

**DATE:** March 9, 2022

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	H-02-22
<u>Applicant:</u>	Kristian Webber
<u>Location of Subject Property:</u>	429 Union Street S
<u>PIN #:</u>	5630-24-0166
<u>Staff Report Prepared by:</u>	Brad Lagano, Senior Planner

**BACKGROUND**

- The subject property at 429 Union Street S is designated as a “contributing” structure in the South Union Street Historic District. (Exhibit A).
- One-story frame Colonial Revival cottage with symmetrical three-bay façade and central entrance with round-arched portico. Portico is upheld by molded, vaguely classical columns. Entrance flanked by two bays of three 4/4 sash windows (ca. 1930).
- Applicant’s requested modifications:
  - Add a concrete turn-around area to the existing driveway adjacent to the car garage.

**DISCUSSION**

The applicant is requesting to add an approximately 15’ deep concrete turn-around area to the existing driveway adjacent to the car garage. The turn-around will match aesthetics of the existing driveway and will be minimally visible from Union Street due to it having a slightly lower elevation than the crest of the existing driveway. Existing landscaping along the property line will help block the view from the adjacent property. The applicant states the request is to allow cars to back out of the garage, turn around, and exit the driveway head first onto Union Street S. The request emanates from the applicant’s desire to increase safety of his family and pedestrians along the sidewalk by not having to back out into oncoming traffic.

**ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory  
Exhibit B: Certificate of Appropriateness Application  
Exhibit C: Subject Property Map  
Exhibit D: Driveway Photo  
Exhibit E: Site Plan

**HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

**Approval Requirement Needs Table**

- Patios, Walks, and Driveways: All new patios, walks, and driveways require a Commission hearing and approval.

## **Chapter 5 – Section 10: Driveways, Walkways, and Parking**

Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.

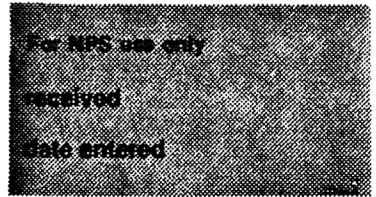
- Design Standards: Driveways, Walkways, and Parking
  1. Parking areas should not be the focal point of the property and should be located in such a manner as to minimize their visibility from the street.
  3. Excessive expanse of paving should be avoided.
  4. Use vegetation screen or berms to reduce reflection and visual confusion. Within residential areas, integrate parking areas into landscaping and surface with the appropriate materials such as concrete, brick, crushed stone, or gravel. In general, asphalt should only be used for areas not visible from the street; its use will be considered on a case by case basis by the Historic Preservation Commission.

### **RECOMMENDATION**

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

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet	Item number	Page
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	38

94. House  
429 S. Union St.  
ca. 1930  
C

One-story, frame Colonial Revival cottage with symmetrical three-bay facade and central entrance with round-arched portico. Portico is upheld by molded, vaguely classical columns. Entrance flanked by two bays of three 4/4 sash windows.

95. Patricia Ann Apartment House  
5, 7, & 9 Blume Avenue, S.E.  
ca. 1950  
F

One-story, brick apartment house with four units whose principal entrance faces Blume Ave. Stone chimney on S. Union St. side of building. Wrought-iron entrance porch facing Blume Ave. In form and scale this building resembles a typical ranch-style dwelling.

96. Franklin C. Niblock House  
449 S. Union St.  
1929 (IO)  
P

Handsome, two-story Colonial Revival style residence with a veneer of multi-colored brick, the best example of the style in the district and one of the finest in Concord. Designed by Charlotte architect Louis H. Asbury (see inv. #s 38, 42, 55 and 66), this is the most important example of his work in the district. Hip-roofed main block has symmetrical, five-bay facade and is flanked by two one-story hip-roofed wings, one containing a screened porch and the other a sunroom. Three-bay porch has Tuscan columns and shelters an entrance with sidelights and a fan-shaped transom. The house retains its original slate roof and has a cornice trimmed with small, closely spaced brackets. The interior has an interesting combination of Colonial Revival and Bungalow style elements. The house is enhanced by its deep setting in a broad lawn.

