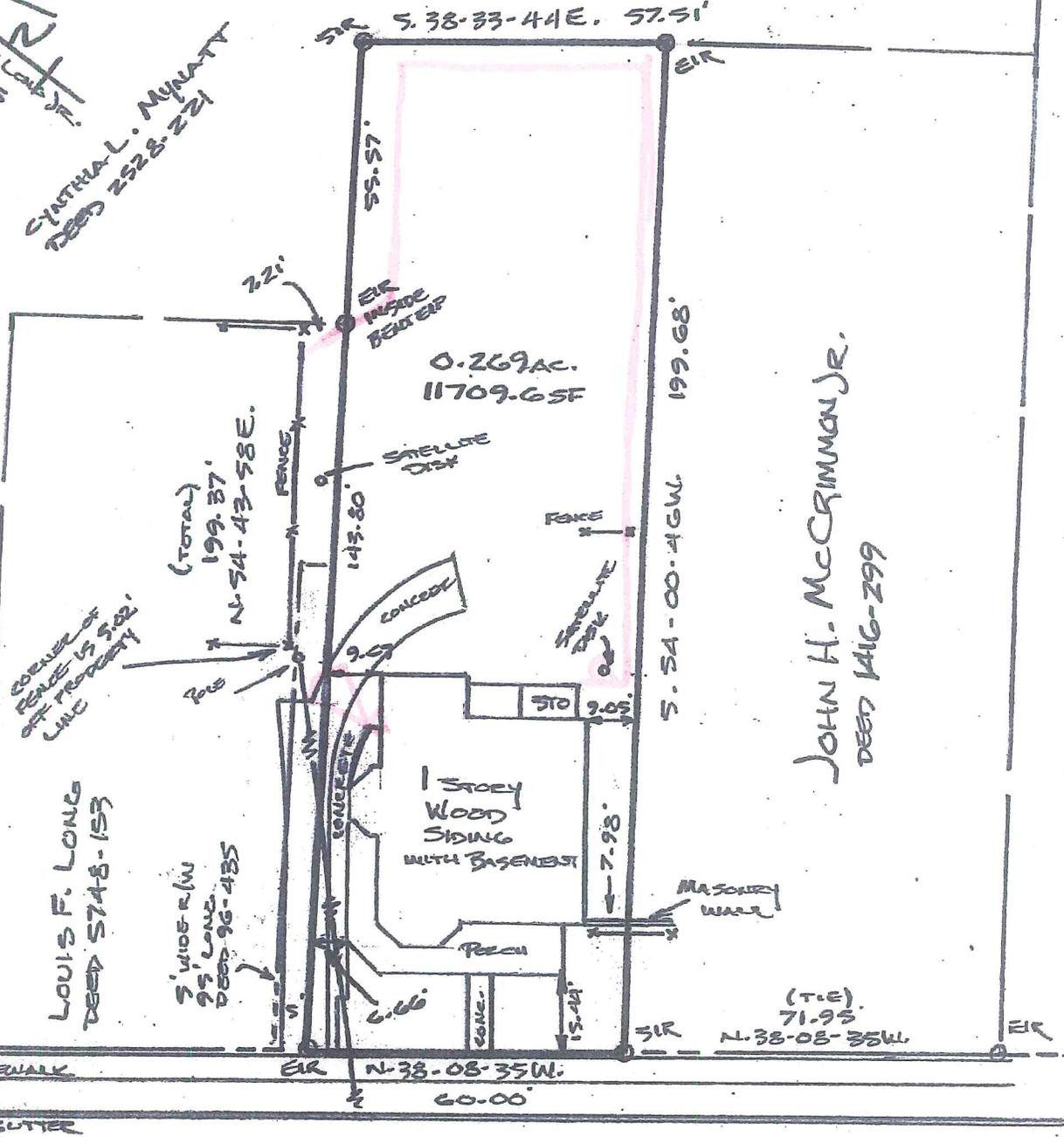
EN = Existing Nail
 S.T. = Sight Triangle
 EMH = Existing Manhole

ECM = Existing Concrete Monument
 OUL = Overhead Utility Lines
 UB = Utility Box
 EMN = Existing Magnetic Nail



N. 54-43-58 E
 Survey by Bill Lamb Jr.
 Jan. 4, 2005

CYNTHIA L. MYNATT
 DEED 2528-221



JOHN H. McCORMAN JR.
 DEED 1416-299

LOUIS F. LONG
 DEED 5748-153

S. 1105 R/W
 25' LONG
 DEED 96-485

UNION STREET SOUTH

PROPERTY OF
MATTHEW DUGAN & KRISTINA
 PHYSICAL SURVEY OF

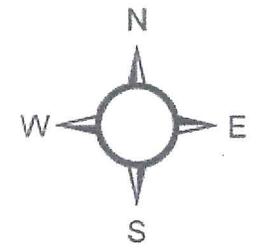
Fence Location
 Exhibit C

H-13-15

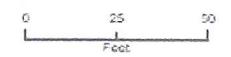
Kristina and
Matthew Dugan

Fence

183 Union St S
& p/o 179 Union
St S



Coordinate System - NC State Plane (NAD83)



Map Disclaimer
This map and products are designed for general reference only and data contained herein is subject to change. The City of Concord makes no warranty or merchantability or fitness for any purpose, express or implied, and assumes no legal responsibility for the information contained herein. Data used is from multiple sources - with various scales and accuracies. Additional research such as field surveys may be needed to determine actual conditions.

City of Concord, NC
Business & Neighborhood Services
Geographic Information Systems



Approximate fence locations

'Angie's List' # 350.00 Discount is in Price!

TOWN & COUNTRY FENCE

108 Manley Street • Charlotte, NC 28216 • 704-394-2925 • FAX 704-394-5736

* \$175.00 per hour may be applied * Small Bobcat OK to Dig

CONTRACT

Date 6-1-15
 Name Matt Dugan and/or Christy Dugan
 Address 183 Union Street
 City Concord State NC Zip 28025
 Job Site Historic District

P.O. No. Matt.Dugan@GMAIL.COM
 Attn.: _____
 Home Phone _____
 Work Phone _____
 Cell Phone 360-481-0430
 Fax Phone _____

