

**DATE:**

March 9, 2022

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	H-06-22
<u>Applicant:</u>	Thomas and Kelly Necessary
<u>Location of Subject Property:</u>	91 Union Street N
<u>PIN #:</u>	5620-78-9892
<u>Staff Report Prepared by:</u>	Kristen Boyd-Sullivan, Senior Planner

**BACKGROUND**

- The subject property at 91 Union Street N is designated as a “contributing” structure in the North Union Street Historic District. (Exhibit A).
- Two-story frame house with asymmetrical form and both Queen Anne and Colonial Revival details. South bay of house has gable front roof and projects from side gable main block. Main block pierced by two gable-roofed dormers with tall, narrow 2/2 sash windows and decorative shingles. Wrap-around porch supported by Tuscan columns replaced earlier, more elaborate Queen Anne style porch treatment. South side of porch enclosed for sunroom during early 20<sup>th</sup> century (ca. 1890).
- Applicant’s requested modifications:
  - Enclose the rear yard with three (3) new sections of a four (4) foot tall black powder coated aluminum fence.
  - Add one (1) new, approximately twelve (12) foot wide and four (4) foot tall black powder coated aluminum driveway gate across driveway.
  - Add two (2) new, approximately three (3) feet wide and four (4) foot tall black powder coated aluminum door gates.

**DISCUSSION**

The applicant is requesting to fence in the remaining portion of the property’s rear yard. The proposal includes adding three sections of four (4) foot tall black aluminum powder coated fence, one section connecting the right side of the house to the north property line, one section connecting the left side of the house to the side property line to the south, and one section of fence running along the south property line to the rear yard connecting to the existing fence belonging to 97 Union St. N. The applicant also proposes two (2) black powder coated gates, approximately three (3) feet wide and four (4) feet tall, and one (1) new, approximately twelve (12) foot wide, four (4) foot tall black powder coated aluminum driveway gate across the existing driveway.

**ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory  
Exhibit B: Certificate of Appropriateness Application  
Exhibit C: Aerial Map  
Exhibit D: Existing Site Plan  
Exhibit E: Proposed Site Plan  
Exhibit F: Left-Side of Property Photos  
Exhibit G: Back Yard Photos

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Exhibit H: Right-Side of Property Photos  
Exhibit I: Proposed Fence Panel  
Exhibit J: Proposed Driveway Gate

## **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

### **Approval Requirement Needs Table**

- *Fencing and Gates: All types require a Commission hearing and approval.*

### **Chapter 5 – Section 9: Fences and Walls**

*Cast-iron, powder coated aluminum, or wrought-iron fences should be designed to following historical precedent.*

*Front yard fences should not exceed four (4) feet in height.*

*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.*

*If a front yard fence adjoins a rear yard fence or an existing neighborhood property fence, attention should be given to the transition between the two.*

*All proposed fences and walls should not negatively affect existing trees and mature landscaping.*

- *Design Standards: Fences and Walls*
  2. *Use materials such as natural stone, brick, wood, powder coated aluminum and iron.*
  3. *Chain link of plastic materials are prohibited.*
  4. *Materials and style should coordinate with building and neighborhood 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 - North Union Street Historic District, Concord	#7	32

36. E.W.G. Fisher House  
91 North Union Street  
ca. 1890  
C

Two-story, frame house with asymmetrical form and both Queen Anne and Colonial Revival details. South bay of house has gable front roof and projects from side gable main block. Main block pierced by two gable-roofed dormers with tall, narrow 2/2 sash windows and decorative shingles. Wrap-around porch supported by Tuscan columns replaced earlier, more elaborate Queen Anne style porch treatment. South side of porch enclosed for sunroom during early 20th. century.

37. Joseph Franklin Cannon House  
97 North Union Street  
1912 (OI)  
P

Handsome, sophisticated, two-and-a-half-story frame Colonial Revival residence, erected for Joseph Franklin Cannon (1876-1939), one of James William Cannon's six sons, the president of Wiscasset Mills in Albemarle, and the developer of one of Concord's finest movie palaces. House has symmetrically composed facade, with single-paned windows with fixed transoms on the first floor and 9/1 sash windows on the second story. The facade's most distinctive feature is the large, centrally placed Palladian dormer. Full facade porch has fluted Ionic columns, balustrade, and projecting pediment over entrance. Porte-cochere and second-story sunroom project from south side of house.

