

HISTORIC PRESERVATION COMMISSION MEETING

AGENDA

Thursday, February 18, 2016 at 7:00 p.m.

Municipal Building, 35 Cabarrus Avenue, West

CALL TO ORDER

ORDER OF BUSINESS

APPROVAL OF MINUTES

New Business:

H-02-16

Kristy Celetti has submitted a Certificate of Appropriateness application for modification of an existing front walkway and the addition of a new front yard walkway at the property located at 27 Yorktown Street, NW. PIN 5620-77-8612

H-03-16

Casey Killough has submitted a Certificate of Appropriateness application in order to modify a window opening, remove a chimney, and modify an existing patio at the home located at 97 Grove Avenue, NW. PIN 5620-77-6617

H-04-16

Carlos Moore Architects has submitted a Certificate of Appropriateness application in order to install an exterior handicap lift and parking area on the property located at 65 Union Street, North. PIN 5620-88-2600

STAFF UPDATES/DISCUSSIONS

- 1) Commission meeting date/time revision

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: February 18, 2016

SUBJECT:

Certificate of Appropriateness Request : H-02-16

Applicant: Chad and Kristy Celetti

Location of Subject Property: 27 Yorktown Street, NW (Formally "White Street")

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

BACKGROUND:

- Property located in the north Union Street Historic District
- Date of Construction: 1921
- Classification: "Contributing"
- Frame cottage with a Colonial Revival and bungalow characteristics.
- Applicant has requested approval for modifications to a front walkway and the installation of a new front walkway.

DISCUSSION:

The applicant has submitted a request (Exhibit B) for previously completed modifications to a front walkway and the installation of a new front walkway extension. Prior to the modifications, one front yard walkway existed from the sidewalk to the front porch steps (Exhibit C). The sidewalk consisted of concrete with a brick border. The applicant replaced the walkway in the same dimensions using stamped concrete. The stamped concrete mimics the previous brick border with the interior stamped to mimic pavers. The applicants also added a walkway extension on the right side (facing the home) that connects the existing walkway to the driveway. This new section of walkway is 3ft wide by 12ft long. Photographs of the new/modified walkway have been provided (Exhibit D).

Attachments include:

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

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Approval Requirement Needs: Commission Hearing and Approval Required For: "All new patios, walks, and driveways.

Chapter 5 - Section 10: "Driveways, Walkways and Parking"

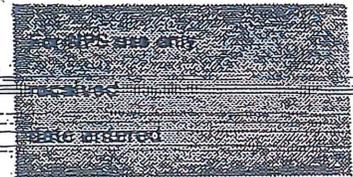
"New walkways should consist of appropriate natural material including gravel, concrete, stone, brick or pervious pavers."

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

17

169. House
27 White Street, N.W.
1921 (SM)
C

Frame cottage with one interior end chimney features Colonial Revival and bungalow characteristics. House has a high hip roof. The original wrap-around porch now extends the length of full facade. It is supported by short, square, vernacular Doric columns on brick pedestals. The entrance has a single section of sidelights with bungalow style windows. Hip roof has panels underneath as well as exposed rafters. The latter can also be found beneath the porch and the dormer with two vents that pierces the main roof. Facade fenestrations are one-over-one with bungalow glass in upper panes.

170. Cottage/House
31 White Street, N.W.
ca. 1910
C

One-story, double-pile, frame Colonial Revival House has pyramidal roof and two, tall interior chimneys. Facade windows have Queen Anne flavor and consist of blank lower pane with patterned pane above. This motif continues in sidelights that flank only one side of principal door. A pyramidal dormer with two vents over center bay pierces the main roof. Porch features Tuscan columns resting on brick bases.

171. House
35 White Street, N.W.
ca. 1910
C

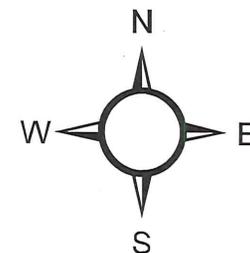
Handsome, three-bay bungalow has decorative gable over north bay and entrance. House is of frame construction. Principal door features surrounds and sidelights. Projecting eaves at the main front gable and the decorative gable are supported with triangular-knee braces. Porch only extends two bays of facade and continues on south side of house to form porte-cochere. Porch supported by typical bungalow columns that have slightly slanted sides. Columns rest on short brick bases. Balustrade on south side of porch features balusters and a simple snowflake design. House has two, thick, interior end chimneys.

