

**Spencer Historic Preservation Commission
Regular Meeting Agenda
Monday, June 17, 2024, 7:00 P.M.**

- Call the Meeting to Order Leslie Ann Talbott, Chair
 - Introduction & Pledge of Allegiance..... Volunteer from the Board
 - Formal Roll Call..... Leslie Ann Talbott, Chair
 - [Determination of a Quorum (**3** Regular Business)]
 - Approval of Minutes & Agenda
 - Adoption of Minutes
 - Adoption of Agenda for April 15, 2024, Regular Meeting.
-

New Business:

1. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

**COA-24-005– 408 South Salisbury Avenue – RBC Holdings of Rowan, LLC (Owner);
Melissa Schneider, Spencer Deli LLC (Applicant/Business Tenant)**

Rowan County Parcel ID: 032 174

Proposed Project:

- Installation of new business signage.

2. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-24-006– 601 South Carolina Avenue – Gregory & Evelyn Bernard (Owner/Applicant)

Rowan County Parcel ID: 032 013

Proposed Project:

- Expansion of existing paved (concrete) off-street (side street) parking area by approximately 50 sq. ft. Driveway width not to exceed 24 ft.

3. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-24-007– 212 North Salisbury Avenue – Kathryn E. Sweeney (Owner/Applicant)

Rowan County Parcel ID: 035 164

Proposed Project:

- Modification of existing chimney and installation of stainless-steel chimney cap.

4. Board to Consider Recommending to the Board of Aldermen Approval of Historic Preservation Incentive Grant in the amount of \$2,000.00 to Kathryn Sweeney for a chimney repair project at 212 North Salisbury Avenue (Rowan County Parcel ID # 035 164).

Meeting Agenda & Instructions for Remote Zoom Participation

- **Public Comment**
- **Comments from Staff**
- **Comments from Board Members**
- **Announcements**
 - Next meeting is Monday, August 19, 2024, 7:00 P.M. (Regular Meeting)
 - No meeting in July (Holiday Break)
- **Adjourn**

INSTRUCTIONS FOR ZOOM PARTICIPATION:

All interested persons are invited to participate in the public hearing at Town Hall. If you have any questions about participating in this meeting, please contact Kyle Harris, Town Planner, at (704) 633-2231 ext. 20 or kharris@spencernc.gov. Additional information will also be posted on the Town's website (www.spencernc.gov).

To review Spencer's Historic District Standards and to find more information about the local historic district review and permitting process, please visit the Town's website or contact the Town Planner.

Zoom Participation:

Remote Meetings: If you choose to participate in the meeting remotely by Zoom, please use the link below. If you choose to participate remotely, you are advised to contact the Town Planner prior to the meeting:

Join Zoom Meeting:

<https://us02web.zoom.us/j/87232609059?pwd=QjlyL1dma0hMSFVMMnnpnYWdVMmZ3UT09>

Or call 301 715 8592

Meeting ID: 872 3260 9059, Passcode: 226177

One tap mobile

+13017158592,,87232609059#,,,,*226177#



**SPENCER HISTORIC PRESERVATION COMMISSION (HPC)
NOTICE OF PUBLIC MEETING & EVIDENTIARY HEARINGS**

The Historic Preservation Commission (HPC) for the Town of Spencer has scheduled a public meeting and quasi-judicial evidentiary hearings for **Monday, June 17, 2024, at 7:00 P.M.** The meeting will be held at Spencer Town Hall located at 460 South Salisbury Avenue, Spencer NC 28159. The purpose of this meeting is for the HPC to conduct the following items of Business:

New Business:

1. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

**COA-24-005– 408 South Salisbury Avenue – RBC Holdings of Rowan, LLC (Owner);
Melissa Schneider, Spencer Deli LLC (Applicant/Business Tenant)**

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Rowan County Parcel ID: 035 164

Proposed Project:

- Modification of existing chimney and installation of stainless-steel chimney cap.

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Meeting Notice & Instructions for Remote Zoom Participation

All interested persons are invited to participate in the public hearing at Town Hall. If you have any questions about participating in this meeting, please contact Kyle Harris, Town Planner, at (704) 633-2231 ext. 20 or kharris@spencernc.gov. Additional information will also be posted on the Town's website (www.spencernc.gov).

To review Spencer's Historic District Standards and to find more information about the local historic district review and permitting process, please visit the Town's website or contact the Town Planner. Please contact the Town Planner for information on how to participate remotely by Zoom.



**Planning & Zoning Administration:
Certificate of Appropriateness (COA) Staff Report**

HEARING DATE: June 17, 2024

SUBJECT: Certificate of Appropriateness (COA) Staff Report

CASE PLANNER: Kyle Harris, Town Planner

CASE: COA-24-005

APPLICANT: Melissa Schneider, Spencer Deli LLC (Applicant/Tenant)
RBC Holdings of Rowan LLC (Owner)

ADDRESS: 408 South Salisbury Avenue (Spencer Local Historic District)

PARCEL ID: 032 174

PROJECT TYPE: *Installation of Business Signage*

EXISTING LAND USE: Commercial

EXISTING ZONING: MS (Main Street) | Corporate Limits

REPORT PREPARED BY: Kyle Harris, Town Planner

Per Town Code Sec. 32.43, no exterior portion of any building or other structure located in Spencer's Historic District shall be erected, altered, restored, moved, or demolished until after an application for a Certificate of Appropriateness (COA) has been submitted to and approved by the Historic Preservation Commission.

Applicant Proposal:

CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-24-005– 408 South Salisbury Avenue – RBC Holdings of Rowan, LLC (Owner);

Melissa Schneider, Spencer Deli LLC (Applicant/Business Tenant)

Rowan County Parcel ID: 032 174

Proposed Project:

- Installation of new business signage.

Exhibits:

- A. Staff Photographs
- B. Applicant-Submitted Sign Specifications



Staff Discussion:

The commentary below represents the staff’s opinion and is offered to provide the Commission with some general guidance and points for discussion. The HPC is not bound by this opinion.



Staff Rendering (Mock-Up) of Proposed Signage

Background & Summary:

- The former business tenant, Silver Linings Liquidation & Consignment, is being replaced by Spencer Deli LLC, business owner Melissa Schneider. The proposed replacement sign is shown in the staff rendering above (mock-up only).
- The proposed sign features a black background with yellow and red lettering with blue visual accents. To the right of the text is a photograph of a steam locomotive engine. The overall text and visual design are rendered in a retro style and is visually related to Spencer's railroad history.

Staff Analysis:

- The Commission should consider if the proposed sign is compatible in material, size, color, scale, location, and character with the building and district (Standard 1.6.4).
- Business signage in the Park Plaza is characterized by uniformity of material (metal), shape (rectangular), type (flush-mounted) and placement (within the upper-façade signboard area), but diversity in color, font, and visual style. Staff recommends that the proposed sign is identical to related and nearby signs in terms of material, shape, and placement.

- Staff recommends that individual signs should only be critiqued insofar as they may be obviously and significantly incongruous with the character of the district. In most cases, the HPC should defer to the individual business owner to design a sign that suits their vision for the business and its identify.
- Staff recommends that the proposed sign is not incongruous with the district and should be approved.

Applicable Historic District Standards:

(Based on 2022 Updated Standards)

Section 1.6 Signage (Standards, pp. 17-18)

- Standard 1.6.1. New signage in the historic district requires both a Certificate of Appropriateness (COA) as well as a sign permit from the Town’s Planning Department conforming to the requirements of the Spencer Development Ordinance.
- Standard 1.6.4. Introduce new signage that is compatible in material, size, color, scale, location, and character with the building or the district. Design signage to enhance the architectural character of a building. New signs should be professionally designed, easy to read, and visually related to the building(s) they serve.
- Standard 1.6.5. Whether on a commercial or residential site or building, it is not appropriate to cover or obscure architectural or character-defining features of the building with signage or to obstruct any significant views or vistas.
- Standard 1.6.6. For commercial and institutional buildings, design signs to be integral to the overall building facades. It is not appropriate to cover a large portion of a façade or any significant architectural features with signage.
- Standard 1.6.9. Construct new signs using historical materials such as wood, metal, or contemporary materials having the appearance of traditional materials that are compatible with the character of the buildings and the district. The shape and detail of signs may relate to the building’s architectural style or incorporate elements of the building’s style.
- Standard 1.6.10. Mount flush signboards in appropriate locations on facades so that no architectural details or features are obscured or damaged. On masonry buildings, holes for fasteners should be placed in the mortar joints, not the masonry unit.

Staff Suggested Findings:

FINDINGS OF FACT

Planning staff finds that the following proposal is **not incongruous** with the character of the District:

- Installation of new business signage.

...Because:

- 1) The proposed signage is compatible in material, size, color, scale, location, and character with the building and district (Standard 1.6.4). Business signage in the Park Plaza is characterized by uniformity of material (metal), shape (rectangular), type (flush-mounted), and placement (within the upper-façade signboard area), but diversity in color, font, and visual style. The proposed sign is not inconsistent with existing signage design in the immediate context and is therefore not incongruous with the character of the Park Plaza or the district.

MOTION (TO APPROVE)

Staff Recommendation:

Based on the above Findings of Fact and the applicable standards of the Spencer Historic District Standards, planning staff recommends that the Commission **approve** a COA for the proposal heretofore described at 408 South Salisbury Avenue (Tax Parcel ID # 032 174), located in the Spencer Local Historic District, **subject to the following conditions:**

- 1) Planning staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a Minor Work, prior to commencement of that portion of the project.

Contact:

Kyle Harris, Town Planner

Email: kharris@spencernc.gov.

