

DATE: April 11, 2018

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-06-18
<u>Applicant:</u>	Ford Craven
<u>Location of subject property:</u>	339 Union St S
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is site of a “Contributing” structure and is located in the South Union Street Historic District. (Exhibit A)
- Date of home construction: 1921-1927
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.
- Applicant is seeking approval to repair rafter tails and install gutters.

DISCUSSION:

Per Zach Hagler’s letter, the applicant intends to plumb cut each rafter tail back 1.5 inches to create a greater overhang and add a 5” seamless gutter and ¾ inch downspout on the back side of the front porch.

ATTACHMENTS

- Exhibit A: National Register of Historic Places Inventory—Nomination Form
- Exhibit B: Application for Certificate of Appropriateness
- Exhibit C: Photographs of existing rafter tails
- Exhibit D: Contractor’s Letter

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 4:

4. Alterations: *Alterations having no historical basis shall be avoided whenever possible. Any type of alteration of exterior features of a building, site, or environment within the Historic Districts which is not specifically listed within these regulations shall be referred to the Historic Preservation Commission for action on the issuance of a Certificate of Appropriateness.*

9. *Original qualities or character of a building, structure, site or environment shall not be destroyed. The removal, alteration or destruction of any historic material or distinctive feature shall be avoided.*

16. *New additions or alterations shall be construed in such a manner as to preserve the essential form and integrity of the structure, should the addition or alteration be removed.*

Chapter 5 –Section 7: Roofing

Installation of traditional attached seamless aluminum gutters or “half round” gutters are appropriate.

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

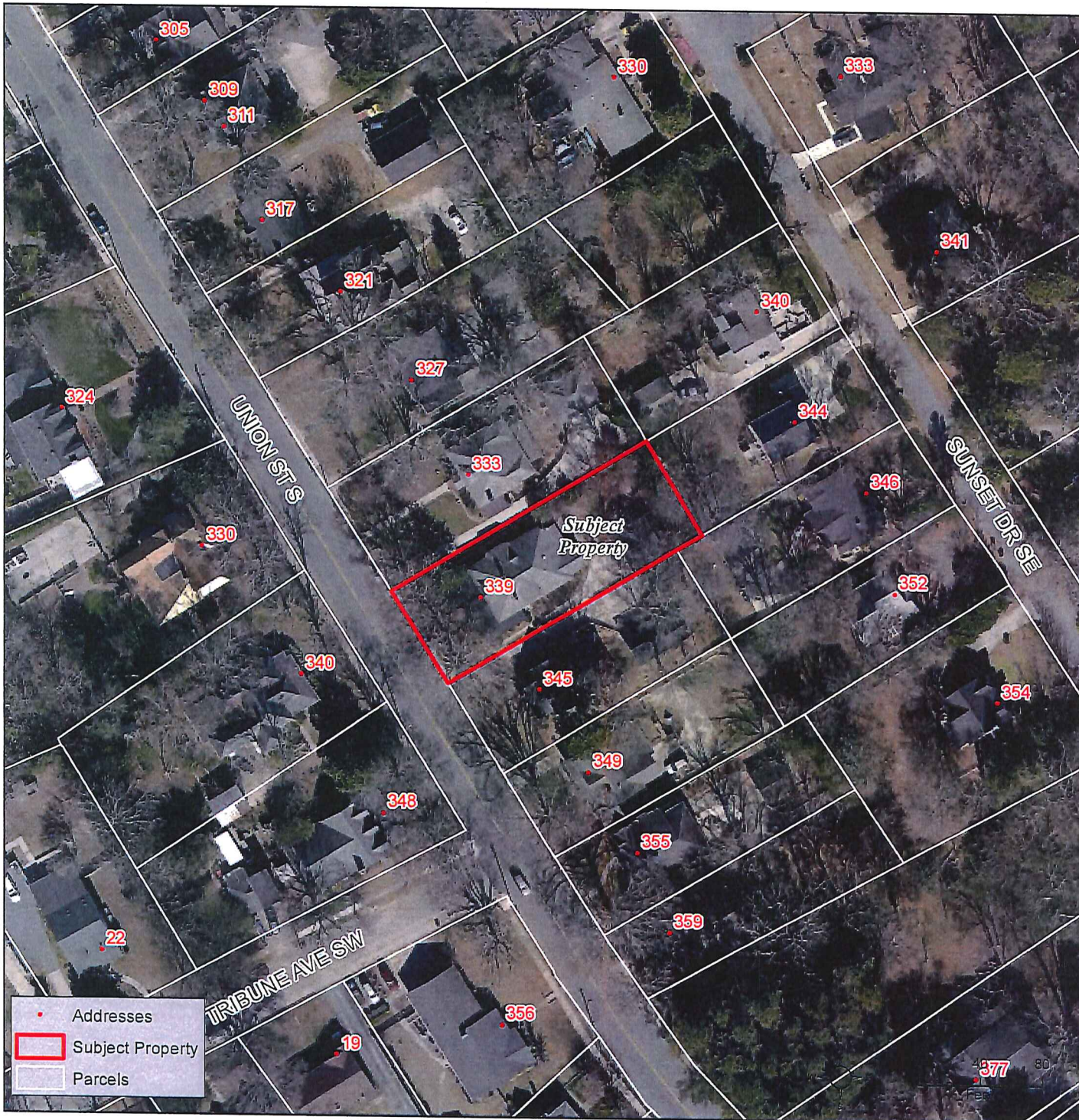
One-and-a-half story, hip-roofed, double-pile cottage with bungalow style details. Principal bungalow style feature is broad, wrap-around porch supported by tapered wood columns on brick bases. A low-slung gable, also upheld by tapered columns on brick bases, projects forward of the porch at the entrance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