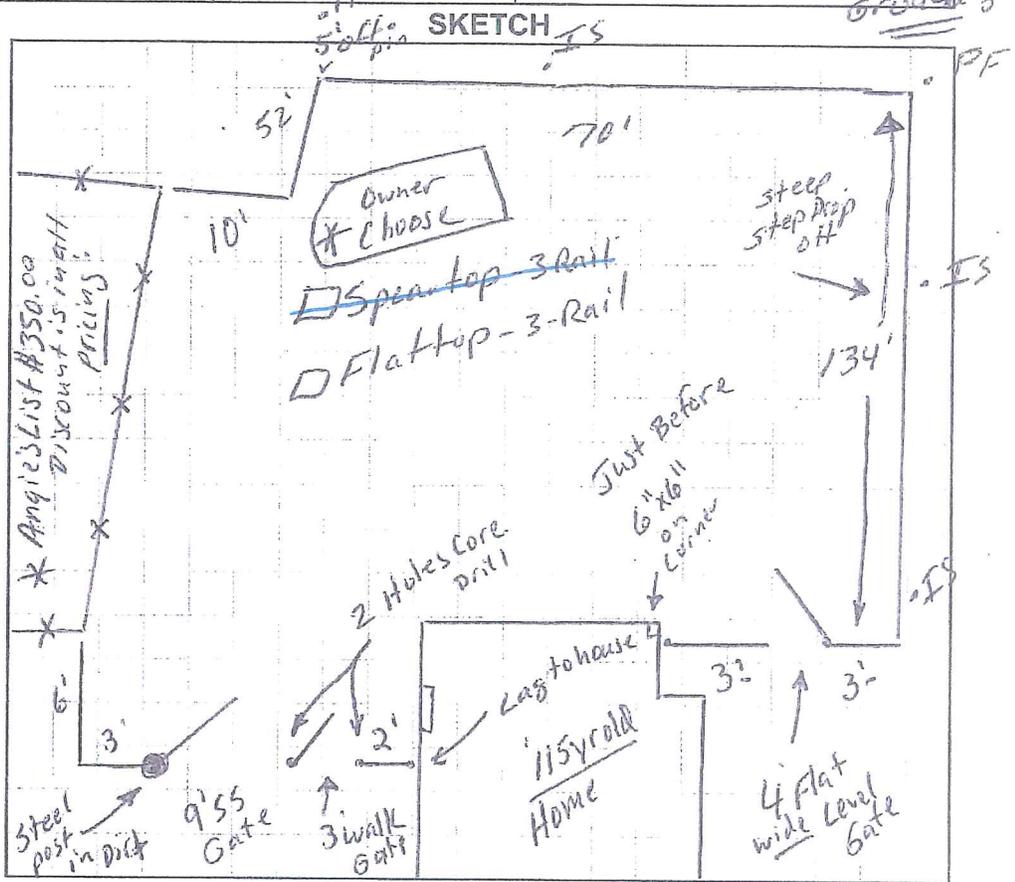
ORNAMENTAL SPECIFICATIONS

HEIGHT <input type="checkbox"/> 4' <input type="checkbox"/> 5' <input type="checkbox"/> 6' <input type="checkbox"/> _____	TYPE <input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Steel <input type="checkbox"/> Mechanical <input type="checkbox"/> Welded	STYLE <input checked="" type="checkbox"/> Active Yards Harbor <input type="checkbox"/> Ameristar Montage	PICKET SIZE <u>5/8"</u> PICKET SPACING <u>4"</u>	RAIL SIZE <u>1" x 1"</u>	Aluminum
				POST SIZE <u>2" x 2"</u>	Steel
				GATE POST <u>2" x 2"</u>	
COLOR <input type="checkbox"/> White <input checked="" type="checkbox"/> Black <input type="checkbox"/> Bronze <input type="checkbox"/> _____	POST SPACING <input checked="" type="checkbox"/> 6' <input type="checkbox"/> 8' <input type="checkbox"/> _____	GATE SWING <input checked="" type="checkbox"/> In <input type="checkbox"/> Out	GATE DESIGN <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Arched <input checked="" type="checkbox"/> Custom	SPECIAL INSTRUCTIONS \$175.00 per hour possible extra charge for Digging conditions Bricks, Block, Rock in Ground!	

DESCRIPTION

- * 283' of Ornamental Fence
 - * 1- 9' SS Gate Custom Aluminum
 - * 1- 3' wide Gate Custom
 - * 1- 4' wide Level Flattop Gate
 - * 3- Lock Latches
 - * Core drill (2) holes
 - * Steel Post for 9' Gate
- OPTIONS**
- 4' tall Active Yards \$6673.-
 - 5' tall Active Yards \$7239.-
 - 4' tall Ameristar \$7870.-
 - 5' tall Ameristar \$8495.-
- * \$175.00 per hour may be charged
 Extra Labor for digging to find Bill!
- TERMS: DUE DAY OF COMPLETION**
- Cash or Check
 - Credit Card: V-Code _____ Exp. _____
- # _____

Harbor Aluminum
 Montage Steel



Lump Sum Total _____
 Less Deposit _____
 Balance Due _____
 Day of Completion _____

WE ARE NOT LIABLE FOR SPRINKLER HEADS & LINES

BUYER(S): _____ DATE: _____

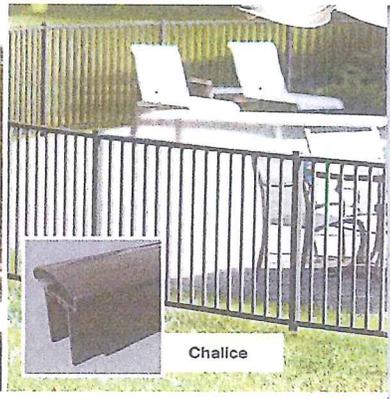
BUYER(S): _____ DA
 The provisions on the reverse side of this contract are made

Fence dimensions and details

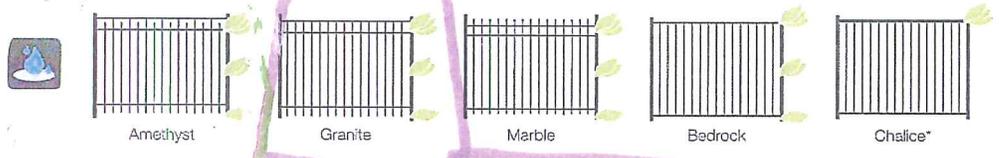
Exhibit D



Cottonwood



Chalice



Amethyst

Granite

Marble

Bedrock

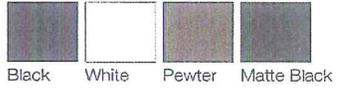
Chalice*

Series	Features				
	Widths	Heights	Locking Pickets	Picket Size	Rail Size
AMETHYST SERIES	6'	4 1/2'	Coalign™	3/4"	1" x 1"
MARBLE SERIES	6'	3 3/8'	Coalign™	3/4"	1" x 1"
HARBOR SERIES	6'	4' and 4 1/2'	Locking Strip	5/8"	1" x 1"

*Chalice features a mushroom shaped top rail

*All panels not available in all series, colors and sizes.
Harbor Series only available in select markets.

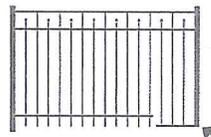
Colors Available:



Black White Pewter Matte Black

AY tip

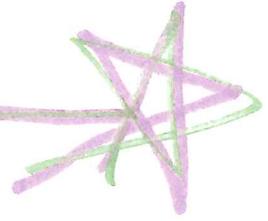
Select panel and gate sizes have a flush bottom drop rail.
A good rule of thumb for pool safe fencing is to have rails be a minimum of 48" apart. A dropped bottom rail allows us to offer pool safe options with a shorter and more cost effective fence.