H-02-16

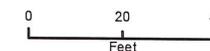
Kristy Celetti

27 Yorktown
Street NW

Walkway
Modifications



Coordinate System - NC State Plane NAD83



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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: Chad and Kristy Celetti
Address: 27 Yorktown Street NW
City: Concord State: NC Zip Code: 28025 Telephone: 330-714-2596

OWNER INFORMATION

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

SUBJECT PROPERTY

Street Address: 27 Yorktown St NW P.I.N. # 5620-77-8612
Area (acres or square feet): .33 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: 1) Replace/modify walkway 2) Install new walkway
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
See attached. Replace concrete and brick walkway with stamped concrete walkway in same footprint. Install new stamped concrete walkway to extend from the existing to the driveway. The length and width of the new section are: 3 ft wide by 10 ft long

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.

1/4/16
Date

Kristy Colletti
Signature of Owner/Agent



Exhibit C
Before







11 12 2015

Exhibit D
After

DATE: February 18, 2016

SUBJECT:

Certificate of Appropriateness Request : H-03-16

Applicant: Casey Killough

Location of Subject Property: 97 Grove Ave NW

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

BACKGROUND (Exhibit A):

- Property located in the North Union Street Historic District
- Date of Construction: 1915
- Classification: "Contributing"
- Two-story, frame house with bungalow style details including second story shingle shake siding.
- Applicant has requested approval to modify a window opening, remove a chimney and modify an existing patio.

DISCUSSION:

The applicant has submitted a request (Exhibit B) for exterior modifications including modifying a window opening, removing a chimney and modifying an existing patio.

The applicant has requested to remove a first floor bottom window sash on the left side (facing the structure) of the home. The portion of the window opening is proposed to be covered with wood siding to match the existing siding. The purpose, as stated in the application, is to allow installation of a new countertop within the home. Although the request modifies a window opening, the applicant has indicated that the opening would be consistent in design with existing single-hung windows on the second floor (Exhibit C).

The applicant has also requested to remove a chimney on the rear side of the home. As shown on the photographs (Exhibit C and Exhibit E), the chimney has limited visibility from the street. It is mounted externally against the rear exterior wall of the residence and according to the applicant, the chimney is nonfunctional, leaning, and has caused leaking. If approved, the chimney would be removed above the roofline and all the way to the ground. The roof and siding in the location of the chimney would also be repaired/replaced to match the existing roof and siding material.

The applicant has also requested to modify an existing front yard patio (Exhibit C) from brick pavers to natural stone. The dimensions of the patio would not be altered. An example of the natural stone (Exhibit D) to be used has been submitted for the Commission's consideration.

Attachments include:

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

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 - Section 5: "Fenestrations"- Alteration in door and window openings, especially on the principal facade, should be avoided whenever possible, except as a restorative measure to return an opening to its original size.

Chapter 5 - Section 7: "Roofing"- Original features on chimneys such as corbeling should be preserved. Enlarging, altering, removing, or shortening chimneys should be avoided.

Chapter 5 - Section 10: "Driveways, Walkways and Parking" - "New walkways should consist of appropriate natural material including gravel, concrete, stone, brick or pervious pavers."

Chapter 5 - Section 10: "Driveways, Walkways and Parking" - "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."

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

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received
date entered

Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	#7	51

ends have simple intersecting tracery, introducing subtle Gothic note into design.

William Winslow Flowe was a merchant and industrialist who operated the Roberta Manufacturing Company and the White-Parks Hosiery Mill, two local textile plants, and was an officer of the White-Morrison-Flowe Department Store.