38. N. Felix York House  
103 North Union Street  
ca. 1909  
C

Rambling, asymmetrical, two-story frame residence combining Queen Anne and Colonial Revival elements. Two-story bays with cut-away corners project from the front and both sides of the house. The projecting facade bay is topped with a broad, flared gable, decorated with overlapping hexagonal shingles. Engaged under the gable is a one-bay balcony. The balcony, the board wrap-around porch, and the porte-cochere extension of the porch all have Tuscan columns.



NORTH CAROLINA  
High Performance Living



Application for  
Certificate of

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: Thomas + Kelly Necessary  
Address: 91 Union St. N  
City: Concord State: NC Zip Code: 28025 Telephone: 704 907 6987

OWNER INFORMATION

Name: Thomas + Kelly Necessary  
Address: 91 Union St N  
City: Concord State: NC Zip Code: 28025 Telephone: 704 907 6987

SUBJECT PROPERTY

Street Address: 91 Union St N P.I.N. # \_\_\_\_\_  
Area (acres or square feet): \_\_\_\_\_ Current Zoning: \_\_\_\_\_ 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: Addition of backyard to side fence
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
Fence to be added by same contractor + same material on adjacent project @ 917 Union St N. Black metal 4 ft in height. Fence will come + connect to side of house approx 1/3 up from back of house. Entry gate on right + left sides of house. Car gate crossing driveway.

**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.

1/28/20  
Date

Kelly A. Neerasing  
Signature of Owner/Agent



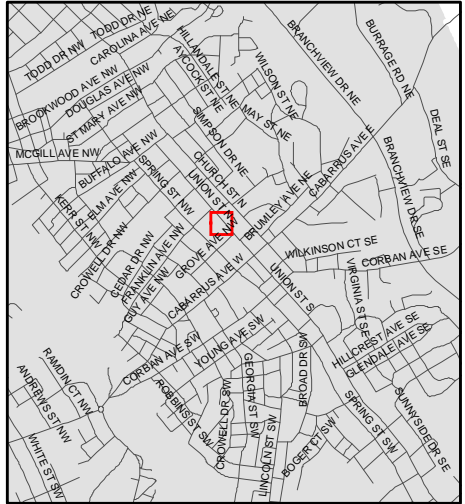
**EXHIBIT C**

- Subject Property
- Addresses
- Parcels

**H-06-22**

**91 Union St N**

**PIN: 5620-78-9892**



Source: City of Concord  
Planning Department

**Disclaimer**

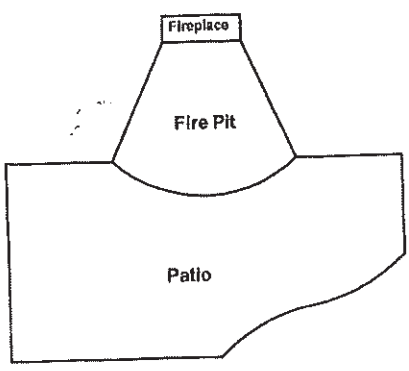
These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained 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.