Phone: 704-633-2231 ext. 20

END OF REPORT

Exhibit A: Staff Photographs



Exhibit A: Staff Photographs



Exhibit A: Staff Photographs



Exhibit A: Staff Photographs



Exhibit A: Staff Photographs



Exhibit A: Staff Photographs





Rowan's Original Gateway.

June 7, 2024

NOTICE TO ADJACENT PROPERTY OWNER

**SPENCER HISTORIC PRESERVATION COMMISSION (HPC)
NOTICE OF PUBLIC MEETING & EVIDENTIARY HEARING**

This Notice is to inform you that you own property within one-hundred and fifty (150) feet of a property which is the subject of a Certificate of Appropriateness (COA) application. The Spencer Historic Preservation Commission (HPC) has scheduled a public quasi-judicial evidentiary hearing for **Monday, June 17, 2024, at 7:00 P.M.** The meeting will be held at Spencer Town Hall located at 460 South Salisbury Avenue, Spencer NC 28159. The purpose of this meeting is for the Commission to consider a Certificate of Appropriateness (COA) application for a project, described below, which is in the Spencer Historic District:

CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-24-005– 408 South Salisbury Avenue – RBC Holdings of Rowan, LLC (Owner);

Melissa Schneider, Spencer Deli LLC (Applicant/Business Tenant)

Rowan County Parcel ID: 032 174

Proposed Project:

- Installation of new business signage.

All interested persons are invited to participate in the public hearing at Town Hall. Applicants and other individuals who participate in the evidentiary hearings at this meeting will be required to sign-up and provide copies of all documents, exhibits, and any other materials they wish to present at the hearing, no later than 12:00 P.M. on Monday, June 17, 2024. If you have any questions about participating in this meeting, please contact Kyle Harris, Town Planner, at (704) 633-2231 ext. 20 or kharris@spencernc.gov as soon as possible. Additional information will also be posted on the Town's website (www.spencernc.gov).

To review Spencer's Historic District Standards and to find more information about the local historic district review and permitting process, please visit the Town's website at www.spencernc.gov/preservation or contact the Town Planner.

RBC HOLDINGS OF ROWAN LLC
160 SCOTTSDALE DR
SALISBURY, NC 28146-238

SMITH LATEASHA DENISE
SMITH QUINTOS OZELL
402 S YADKIN AVE
SPENCER, NC 28159-2208

RCE PROPERTIES LLC
PO BOX 12172
NEW BERN, NC 28561

LORE GUISEPPE D
400 S YADKIN AV
SPENCER, NC 28159

NORTH CAROLINA TRANSPORTATION
MUSEUM FOUNDATION INC
411 S SALISBURY AVE
PO BOX 44
SPENCER, NC 28159-2238

CENTRAL UNITED METHODIST CH
PO BOX 203
SPENCER, NC 28159

MILLER SAMUEL G JR
1400 MAXWELL ST
SALISBURY, NC 28144

KLAUS TIMOTHY C
301 4TH ST
SPENCER, NC 28159-2217

O'CONNELL DEBRA & HUS
O'CONNELL EDWARD
2081 SOUTH RD
BRUSSELS, WI 54204-9423

MORRIS SUSAN L
506 S SALISBURY AVE
SPENCER, NC 28159-2102

ELH HOUSES LLC
406 S YADKIN AV
SPENCER, NC 28159

PRINCE CHARLES CONDOMINIUMS LLC
524 CONFEDERATE AVE
SALISBURY, NC 28144-2819

WAITMAN AMY L &
BOWLER WILLIAM BRIAN
404 S YADKIN AV
SPENCER, NC 28159

RBC HOLDINGS OF ROWAN LLC
506 S SALISBURY AVE
SPENCER, NC 28159-2102



**Planning & Zoning Administration:
Certificate of Appropriateness (COA) Staff Report**

HEARING DATE: June 17, 2024

SUBJECT: Certificate of Appropriateness (COA) Staff Report

CASE PLANNER: Kyle Harris, Town Planner

CASE: COA-24-006

APPLICANT: Gregory & Evelyn Bernard (Owner/Applicant)

ADDRESS: 601 South Carolina Avenue (Spencer Local Historic District)

PARCEL ID: 032 013

PROJECT TYPE: *Off-Street Parking Expansion*

EXISTING LAND USE: Historic Residential

EXISTING ZONING: Residential Main Street Transition (RMST) | Corporate Limits

REPORT PREPARED BY: Kyle Harris, Town Planner

Per Town Code Sec. 32.43, no exterior portion of any building or other structure located in Spencer's Historic District shall be erected, altered, restored, moved, or demolished until after an application for a Certificate of Appropriateness (COA) has been submitted to and approved by the Historic Preservation Commission.

Applicant Proposal:

CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-24-006– 601 South Carolina Avenue – Gregory & Evelyn Bernard (Owner/Applicant)

Rowan County Parcel ID: 032 013

Proposed Project:

- Expansion of existing paved (concrete) off-street (side street) parking area by approximately 50 sq. ft. Driveway width not to exceed 24 ft.

Exhibits:

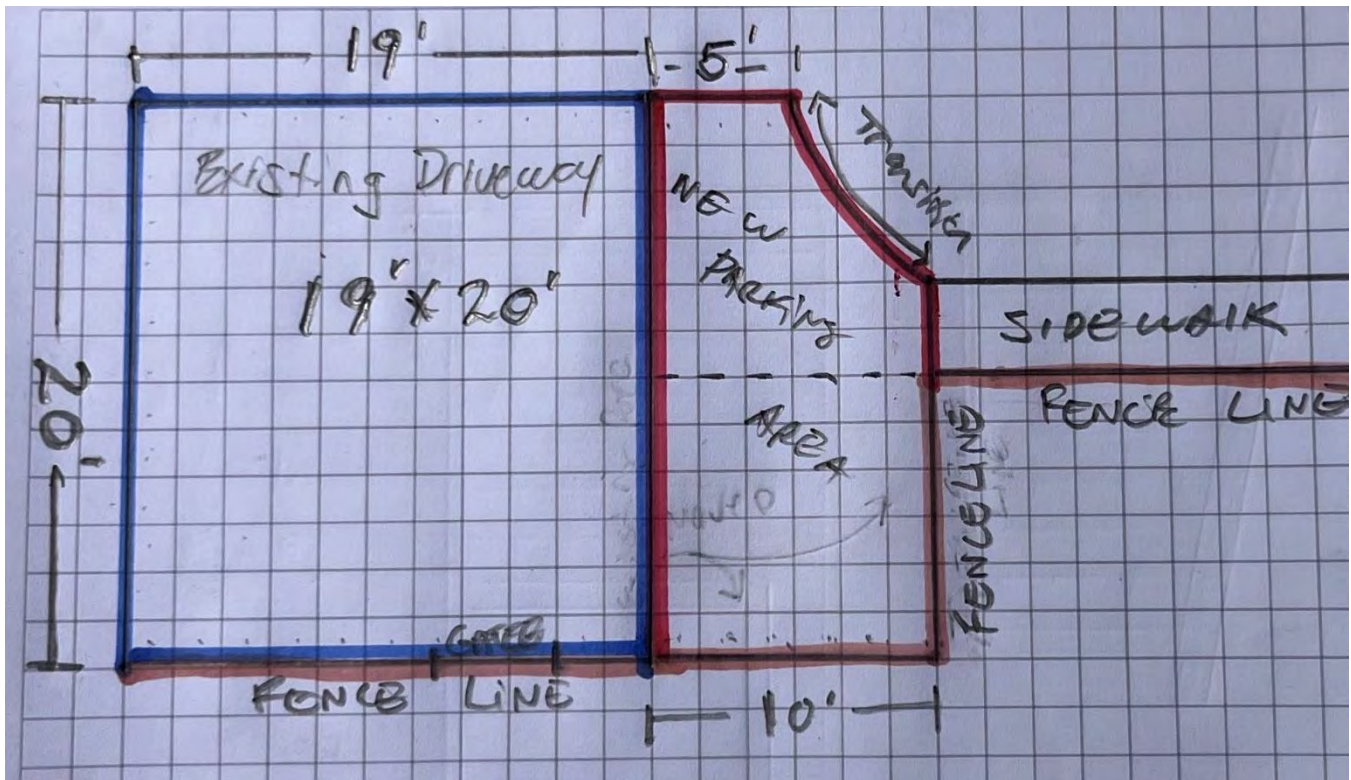
- A. Staff Photographs
- B. Applicant-Submitted Project Specifications

Staff Discussion:

The commentary below represents the staff's opinion and is offered to provide the Commission with some general guidance and points for discussion. The HPC is not bound by this opinion.

Summary:

- The applicant proposes to add one (1) new off-street parking space to an existing off-street parking area currently comprising two (2) spaces. The goal is to have a total of three (3) off-street parking spaces for the household's vehicles.
- The proposal will expand the existing paved (concrete) off-street (side street) parking area by approximately 50 sq. ft. or 10-15% of the existing. See applicant-submitted diagram below:



Staff Analysis:

- The Town's development ordinance limits the maximum width of any residential driveway to 24'. Therefore, to accomplish this project, the applicants are proposing to "taper" or "transition" the paved area, as indicated on the applicant-submitted site plan (sketch), above (see: "transition").
- The total new square footage of the paved area will be approximately 40-50 sq. ft.
- The existing off-street parking area is $19' \times 20' = 380$ sq. ft.
- The proposal will increase the total paved area by approximately 10-15%.

