

DATE: July 8, 2020

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-05-20
<u>Applicant/Owner:</u>	Arlene & Donald Harris
<u>Location of subject property:</u>	345 Union St. S
<u>Staff Report prepared by:</u>	Kristen Boyd-Sullivan, Senior 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 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 to add a retaining wall (ex post facto), and extend said retaining wall approximately 30 feet to the rear property line.

DISCUSSION:

This case was presented to the Commission at the March 11th, 2020 meeting. It included a request to remove and replace a tree. Only the tree removal and replacement were approved in March. The request for the “Belgard” block (decorative concrete block) retaining wall was tabled. At that time, the Historic Handbook stated that “concrete-masonry walls” were prohibited. However, the Commission discussed the intent of the statement and whether the language was specifically intended to prohibit “cinder blocks” or all concrete block walls. After much deliberation, the Commission directed staff to craft a text amendment to the Historic Handbook differentiating cinder blocks from decorative concrete blocks and allowing the latter in certain circumstances. The Historic Commission approved the text amendment at the May 13th, 2020 meeting, it was then recommended for approval by the Planning and Zoning Commission on May 19th, and adopted by City Council on June 11th, 2020. The request for the wall may now be considered under new guidance from the Historic Handbook.

- (1) The applicant is seeking approval of a “Belgard” block retaining wall (exhibit F), approximately 3 ½’ in height (ex post facto), and to extend said wall approximately 30 feet to the rear property line (Exhibit D). In May of 2018, Donald and Arlene Harris received a COA to install a black decorative fence along their south property line. At the time of the fence installation, in order to mitigate a 2:1 slope, a retaining wall was installed, without HPC approval, to stabilize the area where the fence was to be located (Exhibit E). After the fence and wall were installed, the applicants received staff approval to remove a tree located on the same slope. The location of the tree had prohibited the applicant from extending the fence in a straight line as well as the wall east to the rear property line. With the tree removed, the applicant is now proposing to extend the previously installed retaining wall, using the same style and materials as the existing wall (Exhibit F). As can be seen on the photographs of the existing wall (Exhibit E) the design would

consist of textured surface, rectangular concrete blocks, stacked in a manner that does not allow the flat top surface of the block to be visible. The proposed concrete block color is "Plantation."

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory Information Sheet

Exhibit B: Aerial Map

Exhibit C: Application for Certificate of Appropriateness

Exhibit D: Site Plan

Exhibit E: Images

Exhibit F: Materials

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 9: Fences and Walls

- *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 constructed of plain concrete-masonry-units or CMUs (often referred to as "concrete blocks" or "cinder blocks") and walls constructed from railroad ties are prohibited.*
- *Concrete-masonry walls constructed of decorative concrete blocks (such as split-face blocks that are textured, colored, etc.) will be considered by the Commission on a case-by-case basis. Decorative concrete block shall not have a beveled face and shall not be stacked in a manner that allows the flat surface of the block to be visible on the wall's front façade. Decorative concrete blocks shall have textured faces to mimic the shape irregularities of natural stone. Examples of inappropriate materials and materials that may be considered on a case-by-case basis are exhibited below. Front yard walls equal to and taller than 36 inches may not utilize decorative concrete blocks.*

Chapter 5- Section 9 “Example A” (Inappropriate concrete-masonry-unit material examples):



Chapter 5- Section 9 “Example B” (Inappropriate beveled edge, concrete block designs):



Chapter 5- Section 9 “Example C” (Decorative concrete block considered on a cases-by-case basis):



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
<u>Inventory List - South Union Street Historic District, Concord</u>	#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

