

DATE: May 9, 2018

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-09-18
<u>Applicant:</u>	Gary and Cathy Beecham
<u>Location of subject property:</u>	79 Cabarrus Ave W
<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 North Union Street Historic District. (Exhibit A)
- Date of home construction: ca. 1920
- Brick veneer residence features many bungalow or Craftsman characteristics.
- Applicant is seeking to install a new fence.

DISCUSSION:

The applicant is proposing to add fencing to complete what currently exists for a dog boundary. Applicant proposes to extend chain link to meet existing old shadow box and add a short gate section along the west border of the property. Applicant proposes to run new fence between new wooden privacy fence and garage corner along the eastern border of the property. Applicant proposes to add a vehicle gate across the drive.

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: Applicant Letter
Exhibit F: Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 9: Fences and Walls

Chain link, basket weave, plastic/vinyl, and split-rail fences are prohibited within the historic districts. However, where chain link fences already exist, they should be accompanied by landscaping materials, which will “climb” the fence and act as a screen. Fences should be compatible with most structures in the districts.

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...

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. If a front yard fence adjoins a rear yard fence, or an existing neighboring property fence, attention should be given to the transition between the two. Also, attention should be given to the design of fences placed along a sloping grade. All proposed fences and walls should not negatively effect existing trees and mature landscaping.

Design Guidelines and Recommendations:

3. Avoid chain link or plastic materials. Also avoid adding slats to chain link fences for screening purposes.

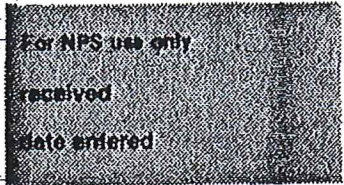
4. Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.

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



Continuation sheet

Item number

Page

Inventory List - North Union Street
Historic District, Concord

#7

71

146. Vacant Lot
Between 103 and 79 Cabarrus Avenue, West
VL

147. Vacant Lot
Between 103 and 70 Cabarrus Avenue, West
VL

Paved vacant lot that was once the site of a gas station.