- In some cases where off-street parking is introduced or expanded, screening or buffering vegetation or fencing may be appropriate. Standard 1.2.14 says to “introduce perimeter plantings, hedges, fences, or walls to screen and buffer off-street parking areas from adjacent properties” (p. 11).
- However, because there is an existing 6-ft. wood privacy fence in the back yard, and because the proposed off-street parking area is off the side street at a distance from other properties, staff recommends that no new or additional screening or buffering is necessary.
- Additionally, the Standard 1.2.11 says the following: “It is not appropriate to construct a new off-street parking area where it will significantly alter the original balance of paved to unpaved area such that the original character of the property is lost.”
- Staff advises that because the new parking area will only increase the existing parking pad by approximately 10-15%, there will be no appreciable difference in the balance of paved to unpaved area. Therefore, the character of the property will not be impacted or damaged.
- Staff recommends approving the permit without conditions.



The proposal would add one (1) new parking space (up to approx. 50 sq. ft.) to the left of the existing parking pad (parked vehicles), as shown above. Location: existing grassy area between paved concrete parking pad and privacy fence.

Applicable Historic District Standards:

(Based on 2022 Updated Standards)

Section 1.2. Walkways, Driveways, & Off-Street Parking (Standards, pp. 10-11)

- Standard 1.2.1. New driveways and parking areas in the historic district require both a Certificate of Appropriateness (COA) as well as a permit from the Town's Planning Department conforming to the requirements of the Spencer Development Ordinance.
- Standard 1.2.7. Design new walkways, driveways, and off-street parking areas to be compatible in location, patterns, spacing, width, configuration, dimensions, traditional materials, and color with existing walkways, driveways, and off-street parking areas that contribute to the overall historic character of the district. The proportion should always be appropriate for the structure and existing driveways in the district.
- Standard 1.2.8. Typical walkways are made of brick, stone, gravel, concrete, or similar materials. Appropriate materials for driveways include gravel, stone, brick, granite, and concrete. Asphalt is not an appropriate material.
- Standard 1.2.9. Locate new walkways, driveways, and off-street parking areas so that the topography of the building site and significant site features, including mature trees, existing walkways, and walls, are retained. Avoid damage to historic curbs and sidewalks.
- Standard 1.2.10. Locate new off-street parking areas as unobtrusively as possible in rear yards whenever possible. It is not appropriate to locate off-street parking in front yards in residential neighborhoods.
- Standard 1.2.11. It is not appropriate to construct a new off-street parking area where it will significantly alter the original balance of paved to unpaved area such that the original character of the property is lost.
- Standard 1.2.13. Maintain the continuity of sidewalks in the public right-of-way when introducing new driveways.
- Standard 1.2.14. Introduce perimeter plantings, hedges, fences, or walls to screen and buffer off-street parking areas from adjacent properties. Subdivide large parking areas with interior planting islands to break up any large, paved area.

Staff Suggested Findings:

FINDINGS OF FACT

Planning staff finds that the following proposal is **not incongruous** with the character of the District:

- Expansion of existing paved (concrete) off-street (side street) parking area by approximately 50 sq. ft. Driveway width not to exceed 24 ft.

...Because:

- 1) The proposed parking pad is compatible in location, patterns, spacing, width, configuration, dimensions, traditional materials, and color of existing off-street parking areas in the district (Standard 1.2.7). The proposed parking pad is located in the rear yard of this corner lot and connects unobtrusively to the side street. The width of the driveway does not exceed the maximum width of 24' per the Town's development ordinance. The material will be matching paved concrete.
- 2) The proposed parking pad substantially retains the original balance of paved to unpaved area of the property (Standard 1.2.11). The proposal would only expand the existing off-street paved parking area by approximately 40-50 sq. ft., or approximately by 10-15%.
- 3) The rear yard features an existing 6 ft. wood privacy fence. The proposed expanded parking area will be satisfactorily screened and buffered by the existing privacy fencing (Standard 1.2.14).

MOTION (TO APPROVE)

Staff Recommendation:

Based on the above Findings of Fact and the applicable standards of the Spencer Historic District Standards, planning staff recommends that the Commission **approve** a COA for the proposal heretofore described at 601 South Carolina Avenue (Tax Parcel ID # 032 013), located in the Spencer Local Historic District, **subject to the following conditions:**

- 1) Planning staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a Minor Work, prior to commencement of that portion of the project.

Contact:

Kyle Harris, Town Planner
Email: kharris@spencernc.gov.
Phone: 704-633-2231 ext. 20

END OF REPORT

Exhibit A: Staff Photographs



Exhibit A: Staff Photographs



Exhibit A: Staff Photographs



Exhibit A: Staff Photographs



Exhibit A: Staff Photographs



Exhibit A: Staff Photographs



Exhibit A: Staff Photographs



Exhibit A: Staff Photographs



Exhibit A: Staff Photographs



Exhibit A: Staff Photographs





Historic Preservation Commission
Certificate of Appropriateness
 Permit Application Form

Spencer Town Hall • 460 South Salisbury Ave, Spencer NC 28159
 Office: (704)-633-2231 ext. 20 • kharris@spencernc.gov

Property owners within Spencer’s Historic District must receive an approved permit from the Town prior to making any changes to the exterior appearance of the property. The Historic Preservation Commission (HPC) reviews all proposed projects for the construction, reconstruction, alteration, restoration, moving, or demolition of buildings or other significant features within the historic district. The HPC is empowered to deny permits for projects that would damage or diminish the special character of the district.

All projects in the historic district are governed by the Spencer Historic District Standards. The permit review process allows Town staff to ensure that your proposed project meets all applicable standards. For help and guidance regarding Spencer’s historic review process, visit www.spencernc.gov/preservation.

OFFICE USE ONLY

Filing Date:	<input type="checkbox"/> Major Work	<input type="checkbox"/> Minor Work
Permit #	<input type="checkbox"/> After-the Fact COA	<input type="checkbox"/> \$250.00 Fine

GENERAL INFORMATION

Property Address:	Rowan County Parcel ID:
Property Owner Name:	Property Owner Phone:
Property Owner Email:	
Property Owner Mailing Address (City, State, Zip):	

APPLICANT INFORMATION (if different from owner)

Applicant Name:	Applicant Phone:
Applicant Email:	
Property Owner Mailing Address (City, State, Zip):	

PROJECT INFORMATION

Project Type

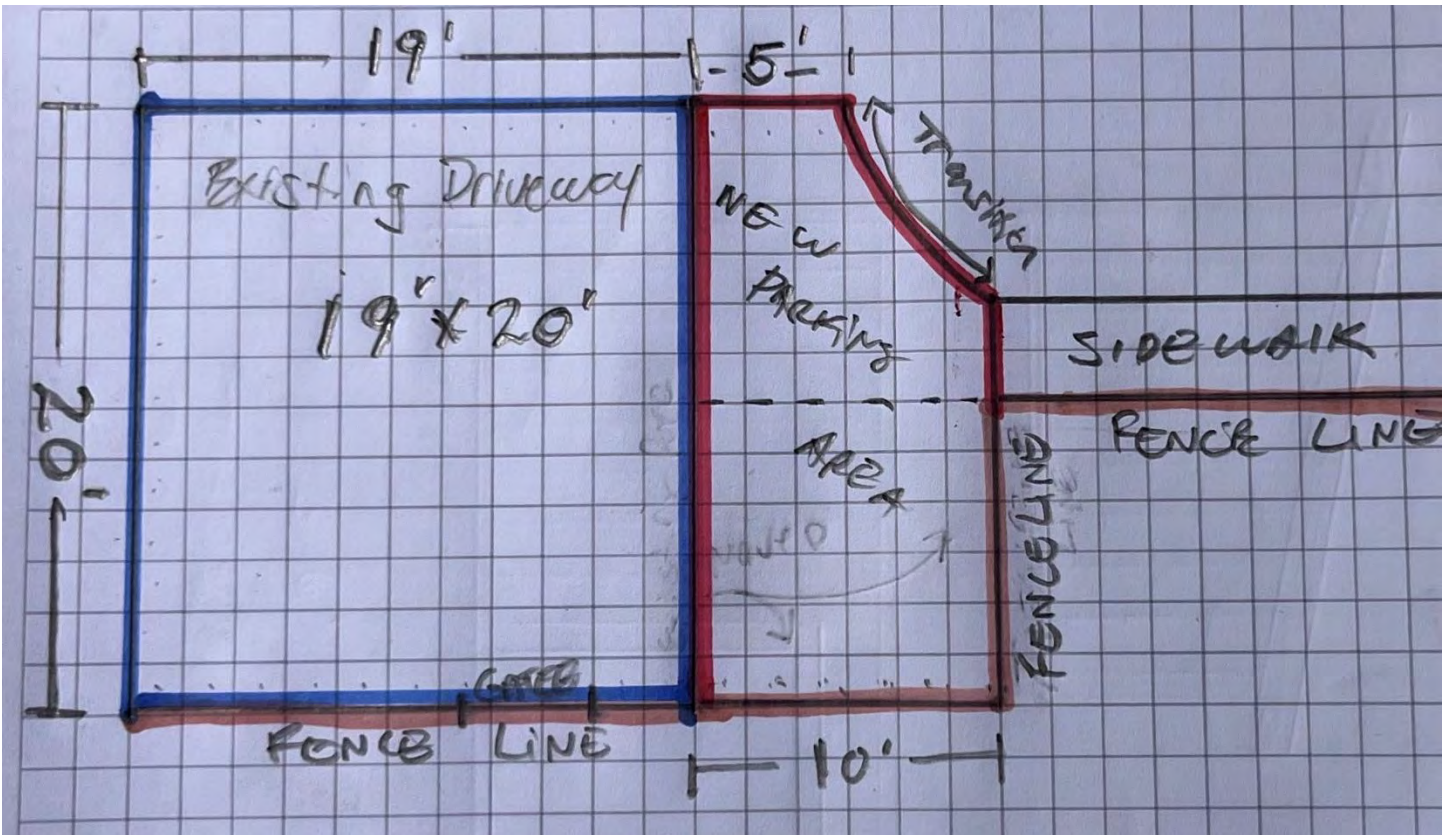
<input type="checkbox"/> Exterior Modification (walls, trim, foundation, windows, doors, entrances, porches, roofs, repainting, etc.)	<input type="checkbox"/> New Construction of Primary Buildings (single-family or multi-family residential and non-residential)
<input type="checkbox"/> Site Design (walkways, driveways, off-street parking, fences, walls, lighting, etc.)	<input type="checkbox"/> New Construction of Accessory Buildings (garages, sheds, accessory dwelling units, etc.)
<input type="checkbox"/> Tree Removal and/or Major Pruning	<input type="checkbox"/> Addition (residential and non-residential)
<input type="checkbox"/> New Signage	<input type="checkbox"/> Demolition or Relocation

Project Description

Please provide a clear and detailed description of the full scope of the Project for which you are seeking a permit. Omissions of important details may result in delays in reviewing your Project. Attach extra pages as needed.