Greenbrier



Granite





Granite by ActiveYards®



Amethyst by ActiveYards®



by ActiveYards®

AY tip

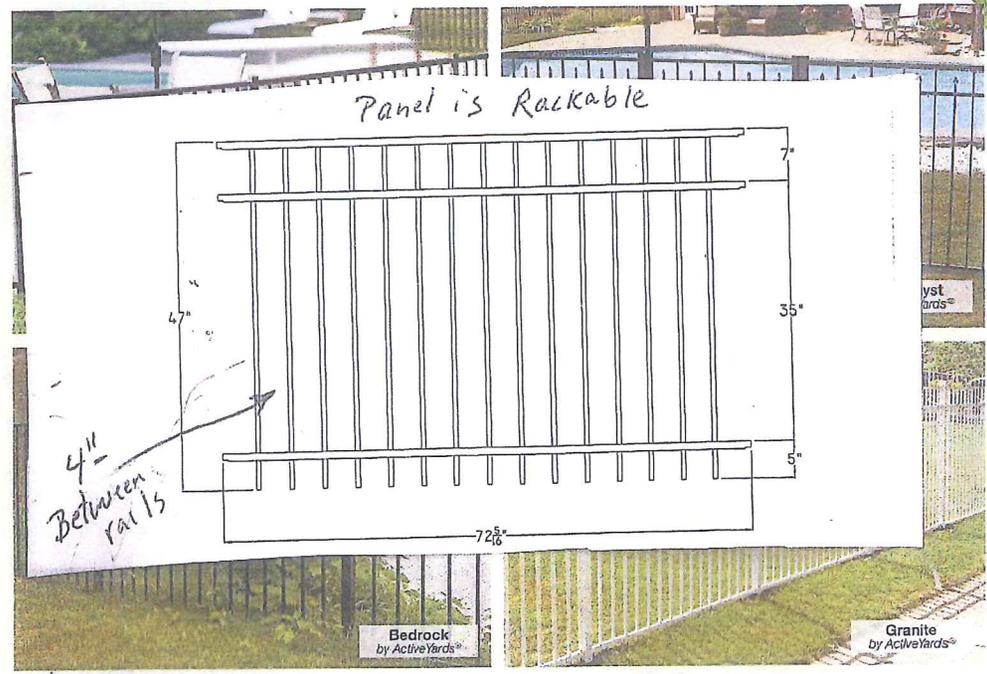
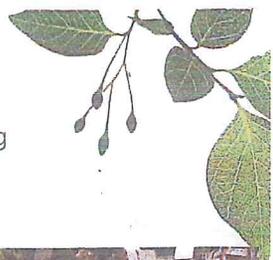
Here are few factors to consider when choosing your fence style, color and size:

- | | | |
|--|--|---|
| Type of environment? | Safety concerns? | Any code requirements? |
| <ul style="list-style-type: none"> • Weather • Terrain • Exterior House Color | <ul style="list-style-type: none"> • Children • Pets | <ul style="list-style-type: none"> • Building and Pool Codes • Neighborhood / HOA |



Pools

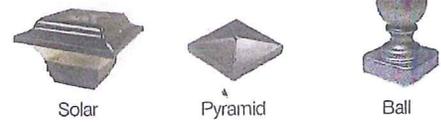
Pools are for relaxation, not worry. **ActiveYards®** fencing systems meet the most stringent pool safety codes. We want to keep you and your family safe and still stylish.



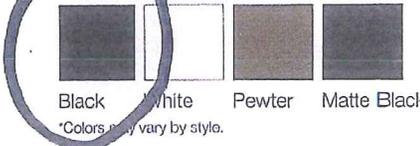
Bedrock by ActiveYards®

Granite by ActiveYards®

Post Tops Available:



Colors Available:

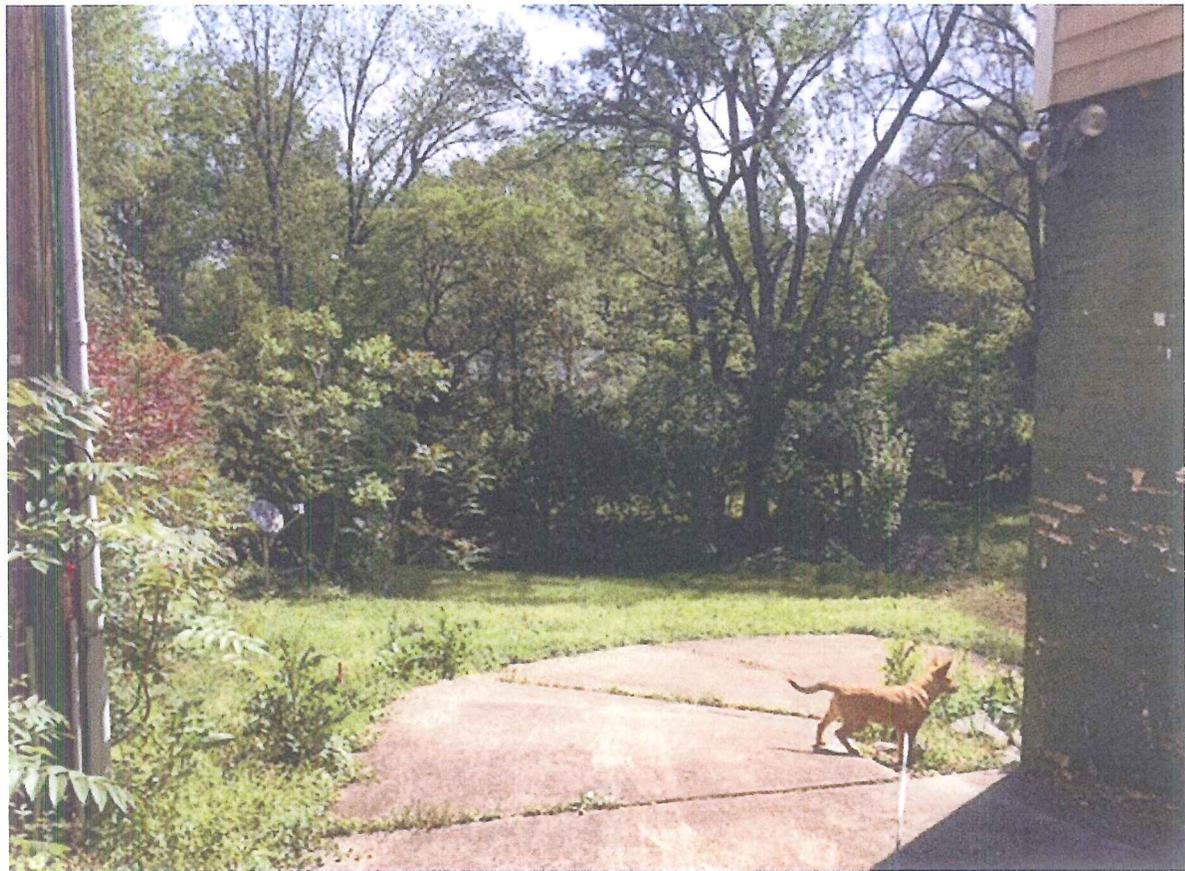


- All ActiveYards fence systems are made from durable powder-coated aluminum
- ActiveYards gate systems will match fence design chosen
- Many more accents to choose from at www.activeyards.com.



AY tip

Many ActiveYard fencing solutions meet pool code standards. Check your local requirements and check out our full offering at activeyards.com



Photographs submitted by the Applicant





FACADE 02/28/06
183 Union Street, South



NORTH ELEVATION 02/28/06
183 Union Street, South

DATE: October 15, 2015

SUBJECT:

Certificate of Appropriateness Request : H-20-15

Applicant/Owner: Cary Gluf

Location of Subject Property: 100 Union St. N

Staff Report prepared by: Starla A. Rogers, Sr. Planner

BACKGROUND:

- Property located in the North Union Street Historic District
- Date of Construction: Late 19th Century, Remodeled in 1911
- Classification: Pivotal
- Two-story, frame house originally designed as Italianate in character and remodeled as Colonial Revival.
- Applicant has requested to add a screen porch and carport on the rear side of the home.

