

HISTORIC PRESERVATION COMMISSION MEETING

AGENDA

Thursday, April 21, 2016 at 7:00 p.m.

Municipal Building, 35 Cabarrus Avenue, West

CALL TO ORDER

ORDER OF BUSINESS

APPROVAL OF MINUTES

Old Business:

H-25-15

Ann Norwood has submitted a Certificate of Appropriateness application in order to install a new fence and parking area in the rear yard of the property located at 414 Union Street, S. PIN 5630-14-7059

New Business:

H-10-16

Kevin and Casey Killough, c/o Carlos Moore Architect PA, has submitted a Certificate of Appropriateness application for rear yard improvements including but not limited to the addition of covered porch, outdoor fireplace and bar area as well as the installation of a brick privacy wall. The subject property is located at 97 Grove Avenue. PIN 5620-77-6617

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: April 21, 2016

SUBJECT:

Certificate of Appropriateness Request : H-25-15
Applicant/Owner: Terry and Ann Norwood
Location of Subject Property: 414 Union St. South
Staff Report prepared by: Starla A. Rogers, Sr. Planner

BACKGROUND:

- Property located in the South Union Street Historic District.
- Date of Construction: 1921
- Classification: Contributing
- Primary structure is a two-story, frame, double pile house with hip roof.
- Applicant has requested to install a new fence and parking area.

DISCUSSION:

This case appeared before the Historic Commission in November of 2015. The case was tabled in order for the Commission to discuss a text amendment to allow shadowbox fences. The amendment was researched and approved. Shadowbox fences are no longer prohibited and are considered appropriate on a case by case basis for privacy fences.

The applicant has proposed (Exhibit B) to remove an existing chain-link fence, to be replaced with a 6ft to 7ft tall natural wooden shadow-box style fence. A site plan (Exhibit C) has been submitted indicating the location of the proposed fence along with the gates. Photographs of the rear yard, labeled to correspond to the site plan, have also been submitted (Exhibit C). The fence will begin by attaching to the left side elevation (applicant's photograph/site plan "I") and extending to the left property line (facing the home). One single swinging gate is proposed to be in this location. The fence is then shown (applicant's photograph/site plan images G and H) to run parallel to the left property line (facing the home) approximately 81ft. The fence will then extend approximately 30ft to the rear property line at about 8ft off the side property line. This inset section of fencing will contain a set of double swinging gates granting access to a rear driveway access and parking area (applicant's photograph/site plan image F). The applicant has proposed to place gravel in this area for vehicle parking. The proposed fence will also attach to the right side elevation (facing the home), and extend along the shared driveway, over a concrete walkway, and attaching to the detached garage. One single swinging gate is proposed (applicant's photograph/site plan "C, D, E) across the walkway.

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 9: *"Privacy fences are defined as fences with no spacing between pickets or fences of the shadowbox design. Privacy fences may be allowed at the discretion of the Commission in the following circumstances:*

1. *Privacy fences are most appropriate in rear yards.*
2. *Privacy fences may be allowed where the applicant's rear yard is directly adjacent to property that is either not in a historic district, or is within a historic district but is non-*

contributing or intrusive in that district. The applicant shall show to the satisfaction of the Commission:

- (a) that the adjacent property is unsightly in comparison to other properties surrounding the applicant's property,*
- (b) that the adjacent property or nearby property raises reasonable security concerns for the applicant, or*
- (c) that the adjacent property could reasonably be determined to negatively impact the property value of the applicant's property."*

Handbook Section -Chapter 5-Section 9: *"Painting or staining is recommended, but not required, for rear yard fences unless they are visible from the street."*

Chapter 5 - Section 10: *Parking areas should not be the focal point of the property, and should be located in such a manner as to minimize their visibility from the street.*

RECOMMENDATION:

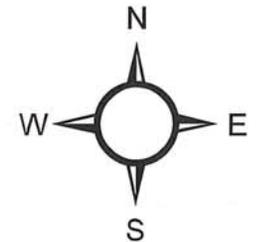
1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - 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.



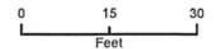
H-25-15
Ann Norwood

414 Union St S

Fence
&
Parking pad



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 ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

Page

Inventory List - South Union Street
Historic District, Concord

#7

10

accentuates impressive site of house on ridge overlooking S. Union St.

7. L. A. Weddington House
414 S. Union St.
by 1921 (SM)
C

Two-story, frame, double-pile house with hip roof, simple details, and slightly asymmetrical form. One-story, shed-roofed porch with square-in-section wood posts on brick bases and balustrade. Facade has symmetrical fenestration with paired, 9/2 sash windows flanking entrance on first floor and single 9/2 window at second story. Asymmetrical features are the projecting north (right) first story facade bay, and the slightly projecting southeast (left front) corner of the house. At rear is two-story garage and utility structure contemporary with house.

8. Dr. S. E. Buchanan House
406 S. Union Street
1921-1927 (SM)
C

One-and-a-half story, frame bungalow with side gable roof and deep, two-bay, gable-front porch. House has broad eaves trimmed with curved brackets and 4/1 sash windows characteristic of bungalow style; another typical feature is gable-roofed dormer over north (right) facade bay. Porch is upheld by brick piers trimmed with concrete and has an arched frieze; its eaves treatment echoes that of the house's main block. At rear is two-story garage and utility structure contemporary with the house.