Exhibit B: Applicant-Submitted Project Specifications

OTHER PROJECT CONTACTS			
Project Contact 1 Name:		Project Contact 1 Phone:	
Project Contact 1 Email:			
Project Contact 2 Name:		Project Contact 2 Phone:	
Project Contact 2 Email:			
APPLICATION CHECKLIST			
Major Work applications must be filed no fewer than fifteen (15) days prior to the next month's regularly scheduled HPC meeting. The HPC meets the 3rd Monday of each month (except July and December) at 7:00 PM at Spencer Town Hall, 460 South Salisbury Avenue. (Minor Work applications, which do not require HPC review, can be accepted and reviewed by staff at any time and are typically approved within 1-2 business days.)			
Application Requirements	Completed by Applicant	Completed by Planning & Development Staff	
	YES	YES	NO
1. <u>Detailed Project Description</u> . Attach a clear, detailed description of the full scope of the project for which you are seeking a permit. Typed descriptions are strongly preferred. If handwritten, please write legibly. Incomplete or vague project descriptions will not be accepted.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. <u>Drawings, Samples, Site Plans, Specifications, Etc.</u> Submit plans, elevations, photographs, or other illustrative information necessary to explain the application. Such information may include detailed plans showing existing and proposed conditions, material samples or product information, descriptions of building materials, landscaping/site plans, photographs, etc. All plans must be clearly legible.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. <u>Digital Photographs</u> . High-quality, color, digital photographs showing existing conditions are required for most applications.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SIGNATURE			
By signing below, you certify that all information provided on this application is accurate and that all work will be performed to meet the laws of the state of North Carolina, the standards of the Spencer Development Ordinance, the Spencer Historic District Standards (www.spencernc.gov/preservation), and all other applicable regulations.			
<input type="checkbox"/> I understand that all applications that require review by the HPC must be submitted no fewer than fifteen (15) days prior to the next month's regularly scheduled meeting. The HPC meets the 3rd Monday of each month (except July and December) at 7:00 PM at Spencer Town Hall, 460 South Salisbury Avenue.			
<input type="checkbox"/> The required documentation is attached to fully explain the scope of my project.			
<input type="checkbox"/> I am familiar with the Historic District Standards pertaining to my project (www.spencernc.gov/preservation). I am aware that HPC members and/or Town staff may enter upon private property at reasonable times to inspect the work or the site solely in performance of their duties.			
<input type="checkbox"/> I am aware that if I complete any major work without a permit, I may be subject to fines and penalties for the violation. Additionally, the Town may enforce the requirements of the Town Code, including levying civil penalties and seeking a court order from Rowan County requiring me to correct the violation.			
Signature of Applicant:		Date:	<i>Town Seal indicates approval.</i>
Approved By:		Date:	
(OFFICE USE ONLY) Staff Notes: _____ _____ _____			







Kyle Harris

From: Steve Blount
Sent: Monday, June 3, 2024 4:20 PM
To: Gregory Bernard
Cc: Kyle Harris
Subject: RE: 601 S Carolina Ave - Additional Driveway space
Attachments: Driveway Curb Cut Permit Application 7.26.23 (Fillable) (003).pdf

Ms. Bernard,

Your property is in the town's Historic District and thus will require approval by the HPC before I can issue a permit. I'm copying this email to our HPC planner, Kyle Harris so he can contact you to explain their approval process.

I've attached a driveway permit request form for your use. As you will see on the form, the maximum residential driveway width is 24 feet and to park four cars you would need about 36 feet of parking area. You will need to taper the 24' wide drive out to your desired width on the house side of the sidewalk. Include a sketch with your application showing dimensions of exactly what you plan to do.



Steve Blount
Zoning & Subdivision Administrator
Town of Spencer

sblount@spencernc.gov
704-633-2231 ext 28 Office
704-202-4113 Cell

From: Gregory Bernard <bernard@yourspaceolution.com>
Sent: Monday, June 3, 2024 4:11 PM
To: Steve Blount <sblount@spencernc.gov>
Subject: 601 S Carolina Ave - Additional Driveway space

Hello Mr. Blount,

We are requesting information about expanding our driveway to hold 2 additional vehicles (it currently is wide enough for 2 and we occasionally use the grassy area next to it for a third vehicle.) Our plan is to pave it with concrete to match what we currently have. The sidewalk is broken in a few spots where we wish to pave over so it will also improve the walkability in that part of the street.

Thank you for considering this and for your help with this matter.

Sincerely,
Greg and Evelyn Bernard

We appreciate serving you!
Yourspaceolution, LLC



Rowan's Original Gateway.

June 7, 2024

NOTICE TO ADJACENT PROPERTY OWNER

**SPENCER HISTORIC PRESERVATION COMMISSION (HPC)
NOTICE OF PUBLIC MEETING & EVIDENTIARY HEARING**

This Notice is to inform you that you own property within one-hundred and fifty (150) feet of a property which is the subject of a Certificate of Appropriateness (COA) application. The Spencer Historic Preservation Commission (HPC) has scheduled a public quasi-judicial evidentiary hearing for **Monday, June 17, 2024, at 7:00 P.M.** The meeting will be held at Spencer Town Hall located at 460 South Salisbury Avenue, Spencer NC 28159. The purpose of this meeting is for the Commission to consider a Certificate of Appropriateness (COA) application for a project, described below, which is in the Spencer Historic District:

CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-24-006– 601 South Carolina Avenue – Gregory & Evelyn Bernard (Owner/Applicant)

Rowan County Parcel ID: 032 013

Proposed Project:

- Expansion of existing paved (concrete) off-street (side street) parking area by approximately 50 sq. ft. Driveway width not to exceed 24 ft.

All interested persons are invited to participate in the public hearing at Town Hall. Applicants and other individuals who participate in the evidentiary hearings at this meeting will be required to sign-up and provide copies of all documents, exhibits, and any other materials they wish to present at the hearing, no later than 12:00 P.M. on Monday, June 17, 2024. If you have any questions about participating in this meeting, please contact Kyle Harris, Town Planner, at (704) 633-2231 ext. 20 or kharris@spencernc.gov as soon as possible. Additional information will also be posted on the Town's website (www.spencernc.gov).

To review Spencer's Historic District Standards and to find more information about the local historic district review and permitting process, please visit the Town's website at www.spencernc.gov/preservation or contact the Town Planner.

BERNARD GREGORY & SPOUSE
BERNARD EVELYN
601 S CAROLINA AV
SPENCER, NC 28159-2121

RONALDS PAINTING INC
10311 DOYLESTOWN RD
MATTHEWS, NC 28105

NEAL JACQUELINE P
607 S CAROLINA AVE
SPENCER, NC 28159

RJ PROPERTY RENTALS LLC
PO BOX 4588
HIGH POINT, NC 27263-4588

REYES JORGE LUIS
PO BOX 792
FAITH, NC 28041-0792

KNOX JAMES W II
205 FOREST GLEN DR
SALISBURY, NC 28147-7206

ERVIN JANICE LENTZ
385 SPICEWOOD LN
SALISBURY, NC 28147-8899

ANDERSON KIYA
510 S CAROLINA AV
SPENCER, NC 28159-0000

LYNCH TELELA QUINN & SPOUSE
LYNCH NIKARRIUS
511 S CAROLINA AV
SPENCER, NC 28159-2119

RJ PROPERTY RENTALS LLC
PO BOX 4588
HIGH POINT, NC 27263-4588

GIBSON MICHAEL G & WF
GIBSON TORI
509 S CAROLINA AV
SPENCER, NC 28159

BLOOM NANCY BOWMAN
510 S ROWAN AVE
SPENCER, NC 28159-2142

KADIRMOHIDEEN SHAHNAVAZ
45739 PADDINGTON STATION TERRACE
STERLING, VA 20166-9252

BYOOT INVESTMENTS LLC
5055 LILY POND CIR
WAXHAW, NC 28173-0246

SCOTT DONNA BEAVER & HUS
MILLER EARL J
606 S ROWAN AV
SPENCER, NC 28159-2144

SPENCER LANE RENTALS LLC
630 W RIDGE RD
SALISBURY, NC 28147-0000

WATKINS GEORGE RAY
8310 CRESTBROOK RD
RURAL HALL, NC 27045-9763



**Planning & Zoning Administration:
Certificate of Appropriateness (COA) Staff Report**

HEARING DATE: June 17, 2024

SUBJECT: Certificate of Appropriateness (COA) Staff Report

CASE PLANNER: Kyle Harris, Town Planner

CASE: COA-24-007

APPLICANT: Kathryn E. Sweeney (Owner/Applicant)

ADDRESS: 212 North Salisbury Avenue (Spencer Local Historic District)

PARCEL ID: 035 164

PROJECT TYPE: *Modification of Chimney & Installation of Steel Chimney Cap*

EXISTING LAND USE: Historic Residential

EXISTING ZONING: Residential Main Street Transition (RMST) | Corporate Limits

REPORT PREPARED BY: Kyle Harris, Town Planner

Per Town Code Sec. 32.43, no exterior portion of any building or other structure located in Spencer's Historic District shall be erected, altered, restored, moved, or demolished until after an application for a Certificate of Appropriateness (COA) has been submitted to and approved by the Historic Preservation Commission.