DISCUSSION:

The applicant has submitted a request (Exhibit B) to add a screened porch and carport on the rear side of the home. A site plan and elevations (Exhibit E) have been submitted, indicating the areas of new construction. Both new structures will be installed in a manner that will not permanently modify the residence and can be removed. Neither addition would be visible from the street and according to the applicant, all materials proposed for each portion of the project are historically accurate (i.e. asphalt shingles, wooden columns, brick, gable siding). No modern or composite materials are proposed.

Carport: As shown on the site plan, the new carport is proposed to be approximately 18ft wide by approximately 21ft long. It is proposed to be adjacent, but not attached to, the left side elevation (facing the rear of the home). The gabled carport roof is shown to extend to the existing rear entrance and walkway. An additional gabled roof is proposed to be extended, from the existing, over the walkway, connecting to the new carport. The existing entrance columns will remain and a total of 7 new columns are proposed. Each includes a 5ft tall brick base and 6ft tall round/Tuscan inspired column to mimic the existing. The wood siding and asphalt shingles that match the existing are also proposed on carport.

Screened Porch: As shown on the site plan and elevations, a new screened porch is proposed to be attached to the right side rear elevation (facing the rear of the home) atop the existing brick patio. The proposed screened porch would be approximately 18ft wide by 20ft long and would feature a gable roof, mimicking and extending from the existing. The gable vent would be relocated and repurposed to maintain consistency of the existing design. Four new skylights are proposed on both sides of the gabled roof to allow more light in the new screened porch. The addition is designed with 10 new decorative square columns, each with a brick base, connected by screening. Square columns were chosen for this project due to the connecting screen. Three entrances are proposed for the screened porch, with one being on each side. The entrances on the left and right sides (facing the rear of the home) are single swinging and approximately 36inches wide. A 20in double swinging screen door is proposed for the rear side elevation, including two new brick steps leading up to the doorway. As a part of the screened porch project, a small brick wall would be added, including columns, surrounding the patio for consistency. Also, a new outdoor grill and grill shelter are planned. This structure would also consist of brick, square wooden columns and asphalt shingles.

Attachments include:

- Application
- Location map
- Photograph from the 2006 survey

- Photos submitted by applicants
- Material Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Handbook Section - Chapter 5 – Section 2 (New Addition Construction): *“Over time buildings change to accommodate changing needs and lifestyles. When making an alteration to a historic building the challenge is to balance the individual property owner’s need with the community’s intent to maintain architectural integrity. Wherever possible, new additions to buildings shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would not be impaired. New addition design for historic structures shall be compatible with the size, scale, color, material and character of the neighborhood, the building and its environment. Although designed to be compatible with the historic building, an addition should be discernible from the original building.”*

Handbook Section - Chapter 5 – Section 2 (New Addition Construction): *“Site new additions as inconspicuously as possible, preferably on rear elevations and where historic character defining features are not damaged, destroyed, or obscured.”*

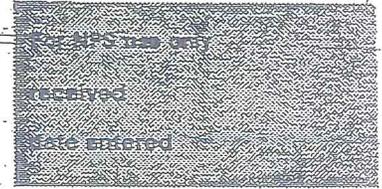
Chapter 4: Local Standards and General Policies: *“Historically, all structures within the districts and in older neighborhoods throughout the City were “site built,” and the use of prefabricated building materials is a fairly recent development. As a result, prefabricated metal utility buildings and carports are inappropriate throughout the districts, however, their use will be considered by the Commission 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 Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
 - Completed project will be photographed to update the historic properties survey.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	#7	28

27. J. Archibald Cannon House
108 North Union Street
1912 (AWB)
C

Handsome, two-story, frame Colonial Revival residence designed by Charlotte architect Louis H. Asbury. House follows center hall, double-pile plan and has hip roof with centrally placed hip-roofed dormer. Full facade porch with balustrade and paired Tuscan columns; center bay of porch projects slightly forward. Adjoining porch to north is sunroom with latticed sash windows typical of the bungalow style. Porte-cochère also supported by paired Tuscan columns, on north side of house. House is one of five in district designed by Asbury (see #s 26, 47, 64 and 114). J. Archibald Cannon was a relative of James William Cannon and owned a Concord Lumber Company.

28. David Franklin Cannon House
100 N. Union Street
Late Nineteenth Century, remodeled 1911 (AWB)
F

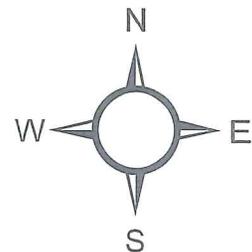
Two-story, frame house originally Italianate in character, but thoroughly remodeled in Colonial Revival style according to plans prepared by Charlotte architect Louis H. Asbury in 1911. House has hip-roofed main block with gable-roofed facade dormer. Wrap-around porch has paired Tuscan columns on paneled bases, a balustrade, and a broad frieze with a dentil molding; the porte-cochère on the south side of the house has similar details. The exterior shows no trace of the house's original Italianate character, but much of the Italianate trim remains intact inside the house.

David Franklin Cannon (1844-1904) was the older brother of James William Cannon. By the end of the 1870s the Cannon brothers had joined with John W. Wadsworth and P.B. Fetzer (#184) to form Cannons and Fetzer, which was Concord's largest and most successful mercantile firm during the late nineteenth century. David Cannon's heirs commissioned Asbury to remodel the house; in 1921 Cannon's daughter sold it to Edward Souvaine, who was Assistant Secretary-Treasurer of Cabarrus Mills and Secretary-Treasurer of Ritchie Hardware Company.