- 94. (Second) A.R. Hoover House
97 Grove Avenue, N.W.
ca. 1915
C

Two-story, frame house with bungalow style details, a typical and well-preserved example of this house type. House has hip-roofed main block with two-bay facade division on first floor and four-bay division on second; one-bay porch occupies east (left) first floor facade bay. Bungalow style features include shingled second story, broad eaves with exposed rafters, and tapered wooden porch posts on brick bases.

- 95. (First) A.R. Hoover House
91 Grove Avenue, N.W.
ca. 1904
C

Charming, two-story, frame house combining Queen Anne and Colonial Revival elements. Unusual, asymmetrical facade has three principal features; a hip roof that engages a broad, wrap-around porch in a long, uninterrupted sweep of the main roof line; a two-story gable-front bay; and a three-sided dormer with a conical roof. Eclectic detailing adds much interest to design. Porch has shingled retaining wall typical of Queen Anne design; paired Tuscan porch columns and vaguely Palladian window in gable-front are Colonial Revival features; and latticed sash in upper panes of several windows introduce element of bungalow style.

A.R. Hoover, who built this house and the one next door (#94), was the proprietor of downtown clothing store who later founded the Hoover Hosiery Mill. He was the son of Daniel Rufus Hoover (see #83).

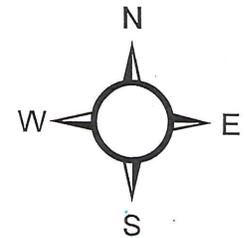
- 96. House
85 Grove Avenue, N.W.
ca. 1900
C



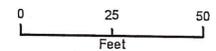
H-03-16
Casey Killough

97 Grove

Window,
Chimney,
and Patio



Coordinate System - NC State Plane NAD83



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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: Casey Killough
Address: 97 Grove Ave NW
City: Concord State: NC Zip Code: 28025 Telephone: 704-993-8632

OWNER INFORMATION

Name: same as above
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: 97 Grove Ave NW P.I.N. # 5620-77-6617-0000
Area (acres or square feet): 0.303658 Current Zoning: _____ Land Use: _____

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:
 - 1). Removal of bottom sash for window #3 from the rear of the home on lower level, driveway side of home.
 - 2). Removal of chimney on rear of home.
 - 3). Replace an existing brick paver patio surface with stone.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
 - 1). Currently, this is a double hung window. Requesting to remove the lower sash in order to install countertops on the interior of the home. By removing the lower sash, this window will be similar to other existing single hung windows on the same side of the home. This window is nonfunctional.
 - 2). This chimney is nonfunctional. It is leaning to the left and has had previous issues with leaking. The chimney would be removed to the ground. The chimney is not visible when looking directly at the front of the home.
 - 3). Natural stone will be used to enhance the overall aesthetics of the front yard. The dimensions will be approximately 13 ½ feet X 8 feet.

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.



