

HISTORIC PRESERVATION COMMISSION MEETING

AGENDA

Thursday, December 30, 2015 at 7:00 p.m.
Municipal Building, 26 Union Street, South

CALL TO ORDER

ORDER OF BUSINESS

APPROVAL OF MINUTES

New Business:

H-26-15

William and Jennifer Tadlock have submitted a Certificate of Appropriateness application in order to modify the front porch on the residence located at 68 Georgia Street, NW. PIN 5620-77-2769

H-27-15

Kristin Gallagher has submitted a Certificate of Appropriateness application in order to modify front porch steps and a front walkway from concrete to brick. The subject property is located at 27 Academy Ave, NW. PIN 5620-69-8863

STAFF UPDATES/DISCUSSIONS

1. Staff presentation of 74-78 Cabarrus Ave. W future plans.
2. Discussion concerning Historic Preservation Commission meeting date changes.

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: December 30, 2015

SUBJECT:

Certificate of Appropriateness Request : H-26-15

Applicants: William and Jennifer Tadlock

Location of Subject Property: 68 Georgia St. NW

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

BACKGROUND:

- Property located in the North Union Street Historic District
- Date of Construction: 1920
- Classification: Contributing
- Typical frame, L-shape, one-story cottage. Porch has shingled balustrade with tapered classical columns.
- Applicant has requested to modify the front porch.

DISCUSSION:

The applicant has submitted a request (Exhibit B) for partially completed modifications to the front porch. The Historic Inventory Survey (Exhibit A) notes that the porch on the residence is "covered with a flat roof and wraps-around a slanted bay and has a shingled balustrade with unusual tapered classical columns." Within the application, the property owner has submitted a detailed description (Exhibit B) of as to why the porch was modified and how the finished porch (if approved) would differ from the original.

According to the applicant the porch deteriorated over time due to lack of care and the "poor" construction/design methods used. The porch columns and balustrades were supported by the wooden porch floor, with no direct ground support, resulting in a sagging roof.

The original design, illustrated by the "before" photographs in Exhibit C included two wooden shingle covered balustrade pillars toward the front of the porch. Each supported three wooden "tapered classical columns". One smaller wooden shingle covered balustrade pillar also supported a column at the back right side (facing the structure) of the porch. The balustrade also included a section of wooden balusters containing a top and bottom rail, painted white. The applicant intends to replace these sections with a modified design to correspond with the new pillar locations.

The applicant stated that the columns were deteriorated and only four of the original 7 were salvageable. The new porch has been designed with three brick balustrade pillars of a smaller size than the original porch. Also, the rear porch pillar has been moved a few feet forward along the porch for better roof support. Each new balustrade pillar would support one wooden column. The fourth column is proposed to be kept as a replacement piece. The new brick pillars are proposed to be painted the same color green as the existing shingle siding, brick front step pillars, and wood siding. The applicant has proposed not to reinstall wooden shake shingles over the balustrade pillars due to installation and maintenance difficulties.

Attachments include:

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

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Handbook Section Chapter 4: Original qualities or character of a building, structure, site or environment shall not be destroyed. The removal, alteration or destruction of any historic material or distinctive feature shall be avoided.

Handbook Section Chapter 4: Distinctive stylistic features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features, should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than conjectural designs or the availability of different architectural elements from other buildings or structures.

Handbook Section Chapter 5- Section 6: Porches which are original or are compatible with the design of the structure should be retained.

Handbook Section Chapter 5- Section 6: Alterations to original porches that have no historic basis are not appropriate.

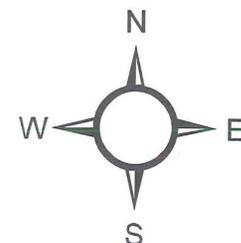
RECOMMENDATION:

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 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.