Applicant Proposal:

CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-24-007– 212 North Salisbury Avenue – Kathryn E. Sweeney (Owner/Applicant)

Rowan County Parcel ID: 035 164

Proposed Project:

- Modification of existing chimney and installation of stainless-steel chimney cap.

Exhibits:

- A. Applicant-Submitted Presentation
- B. Applicant-Submitted Support Documents & Project Specifications

Staff Discussion:

The commentary below represents the staff’s opinion and is offered to provide the Commission with some general guidance and points for discussion. The HPC is not bound by this opinion.

Summary:

- The applicant proposes to install a stainless-steel chimney cap (painted black) to an existing, deteriorated chimney.
- The existing chimney, constructed of natural stone, is severely deteriorated at the top (crown), where water is infiltrating the home. The support “pillows”, supporting the existing slab cap, are severely deteriorated, as shown in the image(s) below. The applicant submitted a video showing that the existing pillows have deteriorated to such an extent that they are essentially being held together by “packed sand”; the video shows that scraping at the pillows produces immediate sand-like erosion.



Support pillows severely deteriorated (sand-like)



- Additionally, the applicant-submitted images show that at least one pillow is “bowing outward” and severely deteriorated to the point of imminent collapse.
- The proposed solution is to remove both the existing slab cap and the deteriorated pillows (total 6 pillows), which will not be replaced. The chimney crown is proposed to be rebuilt and capped with a stainless-steel cap to be painted black. The exterior natural stone will then be waterproofed.
- The applicant advised the final stainless-steel chimney crown will be similar in appearance to the home (below), except that the chimney would remain natural stone.



(Above) Approximate appearance of stainless-steel cap.

Staff Analysis:

- The Historic District Standards, p. 87, classifies the “installation of chimney caps” as “normal maintenance” that does not require a permit. However, because the original chimney will be modified, this project requires a permit.
- The Standards recommend to “retain and preserve masonry features that contribute to the overall historic character of a building and a site, including...chimneys” (Standard 2.2.1, p. 25).
- The Commission should consider to what extent the proposed modifications would impact the overall appearance and character of the home.
- The applicant states that no contractor she has contacted will repair the existing chimney or rebuild the existing pillows like-for-like. Water infiltration and deterioration is causing damage to the interior of the home. The Commission may consider that it is more important to preserve and stabilize the home from further deterioration by allowing the installation of the cap, which may be the best available solution. Even though the overall chimney may change in appearance, the change is likely not so significant that it would damage the overall character of the house.
- Staff recommends approval of the proposal as the best solution to prevent further damage and water infiltration into the home.

Applicable Historic District Standards:

(Based on 2022 Updated Standards)

Section 2.2. Masonry (Standards, pp. 25-26)

- Standard 2.2.1. Retain and preserve masonry features that contribute to the overall historic character of a building and a site, including walls, foundations, roofing materials, chimneys, cornices, quoins, steps, buttresses, piers, columns, lintels, arches, and sills.

Section 2.5. Roofs (Standards, pp. 30-31)

- Standard 2.5.1. Retain and preserve roofs and roof forms that contribute to the overall historic character of a building, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices.

Staff Suggested Findings:

FINDINGS OF FACT

Planning staff finds that the following proposal is **not incongruous** with the character of the District:

- Modification of existing chimney and installation of stainless-steel chimney cap.

...Because:

- 1) The proposed project retains the existing chimney, making necessary modifications to prevent further water damage (Standards 2.2.1 & 2.5.1). The proposed changes are not so significant that they would damage the overall historic character of the home (Standards 2.2.1 & 2.5.1).

MOTION (TO APPROVE)

Staff Recommendation:

Based on the above Findings of Fact and the applicable standards of the Spencer Historic District Standards, planning staff recommends that the Commission **approve** a COA for the proposal heretofore described at 212 North Salisbury Avenue (Tax Parcel ID # 035 164), located in the Spencer Local Historic District, **subject to the following conditions:**

- 1) Planning staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a Minor Work, prior to commencement of that portion of the project.

Contact:

Kyle Harris, Town Planner

Email: kharris@spencernc.gov.

Phone: 704-633-2231 ext. 20

END OF REPORT

The chimney at 212 N Salisbury Ave:

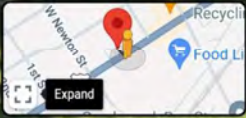
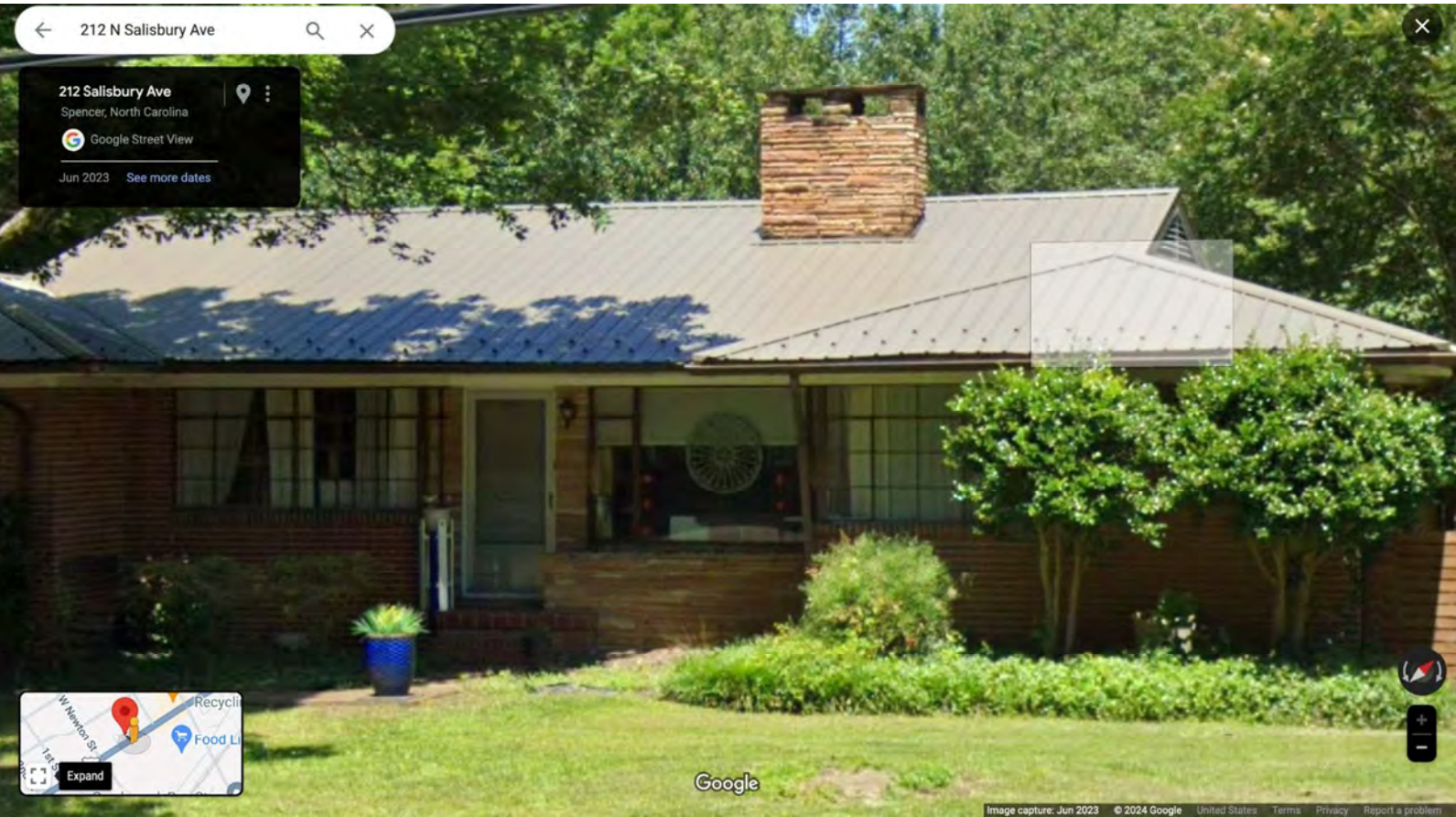
- Allows large amounts of rain into home
- Black mildew/mold on backside of chimney continues to expand
- Support pillows continue to deteriorate (it is no more solid than packed sand at this point on 2 of them; video sent in email to Kyle)
- Gap in broken crown continues to grow (was hairline crack @ time of house purchase in 2017, is now over an inch wide)

← 212 N Salisbury Ave 🔍 ✕

212 Salisbury Ave
Spencer, North Carolina

🗺️ Google Street View

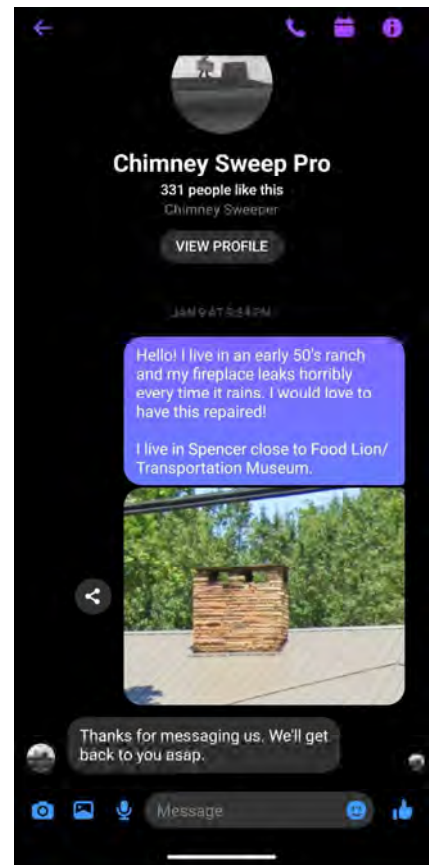
Jun 2023 [See more dates](#)