NORTH CAROLINA

High Performance Living



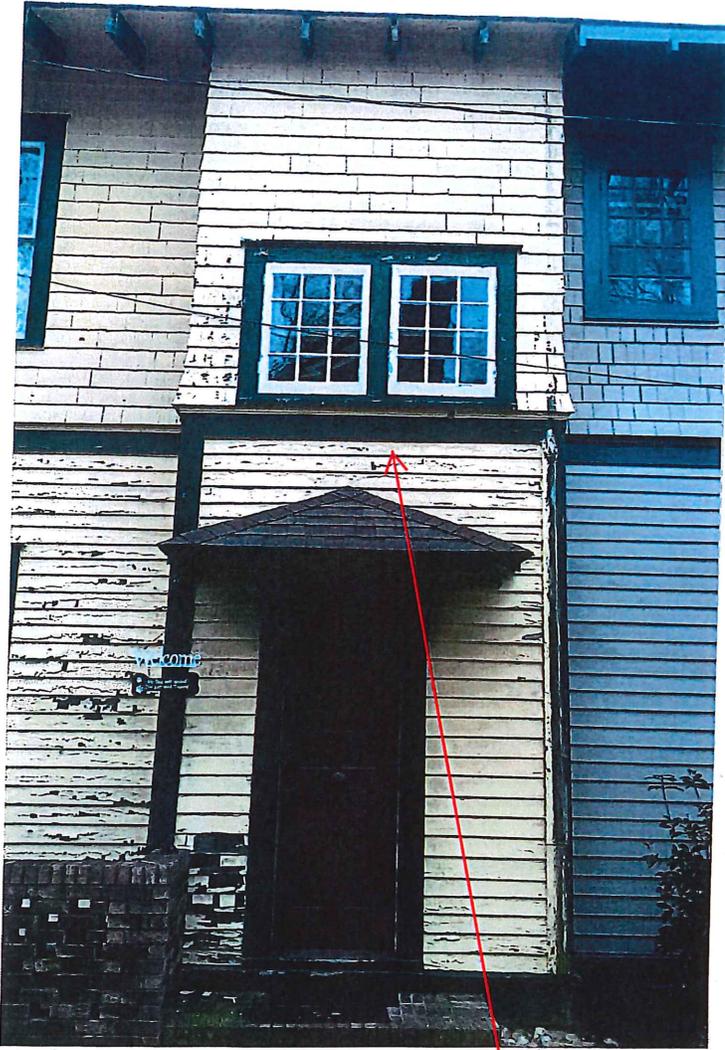
1-20-2016

Date

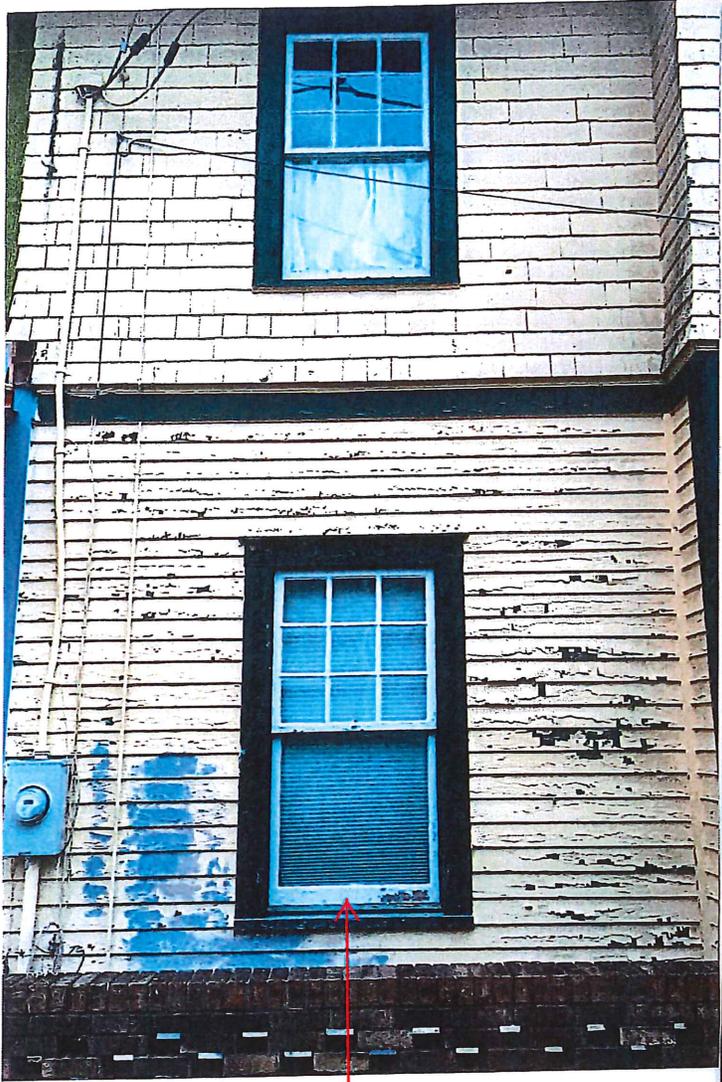
Application for
Certificate of Appropriateness

