

DATE: May 9, 2018

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-05-18
<u>Applicant:</u>	Don and Arlene Harris
<u>Location of subject property:</u>	345 Union St S
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is site of a "Fill" structure and is located in the South Union Street Historic District. (Exhibit A)
- Date of home construction: 1940
- One-story, brick English cottage style residence. Façade displays two typical features of the style: a two-bay entrance porch which slopes in a broad curve to one side; and an exterior chimney with a tapered stack.
- Applicant is seeking approval to replace a wood picket fence that is failing with black, powder-coated fence with a straight top line and arched gates.

DISCUSSION:

The applicant is proposing to replace the wood picket fence that is failing with black, powder-coated fence with straight topline and arched gates.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory—Nomination Form
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: 2006 Inventory Photograph
Exhibit D: Site Plan
Exhibit E: Proposed fence style
Exhibit F: Applicant Letter

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 9: Fences and Walls

The style of fence or wall should respond to the historic nature of the property ... The styles shown to the left are encouraged as well as custom designs with appropriate architectural detailing...Cast-iron, aluminum, or wrought-iron fences should be designed to follow historic precedent.

Rear yard fences are defined as fences, which do not extend forward on the applicant's property beyond the side centerline of the house in plain view. Approval of the location may also be handled on a case-by-case basis to determine the best natural break in the rear and front yards for placement of fences. Rear yard fences may be higher than four feet. The portions of rear yard fences that face the street should be landscaped with shrubs and trees of a planting size that will fully hide the fence from the street within two years. Size, type, and growth habits of plant materials to screen rear yard fences that face the street should be submitted at time of application....All proposed fences and walls should not negatively effect existing trees and mature landscaping.

Design Guidelines and Recommendations

2. Use materials like stone, brick, wood and iron.

4. Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.

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**

For NPS use only
received
date entered

Continuation sheet	Item number	Page
Inventory List - South Union Street Historic District, Concord	#7	34

side of house and open porch on south; larger and more elaborate south side porch upheld by Tuscan columns. Hip-roofed dormer centrally placed over second story facade. Eaves of portico, south side porch, dormer, and main roof are trimmed with modillion blocks.

84. Dr. Yow House
339 S. Union St.
1921-1927 (SM)
C

One-and-a-half story, hip-roofed, double-pile cottage with bungalow style details. Principal bungalow style feature is broad, wrap-around porch supported by tapered wood columns on brick bases. A low-slung gable, also upheld by tapered columns on brick bases, projects forward of the porch at the entrance bay. Other bungalow style features include the gable-roofed dormer clad in shingles and the decorative gables on the side elevations. House retains its original tall, corbeled chimney stacks.

85. House
345 S. Union St.
ca. 1940
F

One-story, brick English cottage style residence. Facade displays two typical features of the style: a two-bay entrance porch which slopes in a broad curve to one side; and an exterior chimney with a tapered stack.

86. House
349 S. Union St.
1921-1927 (SM)
C

One-and-a-half story, frame cottage with bungalow and Colonial Revival elements. Broad side gable roof with front gable centered over entrance. Gable-roofed portico upheld by vaguely classical columns entrance flanked by paired 6/6 sash windows with shutters. Handsome porch adjoins house on south (right) side; it has a latticed balustrade running between vaguely classical columns, and eaves trimmed with curving brackets.

Exhibit A

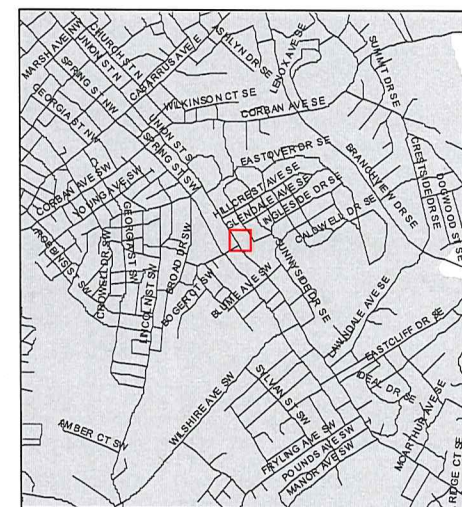


H-05-18

Don and Arlene Harris

345 Union St S PIN:

5630-14-4814



Source: City of Concord
Planning Department

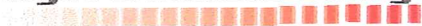
Disclaimer

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NORTH CAROLINA

High Performance Living



Application for

Certificate of Appropriateness

General Requirements

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

1. Project or Type of Work to be Done: Replace wood picket fence
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Replace wood picket fence that is failing with black,
powder coated fence with straight top line & arched gates
There is a similar fence at 275 Union St. S. rear yard

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 if 16 folded copies are submitted for distribution.
2. A photograph of the front of the house.
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.
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.

Applications may be submitted electronically.

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.

3-15-18

Date

Edna Williams Helene Harris

Signature of Owner/Agent

Exhibit B

Planning & Neighborhood Development

35 Calhoun Ave. W • P. O. Box 308 • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 920-6962 • www.concordnc.gov

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NORTH CAROLINA
High Performance Living

Application for
Certificate of Appropriateness

**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: DONALD & ARLENE HARRIS
Address: 345 Union St. S
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-262-0131

OWNER INFORMATION

Name: SAME
Address:
City: State: Zip Code: Telephone:
↑

SUBJECT PROPERTY

Street Address: 345 Union St S P.I.N. # 56301448140000
Area (acres or square feet): 70x 166.6
sf 11,662 Current Zoning: Land Use:

**Staff Use
Only:**

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

The application fee is non-refundable.



Exhibit C

CURRENT PRIVACY fence belongs to rear neighbor

345 Union St SW
Concord, NC



NOT to scale!

Exhibit D



Exhibit E

Donald & Arlene Harris
345 Union St. S
Concord, NC 28025

Scott Sherrill
Senior Planner (Historic Preservation)
City of Concord
P. O. Box 308
35 Cabarrus Ave., West
Concord, NC 28026

Dear Scott,

As requested, enclosed is a picture of the style of fence we hope to have installed. We plan to have arched gates for a more "residential" look rather than an business look. Our current fence adjoins the property of Larry & Deloris Clodfelter. There is a steep bank above their fence to the level portion of our property, so we plan to install this fence at the top of the bank and on around our property.

The wooden privacy fence behind our property belongs to our neighbor to the rear. This neighbor has a large boxer and another boxer mix. This fence is failing & their dogs are trying to dig under it. We have had to reconnect some of their panels, as they tore away from the cross supports on their fence. We plan to have our fence installed about 6 inches in from their fence in order to give maximum safety to our 23 pound dog.

The 5 foot section you see on the sketch between our fence & Clodfelter's fence is a piece of fencing to prevent neighbors from making a cut through from Sunset to Union. The green mark is a section of our current fence which will be removed to allow easier access to the bank for tending to plantings and to allow the Clodfelter's access to maintain their fence.

Should you have any further question, please call or email.

Sincerely,

Don & Arlene Harris