H-26-15

William
Tadlock

68 Georgia
Street NW



Coordinate System - NC State Plane NAD83

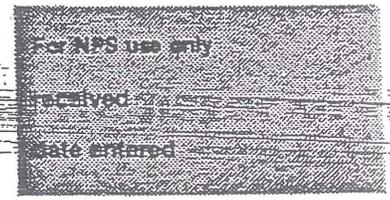


Map Disclaimer
These maps and products are designed for general reference only, and data contained herein is subject to change. The City of Concord makes no warranty of merchantability or fitness for any purpose, express or implied, and assumes no legal responsibility for the information contained therein. 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

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	82

with decorative sawn work. Original Italianate front porch was replaced with Colonial Revival porch that extends two bays and is supported by Tuscan columns. Original foundation is of rock and house features a small rock cistern in back yard. Rear kitchen ell has side gable with boxed cornice. Fenestrations are two-over-two sash except for the transom window flanking the door. Northern porch was enclosed to form a sunroom with latticed sash bungalow windows. North side of house has projecting Queen Anne bay with stained glass. Chimneys have been replaced.

Pendleton Bernard Fetzer (1849-1912) was a native of Virginia and came to Cabarrus County after the Civil War. Fetzer became a leading cotton buyer by the 1870's and later formed a general merchandising firm with the Cannons.

- 184. House
59 Georgia Street, N.W.
1920
C

Two-story frame house with hipped dormer and ventilator. Second floor fenestrations are six-over-one. First floor features one pane window with transom. Front porch has molding and features open-paired posts.

- 185. House
68 Georgia Street, N.W.
ca. 1920
C

A typical frame, L-shape, one-story, cottage features a projecting northern bay with hip roof. latter has hipped dormer with ventilator. Side wing has gable roof with hipped dormer. Slanted entrance of the central bay has flat roof. Porch is covered with a flat roof and wraps-around slanted bay and has shingled balustrade with unusual tapered classical columns. Northern elevation also has dormer with hipped roof. Chimneys are unoriginal. Fenestrations are nice two-over-ones.

- 186. William Bingham
36 Georgia Street, N.W.
1912
C

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: William and Jennifer Tadlock
Address: 68 Georgia Street NW
City: Concord State: NC Zip Code: 28025 Telephone: 704-622-9369

OWNER INFORMATION

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

SUBJECT PROPERTY

Street Address: 68 Georgia Street NW P.I.N. # 5620-77-2769
Area (acres or square feet): .25 Current Zoning: RM2 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: Porch Replacement _____

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

Total replacement of front porch due to deteriorated wood, brick, and mortar from lack of maintenance and poor construction practices. We purchased the home in July of 2014 after it had been vacant for approximately 4 years. The home was not maintained properly and all of the wooden structure and balustrades were rotten. The porch balustrades and columns were supported by the wooden floor which was also rotten. This caused sag in the porch structure and the porch roof. Our plan was to remove all of the porch structure, as very few pieces were salvageable, and rebuild the foundation using brick layed on a concrete foundation. We plan to restore and reuse the original columns, but place them on brick columns that go all the way to the footing for structural integrity. We were only able to salvage 4 of the 7 original columns due to neglect and water damage. We designed the porch according to the original material that was salvageable. We plan to paint the brick columns to match the existing foundation and step columns and replace the wooden hand rail to match the era. We do not want to replace the shingled balustrades because they were a water trap and the column in its entirety would have to be removed every time the floor would need to be replaced. The floor beneath the original columns was practically dust. This was most likely never replaced due to the work required to remove the columns just to replace the wood floor. The original layout was beautiful and aesthetically pleasing, however it is not technically or economically feasible for me to replace the columns using the same materials of the original structure. I want to preserve as much of the original structure as possible, but when a house is not properly maintained or sits vacant over a long period of time, the restoration process is nearly impossible. In making these minor changes, that also fit the era and are aesthetically appealing to the district, we will be able to restore the structural integrity and the overall appeal of the house and be able to maintain the property effectively.

I have attached some photos of other houses in the district that have brick columns with wooden columns on top of them, that were built in the same era and that have the same design principles. I have found several houses in the district with shake shingles incorporated into the porch design, but not one that has the same design that my porch had. They all are designed to have a way to drain water from the porch area and they all have supports of different materials that are not mounted directly to the floor. There are several houses in the district that have flooring under porch supports, but none, to my knowledge that were constructed the way that mine was. There are no two houses

in the district that are the same, so the houses that I have attached are a general idea of the overall appeal that we are trying to achieve while retaining as many of the historical features that make our house appealing.

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.