Casey Kelly

Signature of Owner/Agent



Windows the modified window would mimic



Window to be modified

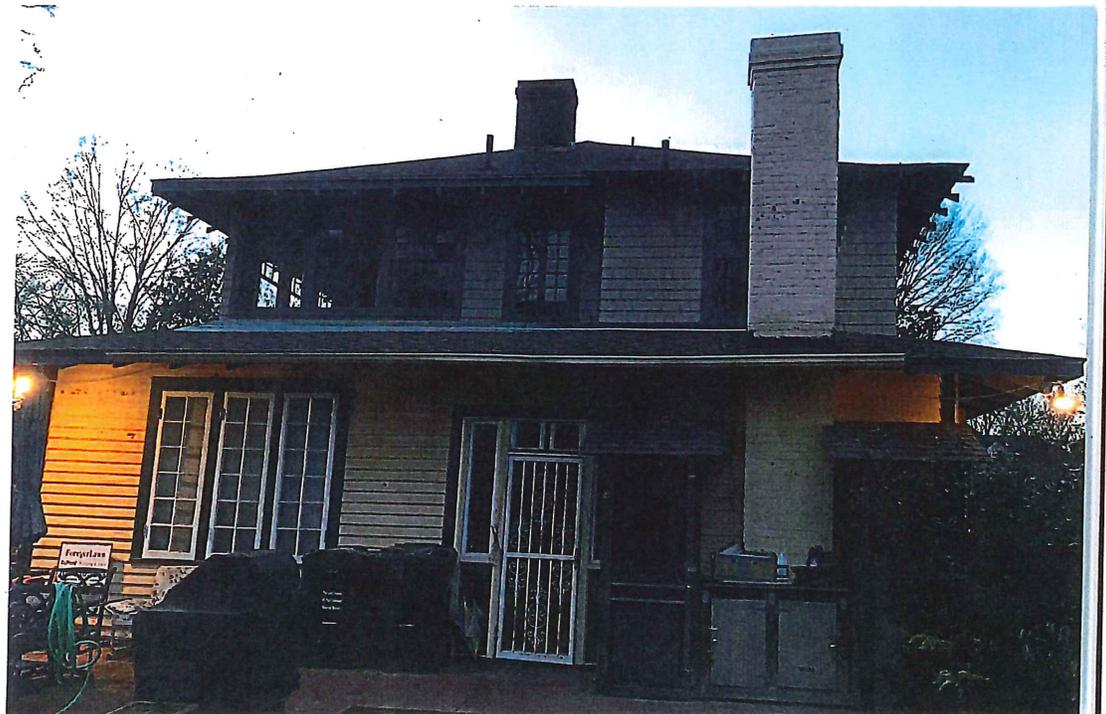
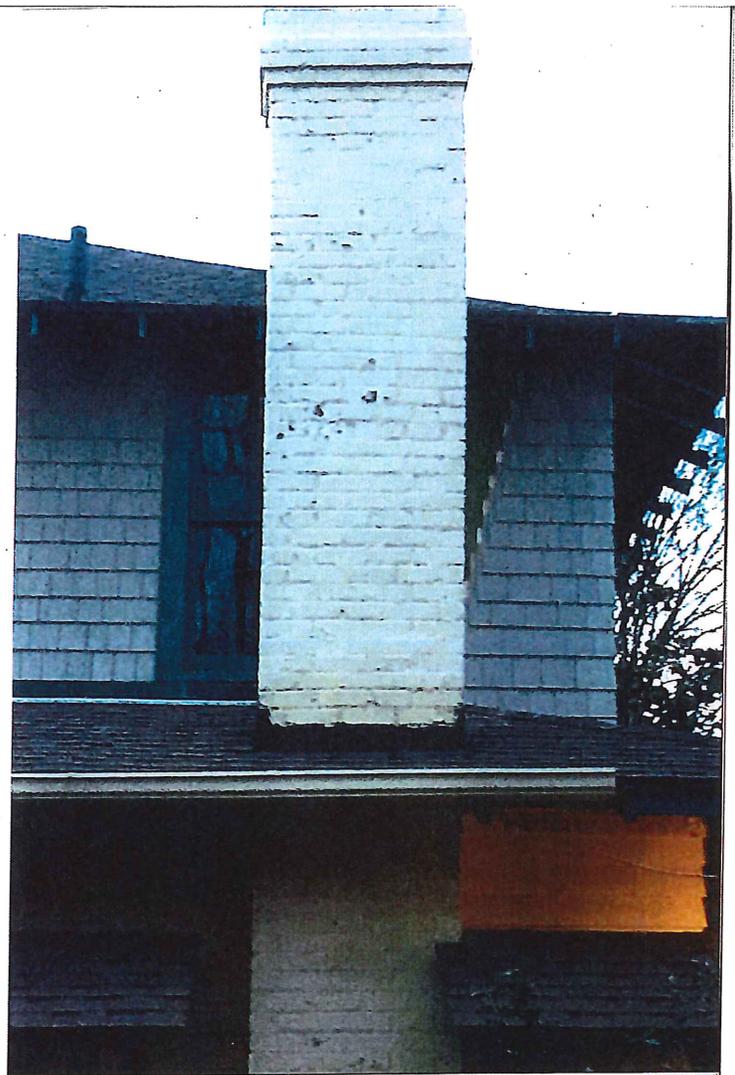