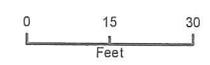
H-20-15
Cary Gluf

100 Union
Street N

Screen
Porch &
Carport

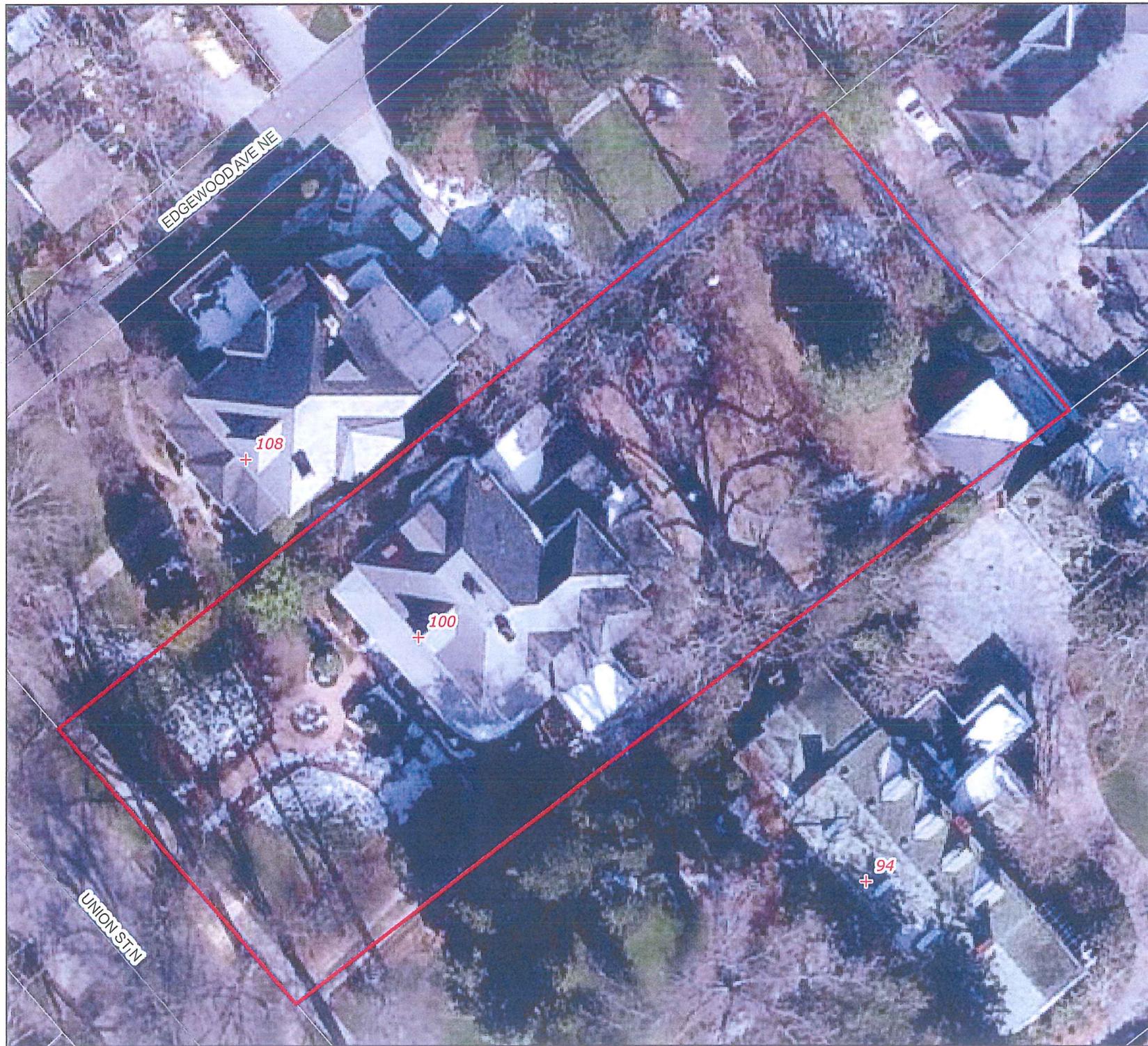


Coordinate System - NC State Plane NAD83



Map Disclaimer
These maps and products are designed for general reference only, and data contained herein is subject to change. The City of Concord makes no warranty of merchantability or fitness for any purpose, express or implied, and assumes no legal responsibility for the information contained therein. Data used is from multiple sources - with various scales and accuracies. Additional research, such as field surveys, may be needed to determine actual conditions.

City of Concord, NC
Business & Neighborhood Services
Geographic Information Systems





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: MR. CARY J. GLUF
Address: 181 GLENDALE AVE SE
City: CONCORD State: NC Zip Code: 28025 Telephone: 980.621.0037

OWNER INFORMATION

Name: John & Holly Robbins
Address: 1255 ODELL SCHOOL ROAD
City: CONCORD State: NC Zip Code: 28027 Telephone: 204.906.3808

SUBJECT PROPERTY

Street Address: 100 N. UNION STREET P.I.N. # 5620-89-1124
Area (acres or square feet): 23,641_{sq} Current Zoning: RM-1 Land Use: RES

Staff Use Only:
Application Received by: _____ Date: _____, 20____
Fee: \$20.00 Received by: _____ Date: _____, 20____
The application fee is nonrefundable.



2006 Inventory Photographs

Exhibit C









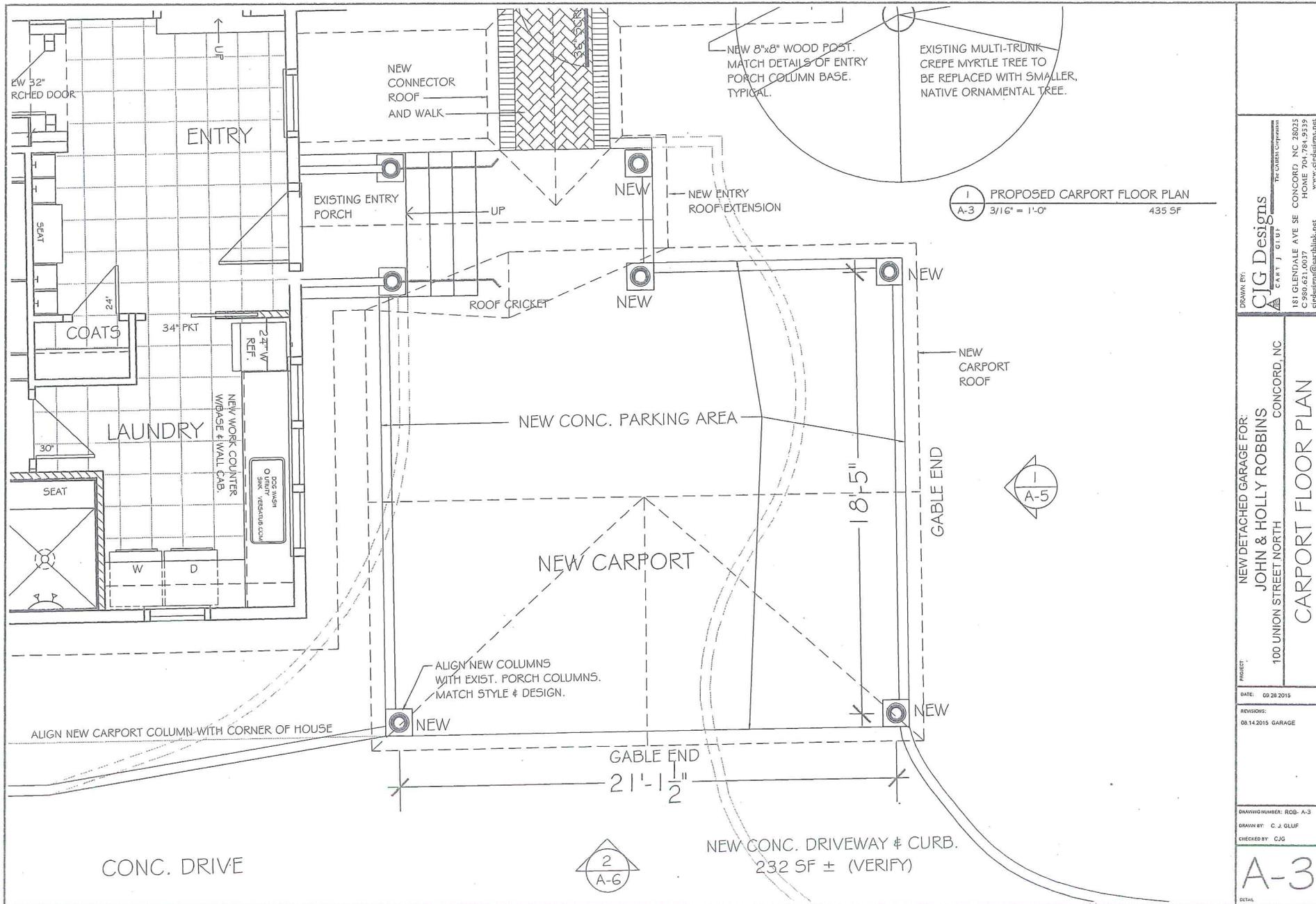
Existing site photographs
submitted by the Applicant

Exhibit D









1 PROPOSED CARPORT FLOOR PLAN
 A-3 3/16" = 1'-0" 435 SF

DRAWN BY: C.J.G. Designs
 CARY J. GLUF
 181 GLENDALE AVE SE CONCORD, NC 28025
 PHONE: 704.84.9332
 cgluf@cjgdesigns.com
 www.cjgdesigns.com

NEW DETACHED GARAGE FOR:
 JOHN & HOLLY ROBBINS
 100 UNION STREET NORTH
 CONCORD, NC
 CARPORT FLOOR PLAN

PROJECT:
 DATE: 09.28.2015
 REVISIONS:
 08.14.2015 GARAGE

DRAWING NUMBER: RGB-A-3
 DRAWN BY: C. J. GLUF
 CHECKED BY: C.J.G.