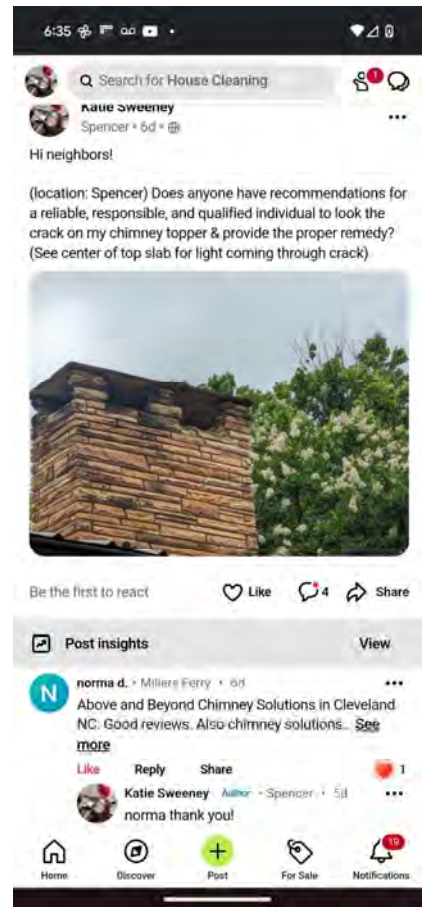
Google

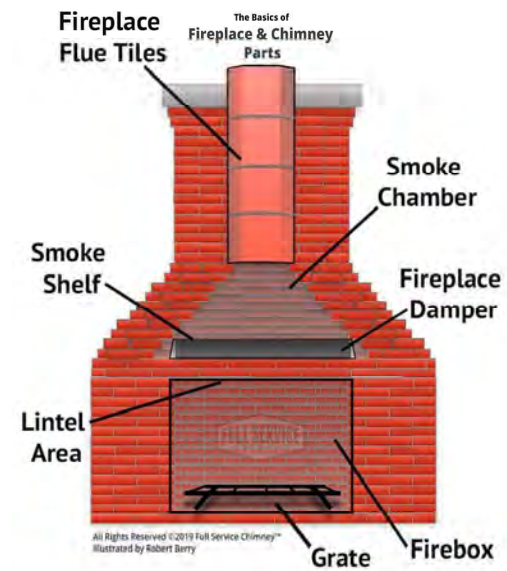
In January, I began reaching out to companies to help with this problem, with 0 actual responses from anyone, just unreturned voicemails or auto replies with no follow up....

(example)



Recently, I turned to the Nextdoor app and received a lead. He called back! He scheduled an inspection! He showed up to complete the inspection! Wooooo!





1. Photo of interior firebox to show water damage. This debris was from most recent heavy rain

Photos from inspection by Above and Beyond Chimney Solutions on June 11, 2024



You can see the moss and greenery which exists in this water damaged area

2.



3.



4.



5.

When I purchased home in 2017, this was a hairline crack, it is now gaping to several inches wide



6.

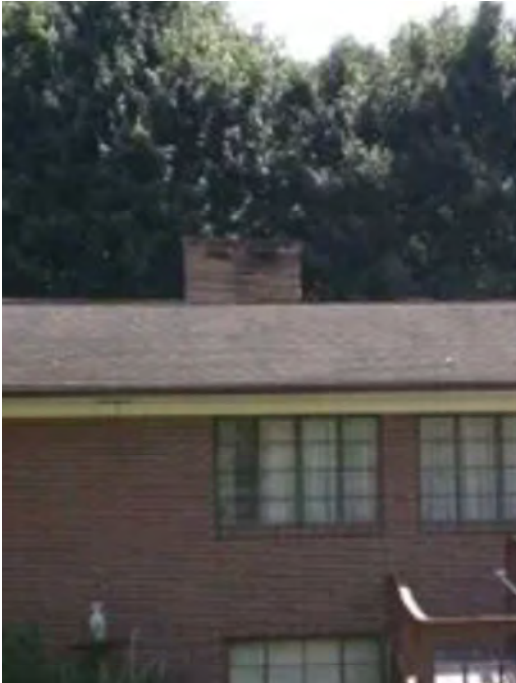
Close up of 2 deteriorated pillows. Right, back pillow is bowing outward and heavily deteriorated. It can easily be “scratched at” and it turns into powdery, crumbled sand-like quality.

Photo on left (#7) from house for sale posting on Realtor.com (2017)

Photo on right (#8) taken by me on 6.11.24

View from backyard looking to street (backside of chimney)

Black mildew has continually expanded to encompass more of the chimney surface



7.



8.

Proposed solution from Above & Beyond Solutions:

- Remove slab cap and pillows (will not be replaced)
- Rebuild crown
- Wash and raise 5 flue tiles
- Install stainless steel cap
- Paint stainless steel cap black
- Waterproof outside rock

Final chimney crown will be similar to this home located @ intersection of Eanhardt St & W Newton St. The rest of my chimney will remain as is with natural stone.



Sketch and sample pic of stainless steel cap (which will be painted black to be invisible from road/driving by)



Above & Beyond Chimney Solutions
Jun 29, 2012 · 🌐

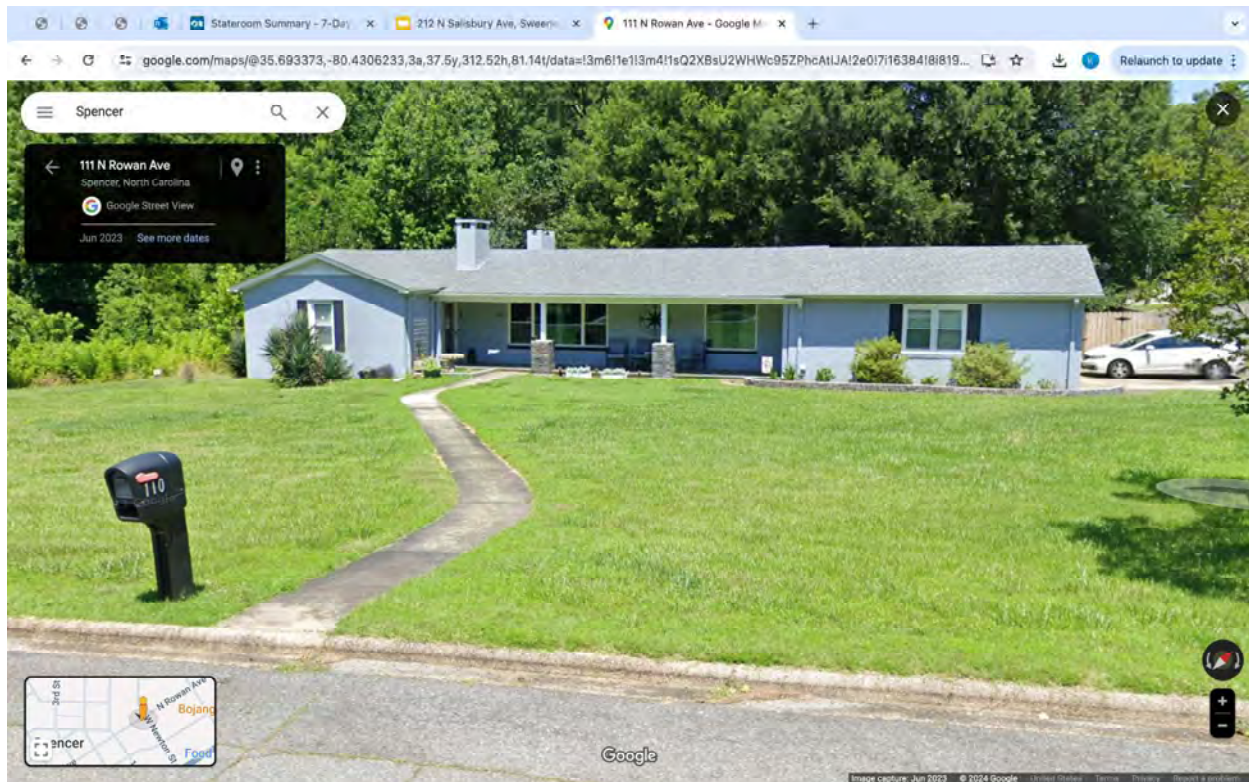
Stainless steel basic lid top mount cap

I drove around Spencer to find homes with chimneys similar to mine, and I was only able to find brick versions of the style.



This home has 2 similar chimneys (brick, not stone).

The back chimney appears to have been repaired, see close up on next slide







Historic Preservation Commission
Certificate of Appropriateness
 ✂ **Permit Application Form**

Spencer Town Hall • 460 South Salisbury Ave, Spencer NC 28159
 Office: (704)-633-2231 ext. 20 • kharris@spencernc.gov

Property owners within Spencer's Historic District must receive an approved permit from the Town prior to making any changes to the exterior appearance of the property. The Historic Preservation Commission (HPC) reviews all proposed projects for the construction, reconstruction, alteration, restoration, moving, or demolition of buildings or other significant features within the historic district. The HPC is empowered to deny permits for projects that would damage or diminish the special character of the district.

