

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

For NPS use only
received
date entered

Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	#7	52

Two-story, frame, single-pile house with hip roof and decorative facade gable. One-story wing at rear of house's west side has slanted bay topped with conical roof. Full facade porch with Tuscan columns and balustrade shelters central entrance with leaded glass sidelights. Decorative gable has flush boards laid in a herringbone pattern.

97. House
81 Grove Avenue, N.W.
ca. 1900
C

One-and-a-half-story, frame, double-pile house with high hip roof pierced by hip-roofed dormers on three sides and projecting, slanted bay with nearly conical roof on east side of house. The house wraps around a corner lot and is set very close to the street, and so its front and east elevations are visually prominent. A wrap-around porch with Tuscan columns and a balustrade carries across the full facade and the front bay of the east side. A mid-20th. century garage stands at the rear of the property facing White Street.

98. Dr. McFayden House
75 Grove Avenue, N.W.
ca. 1925
C

Two-story brick residence with some Colonial Revival features but a horizontal form characteristic of the bungalow style or Prairie School. The low height of the house in relation to its width, the gently pitched hip roof with broad eaves, a similar roof on the projecting entrance bay, and the rows of four 4/4 sash windows flanking the entrance combine to give the design its horizontal character. There is a one-story screened porch on the east side of the house and a sunroom at the rear. The entrance has leaded glass sidelights and a transom, and is framed by raised brickwork.

99. Dr. James E. Smoot House
67 Grove Avenue, N.C.
1897 IOI)
C

Two-story, frame, Queen Anne style house with fine porch. House side gable main block with two-story, gable front bay on east (left) side of facade; two one-story slanted bays project from the sides of the house. Wrap-around porch has turned and bracketed posts rising to a spindle frieze; the balustrade consists of square balusters and a row of spindles



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: Will and Charlotte Staton
Address: 75 Grove Ave. NW
City: Concord State: NC Zip Code: 28025 Telephone: 704-467-0736

OWNER INFORMATION

Name: Will and Charlotte Staton
Address: 75 Grove Ave. NW
City: Concord State: NC Zip Code: 28025 Telephone: 704-467-0736

SUBJECT PROPERTY

Street Address: 75 Grove Ave. NW, Concord, NC 28025 P.I.N. # 56207779810000
Area (acres or square feet): 0.32 acres 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.

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: Replacement of exterior sconces on either side of front door with gas lanterns.
Replacement of existing post and light with new post and gas lantern.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
The two existing electric sconces (29" tall) will be replaced with Bevolo gas lanterns (22 Inch, Williamsburg - Original Bracket)
The existing post and electric light where our walkway meets the sidewalk will be replaced with a Bevolo post and gas lantern (6 foot 6 inch, Holland Post) (21 inch, French Quarter - Post Mount).
A small concrete base will be installed where the existing post is for the new post to be installed on.
All lanterns will be copper and the new post will be black powder coated steel.
The existing post and lamp is 88 inches tall, the new post and lamp is 101 inchest tall.

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.