BRICK WALL ON UNION - EXISTING ALUM. FENCE

EXISTING GARDEN

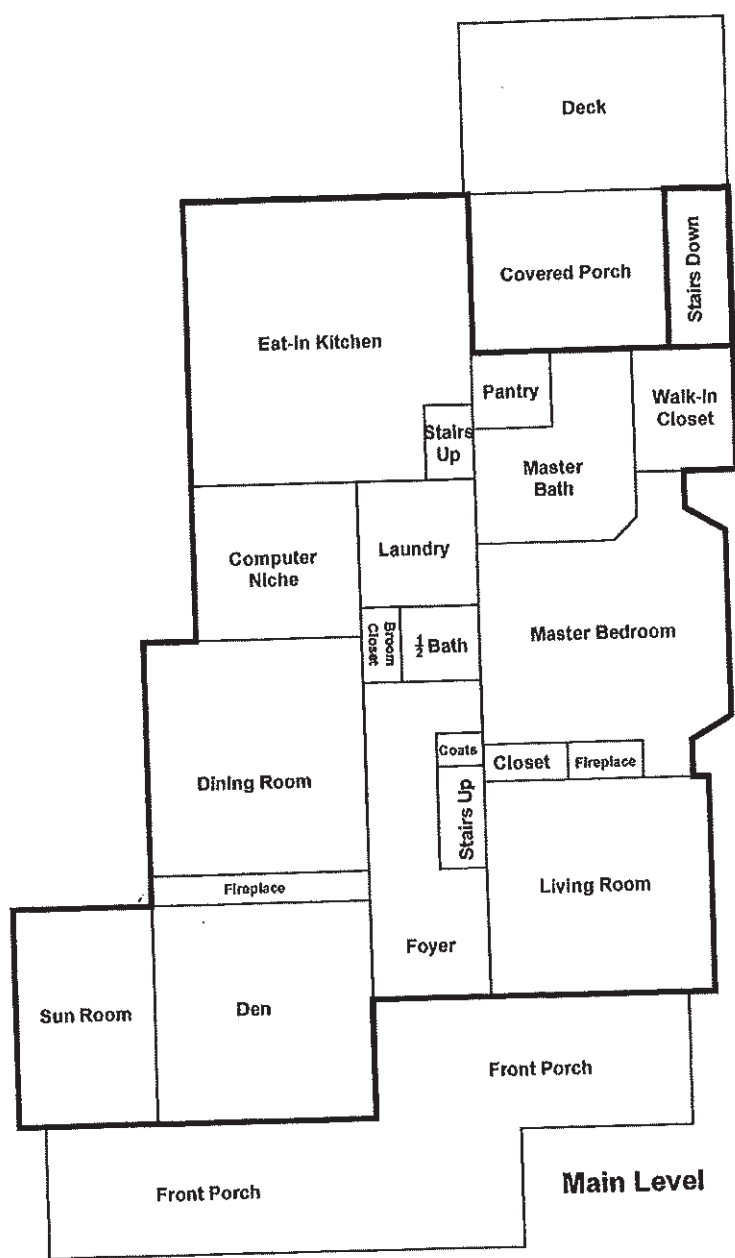
BRICK WALL

LOW BRICK SURROUND  
≈ 1-2 FT  
EXISTING



ON UNION -  
FUTURE ALUM. FENCE - ALREADY APPROVED  
PROPERTY LINE  
ON UNION BRICK WALL

ENTRANCE APPROVED



BEFORE

BRICK WALL

AT UNION - EXISTING ALUM. FENCE

BRICK WALL

EXISTING GARDEN

LOW BRICK SURROUND  
of 1-2 FT  
EXISTING

DRIVEWAY  
GATE

CURRENT DRIVEWAY

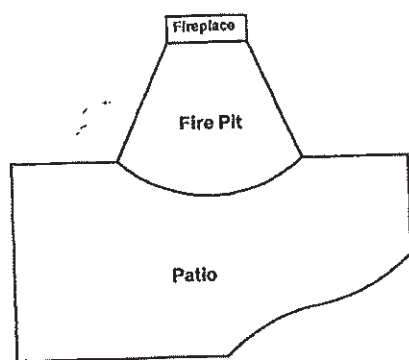
EXISTING DRIVEWAY

DRIVEWAY  
GATE

PROPERTY LINE

FUTURE ALUM. FENCE - ALREADY APPROVED FOR UNION BRICK WALL

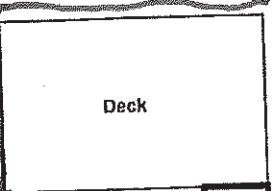
PERFECT



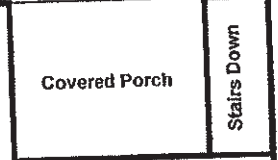
Fireplace

Fire Pit

Patio

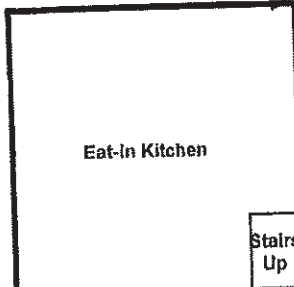


Deck



Covered Porch

Stairs Down



Eat-in Kitchen



Pantry



Walk-in Closet



Stairs Up