Date

11/10/15

Signature of Owner/Agent







Before













After



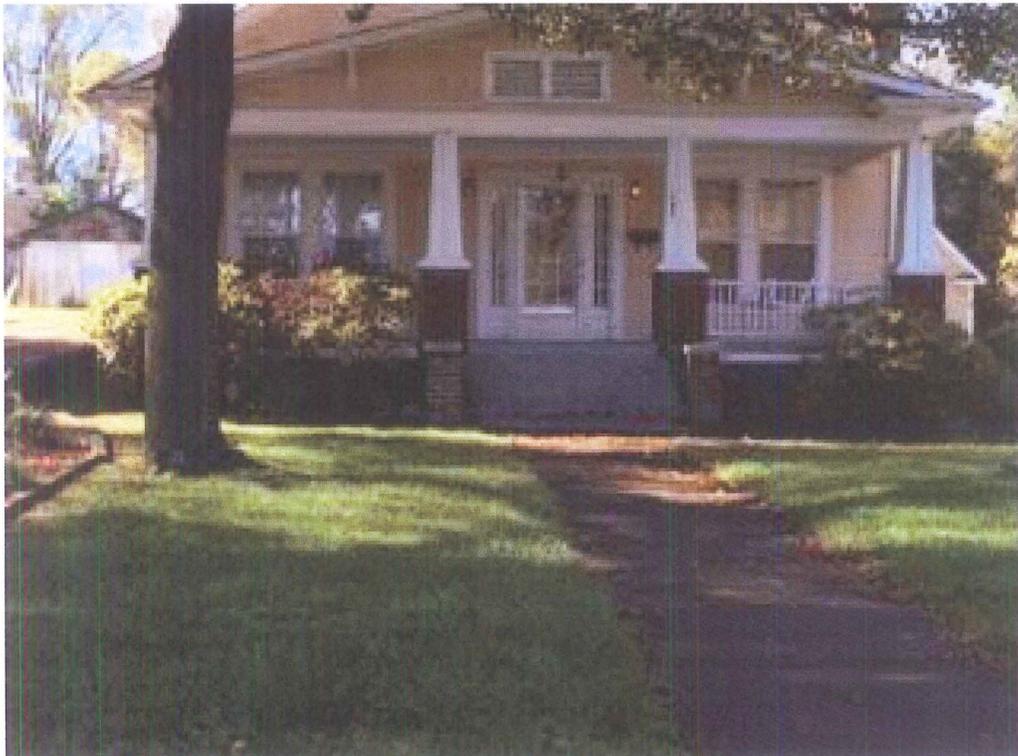
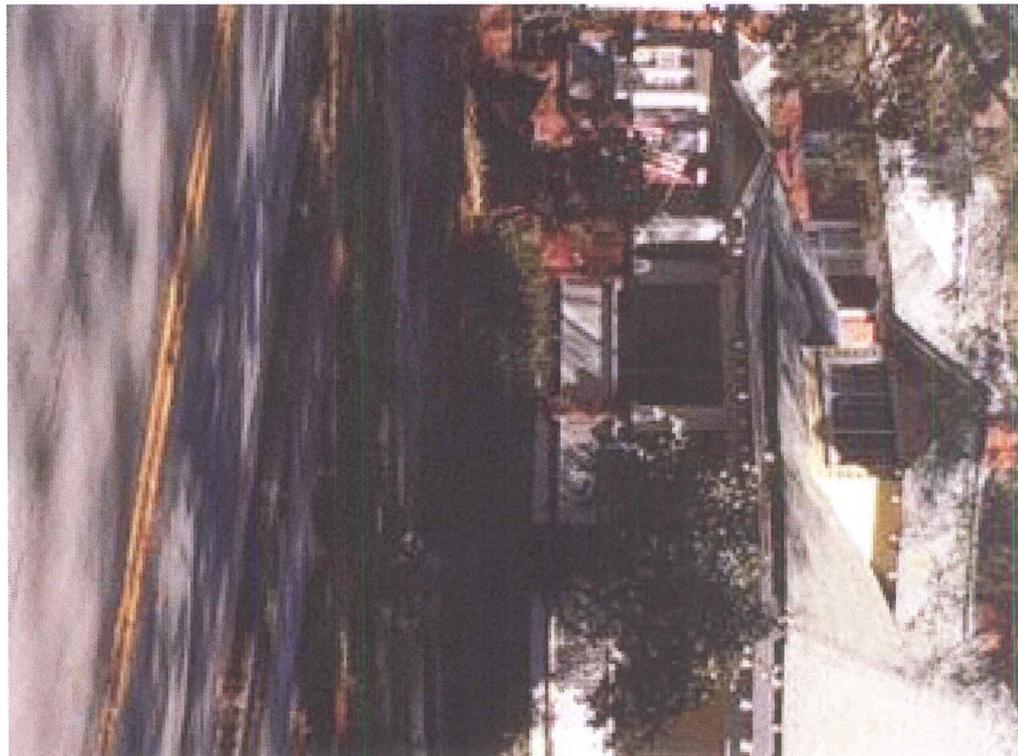