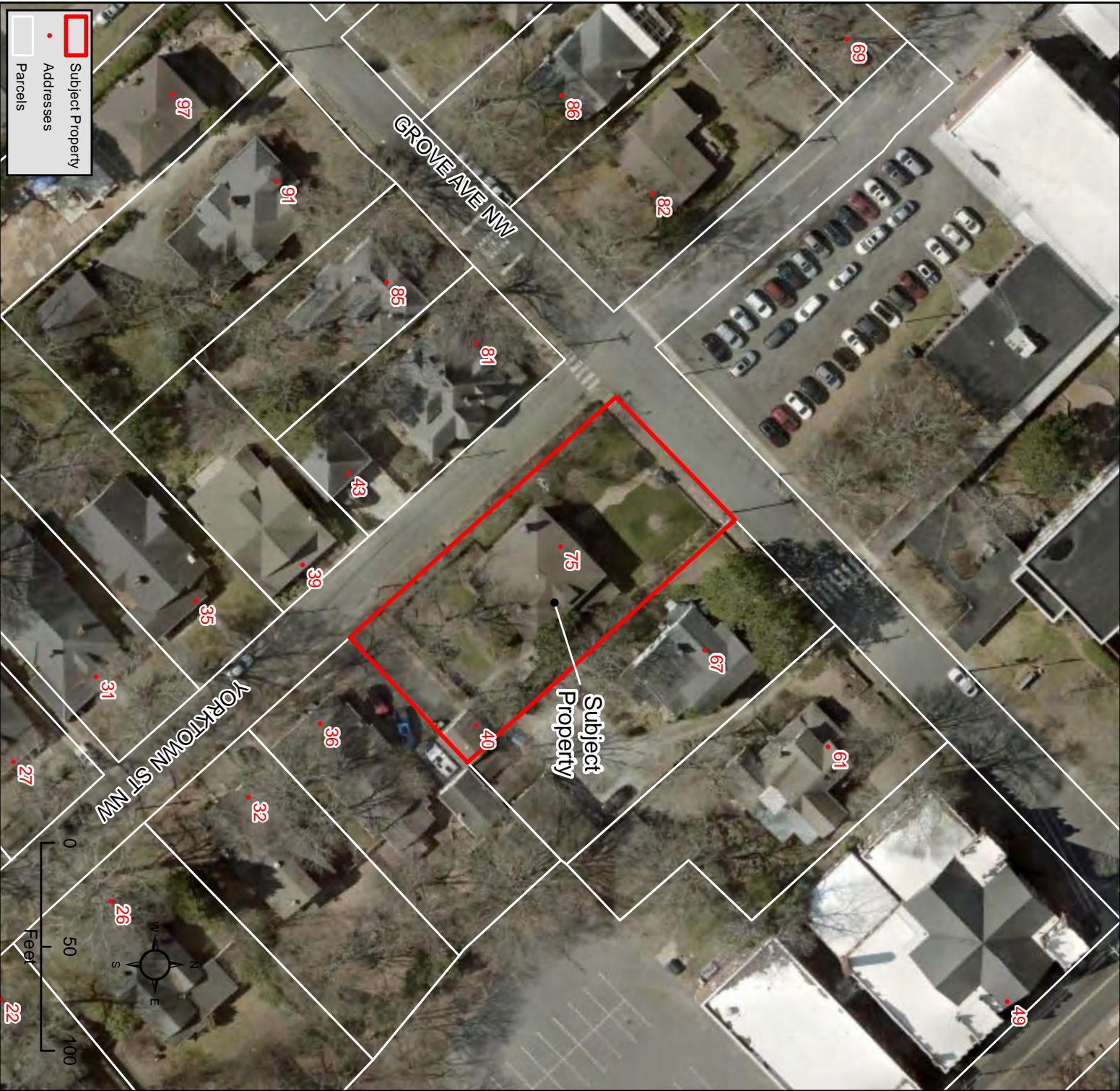
Applications may be submitted electronically.

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.

2/2/22
Date

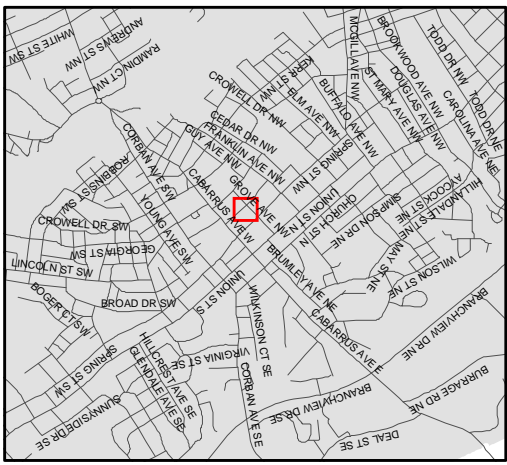

Signature of Owner/Agent



H-07-22

75 Grove Ave NW

PIN: 5620-77-7981



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.