All projects in the historic district are governed by the Spencer Historic District Standards. The permit review process allows Town staff to ensure that your proposed project meets all applicable standards. For help and guidance regarding Spencer's historic review process, visit www.spencernc.gov/preservation.

OFFICE USE ONLY

Filing Date: <u>06.12.2024</u>	<input checked="" type="checkbox"/> Major Work	<input type="checkbox"/> Minor Work
Permit #	<input type="checkbox"/> After-the Fact COA	<input type="checkbox"/> \$250.00 Fine

GENERAL INFORMATION

Property Address: <u>212 N. Salisbury Ave</u>	Rowan County Parcel ID:
Property Owner Name: <u>Kathryn Sweeney</u>	Property Owner Phone: <u>315.794.2855</u>
Property Owner Email: <u>Artkes1@gmail.com</u>	
Property Owner Mailing Address (City, State, Zip): <u>212 N. Salisbury Ave, Spencer, NC 28159</u>	

APPLICANT INFORMATION (if different from owner) - SAME

Applicant Name: <u>Kathryn Sweeney</u>	Applicant Phone: <u>315.794.2855</u>
Applicant Email: <u>Artkes1@gmail.com</u>	
Property Owner Mailing Address (City, State, Zip): <u>212 N Salisbury Ave Spencer 28159</u>	

PROJECT INFORMATION

Project Type

<input checked="" type="checkbox"/> Exterior Modification (walls, trim, foundation, windows, doors, entrances, porches, roofs, repainting, etc.)	<input type="checkbox"/> New Construction of Primary Buildings (single-family or multi-family residential and non-residential)
<input type="checkbox"/> Site Design (walkways, driveways, off-street parking, fences, walls, lighting, etc.)	<input type="checkbox"/> New Construction of Accessory Buildings (garages, sheds, accessory dwelling units, etc.)
<input type="checkbox"/> Tree Removal and/or Major Pruning	<input type="checkbox"/> Addition (residential and non-residential)
<input type="checkbox"/> New Signage	<input type="checkbox"/> Demolition or Relocation

Project Description

Please provide a clear and detailed description of the full scope of the Project for which you are seeking a permit. Omissions of important details may result in delays in reviewing your Project. Attach extra pages as needed.

See 2 documents from Above & Beyond Chimney Solutions
 (P) Proposal
 (R) Chimney Service Report

Exhibit B: Applicant-Submitted Support Documents & Project Specifications

OTHER PROJECT CONTACTS			
Project Contact 1 Name: <u>James w/ Above & Beyond Chimney</u>		Project Contact 1 Phone: <u>704.239.8115</u>	
Project Contact 1 Email:			
Project Contact 2 Name:		Project Contact 2 Phone:	
Project Contact 2 Email:			
APPLICATION CHECKLIST			
Major Work applications must be filed no fewer than fifteen (15) days prior to the next month's regularly scheduled HPC meeting. The HPC meets the 3rd Monday of each month (except July and December) at 7:00 PM at Spencer Town Hall, 460 South Salisbury Avenue. (Minor Work applications, which do not require HPC review, can be accepted and reviewed by staff at any time and are typically approved within 1-2 business days.)			
Application Requirements	Completed by Applicant	Completed by Planning & Development Staff	
	YES	YES	NO
1. <u>Detailed Project Description</u> . Attach a clear, detailed description of the full scope of the project for which you are seeking a permit. Typed descriptions are strongly preferred. If handwritten, please write legibly. Incomplete or vague project descriptions will not be accepted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. <u>Drawings, Samples, Site Plans, Specifications, Etc.</u> Submit plans, elevations, photographs, or other illustrative information necessary to explain the application. Such information may include detailed plans showing existing and proposed conditions, material samples or product information, descriptions of building materials, landscaping/site plans, photographs, etc. All plans must be clearly legible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. <u>Digital Photographs</u> . High-quality, color, digital photographs showing existing conditions are required for most applications.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SIGNATURE			
By signing below, you certify that all information provided on this application is accurate and that all work will be performed to meet the laws of the state of North Carolina, the standards of the Spencer Development Ordinance, the Spencer Historic District Standards (www.spencernc.gov/preservation), and all other applicable regulations.			
<input checked="" type="checkbox"/> I understand that all applications that require review by the HPC must be submitted no fewer than fifteen (15) days prior to the next month's regularly scheduled meeting. The HPC meets the 3rd Monday of each month (except July and December) at 7:00 PM at Spencer Town Hall, 460 South Salisbury Avenue.			
<input checked="" type="checkbox"/> The required documentation is attached to fully explain the scope of my project.			
<input checked="" type="checkbox"/> I am familiar with the Historic District Standards pertaining to my project (www.spencernc.gov/preservation).			
<input checked="" type="checkbox"/> I am aware that HPC members and/or Town staff may enter upon private property at reasonable times to inspect the work or the site solely in performance of their duties.			
<input checked="" type="checkbox"/> I am aware that if I complete any major work without a permit, I may be subject to fines and penalties for the violation. Additionally, the Town may enforce the requirements of the Town Code, including levying civil penalties and seeking a court order from Rowan County requiring me to correct the violation.			
Signature of Applicant: <u>KG. Sweeney</u>		Date: <u>06.12.2024</u>	
Approved By:		Date:	
<i>Town Seal indicates approval.</i>			
(OFFICE USE ONLY) Staff Notes: _____			

Proposal

Page # _____ of _____ pages

Above + Beyond Chimney Solutions
704-278-1499

PROPOSAL SUBMITTED TO: <i>Katy Sweeney</i>	JOB NAME	JOB #
ADDRESS: <i>212 N. Salisbury Ave Spencer N.C.</i>	JOB LOCATION	
PHONE #	DATE	DATE OF PLANS
FAX #	ARCHITECT	

We hereby submit specifications and estimates for:


- * Remove Slab cap and pillows. 1000.00
Rebuild crown/wash and Raise 5
Flue tiles 1-8x13 4-6x6 tiles
- * Install a 20x59x10 Stainless 780.00
Steel cap. Paint cap black
- * Shipping of cap 100.00
- * Labor For WGIN 180.00
- Total 2,060.00**
- * Water proof outside Free of charge
Rock

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ _____ Dollars

with payments to be made as follows: *1,030.00 down / 1,030.00 when complet.*

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted 

Note - this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Payments will be made as outlined above.

Signature _____

THE SOLUTION.

ChimneySaver is the first water repellent specifically developed to protect masonry chimneys from severe weather conditions.

Protect Your Investment

There are approximately 40 million masonry chimneys in North America and the most common problem with these structures is water penetration. Water causes over a billion dollars in damage annually in the form of staining, loss of insulation value, freeze-thaw damage, deterioration, and ultimately structural failure.

ChimneySaver is a WATER REPELLENT - not a water sealer. The difference could save you hundreds, or even thousands of dollars in repairs because sealers can actually damage masonry. Unlike waterproofing sealers that remain on the surface, ChimneySaver penetrates deep enough to protect masonry from destructive water penetration while maintaining the structure's vapor permeability.

Long-Term Protection

ChimneySaver is an investment in long-term protection that will help prevent expensive reconstruction. No water repellent, however, is a substitute for good construction and workmanship. The first step in preventing water damage is to make necessary repairs to structural cracks, damaged crowns, flashings, deteriorated bricks, and mortar joints. The second step is to protect porous masonry from further water penetration by applying ChimneySaver Water Repellent.

Protection is particularly needed when a new chimney liner has been installed. If repairs and preventive measures are not taken, the old chimney will continue to deteriorate around the new liner.

ChimneySaver® 10 YEAR WARRANTY

Our recommendations for use of this product are based upon tests believed to be reliable. Since field conditions vary widely, the user must determine the suitability of the product for the particular use and specific method(s) of application. SaverSystems warrants that ChimneySaver Water Repellent will exhibit a water repellent effect for ten years from the date of application when properly applied by a professional contractor according to label instructions and if minimum application requirements are met. This warranty does not cover pre-existent flaking, spalling, abrading, faulty construction and/or other defects which might erode treated surfaces. If water repellent fails to perform as specified, SaverSystems will furnish, as the sole remedy, enough water repellent to correct the condition.

This warranty does not include labor, or the cost of labor for the re-application of water repellent. SaverSystems shall not be liable for incidental or consequential damages resulting from any breach of this warranty and fitness for use. Some states do not allow the exclusion of incidental or consequential damages, so the above exclusions may not apply to you. This warranty gives you specific legal rights. You may also have other rights which vary from state to state.

Available from:

SaverSystems®

Richmond, IN 47374
800-860-6327

www.chimneysaver.com
Copyright 2013 SaverSystems



ChimneySaver®

The Clear Solution To
Prevent Water Damage

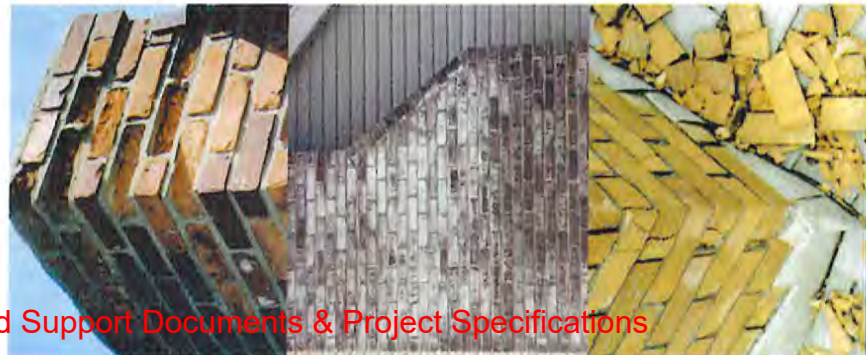


THE PROBLEM.