Exhibit D

Similar Porch Styles Submitted
By The Applicant





DATE: December 30, 2015

SUBJECT:

Certificate of Appropriateness Request : H-27-15

Applicant: Kristin Gallagher

Location of Subject Property: 27 Academy Ave. NW

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

BACKGROUND:

- Property located in the North Union Street Historic District
- Date of Construction: 1900
- Classification: Buffer Property (No Historic Classification)
- Clipped front-gable and clipped gable dormers on side elevations.
- Applicant has requested to modify the front porch steps and front walkway.

DISCUSSION:

The applicant has submitted a request (Exhibit B) to replace the concrete front porch steps and front walkway with brick in the same dimensions in which they currently exist. The applicant has indicated that the concrete has deteriorated and repair is necessary (Exhibit C). Photographs of the proposed brick samples are included in the Commission's packets (Exhibit E). "Terra Blend" bricks are proposed for the steps in a design consistent with the images submitted by the applicant (Exhibit F). "Pathway" brick pavers are proposed for the walkway in a basket weave design also consistent with the design displayed in Exhibit F. Both the step bricks and the walkway brick pavers are proposed in a color similar the brick on the home's foundation.

Attachments include:

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

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Approval Requirement Needs: "Stairs or Steps: Removal, addition or alteration of external stairs or steps.

Chapter 5- Section- 6: "Original steps should be retained and handrails should match the railing on the porch. The replacement of wooden steps with precast concrete should be avoided."

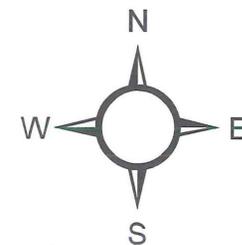
RECOMMENDATION:

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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.

H-27-15

Kristen
Gallagher

27 Academy



Coordinate System - NC State Plane NAD83



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



a city meeting the future...

City of Concord
P.O. Box 308
Concord, North Carolina 28026-0308

Property Name: House
Date of Construction: ca 1900
Street Number: 27
Date(s) of Alterations/Additions:
Street Name: ACADEMY AVE NW
Architectural Style or Form: I-House
City: Concord
Height: Two-Story
County: Cabarrus
Roof Configuration: Triple-A
USGS Quad: Concord, NC
Porch Configuration: Hip
Owner Name: GALLAGHER KRISTIN
Siding Material: Weatherboard
Parcel Number: 5620698863
Window Configuration: 4/4
Classification: Buffer Property
Accessory Buildings and Structures: Garage
Designation: North Union Local Historic District
Fences/Walls: Wood picket

Notes:

Clipped front-gable roof and clipped gable dormers on side elevations, all with half-timbering, partial-width hip-roof porch with wooden frieze and brackets supported by brick columns resting on paneled, concrete trimmed, brick pier with brick balustrade. Tuscan columns support shallow, recessed canopy.

Recorded by: Heather Fearnbach, EPE
Date Recorded: 03/31/2006

Additional Comments:

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: Kristén Gallagher
Address: 27 Academy Ave NW
City: Concord State: NC Zip Code: 28025 Telephone: 704-960-0009

OWNER INFORMATION

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

SUBJECT PROPERTY

Street Address: 27 Academy Ave NW P.I.N. # 5620-69-8863
Area (acres or square feet): .18 Current Zoning: RM1 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 front steps and sidewalk with bricks that match foundation brickwork.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
A professional mason will replace crumbling concrete with brickwork. Sample of materials is included.
"Terra Blend" for steps and "Pathway F/R 4x8" for sidewalk.

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.