9. R. C. Crook's House
398 S. Union St.
1921-1927 (SM)
C

One-and-a-half story, relatively tall and narrow frame bungalow with a brick veneer laid in Flemish bond. Side gable roof with semi-engaged, full-facade porch with tapered posts on brick bases and balustrade. Principal feature or facade is tall, gable-front dormer with three 6/1 sash windows and exposed rafters; dormer is clad in scallop-shaped, asbestos shingles. Ground floor facade symmetrical with pairs of unusually tall and narrow 6/1 sash windows flanking a central entrance with sidelights. Shallow raised foundation accentuates both the house's

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: Terry and Ann Norwood
Address: 414 Union Street, South
City: Concord State: NC Zip Code: 28025 Telephone: 704-351-9759

OWNER INFORMATION

Name: SAME
Address: 414 Union Street, South
City: Concord State: NC Zip Code: 28025 Telephone: 704-351-9759

SUBJECT PROPERTY

Street Address: 414 Union Street, South P.I.N. # 5630-14-7059
Area (acres or square feet): 0.31 Current Zoning: RM-2 Land Use: SF-Res.

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: Replacement of existing chain link fence with a new wooden fence
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
 - 6-7' High Privacy fence
 - Fence to be Natural Wood, not painted
 - 3 gates, one 10' wide double swinging gate and two single swinging gates
 - Fence is for backyard

Required Attachments/Submittals

- Typed metes and bounds description of subject property. A property deed is sufficient, provided the deed describes only the subject property.
- 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 fold copies** are submitted for distribution.
- 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

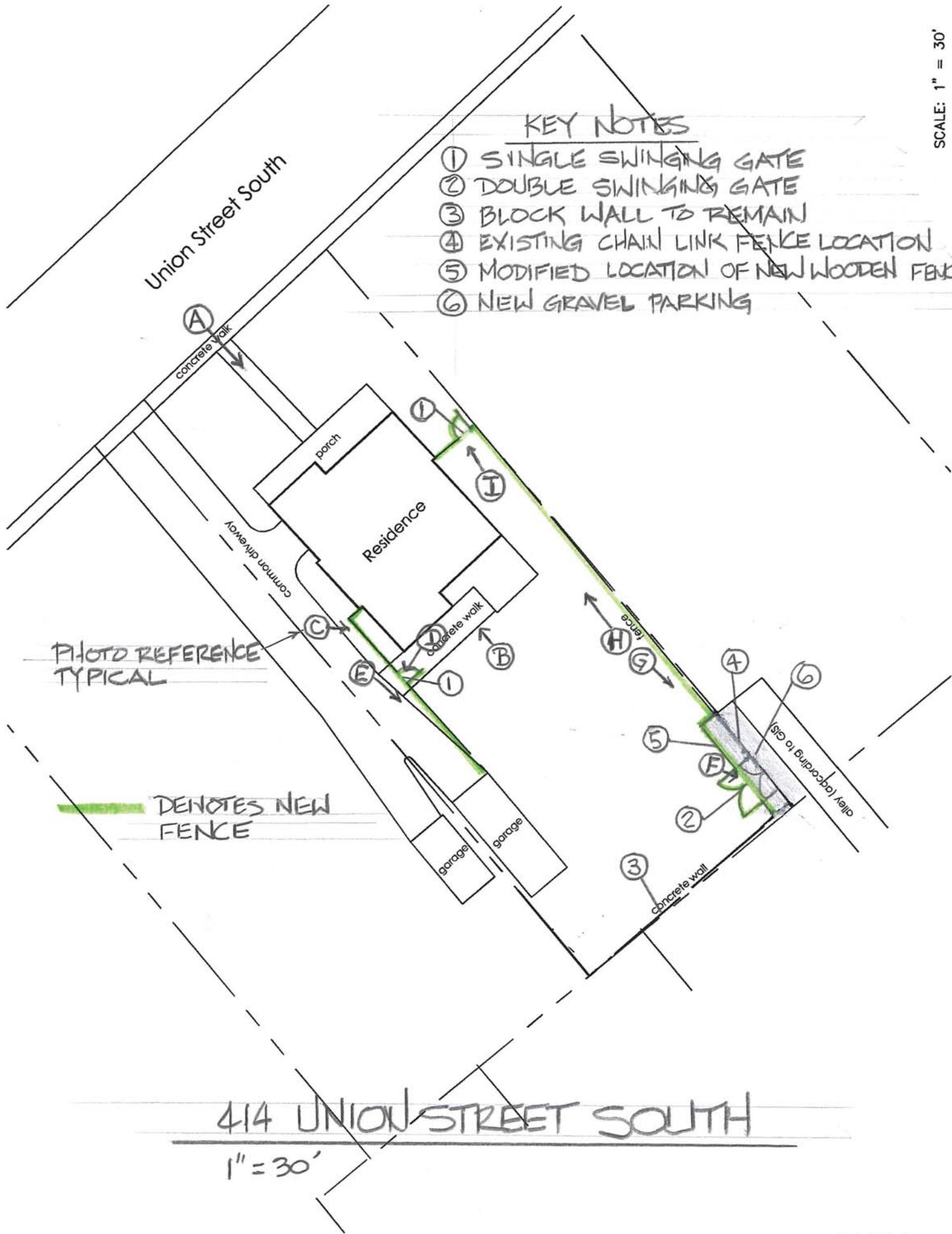
(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand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