All new and existing masonry substrates are susceptible to water damage and even if repaired, will continue to deteriorate if not protected.

Water Damage Can Be Prevented

Chimneys are highly exposed to the elements and if left unprotected, are susceptible to structural deterioration. It is important to address this problem before serious damage occurs. A complete protection program should include a chimney cap and repair of any cracks or deterioration on the crown, mortar joints and flashing; in addition to an application of ChimneySaver Water Repellent to the entire chimney.



Severe spalling and deterioration is caused by water penetration.

Efflorescence stains caused by water penetration and leaching salts are unsightly and add to deterioration.

Water penetration and freeze/thaw damage result in loss of insulation value and lead to structural failure.

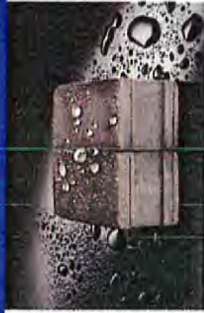
Patented Siloxane Technology

ChimneySaver contains patented siloxanes small enough to penetrate most masonry pores up to 1/4" or more. These special siloxanes form strong bonds with the silica in masonry and concrete. Because of this bonding process, one application of ChimneySaver provides up to ten times the water repellent protection of typical sealers while maintaining the masonry's breathability.

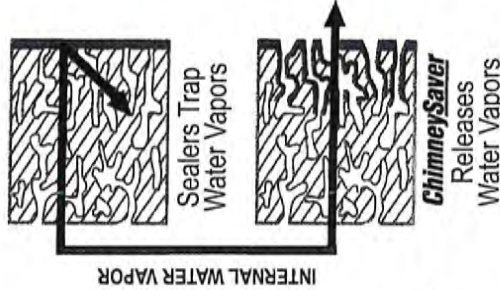
100% Breathable

Moisture from a variety of sources is always present in masonry and concrete. Sealers and silicone coatings form a water resistant surface film which traps water vapor inside. If these vapors cannot escape, they will contribute to spalling, scaling, deterioration, and freeze-thaw damage. ChimneySaver is 100% vapor permeable - a non film-forming water repellent that penetrates and lines masonry pores.

This partially rebuilt chimney would continue to deteriorate if left unprotected.



Enlarged Masonry Pores



The value and added benefits of protecting your masonry with ChimneySaver are obvious when comparisons are made with popular retail brands of water sealers.

Features/Benefits	ChimneySaver	Brand "A"	Other Brands
Siloxane	Yes	No	No
Warranty	Ten Years	One Year	No
Initial Application	One Coat	Two Coats	One - Two Coat
Applications/Ten Year Period	One	Twenty	Ten - Twenty
100% Breathable	Yes	No	No
Best Value	Yes	No	No

Many Products, One Solution. ChimneySaver®

ChimneySaver Water-Based Water Repellent

The industry standard for masonry chimneys. 100% vapor permeable, water-based, and environmentally friendly.

ChimneySaver Solvent-Based Water Repellent

The original solvent-based product. 100% vapor permeable.

ChimneySaver V.O.C. Compliant Solvent-Based Water Repellent

A solvent-based ChimneySaver specifically formulated for use in states and municipalities with new, lower V.O.C. laws. 100% vapor permeable.

ChimneySaver Water-Based Water Repellent With Stain Blocker

The same great protection as ChimneySaver WB. Plus, it forms an invisible barrier that blocks the return of unsightly stains. Great for high humidity areas. 100% vapor permeable.

ChimneySaver Water-Based Water Repellent For Block Chimneys

A high performance penetrating water repellent formulated for the unique capillary structure of block chimneys and other concrete masonry units.





Rowan's Original Gateway.

NOTICE TO ADJACENT PROPERTY OWNER

**SPENCER HISTORIC PRESERVATION COMMISSION (HPC)
NOTICE OF PUBLIC MEETING & EVIDENTIARY HEARING**

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CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION:

COA-24-007– 212 North Salisbury Avenue – Kathryn E. Sweeney (Owner/Applicant)

Rowan County Parcel ID: 035 164

Proposed Project:

- Modification of existing chimney and installation of stainless-steel chimney cap.

All interested persons are invited to participate in the public hearing at Town Hall. Applicants and other individuals who participate in the evidentiary hearings at this meeting will be required to sign-up and provide copies of all documents, exhibits, and any other materials they wish to present at the hearing, no later than 12:00 P.M. on Monday, June 17, 2024. If you have any questions about participating in this meeting, please contact Kyle Harris, Town Planner, at (704) 633-2231 ext. 20 or kharris@spencernc.gov as soon as possible. Additional information will also be posted on the Town's website (www.spencernc.gov).

To review Spencer's Historic District Standards and to find more information about the local historic district review and permitting process, please visit the Town's website at www.spencernc.gov/preservation or contact the Town Planner.



Date: June 17, 2024

To: Spencer Historic Preservation Commission (HPC)

From: Kyle Harris, Town Planner

Board to Consider Recommending to the Board of Aldermen Approval of Historic Preservation Incentive Grant in the amount of \$2,000.00 to Kathryn Sweeney for a chimney repair project at 212 North Salisbury Avenue (Rowan County Parcel ID # 035 164).

Summary:

- If the Commission approves a Certificate of Appropriateness (COA) permit for the proposed chimney repair project, the applicant requests a Historic Preservation Incentive (HPI) Grant up to \$2,000.00 to help with the cost. All grant requests require approval from the HPC and the Board of Aldermen prior to award.
- A copy of the applicant-submitted grant form is attached.

Staff Suggested Motion:

Spencer Historic Preservation Commission (HPC)

Motion to Recommend Approval

(Award \$2,000 HPI Grant to Kathryn E. Sweeney for Chimney Repairs)

Suggested Motion: "I move to recommend to the Board of Aldermen approval of a Historic Preservation Incentive Grant in the amount of \$2,000.00 to Kathryn E. Sweeney for a chimney repair project at 212 North Salisbury Avenue, consistent with the Program Guidelines."



Rowan's Original Gateway.

Historic Preservation Incentive Grant Application Form & Checklist

Spencer Town Hall • 460 South Salisbury Ave, Spencer NC 28159

Note: This is a reimbursement grant. If your application is accepted, you will be responsible for paying for all expenses up front, documenting the expenses, and submitting paid receipts prior to reimbursement. Funds will be provided based on the original grant award. Applicants must read the *Program Guidelines*. If you have any questions, or to schedule a consultation, please contact Kyle Harris, Town Planner, by email at kharris@spencernc.gov or 704-633-2231 ext. 20.

Submit To: Kyle Harris, Town Planner, to: kharris@spencernc.gov.

APPLICANT INFORMATION

Property Owner Name: Kathryn Sweeney
 Property Owner Email: Artkes1@gmail.com Property Owner Phone: 315.794.2855

PROPERTY INFORMATION

Address: 212 N. Salisbury Ave Rowan County Parcel ID:
 Date of Construction (if known): 1954

GRANT INFORMATION

Total Project Cost (please attach itemized estimate): \$2060.00 + 150.00
 Funding Request (Please enter your funding request up to \$2,000): \$1030.00 + 75.00

☑ Checklist

<input checked="" type="checkbox"/>	I have read the Program Guidelines in their entirety. I understand that any questions I have regarding this program, including eligible expenses, should be directed <u>by email</u> to Spencer's Town Planner at kharris@spencernc.gov .
<input checked="" type="checkbox"/>	I understand that this is a <u>reimbursement grant</u> and that I will be responsible for paying all expenses up front, documenting the expenses, and submitting receipts for approval.
<input checked="" type="checkbox"/>	I understand that this grant requires a private match. I acknowledge that I will contribute a 50/50 "dollar-for-dollar" match for every public dollar requested.
<input checked="" type="checkbox"/>	The home for which I am seeking a grant is my primary residence (owner-occupied) and is located within the Spencer Historic District. If my home is outside the district, I certify that it was constructed at least 50 years ago.
<input checked="" type="checkbox"/>	I have attached the following: (1) photographs showing existing condition of the areas for repair or improvement; (2) itemized estimate or a materials list including total project cost; and (3) project plans and specifications or other appropriate design documentation.

PROJECT TYPE	
<input type="checkbox"/>	Replacement/stabilization of deteriorated features
<input type="checkbox"/>	Removal/replacement of non-original, inappropriate features or materials and restoring with original details and materials.
<input type="checkbox"/>	Painting.
<input checked="" type="checkbox"/>	Repair Work.
<input type="checkbox"/>	Non-Routine Maintenance.

PROJECT DESCRIPTION

Using the space below, please provide a clear and detailed description of the full scope of the project for which you are seeking grant funding. For a list of eligible expenses and project types, see Program Guidelines. Priority will be given to projects that stabilize severely deteriorated architectural features on historically or architecturally significant structures. If you need additional space, please attach additional (typed) pages.

(crown)
 Top slab & supporting "pillows" are broken & severely deteriorated, allowing rain to enter the home. Proposed work is to rebuild crown (which was originally incomplete), raise flue tiles, & install stainless steel cap which will be painted black. The remaining natural stone will be waterproofed.

See Chimney Service report & proposal (2 docs) from Above & Beyond Chimney Solutions.

SIGNATURE

By signing below, you certify that all information provided on this application is accurate and that all work will be performed to meet the Program Guidelines, the laws of the State of North Carolina, the standards of the Spencer Development Ordinance, and all other applicable regulations. Submission of this application does not constitute award of a grant or issuance of a permit. The Town of Spencer reserves the right to request additional information to ensure complete review.

Signature of Applicant: <i>K. Sweeney</i>	Date: <i>10.11.24</i>	
OFFICE USE ONLY		
Received By:	Date:	
Application Completed?	Note:	