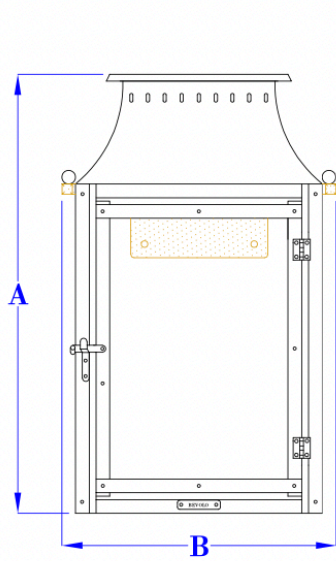
EXISTING ELECTRIC SCONCES



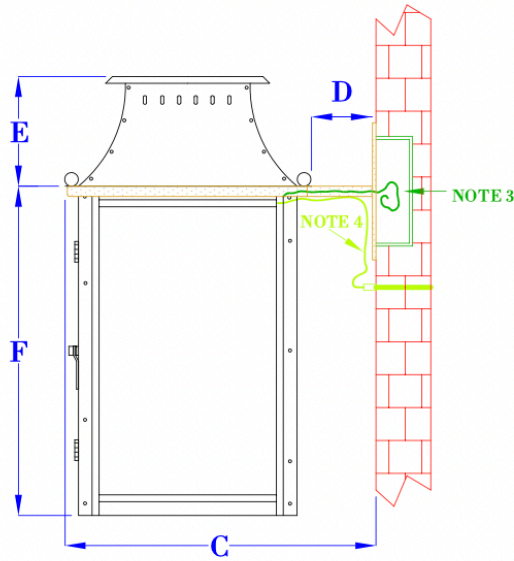
PROPOSED GAS LANTERN REPLACEMENTS



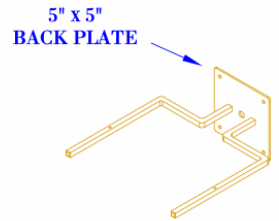
PROPOSED GAS LANTERN SPECIFICATIONS



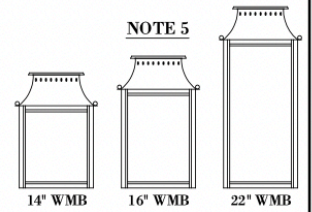
FRONT VIEW
(16" VERSION SHOWN)



SIDE VIEW
(16" VERSION SHOWN)



ISO VIEW
(NTS- BRACKET ONLY)



NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS 1/4"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH 3/16" COPPER GAS LINE AND 3/16" x 1/4" GAS LINE ADAPTOR
5. PROPORTIONS FOR EACH SIZE CHANGE. 16" IS REPRESENTED ABOVE, THUMBNAI LS TO THE RIGHT SHOW ALL FOR COMPARISON.

SIZE:	14"	16"	22"
A:	14 1/8"	16 1/8"	22 1/8"
B:	10 1/8"	10 1/8"	10 1/8"
C:	11 5/8"	11 5/8"	11 5/8"
D:	2 1/2"	2 1/2"	2 1/2"
E:	4"	4"	4"
F:	10 1/8"	12 1/8"	18 1/8"

BEVOLO GAS & ELECTRIC LIGHTS			DRW BY:	JJG
LIGHT:	WILLIAMSBURG 14", 16", 22"	DATE:	APP. BY:	JJG
BRACKET:	BRACKET MOUNT	12-3-21	REVISION:	2

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EXISTING POST & ELECTRIC LIGHT



PROPOSED POST & GAS LANTERN



**PROPOSED POST & GAS LANTERN
REPLACEMENT SPECIFICATIONS**

FRONT VIEW (NTS)

SIDE VIEW (NTS)

ISOMETRIC VIEW-POST MOUNT (NTS- BRACKET ONLY)

ISOMETRIC VIEW-COLUMN MOUNT ADAPTOR (NTS- BRACKET ONLY)

SIZE:	18"	21"	24"	27"	30"	36"
A:	20 3/4"	23 1/2"	28 1/4"	29 1/4"	33 5/8"	40"
B:	10 1/2"	11 1/2"	13 1/4"	14 1/2"	17 1/2"	21 1/2"
C:	5"x5"	5"x5"	5"x5"	5"x5"	5"x5"	5"x5"
D:	3"	3"	3"	3"	3"	3"
E:	7 5/8"	9 3/8"	12 3/8"	11 7/8"	14 1/2"	17 3/8"
F:	10 1/8"	11 1/8"	12 7/8"	14 3/8"	16 1/8"	19 5/8"

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS 1/4"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH 4" GAS NIPPLE AND 1/2" IP x 1/4" GAS LINE ADAPTOR

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT: FRENCH QUARTER

BRACKET: POST MOUNT & COLUMN MOUNT

DRW BY: JJG
DATE: 11-7-19
APP. BY: JJG
REVISION: 7

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BASE DETAIL (NTS)

FRONT VIEW (NTS)

NOTE: POSTS ARE CAST. ACTUAL BASE DIMENSIONS AND LOCATIONS OF MOUNTING HOLES WILL VARY SLIGHTLY.

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT: N/A

BRACKET: HOLLAND POST

DRW BY: JJG
DATE: 3-4-18
APP. BY: JJG
REVISION: 1

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