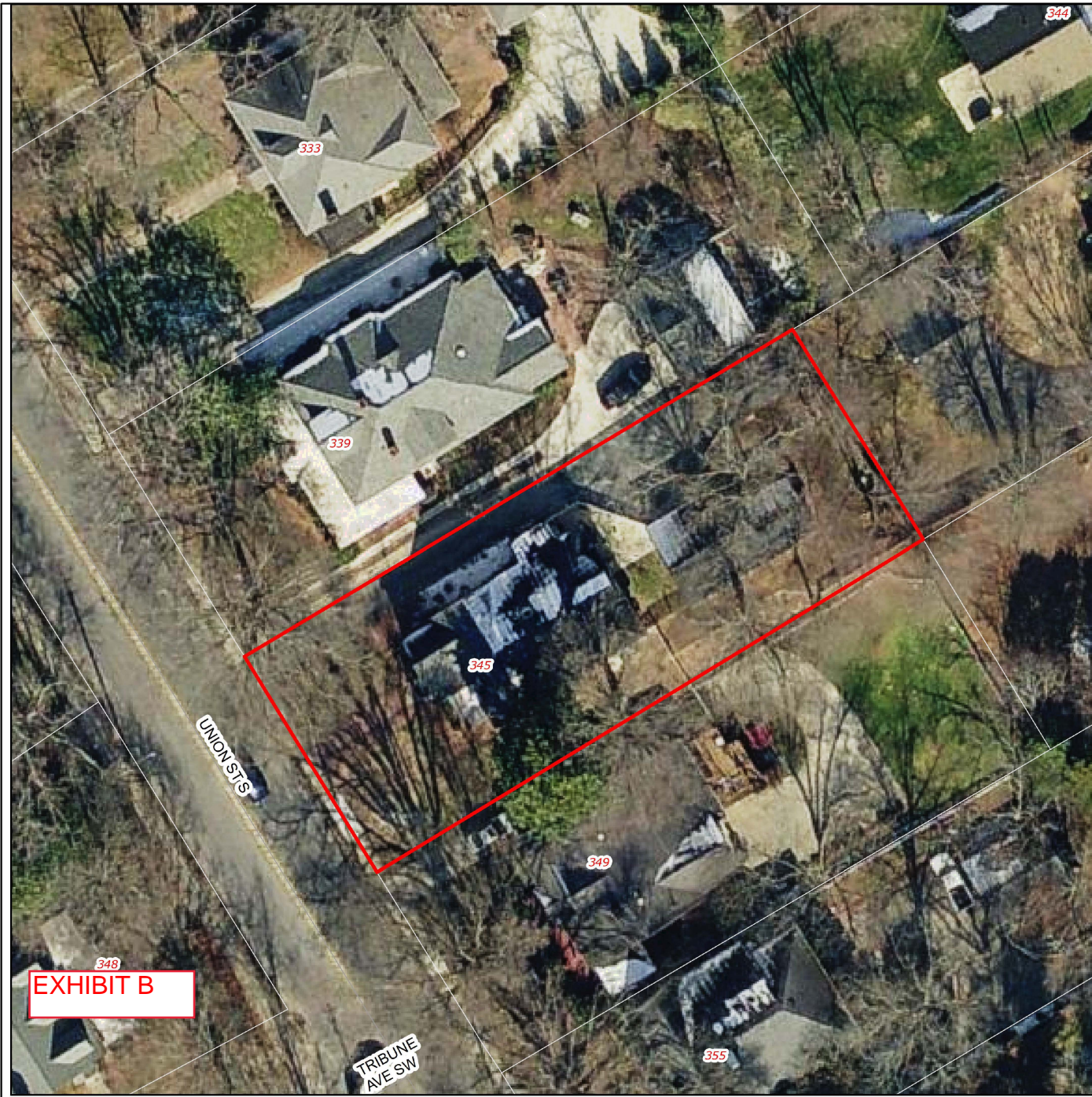
One-and-a-half story, hip-roofed, double-pile cottage with bungalow style details. Principal bungalow style feature is broad, wrap-around porch supported by tapered wood columns on brick bases. A low-slung gable, also upheld by tapered columns on brick bases, projects forward of the porch at the entrance 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.