10.30.15
 Date

Walter D. Anderson
 Signature of Owner/Agent

KEY NOTES

- ① SINGLE SWINGING GATE
- ② DOUBLE SWINGING GATE
- ③ BLOCK WALL TO REMAIN
- ④ EXISTING CHAIN LINK FENCE LOCATION
- ⑤ MODIFIED LOCATION OF NEW WOODEN FENCE
- ⑥ NEW GRAVEL PARKING



414 UNION STREET SOUTH

1" = 30'

A



414





















Exhibit D



PROPOSED TOP

PROPOSED POST CAP



DATE: April 21, 2016

SUBJECT:

Certificate of Appropriateness Request : H-10-16

Applicant: Casey and Kevin Killough c/o Carlos Moore Architect PA

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 for a rear yard covered porch, outdoor fireplace and bar area as well as the installation of a brick privacy wall.

DISCUSSION:

The applicant has submitted a request (Exhibit B) for exterior modifications including approval of a rear yard covered patio with outdoor fireplace and bar area as well as the installation of a brick privacy fence/wall. As shown on the rendering sheet A-2 (Exhibit C) a covered patio is proposed to extend from the rear façade towards the rear property line, with the roofline overhangs being in line with that of the home. The new roof is proposed to be an extension of the existing first floor hip roof with pitch and design to match the existing. The proposed shingles shown on the Materials Sheet (Exhibit D), Atlas Pinnacle, Heather are consistent with the primary structure. The covered portion, on the left side (facing the rear of the home) will extend +/- 33ft 4in towards the rear property line. The covered patio section on the right side, facing the rear of the home, will only extend 14ft and will open to an uncovered patio extending 19ft 4in towards the rear property line. The patio floor for the covered and uncovered portion of the additions is proposed to be natural stone pavers set in concrete, as depicted on the Materials Sheet (Exhibit D) Eight (8) new columns are proposed to support the new roof structure. For consistency with the existing home, columns will feature a brick pillar base, and a concrete cap topped with wooden columns. The brick pillars are approximately +/- 5.2ft tall. However, one brick pillar, shown on sheet A-1 will be approximately 7ft tall topped with concrete cap and wooden column. This is adjacent to the first pillar of the proposed brick fence/wall. A +/- 3ft 2in tall privacy screen wall is proposed between the right rear side of the home (facing the rear elevation) and the next two new support columns. The privacy wall would feature a concrete cap to match the existing front porch and a 3ft gap for entry into the covered patio.

Beneath the new roof structure, the back side of the home is also proposed to be modified. The applicant has proposed to remove three windows, a door, and wood siding in order to accommodate a new glass and wooden nanawall entryway and a nanawall glass and wooden window opening over a new bar. The nanawall entrance on the left side (facing the rear elevation) will be 11ft 3in and the nanawall window on the right side will be 5ft 8in wide. The portion of wall where the existing doorway is to be removed would be replaced with wood siding to match the home. A brick outdoor fireplace with a brick chimney and stone hearth is proposed between the covered and uncovered patio sections. The brick would match the home and the stone would be consistent with the new patio floor.

The applicant has also proposed to construct a brick privacy fence/wall along the perimeter of the rear yard. The site plan (Exhibit C), Sheet SP-1 indicates that the proposed wall/fence would be approximately +/- 12 to 24 inches off both side property lines. The rear property line would have a 5ft setback for the fence/wall. The applicant has submitted a rendering of the proposed brick fence/wall on Sheet A-2. As can be seen on the rendering, 7ft tall brick pillars with concrete caps would be spaced 10ft apart. The base between each pillar would be a 1ft 6in tall section of solid brick. Above the solid base brick lattice is proposed with rowlock cap. The brick and concrete proposed for the fence/wall would be consistent with that on the existing portions of the

home and the new addition. The proposed fence/wall would connect to the left side (facing the rear elevation) of the new covered patio at the first column, located approximately 14ft from the back side of the house. The only opening for the rear yard brick perimeter fence/wall would be on the driveway side and would be an unenclosed gap of approximately +/- 9ft 6in.

Site photographs (Exhibit E) have been submitted to further illustrate the project.

Attachments include:

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

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 2:

- 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.
- Site new additions as inconspicuously as possible, preferably on rear elevations and where historic character defining features are not damaged, destroyed, or obscured.
- Design additions so they are compatible with the existing building in height, massing, roof form and pitch.
- Windows in additions should be similar to those in the original buildings in their proportions, spacing, and materials.

Chapter 5 – Section 9:

- Where walls are concerned, natural stone or brick-masonry walls are encouraged and should not be coated or painted. The type and color of stone and masonry should respond to the historic nature of the property. The transparency or openings in the walls will be considered on an individual basis. Poured-in-place concrete walls are discouraged. Concrete-masonry walls and walls constructed from railroad ties are prohibited.

Chapter 5 – Section 5:

- 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. New openings should be located in areas where they are not visible from the street or in areas where they are compatible with the original design.

