

<u>DATE</u>	June 14, 2023
<u>SUBJECT</u>	
<u>Certificate of Appropriateness Request:</u>	H-09-23
<u>Applicant:</u>	Robert Ritchie
<u>Location of subject property:</u>	406 Union St S
<u>PIN:</u>	5630-14-7115
<u>Staff Report prepared by:</u>	Jeff Ellis, Planner

BACKGROUND

- The subject property Dr. S. E Buchanan House, 406 S Union St (ca. 1921-1927), is designated as a “Contributing” structure in the South Union Street Historic District (Exhibit A).
- One-and-a-half story, frame bungalow with side gable roof and deep, two-bay, gable-front porch. House has broad eaves trimmed with curved brackets and 4/1 sash windows characteristic of bungalow style; another typical feature is gable-roofed dormer over north (right) facade bay. Porch is upheld by brick piers trimmed with concrete and has an arched frieze; its eaves treatment echoes that of the house's main block. At rear is two-story garage and utility structure contemporary with the house. (Exhibit A).

DISCUSSION

On April 25, 2023, Robert Ritchie, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for relocation of existing picket fence and widen a small section of upper driveway with low curb (Exhibit B).

Detailed specifications of the project: The proposed fence relocation would consist of 4’ tall French Gothic treated wood pickets, treated 4x4 and 2x4 framing materials to match existing fence. This will create a 12’x14’ area that could be used for parking. The proposed curb replacement consists of replacing a 5’ section of the curb with a curved curb section and concrete. This will widen the driveway to 10’ from 7’8”, improving vehicle access.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Subject Property Map
Exhibit D: Applicant Submitted Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Fencing and Gates

All types require Commission Hearing and Approval.

Approval Requirement Needs Table: Patios, Walks, and Driveways

All new patios, walks, and driveways require Commission Hearing and Approval.

Chapter 5 – Section 9: Fences and Walls

- *Fences should be compatible with most structures in the districts.*
- *All wooden fences should be “stick-built” on site.*

- *Wooden fences visible from the street and/or wooden fences in front yards and side yards of corner lots are required to be painted or stained white or a color matching the body or trim of the structure, including shutters, foundation color, etc.*
- *Painting or staining is recommended, but not required, for rear yard fences unless they are visible from the street.*
- *Wood picket fences should have pickets spaced at a minimum of 1 inch or half the width of the picket*
- *Front yard fences should not exceed four feet in height.*

Design Standards: Fences and Walls

- *Do not use high walls or fences to screen front yards.*
- *Use materials such as natural stone, brick, wood, powder coated aluminum and iron.*
- *Chain link or plastic materials are prohibited.*
- *Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.*

Chapter 5 – Section 10: Driveways, Walkways, and Parking

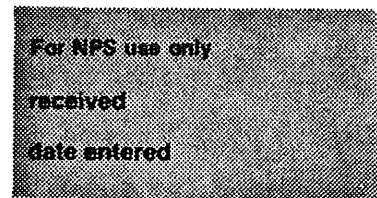
- *Parking areas should not be the focal point of the property, and should be located in such a manner as to minimize their visibility from the street.*
- *Excessive expanses of paving should be avoided.*
- *Use vegetation screen or berms to reduce reflection and visual confusion. Within residential 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 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
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	10

accentuates impressive site of house on ridge overlooking S. Union St.

7. L. A. Weddington House
414 S. Union St.
by 1921 (SM)
C

Two-story, frame, double-pile house with hip roof, simple details, and slightly asymmetrical form. One-story, shed-roofed porch with square-in-section wood posts on brick bases and balustrade. Facade has symmetrical fenestration with paired, 9/2 sash windows flanking entrance on first floor and single 9/2 window at second story. Asymmetrical features are the projecting north (right) first story facade bay, and the slightly projecting southeast (left front) corner of the house. At rear is two-story garage and utility structure contemporary with house.

8. Dr. S. E. Buchanan House
406 S. Union Street
1921-1927 (SM)
C

One-and-a-half story, frame bungalow with side gable roof and deep, two-bay, gable-front porch. House has broad eaves trimmed with curved brackets and 4/1 sash windows characteristic of bungalow style; another typical feature is gable-roofed dormer over north (right) facade bay. Porch is upheld by brick piers trimmed with concrete and has an arched frieze; its eaves treatment echoes that of the house's main block. At rear is two-story garage and utility structure contemporary with the house.

9. R. C. Crook's House
398 S. Union St.
1921-1927 (SM)
C

One-and-a-half story, relatively tall and narrow frame bungalow with a brick veneer laid in Flemish bond. Side gable roof with semi-engaged, full-facade porch with tapered posts on brick bases and balustrade. Principal feature or facade is tall, gable-front dormer with three 6/1 sash windows and exposed rafters; dormer is clad in scallop-shaped, asbestos shingles. Ground floor facade symmetrical with pairs of unusually tall and narrow 6/1 sash windows flanking a central entrance with sidelights. Shallow raised foundation accentuates both the house's

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: ROBERT L. RITCHIE
Address: 415 SPRING STREET SW
City: CONCORD State: NC Zip Code: 28025 Telephone: 980 621-3175

OWNER INFORMATION

Name: PRISCILLA BUCHANAN RITCHIE
Address: 415 SPRING STREET SW
City: CONCORD State: NC Zip Code: 28025 Telephone: 980 621-9818

SUBJECT PROPERTY

Street Address: 406 UNION STREET SOUTH P.I.N. # _____
Area (acres or square feet): 1/2 ACRE Current Zoning: RM-2 Land Use: SINGLE FAMILY

**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: RELOCATE EXISTING PICKET FENCE AND WIDEN SMALL SECTION OF UPPER DRIVEWAY WITH LOW CURB
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
FENCE - 4' FRENCH GOTHIC TREATED WOOD PICKETS, TREATED 4X4 AND 2X4 FRAMING MATERIALS TO MATCH EXISTING FENCE THIS WILL CREATE A 12' X 14' AREA THAT COULD BE USED FOR PARKING. - REPLACE A 5' SECTION OF CURB AT TOP OF DRIVEWAY WITH A CURVED CURB SECTION TO WIDEN DRIVEWAY FROM 7'8" TO 10' AND IMPROVE VEHICLE ACCESS

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. **Digital copies are preferred.**
2. Detailed written description of the project.
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 if applicable.
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.

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.

5-17-23

Date

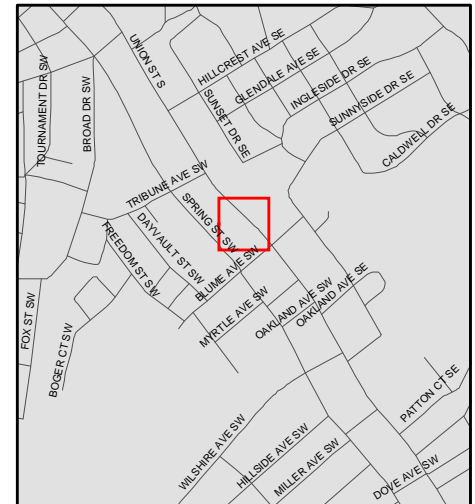


Signature of Owner/Agent

H-09-23

406 Union St S

PIN: 5630-14-7115



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.

EXHIBIT C