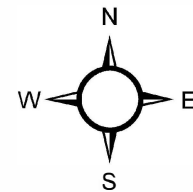


H-05-20
Donald & Arlene
Harris

Tree removal and
retaining wall
approval

345 Union St. S.

PIN 5630-14-4814



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.

704-262-0131



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

OWNER INFORMATION

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

SUBJECT PROPERTY

Street Address: 345 Union St. S P.I.N. # 56301448140000
Area (acres or square feet): quarter acre Current Zoning: RESIDENTIAL Land Use: RESIDENTIAL

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

EXHIBIT 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: _____

2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
see attached sheet & photos

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

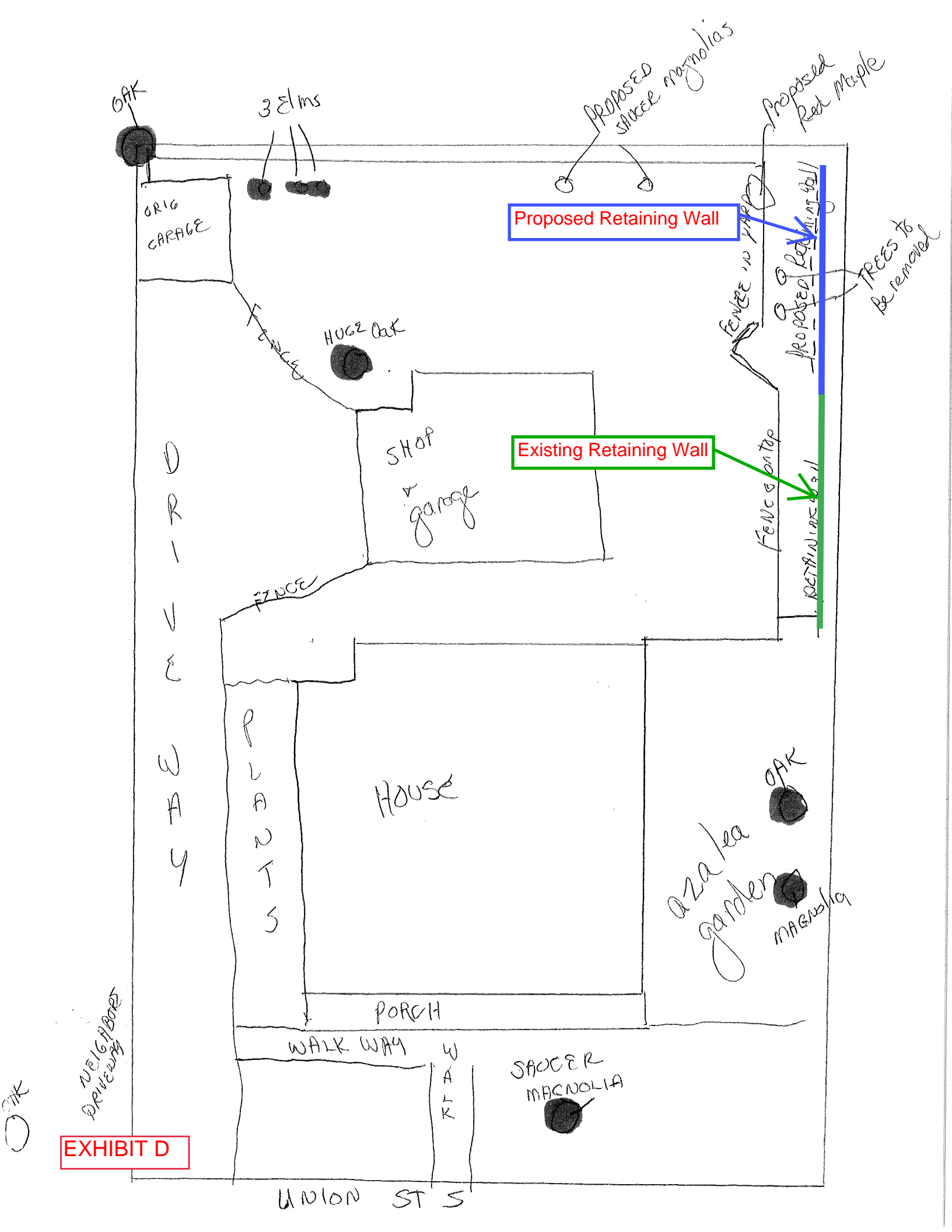
(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand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