Window to be modified



Window to be modified

Chimney to be removed





Patio to be modified





NATURAL STONE



Exhibit D
Sample stone for patio



2006 Survey
Photograph

Exhibit E



2006 Survey
Photograph



2006 Survey
Photograph



2006 Survey
Photograph

88 Grove Ave NW



Exit Street View



© 2016 Google
© 2016 Google

Google earth

Report a problem

35°24'34.84" N 80°35'07.99" W elev 694 ft eye alt 683 ft

DATE: February 18, 2016

SUBJECT:

Certificate of Appropriateness Request : H-04-16

Applicant: Carlos Moore Architect

Location of Subject Property: 65 Union St. North

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

BACKGROUND (Exhibit A):

- Property located in the North Union Street Historic District
- Date of Construction: 1899-1900
- Classification: "Pivotal"
- Highly significant two-story frame residence combining Queen Anne and Colonial Revival details.
- Applicant has requested approval to install a new parking area in the rear yard and a handicap lift access on the side of the existing porte-cochere porch.

DISCUSSION:

*** Please note that any approval of exterior alterations by the Historic Preservation Commission does not in any way constitute approval of a property use change including the issuance of Special Use Permits.

The applicant intends to appear before the Planning and Zoning Commission in March to request a Special Use Permit for the operation of a Bed & Breakfast Inn. The applicant has specifically requested that the Special Use Permit allow only the Bed and Breakfast use without special events. Should the Special Use Permit request be approved, the zoning would remain single-family residential and the property could be utilized solely as a single-family residence or a single-family residence guest rooms for Bed & Breakfast guests. According to the applicant, the proposed modifications, if approved by the Historic Commission, would not be executed without the approval of a Special Use Permit for a Bed & Breakfast. Should the request for a Special Use Permit be denied, no new parking area or handicap lift would be installed.

The applicant has submitted a request (Exhibit B) for exterior modifications, including a new parking area and handicap lift addition to the porte-cochere side of the wrap around porch. The proposed lift would not be visible from Union Street but may have limited visibility from the Grove Avenue driveway access. The applicant has proposed to install a simple metal lift in the location indicated on Exhibit E. The applicant is working with a lift company on proposals for the best suited lift for the site. Photographs and further details on the lift design will be submitted at the meeting. Additional landscaping is proposed to further eliminate visibility of the proposed lift. In order to accommodate the lift, the porch railing would need to be hinged to the inside of the existing pillars. The porch railing would have no obvious altered appearance unless temporarily opened to accommodate a guest moving from the lift to the porch.

The applicant has also requested to install a new parking area in the rear yard to accommodate potential Bed & Breakfast guests. A site plan (Exhibit D) has been submitted to illustrate the location and design of the proposed parking. A detailed description of the proposed parking area (Exhibit C) has also been included for the Commission's review. The proposed parking would accommodate 2 parking spaces for the owner, 1 space per guest room, and one handicap space for a total of 6 spaces. An additional parking space is located under the porte-cochere, totaling 7 spaces for the site. The applicant has requested approval of brick pavers, flagstone pavers, or grass pavers for 5 of the 6 new parking spaces. However, in accordance with ADA standards, the applicant has requested the handicap parking space and walkway access be concrete or pervious concrete grass pavers. As described in Exhibit C, and illustrated in the submitted images (Exhibit E and Exhibit F), the location of the proposed parking is predominantly screened from view by an existing wooden fence and trees.