RECOMMENDATION:

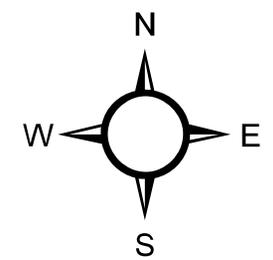
1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - 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.



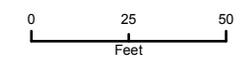
H-10-16
Kevin and
Casey Killough
c/o Carlos Moore
Architect PA

97 Grove Avenue

PIN 5620-77-6671



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

For NPS use only
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

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: The addition of a covered porch at rear of house to contain an outdoor fireplace, sitting area, outdoor bar + brick privacy wall.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.): wall. Aesthetics + materials to be compatible and consistent with exterior materials + overall character of the house. We will be removing 3 windows, 1 exterior door, create a pass thru opening to outdoor bar. See attached plans for fireplace, outdoor bar on veranda, porch design + new openings as well as brick privacy wall design.

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

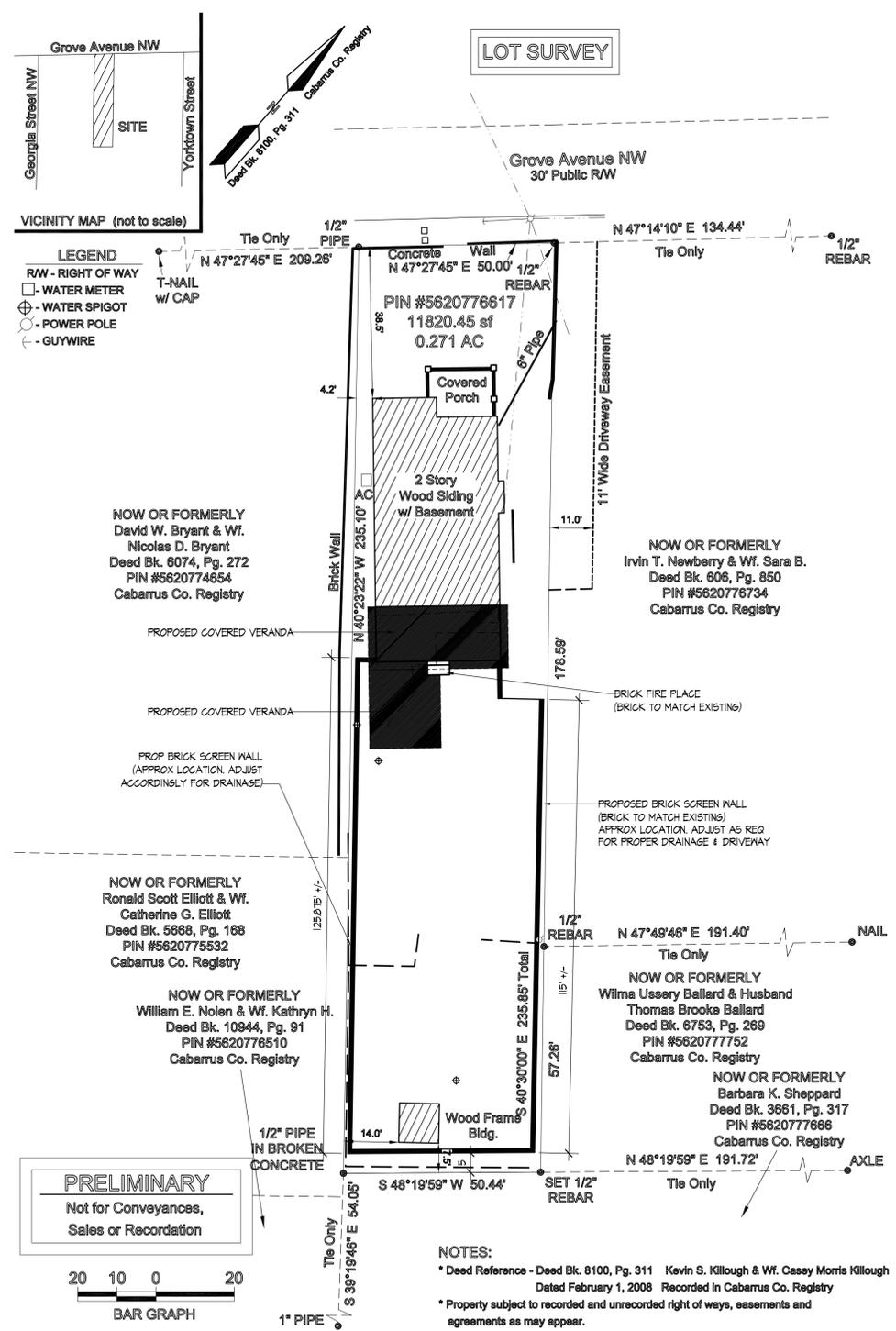
(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand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

03.28.2016

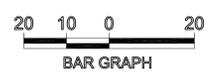
Date

CM Carlos Moore Architect PA

Signature of Owner/Agent



PRELIMINARY
Not for Conveyances,
Sales or Recordation



BASIC SITE PLAN
SCALE 1" = 20'-0"