The house was built in 1928-29 for Franklin C. Niblock, a prominent Concord homebuilder. Niblock, who moved to Concord from Salisbury, erected a sash, door, and blind factory Rufus A. Brown (see #64) in 1907.

**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: Kristian Webber  
Address: 429 Union St S  
City: Concord State: NC Zip Code: 28025 Telephone: 704-754-6580

**OWNER INFORMATION**

Name: Kristian Webber  
Address: 429 Union St S  
City: Concord State: NC Zip Code: 28025 Telephone: 704-754-6580

**SUBJECT PROPERTY**

Street Address: 429 Union St S P.I.N. # \_\_\_\_\_  
Area (acres or square feet): 0.297 Current Zoning: Residential Land Use: \_\_\_\_\_

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

**General Requirements**

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

1. Project or Type of Work to be Done: Concrete Turn-Around (Drive way)
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
Pour and install concrete turn around at base of drive way. Turn around will match aesthetics of existing drive way and will not be visible from the street. Landscaping will block turn around from neighbors. Purpose is to allow us to turn around and exit drive way "front/head" first for safety of pedestrians as well as oncoming traffic on S. Union. Project will be completed by licensed GC.  
*\* Rough sketch included \**

**Required Attachments/Submittals**

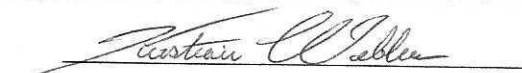
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. Digital copies are preferred.
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a "before" perspective.
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective if applicable.
5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
6. Detailed list of materials that will be used to complete the project.