148. House
79 Cabarrus Avenue, West
ca. 1920
C

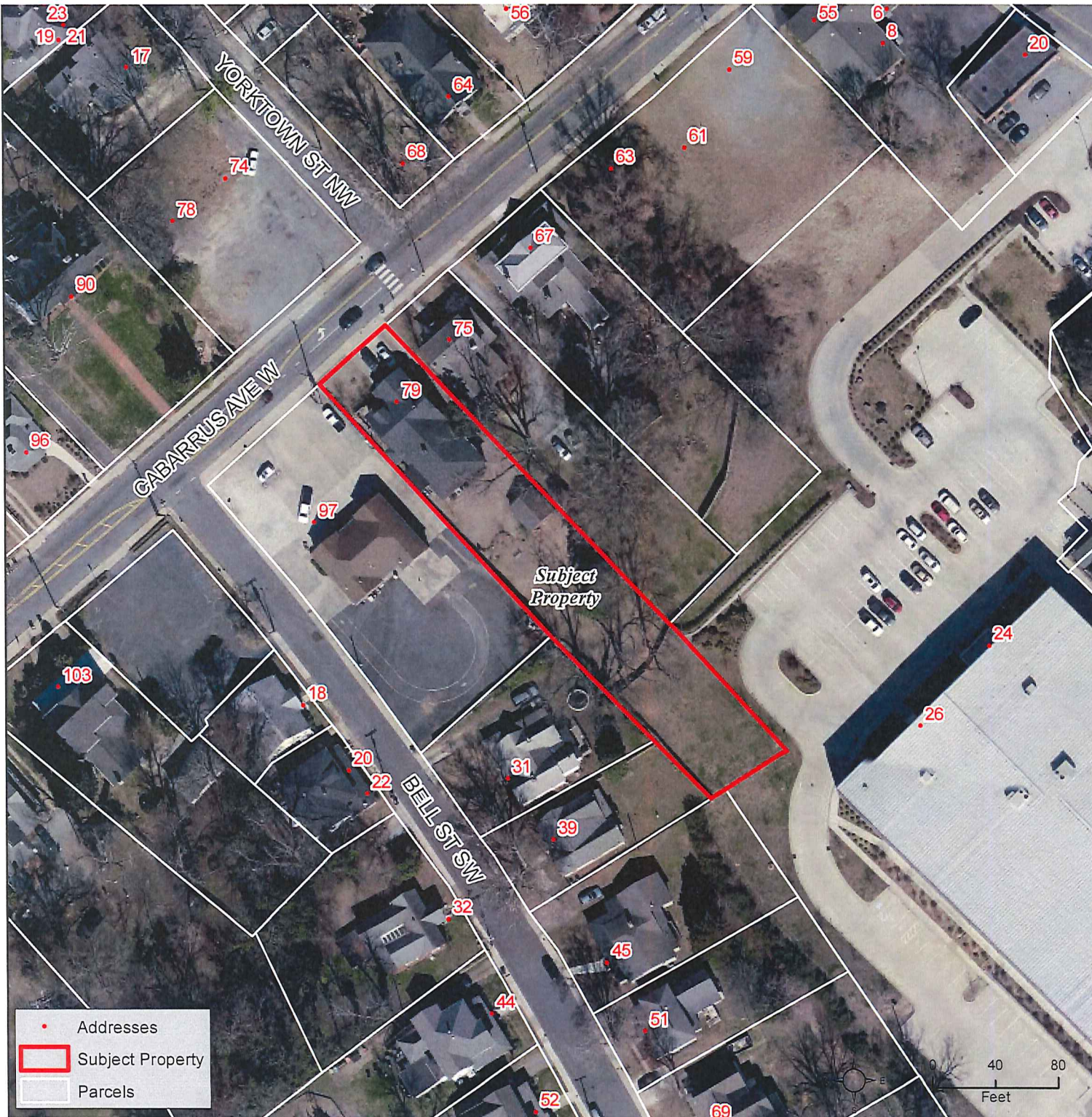
This stylish brick veneer residence features many bungalow or Craftsman characteristics. The projecting gable pediment exhibits a false half-timber design. The brick porch extends the length of facade, and its brick balustrade and supports have concrete trim. Main gable roof is low-pitched and features a wide overhang and triangular knee brackets to support the eaves. The gable dormer pierces the main roof and it too has wide eaves and brackets. All of these "bungalow" traits remain intact. Unfortunately, site now occupied by AMC Realty Company, and the signs located on brick support and in gable pediment mar outward appearance.

149. House
75 Cabarrus Avenue West
1906 (SM)
C

Very plain, three-bay, two-story, frame "I" house with vernacular Colonial Revival features. House has a low-pitch gable roof with extended brackets. First floor fenestrations consist of two six-over-six sash with surrounds. Second floor windows are symmetrically placed and feature six-over-six sash. Gable in portico has heavy frieze and architrave and is supported by single bracket. Side porch is typical of most Colonial Revival homes. Siding of house is questionable.

Exhibit A

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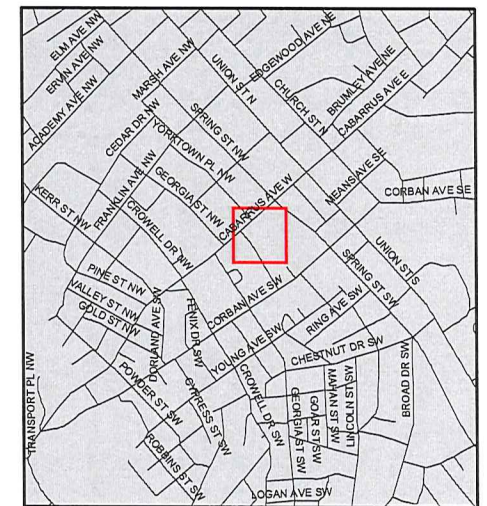
H-09-18

Gary & Cathy Beecham

79 Cabarrus Ave W

PIN: 5620-87-2207

J



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.