NOTICE:
ALL FEDERAL, STATE, LOCAL, CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS BILLING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED HEREIN UNLESS OTHERWISE SPECIFIED.
THESE DRAWINGS ARE PRELIMINARY AND NOT INDICATING ALL CONDITIONS AND DETAILS, AND ARE INTENDED TO BE USED BY CONTRACTORS FOR BIDDING AND CONSTRUCTION. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO INSTALLATION WORK. PERFORMED NOT IN COMPLIANCE WITH THE INTENT OF THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE PERSONS PERFORMING THE WORK. LIMIT OF LIABILITY IS THE AMOUNT OF FEE CHARGED.
THIS DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF CARLOS MOORE ARCHITECT. ANY REPRODUCTION, ALTERATION OR USE FOR OTHER THAN THE INTENDED PROJECT WITHOUT THE WRITTEN CONSENT OF CARLOS MOORE IS STRICTLY PROHIBITED.
© COPYRIGHT 2016 CARLOS MOORE ARCHITECT PA



EST. 1987
ARCHITECT PA
CONCORD, NC 28025
F-704.783.0487
WWW.CMOOREARCH.COM

Carlos Moore
222 CHURCH ST. N. CONCORD, NC 28025
T-704.783.8333

PROJECT TITLE:
VERANDA ADDITION
KEVIN & CASEY KILLOUGH
97 GROVE AVE NW, CONCORD NC

SHEET TITLE:
BASIC SITE PLAN

TODAY'S DATE: XXXXXXXX
SCHEMATIC DESIGN APPR: XXXX
ORIGINAL SEAL DATE: XXXX

REVISIONS:

DRAWING NUMBER: 160305 SP P
DRAWN BY: VLM
PROJECT MGR: VLM
CHECKED BY: C. MOORE

SHEET
SP-1
TOTAL # OF SHEETS: X
OF 1

Exhibit C

NOTICE: ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS A PART OF PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED HEREIN. VARIANCES OCCUR.

THESE DRAWINGS ARE DIAGNOSTIC, NOT INCLUDING ALL CONDITIONS AND DETAILS, AND ARE INTENDED TO BE USED BY EXPERIENCED PROFESSIONALS. THIS DRAWING IS COMPLEMENTARY TO THE OTHERS. ALL CONDITIONS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION. WORK PERFORMED NOT IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE PERSONS PERFORMING THE WORK. LIMIT OF LIABILITY IS THE AMOUNT OF FEE CHARGED.

THIS DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF CARLOS MOORE ARCHITECT P.A. ANY REPRODUCTION, ALTERATION OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF CARLOS MOORE ARCHITECT P.A. IS STRICTLY FORBIDDEN.

© COPYRIGHT 2024 CARLOS MOORE ARCHITECT P.A.



EST. 1987
Carlos Moore ARCHITECT P.A.
 222 CHURCH ST. N. CONCORD, NC 28025
 T-704.786.8993 F-704.782.0487
 WWW.CMOOREARCH.COM

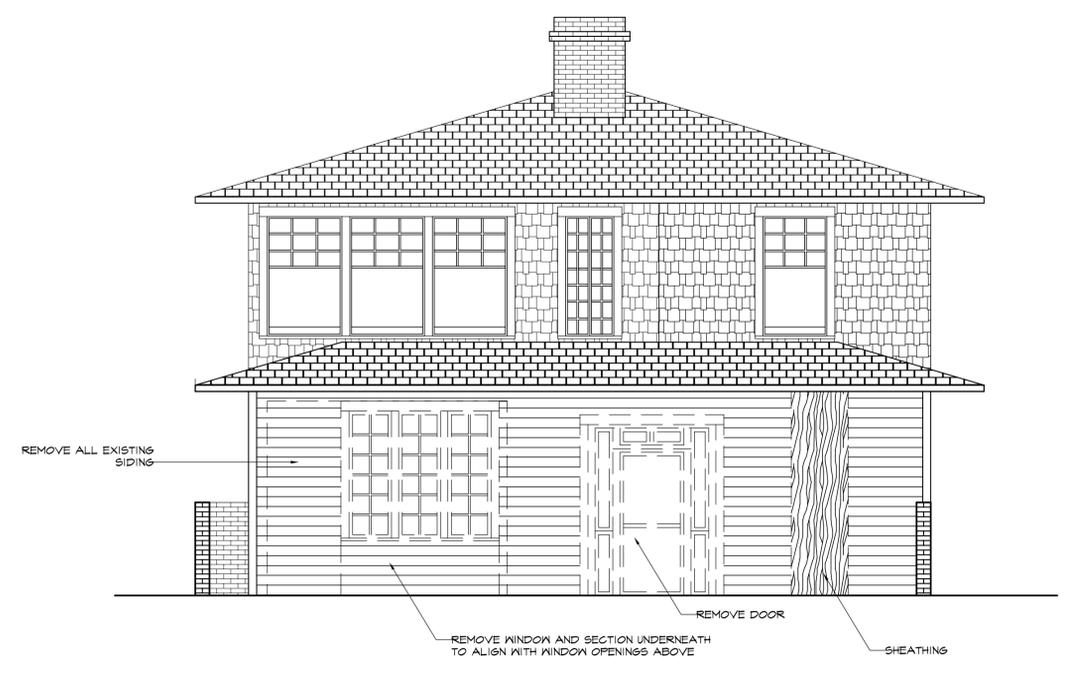
PROJECT TITLE: OUTDOOR ADDITION
 CASEY & KEVIN KILLOUGH
 97 GROVE AVE, CONCORD, NC
 SHEET TITLE: SCHEMATICS