**Certification**

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

1/25/2022

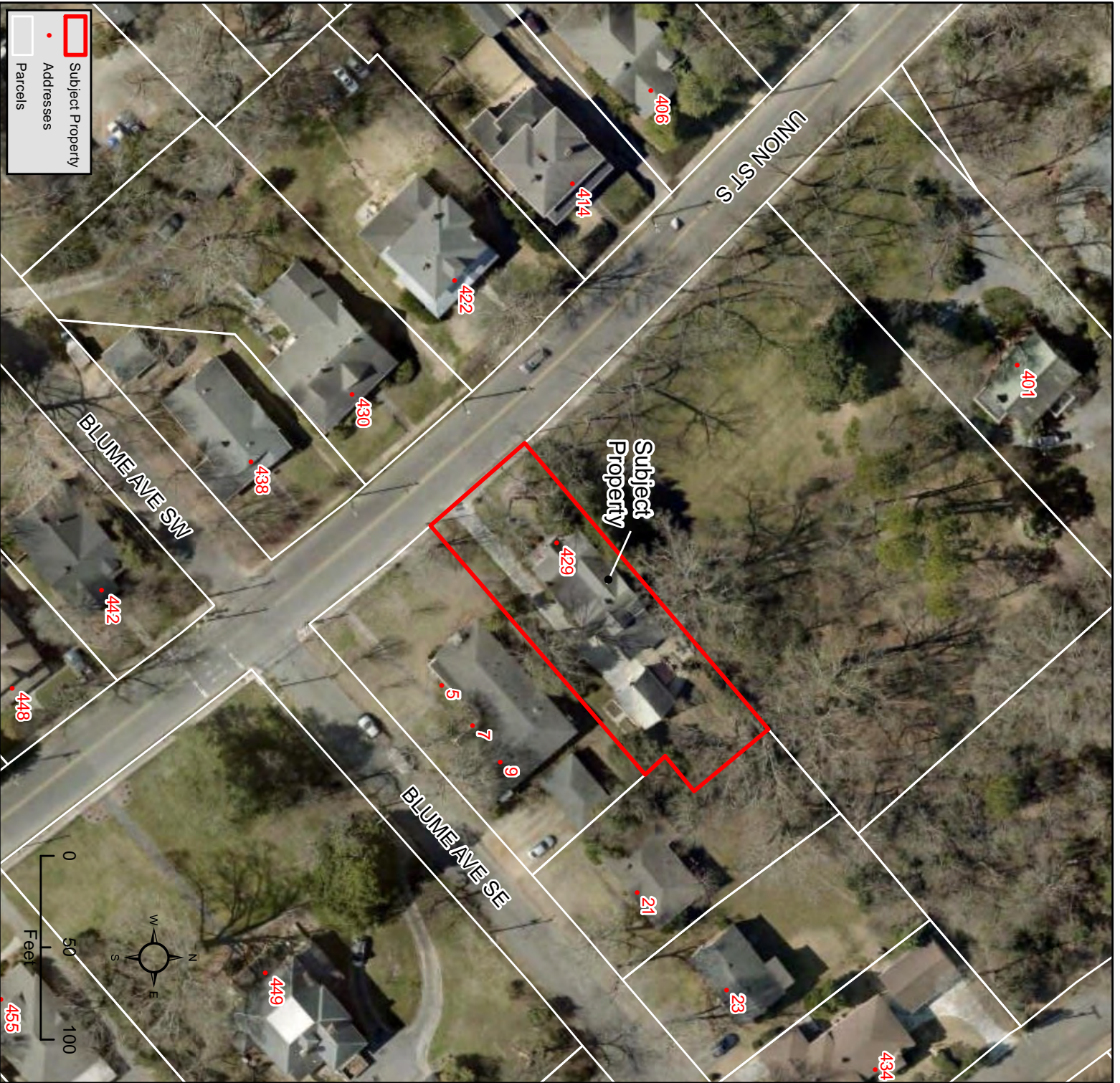
Date



Signature of Owner/Agent

**Planning & Neighborhood Development**

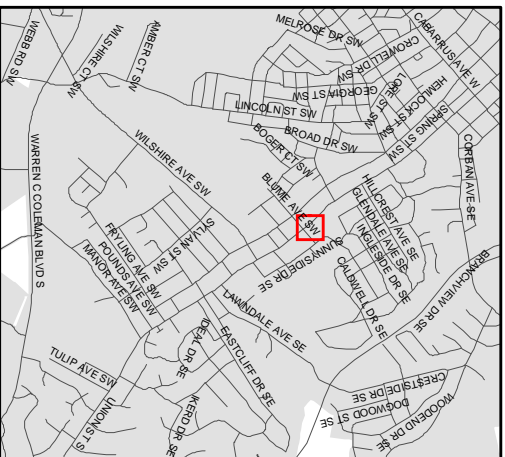
35 Cabarrus Ave W • Concord, NC 28025  
Phone (704) 920-5152 • Fax (704) 920-6962 • www.concordnc.gov