A-3
 DETAIL



DRAWN BY: **CJG Designs**
 CARY J. GLUF
 THE CARBER CORPORATION
 181 GLENDALE AVE SE CONCORD, NC 28025
 C-990.621.0037 HOME 704.784.9539
 cgluf@carbercorp.com www.cjgdesigns.net

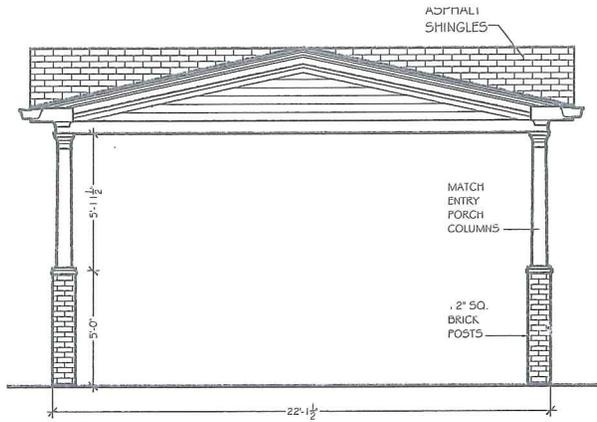
PROJECT: NEW DETACHED GARAGE FOR:
JOHN & HOLLY ROBBINS
 100 UNION STREET NORTH
 CONCORD, NC

DATE: 00.28.2015
 REVISIONS:
 08.14.2015 GARAGE

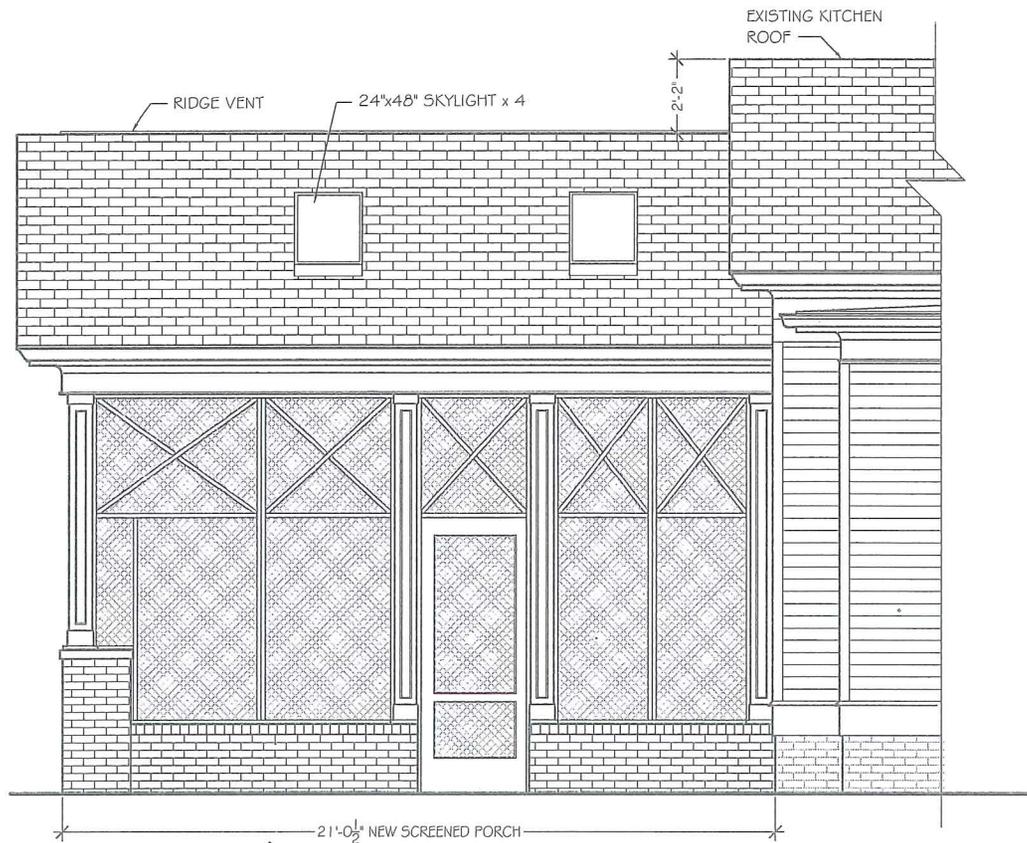
DRAWING NUMBER: ROB- A-5
 DRAWN BY: C. J. GLUF
 CHECKED BY: C.JG

A-5
 TOTAL

1 PROPOSED REAR ELEVATION
 A-5 1/8" = 1'-0"



2 CARPORT SIDE ELEVATION
 A-6 1/8" = 1'-0"



1 SCREEN PORCH SIDE ELEVATION
 A-6 3/16" = 1'-0"

DRAWN BY: **CIG Designs**
THE CABERN CORPORATION
 CARY J. GLUF
 151 CLEVELAND AVE SE CONCORD, NC 28025
 P.O. BOX 424 LENOIR HOME 704.784.9339
 cigsdesigns@earthlink.net www.cigsdesigns.net

PROJECT: NEW DETACHED GARAGE FOR:
JOHN & HOLLY ROBBINS
 100 UNION STREET NORTH CONCORD, NC
ADDITIONAL ELEVATION

DATE: 09.28.2015
 REVISIONS:
 08.14.2015 GARAGE

DRAWING NUMBER: ROB- A-G
 DRAWN BY: C. J. GLUF
 CHECKED BY: C.JG

A-6

DETAIL



1 EXISTING REAR ELEVATION
 A-4 1/8" = 1'-0"

DRAWN BY:
CJG Designs
 CARY J. GLUF
 The Carolina Corporation
 181 GLENDALE AVE SE CONCORD, NC 28025
 HOME 704.758.6939
 cjd@cjgdesign.com
 www.cjgdesign.com

NEW DETACHED GARAGE FOR:
JOHN & HOLLY ROBBINS
 100 UNION STREET NORTH
 CONCORD, NC
 EXIST. REAR ELEVATION

DATE: 08.28.2015
 REVISIONS:
 08.14.2015 GARAGE

DRAWING NUMBER: ROB- A-1
 DRAWN BY: C. J. GLUF
 CHECKED BY: C.JG

A-4
 DETAIL

DATE: October 15, 2015

SUBJECT:

Certificate of Appropriateness Request : H-21-15

Applicant/Owner: Sean Preston

Location of Subject Property: 125 Spring St. N

Staff Report prepared by: Starla A. Rogers, Sr. Planner

BACKGROUND:

- Property located in the North Union Street Historic District
- Date of Construction: 1905
- Classification: Pivotal
- Two-story, Queen Anne and Colonial Revival style home.
- Applicant has requested to install a parking pad, walkways, remove an oak tree, and remove/install a fence.