TODAY'S DATE: XXXXXXXX
 SCHEMATIC DESIGN APPR. XXX
 ORIGINAL SEAL DATE: XXXXXXXX

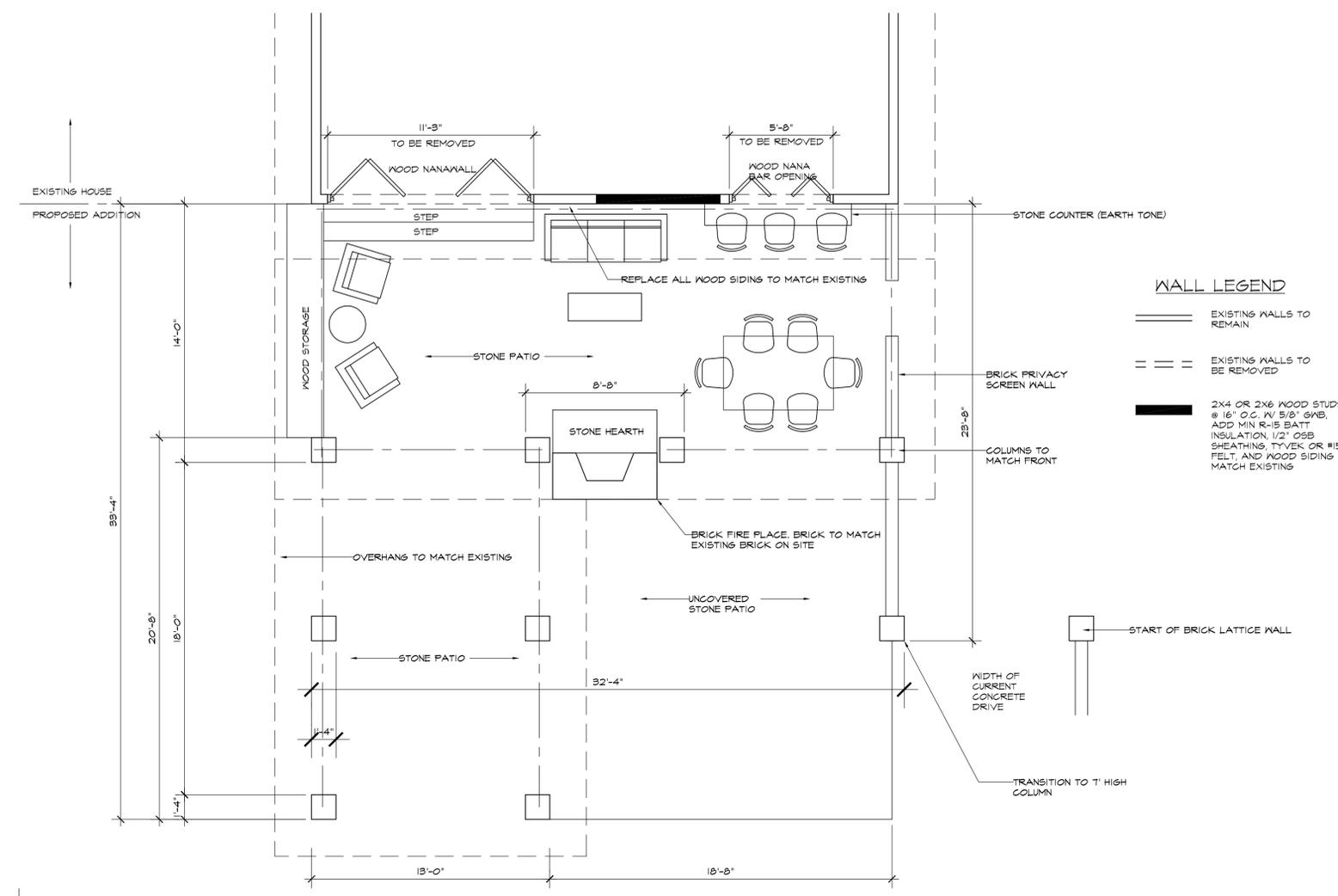
REVISIONS:

DRAWING #: XXX
 DRAWN BY: XXX
 PROJECT MGR: XXX
 CHECKED BY: V. MOORE

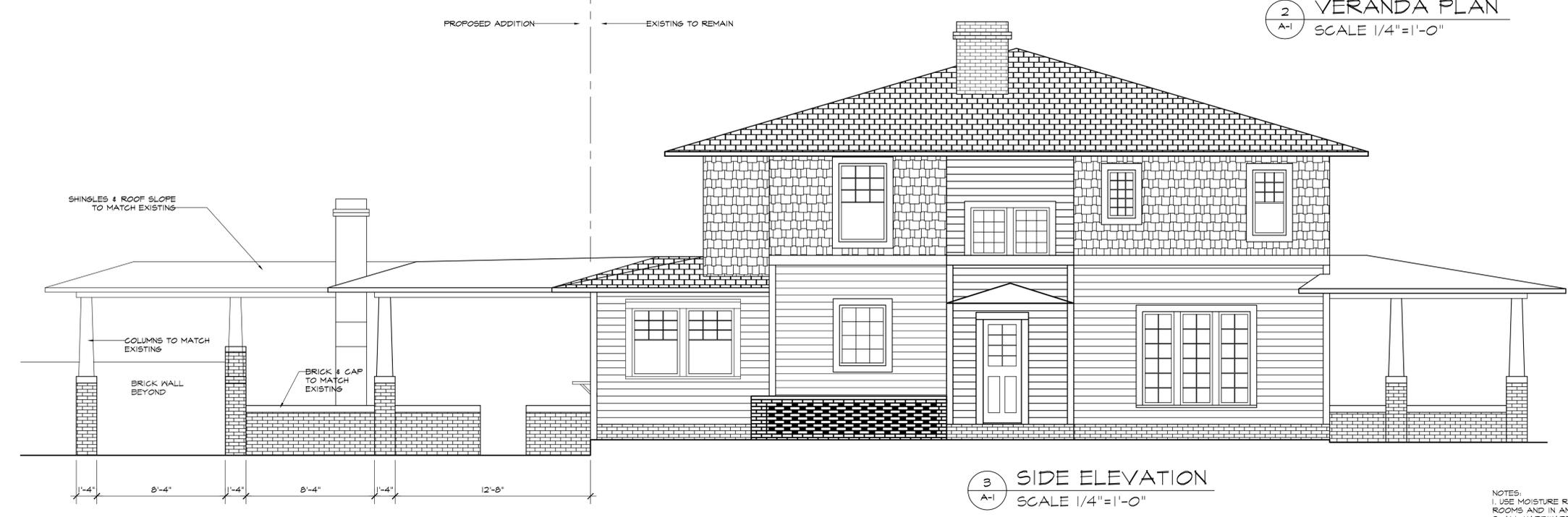
SHEET
A-1
 TOTAL # OF SHEETS: 1
 OF 1



1 EXISTING REAR ELEVATION
 SCALE 1/4"=1'-0"

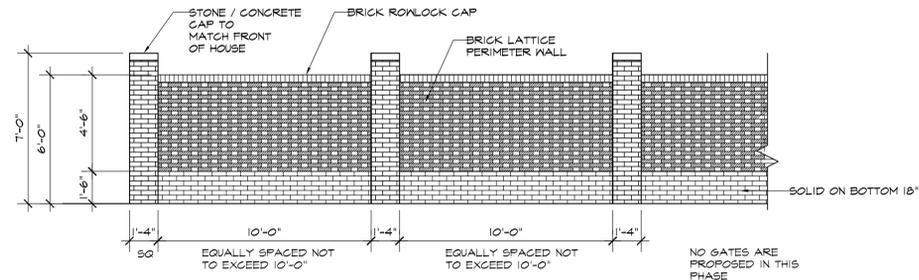


2 VERANDA PLAN
 SCALE 1/4"=1'-0"

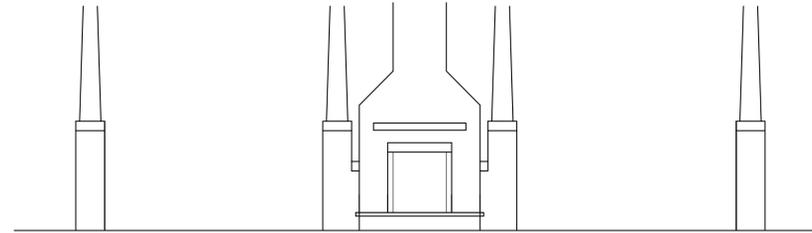


3 SIDE ELEVATION
 SCALE 1/4"=1'-0"

NOTES:
 1. USE MOISTURE RESISTANT GAB IN ALL TOILET ROOMS AND IN ANY WET AREAS.
 2. ALL HARDWARE SHALL BE ADA COMPLIANT & LEVER TYPE HANDLES.



1
A-2 FENCE ELEVATION ALONG PERIMETER
SCALE 1/4" = 1'-0"



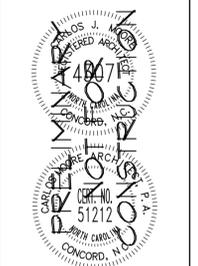
2
A-2 FIRE PLACE ELEVATION
SCALE 1/4" = 1'-0"

WALL LEGEND



NOTES:
1. USE MOISTURE RESISTANT GAB IN ALL TOILET ROOMS AND IN ANY WET AREAS.
2. ALL HARDWARE SHALL BE ADA COMPLIANT & LEVER TYPE HANDLES.

NOTICE:
ALL FEDERAL, STATE, LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS A PART OF PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED HEREIN. VARIANCES OCCUR.
THESE DRAWINGS ARE DIAGNOSTIC, NOT INCLUDING ALL CONDITIONS AND DETAILS AND ARE INTENDED TO BE USED BY EXPERIENCED PROFESSIONALS. SUCH DRAWING IS COMPLEMENTARY TO THE OTHERS. ALL CONDITIONS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION. WORK PERFORMED NOT IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE PERSONS PERFORMING THE WORK. LIST OF LIABILITY IS THE AMOUNT OF FEE CHARGED.
THIS DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF CARLOS MOORE ARCHITECT PA. ANY REPRODUCTION, ALTERATION OR USE FOR OTHER THAN THE INTENDED PROJECT WITHOUT WRITTEN CONSENT OF CARLOS MOORE ARCHITECT PA IS STRICTLY FORBIDDEN.
© COPYRIGHT 2008 CARLOS MOORE ARCHITECT PA