**H-02-22**

**429 Union St S**

**PIN: 5630-24-0166**



Source: City of Concord  
Planning Department

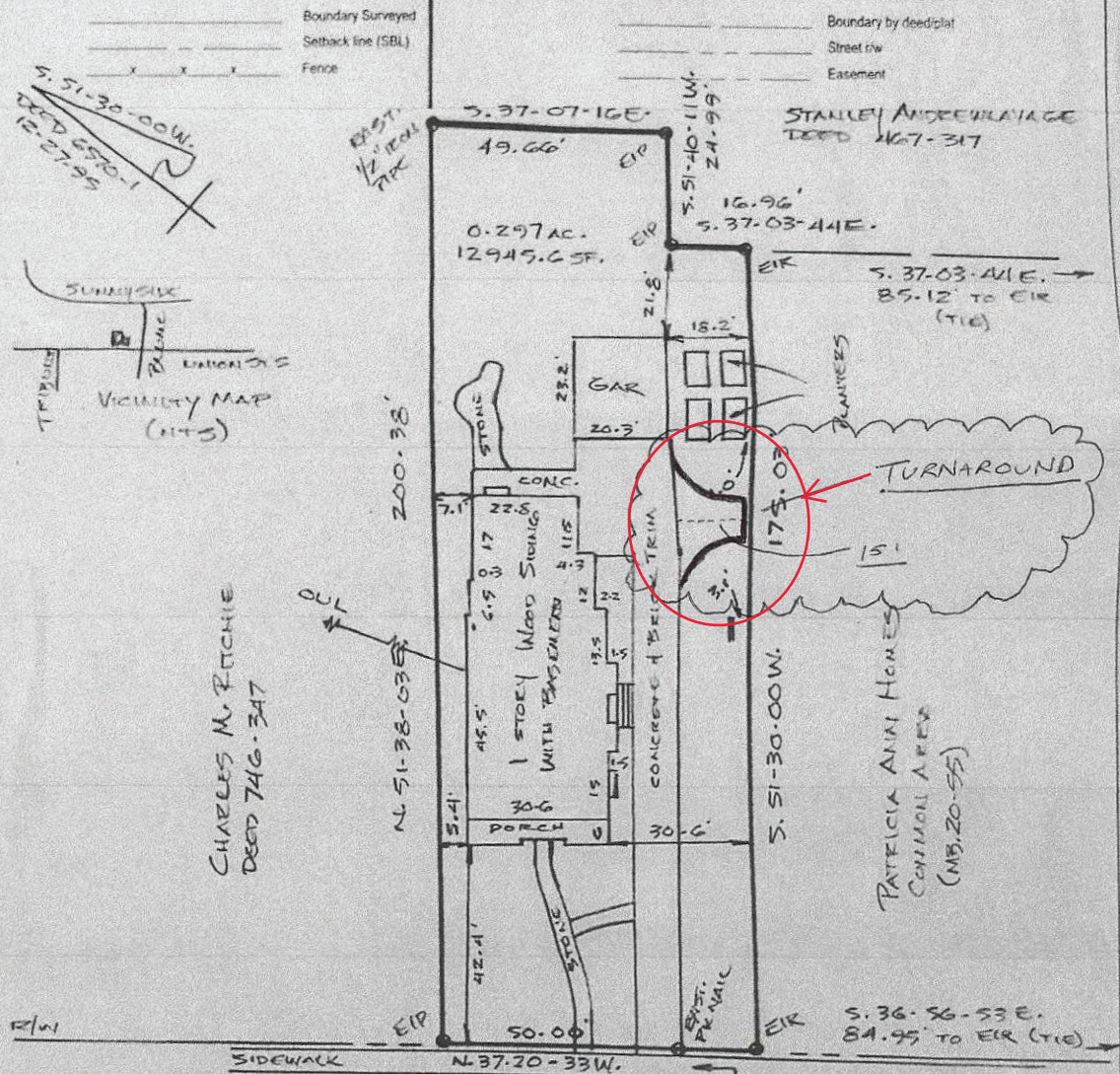
**Disclaimer**

These maps and products are designed for general reference only and data contained herein is subject to change. The City of Concord, its employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



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

Area by coordinates			
EIR = Existing 5/8" iron rod	EIP = Existing 1" iron pipe	EN = Existing Nail	ECM = Existing Concrete Monument
SIR = 1/2" iron rod set	CP = Computed Point	S.T. = Sight Triangle	OUL = Overhead Utility Lines
SSR = Sanitary Sewer R/W or Easement	PSDE = Public Storm Drainage Easement	EMH = Existing Manhole	



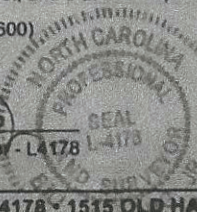
UNION STREET SOUTH  
 (PUBLIC R/W VARIES IN WIDTH)  
**PROPERTY OF**  
**GARY CALAMARI & WIFE SUSAN CALAMARI**  
**PHYSICAL SURVEY OF**

LOCATED IN WARD NO. 3 CITY OF CONCORD NO. 12 TOWNSHIP: CARROLLS COUNTY, NC  
 Scale 1" = 30'

I certify that this map was drawn under my supervision from an actual survey made under my supervision (Deed Recorded in Book 6570 Page 1, Map Recorded in Map Book      Page     ; that the boundaries not surveyed are indicated as drawn from information in Deeds or Maps shown hereon; that the ratio of precision does not exceed an error of closure of one foot per 10,000 feet; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21NCAC 56.1600)

This 8 day of NOV, 2012  
 Property shown does/does not lie in a flood hazard zone  
 Reference by FIRM No.       
 Effective date:     

*Billy B Long*  
 Billy B. Long, Jr. Professional Land Surveyor - L4178



BILLY B. LONG, JR. • PLS-L4178 • 1515 OLD HARMONY DRIVE, NW • CONCORD, NC 28027