DISCUSSION:

The applicant has submitted a request to install a small parking pad as part of the double runner driveway. The location of the parking pad is shown on the modified aerial (Exhibit C) and by photographs (Exhibit D). The parking pad would consist of 20in of new concrete on each side of the existing driveway runners as well as the immediate portion of the grass strip being filled with concrete. However, the grass strip between concrete driveway runners would continue through the remainder of the driveway.

A new 3ft wide walkway is proposed on the Franklin Ave side, leading from the side entrance to the driveway. The location of the proposed walkway is indicated on the submitted aerial (Exhibit C) and in photographs submitted by the applicant (Exhibit D). The newly proposed walkway will not require steps.

The applicant has requested to remove the existing 6ft tall, white, wooden, shadowbox with wooden lattice topper fence (Exhibit F) to be replaced with a new wooden fence. According to the applicant the fence is deteriorated and needs to be replaced. The replacement fence is also 6ft tall . However, it is a solid, dog ear, privacy fence, that is proposed to be painted white. An example of an unpainted fence of same design has been submitted (Exhibit F). The replacement fence is proposed to be installed in the same location as the existing fence with the addition of fencing along the interior side yard as shown on the aerial site plan (Exhibit C). New fence gates would remain in the location of existing gates.

The applicant has proposed to remove an approximately 85ft tall willow oak tree from the front yard. The City's Arborist, Bill Leake, has submitted a Tree Hazard Evaluation form and photograph (Exhibit H) for the Commission's review and consideration. The tree is rated a "5" on the hazard scale and therefore requires Historic Preservation Commission review. The Tree Hazard Evaluation states that the tree has dieback and decay at the base. It also states that removal would be **proactive**. The applicant understands that should the request be approved, trunk removal is required and a replacement tree of a similar species must be replanted.

Attachments include:

- Application
- Location map
- Photograph from the 2006 survey
- Photos submitted by applicants
- Material Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Handbook Section -Chapter 5-Section 10: *New walkways should consist of appropriate natural material including gravel, concrete, stone, brick or pervious pavers. Walkways should avoid prefabricated and imprinted stepping stones within front yards.*

Handbook Section -Chapter 5-Section 9: *Where fences are desired in front yards and side yards at corner lots, the design should be primarily decorative in nature. Front yard fences should not exceed four feet in height. Wooden fences should be painted or stained white or a color matching the body or trim of the structure, including shutters, foundation color, etc.*

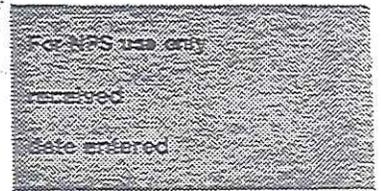
Handbook Section-Approval Requirement Needs: *Historic Preservation Commission approval required for "Removal of healthy trees or pruning of limbs over six inches in diameter in any location on the property."*

RECOMMENDATION:

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



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

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 accommodate 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 worshippers.

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 intrusion in the district.

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

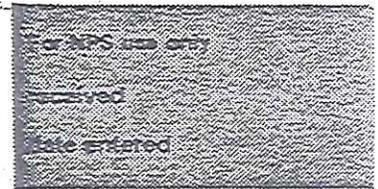
Cottage style, frame house features Queen Anne and Colonial Revival details. The house has a high hip roof with a flat top. Two interior chimneys pierce the roof. Facade features a projecting front shingle gable. Wrap-around porch is supported by paired classical columns. Two sets of these columns have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

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

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 weatherboards and the second floor is sheathed with square, slate, cut shingles. Main roof is pyramidal and is topped with a large finial.

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 Historic District, Concord	# 7	62

House has a broad, molded frieze. Unlike the cornice over two southern bays, the northern bay of facade has a cornice with scroll-like brackets. The southern bays are shingled rather than beaded weatherboard. Questionable as to the originality of brackets. Porch displays various Colonial Revival elements. It is supported by paired Tuscan columns rising from the covers the full facade and one bay of south elevation. Other classical influences consist of broken pediment adorned with a garland and a urn-shape finial that projects forward on the porch over the entrance. A modillion block cornice above the second floor is another Colonial Revival feature.

J.L. Hartsell was a Concord industrialist who was the first Secretary-Treasurer of the Young-Hartsell Cotton Mill. Hartsell founded the company along with R.S. Young and P. Fetzer.

126. Cottage/House
 129 Spring Street, N.W.
 ca. 1890
 C

A L-shaped Victorian cottage in beaded weatherboard has two-over-two sash windows and two original interior chimneys with corbeled detail. North side exhibits a slanted bay with a witches-cap roof. Ell is placed parallel to the facade and an interior chimney. Three-bay facade features a projecting gable with boxed cornice and returns. The original turned posts that are characteristic of most Queen Anne porches have been replaced with wrought iron supports.

127. Cottage/House
 135 Spring Street, N.W.
 ca. 1900
 C

Well-preserved, frame, L-shaped cottage. Door has molded architrave and transom. Delicate porchpost and spindle balustrade make up the porch that extends the length of the facade. Projecting facade gable exhibits a box cornice with returns and circular vent. A vented gable dormer is placed rather awkwardly in the main gable roof. Two interior chimneys with corbeled caps make up the rest of the house's significant features.



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: Sean and Jillian Preston
Address: 125 Spring St North
City: Concord State: NC Zip Code: 28025 Telephone: 704-488-4078

OWNER INFORMATION

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

SUBJECT PROPERTY

Street Address: 125 Spring St NW P.I.N. # 5620-78-2746
Area (acres or square feet): .36 Current Zoning: RM-2 Land Use: SF -Residential

Staff Use Only:
Application Received by: _____ Date: _____, 20 ____
Fee: \$20.00 Received by: _____ Date: _____, 20 ____
The application fee is nonrefundable.

General Requirements

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

1. Project or Type of Work to be Done: REPLACE EXISTING CONCRETE, ADD WALKWAY AND REPLACE FENCE. REMOVE OAK TREE.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
 1. REPLACE EXISTING CONCRETE IN OUR FRONT WALKWAY AND PARKING PAD.
 2. ADD A NEW CONCRETE WALKWAY AT SIDE OF HOME. 48 50 FT
 3. REPLACE EXISTING PRIVACY FENCE WITH A NEW FENCE, ALSO TO BE STAINED WHITE.
 4. REMOVE OAK TREE IN FRONT YARD. SEE REPORT FROM BILL LUKE.

Required Attachments/Submittals

1. ~~Typed metes and bounds description of subject property. A property deed is sufficient, provided the deed describes only the subject property.~~
2. ~~Cabarrus County Land Records printout of names and addresses of all immediately adjacent property owners, including any directly across a street.~~
3. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if 16 folded copies are submitted for distribution.
4. ~~A photograph of the front of the house.~~
5. Photographs of site, project, or existing structures from a "before" perspective
6. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
7. Samples of windows, doors, brick, siding, etc. must be submitted with application.
8. Detailed list of materials that will be used to complete the project.