Carlos J. Moore
EST. 1987
ARCHITECT PA
222 CHURCH ST. N. CONCORD, NC 28025
T-704.788.8993 F-704.782.0487
WWW.CMOOREARCH.COM

PROJECT TITLE: VERANDA ADDITION
KEVIN & CASEY KILLOUGH
97 GROVE AVE NW, CONCORD, NC
SHEET TITLE: SCHEMATICS

TODAY'S DATE: XXXXXXXX
SCHEMATIC DESIGN APPR. XXX
ORIGINAL SEAL DATE: XXXXXXXX

REVISIONS:

DRAWING #: 160305 FP
DRAWN BY: XXX
PROJECT MGR: XXX
CHECKED BY: V. MOORE

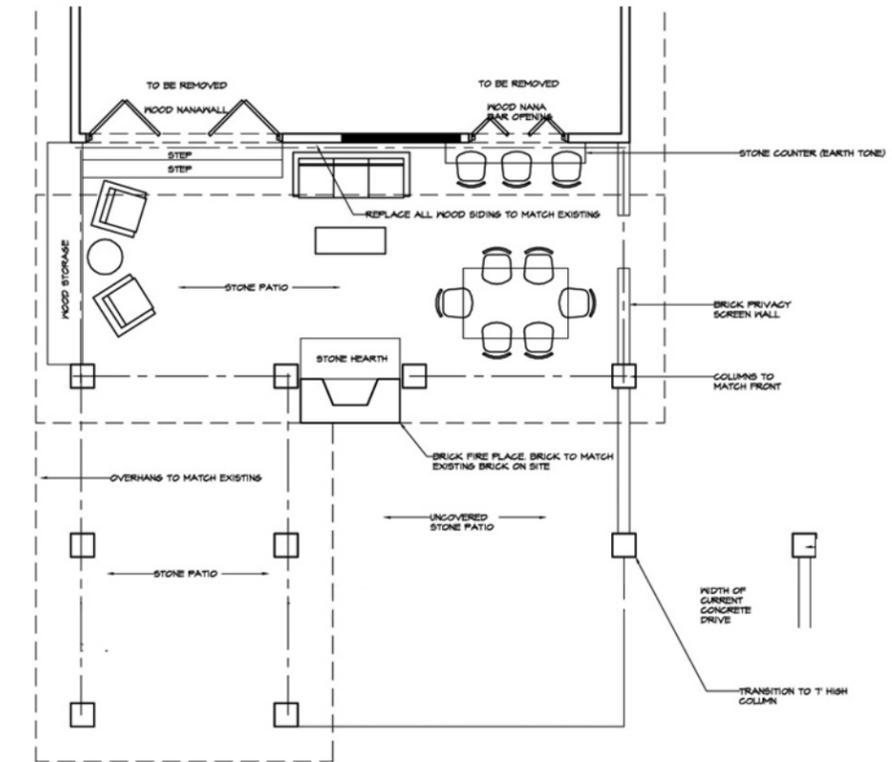
SHEET
A=2
TOTAL # OF SHEETS: .



Stone pavers



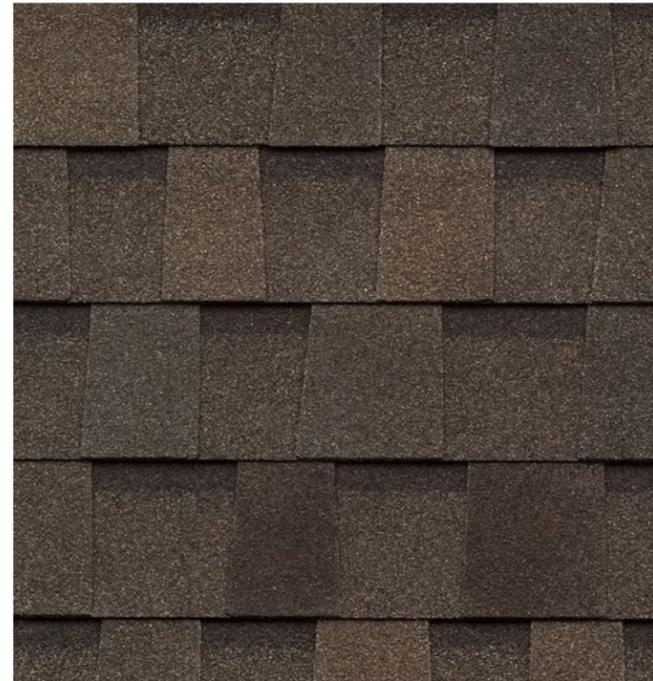
Example of a wood NanaWall.
2 are proposed:
1 for a 11'-3" opening x 8' high with 4 panels
2 for a 5'-8" wide x 3' high with 2 panels (for above the bar)



Plan Concept



Example of brick, columns, column caps and rafter tails. Shingles to match existing.



Example of shingle - Atlas Pinnacle
- Heather to match existing

Exhibit D

Kevin & Casey Killough - 97 Grove Ave NW. - Materials



2006 Survey
Photograph



2006 Survey
Photograph



2006 Survey
Photograph



2006 Survey
Photograph