Attachments include:

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

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

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.
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United States Department of the Interior
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33. (Second) James William Cannon House
65 North Union Street
1899-1900
P

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

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

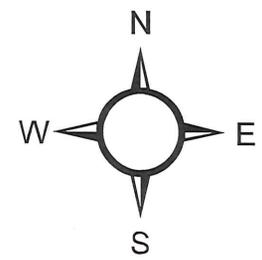
Two-story, brick, late Colonial Revival residence with five-bay facade and handsome second story Palladian window. Semi-circular portico with Tuscan columns ornamented frieze topped with wrought-iron balustrade. Molded wood panels under first floor windows. Sunroom wing on south (left) side of house.

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

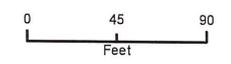
Two-story frame house originally designed as a typical two-story single Italianate/Queen Anne style residence but greatly enlarged with a distinctive, circular addition to the front of the house between 1904 and 1906. The original section of the house has 4/4 sash windows, shingles in the gable ends,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

H-04-16
Carlos Moore
Architect

65 Union St. N



Coordinate System - NC State Plane NAD83



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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: Carlos Moore Architect PA
Address: 222 Church St N
City: Concord State: NC Zip Code: 28025 Telephone: 704-788-8333

OWNER INFORMATION

Name: CA Cannon Trust c/o Wells Fargo: Dave Davis
Address: 868 Church St N, 2nd Floor
City: Concord State: NC Zip Code: 28025 Telephone: 704-262-2348

SUBJECT PROPERTY

Street Address: 65 Union St N P.I.N. # 5620-88-2600
Area (acres or square feet): 1.11 Current Zoning: RM-1 Land Use: Vacant Residential

Staff Use Only:

Application Received by: _____ Date: _____, 20____
Fee: \$20.00 Received by: _____ Date: _____, 20____

The application fee is nonrefundable.

January 28, 2016

The City of Concord Planning and Zoning Department
PO Box 308
Concord, NC 28026-0308

Attn: Kevin Ashley
Starla Rogers

Re: Cannon House
65 Union Street North

Dear Kevin and Starla,

Please accept the attached application for a Certificate of Appropriateness for 65 Union Street North.

1. Project or Type of Work to be done:

The intent is for the structure to remain as a primary residence as well as the potential use of functioning as a Bed & Breakfast. The intent is to have a maximum of 4 guest rooms / suites. The exterior renovations are minimal. If the residence has guest rooms a handicap lift is proposed on the side of the porch near the existing porte cochere. Attached is an example of a parking lot schematic showing the location of proposed parking spaces if the residence becomes a Bed & Breakfast. The ordinance requires 1 space per guest room and 2 spaces for the owner / operator. A handicap space is required.

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

An exterior chair lift is being proposed screened from view and shall not distract from the historic character property.

A proposed parking lot is show on a concept diagram situated in such a manner that it is screened from public view by an existing wooden fence and vegetation. The proposed parking (only if the structure becomes a Bed & Breakfast) shall be constructed with materials generally consistent with the historic nature of the neighborhood such as brick pavers, flagstone, grass / paver mix, however the handicap parking space shall be concrete or pervious pavers for an accessible route. In no manner are we suggesting asphalt or a full concrete lot.

Please let us know if any further information is required for this request.