11-19-15

Date

[Handwritten Signature]

Signature of Owner/Agent



Existing Conditions Photographs

Exhibit C







Exhibit D

2006 Survey Photographs





Materials Photographs Exhibit E



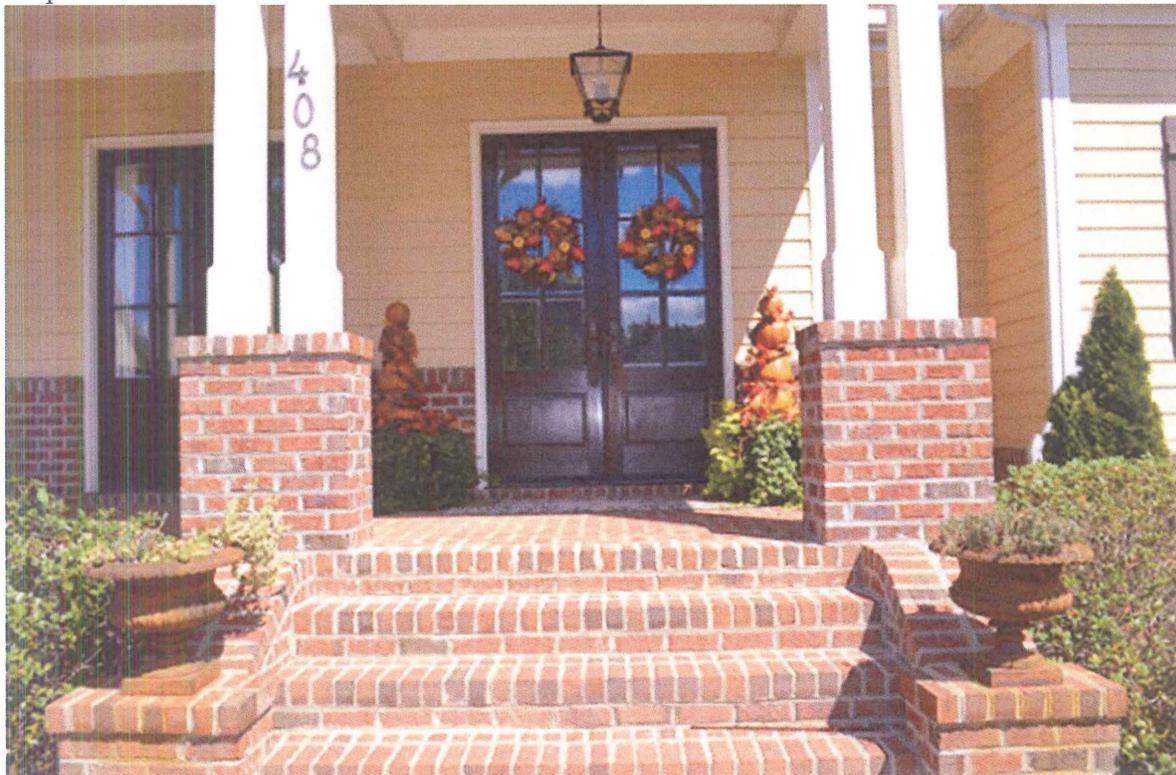
Pelomotto Hark

Dura Blend
Surface

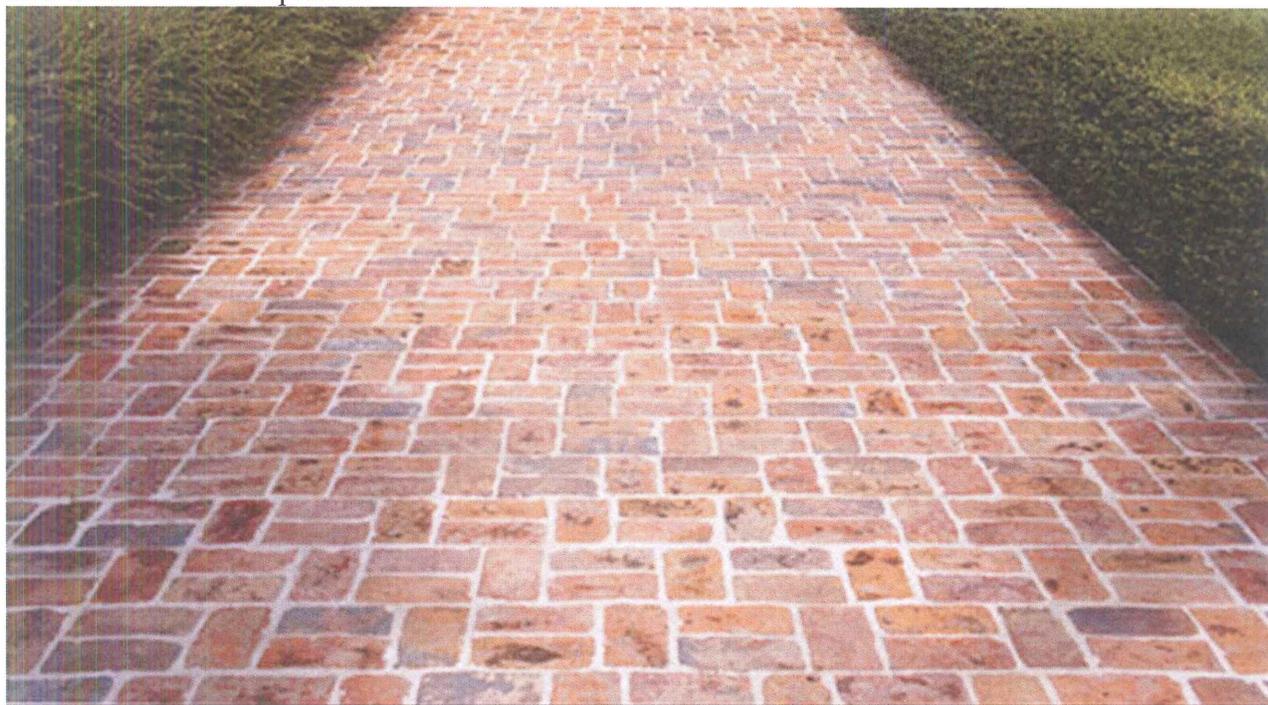
Example of stairs and sidewalk 'overall look':



Steps:



Sidewalk - brick and pattern:



With residential concepts in mind, City staff began to develop a Request for Proposals (RFP) to solicit private developer interest in the sites. City staff fielded developer and real estate broker inquiries in August and September 2015, noting that an RFP would be released in October 2015. City staff also had independent appraisals done for 68 Cabarrus Avenue West on September 21, 2015 and for 74, 76, 78 Cabarrus Avenue West on September 25, 2015. Appraisals for both properties came in over tax value.

With this information in-hand, City staff distributed an RFP to 40 development groups via direct mail and e-mail contact from October 19 to November 23, 2015. This distribution list included members of the Cabarrus County Building Industry Association (CCBIA) and recommended urban developers/architects in the Charlotte area. The RFP was posted on the City's RFP/Bids website as well.

City staff received one proposal for purchase and residential development of the properties from Jim Potter, Old Towne Development Corporation, on November 6, 2015. Mr. Potter proposes the following residential development plan:

68 Cabarrus Avenue West

- One single-family detached home
- +/-2,100 square feet (2 stories) with a rear detached garage
- Proposed price-point of +/--\$320,000

74, 76, 78 Cabarrus Avenue West

- Four single-family attached homes (i.e. townhomes)
- +/-1,700 square feet (2 stories) each, with a rear detached garage
- Proposed price-point of +/--\$230,000

Given their location in the North Union Historic District these would be developed with a blend of Craftsman and Williamsburg (i.e. Colonial) style architecture and materials. The nearby neighborhood has a mix of architectural styles including Craftsman and Colonial styles. Prior to construction, the 74, 76, 78 Cabarrus Avenue West lot will require a rezoning from RM-2 (Residential Medium Density) to CC-CD (City Center – Conditional District) and the Historic Preservation Commission will review the plan for compliance with Historic District requirements.

Approval of this property rezoning will allow quality infill development on these properties and increase housing choices for existing and new residents near downtown Concord. Additionally, redevelopment of these properties makes efficient use of City infrastructure and enhances the tax-base.

Proposed Process

1. Rezone property, January 2016
2. City Council receives Jim Potter's offer, February 2016
3. City Council awards the sale to Jim Potter, March 2016
4. Jim Potter presents development plans to Historic Preservation Commission, late Spring/Early Summer 2016