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: WITZEL + CATHY BEECHAM
 Address: 79 CABARRUS AVE WEST
 City: CONCORD State: NC Zip Code: 28025 Telephone: 704-782-8391

OWNER INFORMATION

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

SUBJECT PROPERTY

Street Address: SAME P.I.N. # _____
 Area (acres or square feet): .3 acres Current Zoning: _____ Land Use: _____
House - 2600-2700 SF
CENTER CITY w/ HISTORIC DISTRICT OVERLAY

Staff Use Only:

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

The application fee is nonrefundable.

Note - this WAS commercial use only but was re-assigned as single family dwelling

Exhibit B

5

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: ADD fencing on several areas to complete what is there for dog boundary.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
 - ① WEST BORDER - extend existing chain link to meet existing old shadow box (Filler's fence) and add short gate section (1#)
 - ② EAST border - run new fence between new wooden privacy fence and garage corner
 - ③ Garage - to - HOUSE - add vehicle gate across drive

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.

4-10-18

 Date

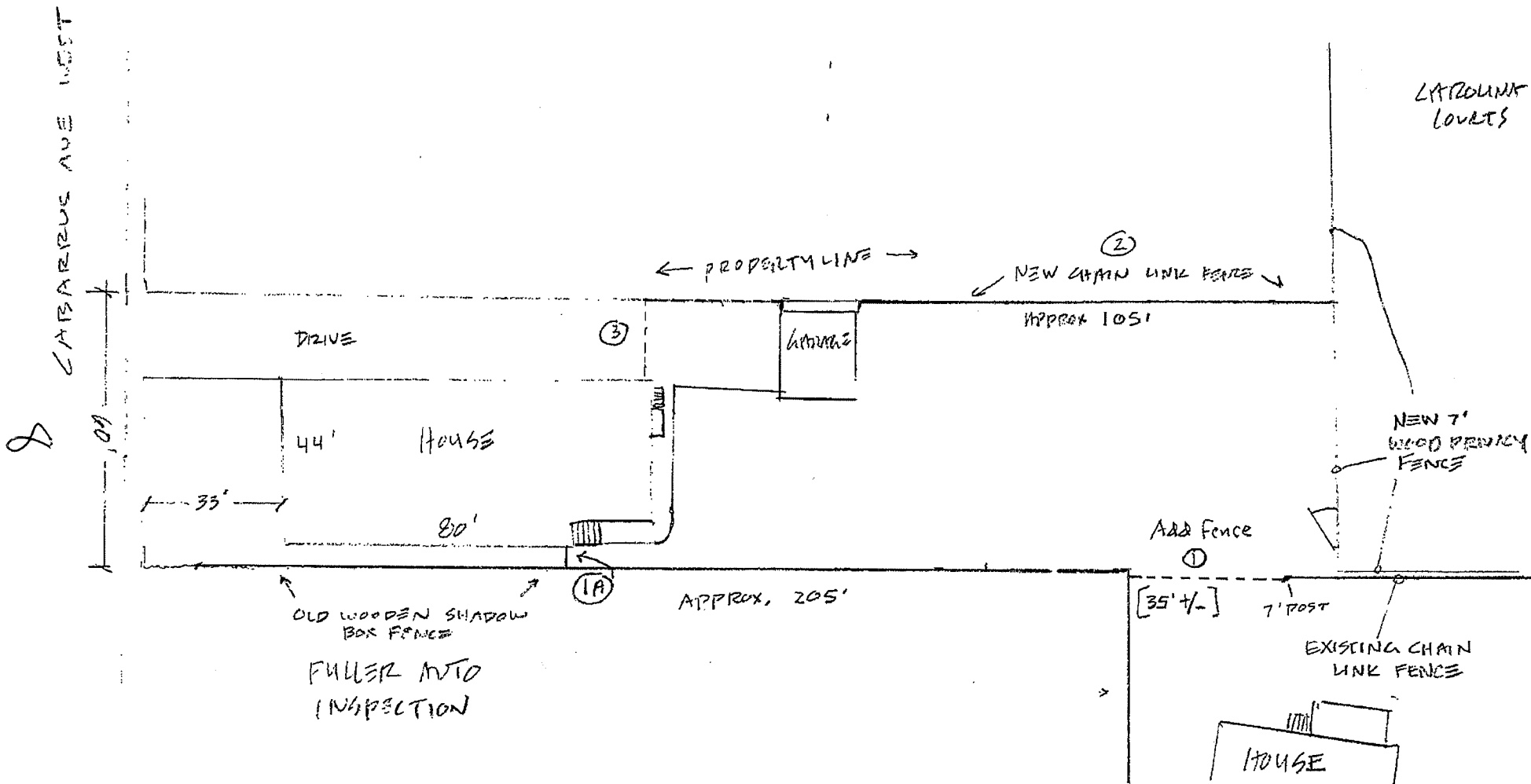
Cathy J. Beech

 Signature of Owner/Agent

Exhibit C



Exhibit D



April 10, 2018

Dear Ladies and Gentlemen,

My husband and I are asking for a waiver of the ruling that there is to be no chain-link fencing installed in the Historic District for the following reasons:

1. We are replacing and expanding existing chain-link fencing with attractive black vinyl coated chain link on the west side of the property. Therefore to put it on the opposite side would match it and eliminate having 4 different fencing materials in the same area.
2. Since the yard is downhill at a significant angle, installation of metal fencing, due to its sectional nature, would create a ragged looking line and would be against the guidelines in the Historic District Handbook p. 43-44 "...Also, attention should be given to the design of fences placed along a sloping grade."