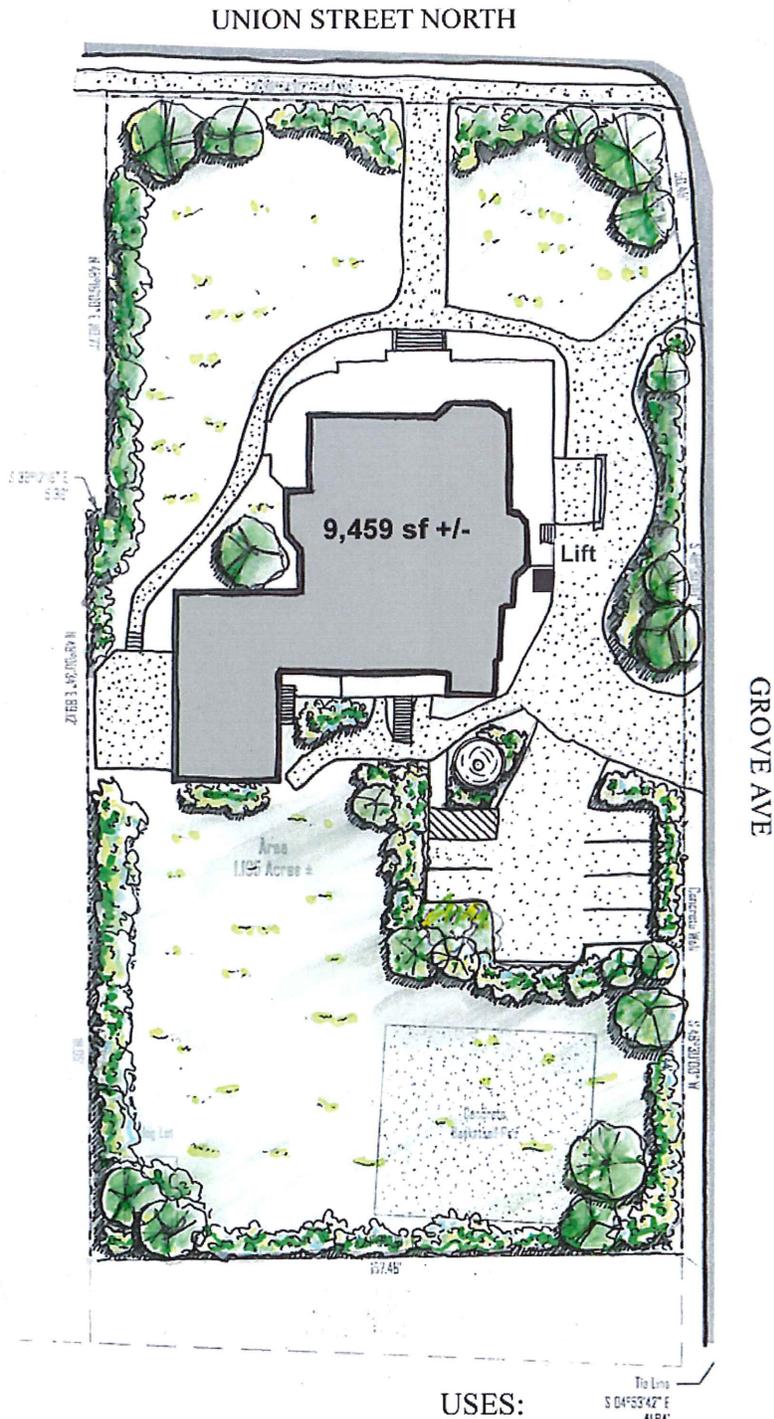
Thank you,



Virginia L. Moore
Carlos Moore Architect PA

65 Union Street North, Concord NC

Schematic Site Plan for a Bed and Breakfast Use



PARKING:

4 Guest Rooms with 1 space per bedroom =
4 spaces

2 spaces per Owner's Room = 2 spaces
Therefore = 6 spaces required + handicap
space

6 spaces shown + one space under the porte
cochere (7 total)

Carlos Moore Architect PA - Appendix A

USES:

Primary Residential / Bed & Breakfast
Actual site plan to be submitted to City
for approval. No other uses are
proposed at this time.

Exhibit D

65 Union Street North



Suggested location of future handicap chair lift



Existing Parking lot screening from street.

61 Union St N



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Exhibit F

35°24'42.73" N 80°34'59.95" W elev 704 ft eye alt 717 ft

Click to switch between Street View and ground-level view



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N



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35°24'41.93" N 80°35'00.45" W elev 713 ft eye alt 714 ft

23 Grove Ave NW



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35°24'44.28" N 80°35'00.51" W elev 732 ft eye alt 711 ft