Master Bath

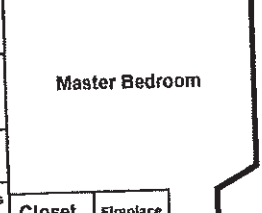


Laundry



Bath

Linen Closet



Master Bedroom

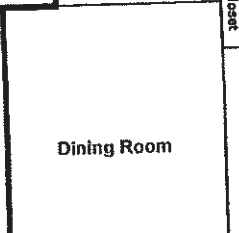


Stairs Up

Coats

Closet

Fireplace

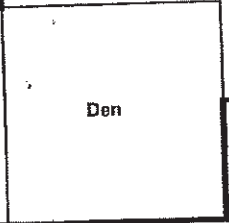


Dining Room

Fireplace



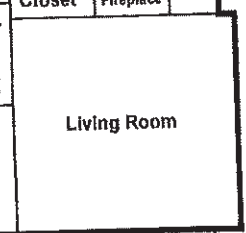
Sun Room



Den



Foyer



Living Room



Front Porch

Front Porch

Main Level

Proposed Fence  
Proposed Gates

AFTER

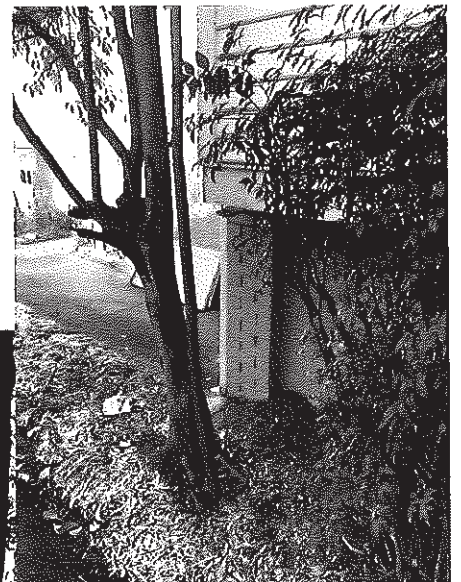
EXHIBIT E



Exhibit 1 – Street View Left



Exhibit 2 – Side Yard Left

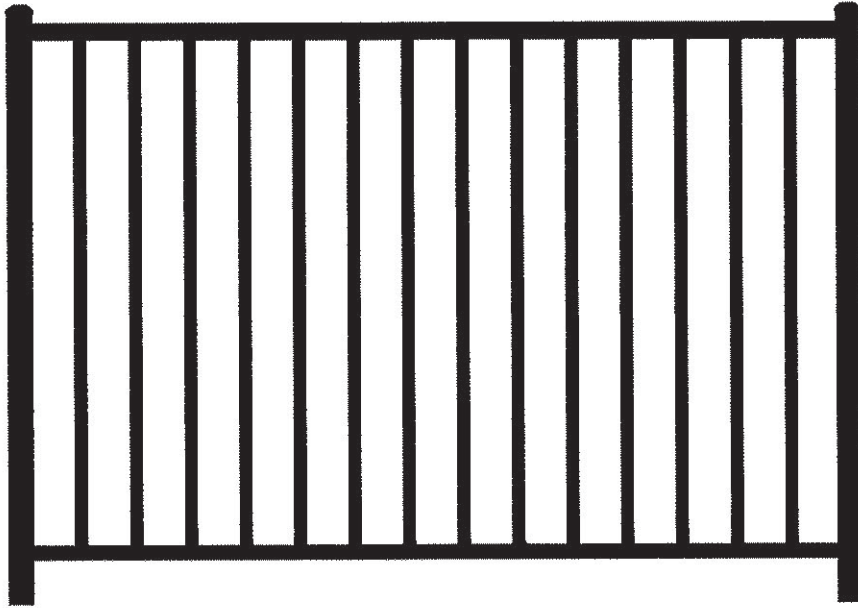


## Exhibit 3 – Back Yard



## Exhibit 2 – Side Yard Right





Location: Rear Yard  
Black Powder Coated Aluminum Fencing  
Fence Panels 4' Tall x 6' Long  
All Posts in Concrete  
Space between Pickets 3.75"

Work to be done by:  
Southlands Fence  
704-248-6775



EXHIBIT J