Certification

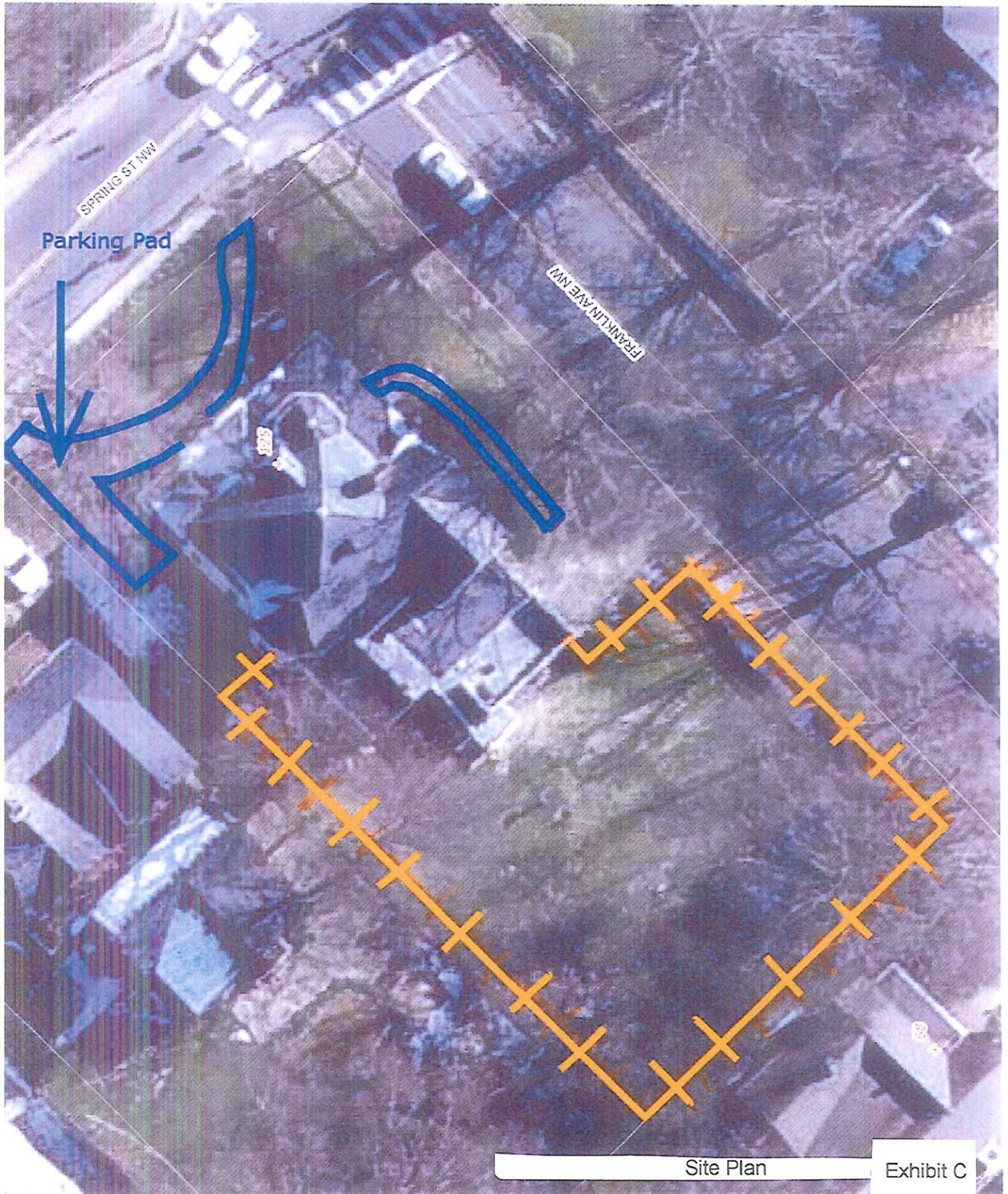
(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand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

9-25-15

 Date

Dr. S.M. [Signature]

 Signature of Owner/Agent



Parking Pad

SPRING ST NW

FRANKLIN AVE NW

1225

Site Plan

Exhibit C

Concrete



Fence





Parking
Pad
location

Exhibit D

Parking Pad Location





Exhibit E

Franklin Ave side walkway location



walkway examples





Exhibit F

Existing Fence and gate locations





↖
gate

↖
gate



Proposed Fence



Exhibit G

2006 Inventory Photographs









WOOD FENCE 3/20/06
125 Spring Street, NW



A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas
TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 123 Spring St. N.
 Map/Location: _____
 Owner: public _____ private unknown _____ other _____
 Date: 9-23-15 Inspector: Bill Leake
 Date of last inspection: _____

HAZARD RATING:						
<u>2</u>	+	<u>1</u>	+	<u>2</u>	=	<u>5</u>
Failure Potential		Size of part		Target Rating	=	Hazard Rating
_____ Immediate action needed						
_____ Needs further inspection						
_____ Dead tree						

TREE CHARACTERISTICS

Tree #: 1 Species: willow oak (Quercus phellos)
 DBH: 4 # of trunks: 1 Height: 85' Spread: 45'
 Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed
 Crown class: dominant co-dominant intermediate suppressed
 Live crown ratio: 40 % Age class: young semi-mature mature over-mature/senescent
 Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts cabled/braced
 none multiple pruning events Approx. dates: _____
 Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color: normal chlorotic necrotic Epicormics? Y N
 Foliage density: normal sparse Leaf size: normal small
 Annual shoot growth: excellent average poor Twig Dieback? Y N
 Woundwood development: excellent average poor none
 Vigor class: excellent average fair poor
 Major pests/diseases: die back of crown

Growth obstructions:
 stakes wire/ties signs cables
 curb/pavement guards
 other _____

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest
 Landscape type: parkway raised bed container mound lawn shrub border wind break
 Irrigation: none adequate inadequate excessive trunk wetted
 Recent site disturbance? Y N construction soil disturbance grade change line clearing site clearing
 % dripline paved: 0% 10-25% 25-50% 50-75% 75-100% Pavement lifted? Y N
 % dripline w/ fill soil: 0% 10-25% 25-50% 50-75% 75-100%
 % dripline grade lowered: 0% 10-25% 25-50% 50-75% 75-100%
 Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____° aspect: _____
 Obstructions: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____
 Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow
 Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines
 Can target be moved? Y N Can use be restricted? Y N
 Occupancy: occasional use intermittent use frequent use constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: Y N Mushroom/conk/bracket present: Y N ID: _____

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: _____ distance from trunk Root area affected: _____% Buttress wounded: Y N When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 1 deg. from vertical natural unnatural self-corrected Soil heaving: Y N

Decay in plane of lean: Y N Roots broken Y N Soil cracking: Y N

Compounding factors: _____ Lean severity: severe moderate low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay	L		m	m
Cavity		L		
Conks/mushrooms/bracket				
Bleeding/sap flow		L		
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs			S	S
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

HAZARD RATING

Tree part most likely to fail: Scaffolds

Inspection period: _____ annual _____ biannual _____ other _____

Failure Potential + Size of Part + Target Rating = Hazard Rating

2 + 1 + 2 = 5

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm);

3 - 18-30" (45-75 cm); 4 - >30" (75 cm)

Target rating: 1 - occasional use; 2 intermittent use;

3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: remove defective part reduce end weight crown clean thin raise canopy crown reduce restructure shape

Cable/Brace: _____ Inspect further: root crown decay aerial monitor

Remove tree: Y N Replace? Y N Move target: Y N Other: _____

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency Date: 9-25-15

COMMENTS

This tree has considerable die-back in the crown and a large dead scaffold branch on house side. There is a small amount of decay at the base of the trunk. Removal would be a proactive decision. Bill Leake