1-31-2020

 Date

Arlene Doris Donald W

 Signature of Owner/Agent



Proposed Retaining Wall

Existing Retaining Wall

EXHIBIT D



EXHIBIT E

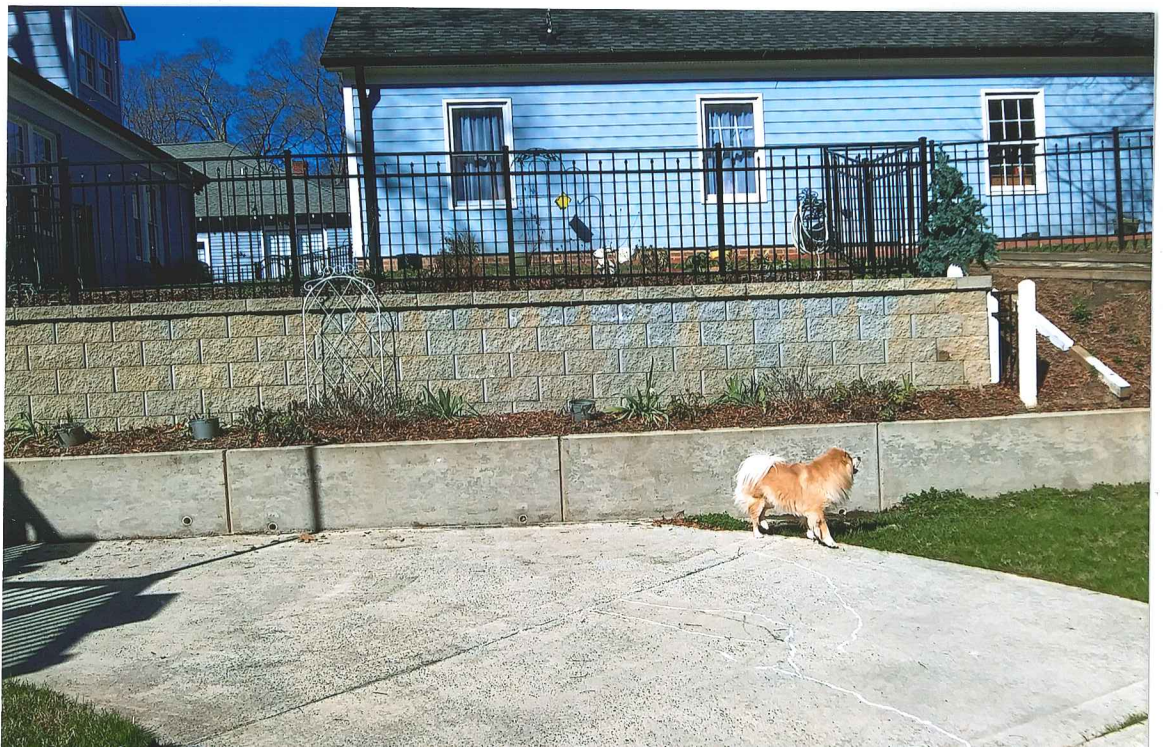


EXHIBIT E



DIAMOND PRO®



COLORS



Gray



Plantation



Sheffield



Tan

SPECS

Diamond Pro Block

8 x 18 x 12

Diamond Pro Vintage

8 x 18 x 12

Corner Unit

8 x 18 x 8

Cap

4 x 18 x 12

Diamond Pro 21D Block

8 x 18 x 21

EXHIBIT F