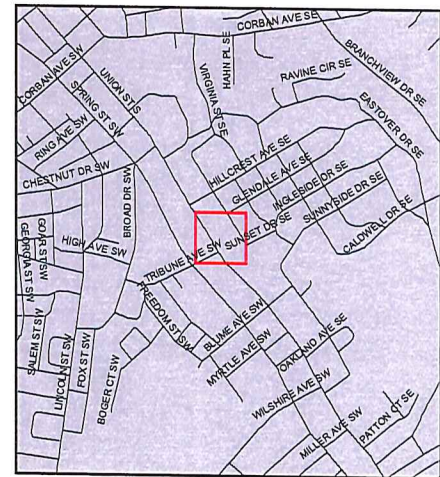
One-story, brick English cottage style residence. Facade displays two typical features of the style: a two-bay entrance porch which slopes in a broad curve to one side; and an exterior chimney with a tapered stack.

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.



- Addresses
- Subject Property
- Parcels



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, it's 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.

H-06-18
Ford Craven
339 Union St S
PIN: 5630-14-3981



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: Ford Craven
Address: 339 Union Street South
City: Concord State: NC Zip Code: 28025 Telephone: 704.652.2422

OWNER INFORMATION

Name: Same as Applicant
Address:
City: State: Zip Code: Telephone:

SUBJECT PROPERTY

Street Address: 339 Union Street South, Concord, NC 28025 P.I.N.# 5630-14-3981-0000
Area (acres or square feet): .3 Current Zoning: RV Land Use: Residential

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

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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: Rafter Tail Repairs & Gutter Installation
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
See attached

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.

3/16/2018

Date

DocuSigned by:
Ford Craven

C61261D63BDD4A0...

Signature of Owner/Agent

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The existing design of the porch roof overhang is such that rain water shedding from the house comes in contact with the end of the rafter tails and wood rot has occurred and will continue to occur if changes are not made. It is my opinion that the best solution is to plumb cut each rafter tail back 1 1/2 inches to create a greater overhang and illuminating those rafter tails exposure to the water and the inevitability of rot. This will maintain the original appearance, with a minor change to the design. The second option is to roll back the roof to then remove the flashing and the existing, outer sheeting board. You would then replace it with a wider board and new flashing to create that needed overhang. The roofing would also need to be extended to cover the added length of the roof.

Zach Hagler
Project Manager
Reliable Woodworks

Also being requested is the addition of a 5" seamless gutter and 3x4" downspout on the backside of the front porch. This is where a lot of the wood rot has come from because of the lack of water control.