3. The line of the proposed fence will run over the spreading roots of a large old tree and chain link could be curved around the tree with no damage to it unlike a metal fence. Page 44 of the Handbook says, "All proposed fences and walls should not negatively effect existing trees and mature landscaping."
4. The proposed chain link fence will not be visible from the street.

Exhibit E

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5. Chain link will promote the open look of the back yards of our three houses; something which is desirable to all three of us. Black chain link virtually disappears against the background of the grass and foliage. This is the same fencing that can be seen from the post office on the Greenway.

Thank you for your consideration of this matter.

Sincerely,
Cathy and Gary Beecham

**Application for Certificate of Appropriateness
4-10-2018**

W. Gary and Cathy Beecham

KEY TO PHOTOS

79 CABARRUS AVE. W.

- A. Front of house
 - B. Back yard needing fence
 - C. Driveway from Cabarrus Ave. with area to be fenced at the back.
 - D. View from Bell Street of the west border of proposed and existing fence. No or very limited view of proposed fence.
 - E. View of the open area of our 3 houses from Arlene Clark's yard.
 - F. View of proposed metal fencing material in place at the entrance to the Greenway on McCachern Blvd.
 - G. View of proposed black vinyl coated chain link fence (this is 3' instead of the 4' we will use) in place at the entrance to the Greenway on McCachern Blvd. It is also a great example of its ability to run downhill and look terrific.
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- 1. **West Border** with existing chain link
 - 1a. Close-up of existing chain link fence
 - 2. **East Border**—fence to go between southeast corner of garage down the hill to the new privacy fence.
 - 2a. Uphill line of proposed fence from the new privacy fence to the ending at the corner of the garage.
 - 3. **Garage-to-House** area to be fenced from southeast corner of the house, east across the drive with 3' gates and down to the northeast corner of the garage, along the line of the white cord on the ground.

11



79

12-1106

12-A









FULLER'S CARWASH MENU

3





1a

18





2020







5

23