

DATE: June 12, 2024

SUBJECT:

Certificate of Appropriateness Request: H-10-24
Applicants: Harry and Andrea McKay
Location of Subject Property: 135 Spring St NW
PIN: 5620-78-1859
Staff Report Prepared by: Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject property at 135 Spring Street NW is designated as a “Contributing” structure in the North Union Street Historic District (ca. 1900) (Exhibit A).
- “Well-preserved, frame, L-shaped cottage. Door has molded architrave and transom. Delicate porch post and spindle balustrade make up the porch that extends the length of the facade. Projecting facade gable exhibits a box cornice with returns and circular vent. A vented gable dormer is placed rather awkwardly in the main gable roof. Two interior chimneys with corbeled caps make up the rest of the house's significant features (Exhibit A).

DISCUSSION

On April 27, 2024, Harry and Andrea McKay applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to install a driveway gate and fencing in the left-side front and rear yard (Exhibit B).

The proposed 50’ of new fencing will be black powder coated aluminum, 4’ tall, with a three-rail design and will be located at the left-side front and rear yard. The fence sections will have 5/8” pickets, 1” rails and 2” posts, with 3 13/16” space between the rails. A section of fence will attach the proposed driveway gate to the side of the house. A second length of fence will run along the left property line from the driveway gate back to meet with the existing fence in the rear yard. All 50’ of the proposed fence will be screened from view with an existing landscaping hedge (Exhibit D).

The proposed driveway gate will be black powder coated aluminum, will span the width of the driveway and connect to the two new fence sections on either side. It will be 11’-1/4” wide – including the outside posts- will be 4’ high in the middle and 5’ high on the sides and will have 3 7/8” space between the rails (Exhibit D).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory
Exhibit B: Certificate of Appropriateness Application
Exhibit C: Subject Property Map
Exhibit D: Photo, Site Plan, and Details

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Fences: All new types require Commission Hearing and Approval.
Approval Requirement Needs Table: Gates: All new types require Commission Hearing and Approval.

Chapter 5 – Section 9: Fences and Walls

Cast-iron, powder coated aluminum, or wrought-iron fences should be designed to follow historic precedent.

Where fences are desired in front yards and side yards at corner lots, the design should be primarily decorative in nature. Front yard fences should not exceed four 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. 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 affect existing trees and mature landscaping.

Design Standards

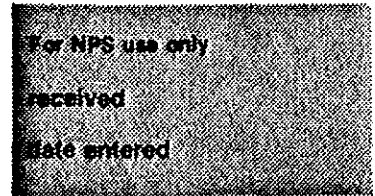
- Use materials such as natural stone, brick, wood, powder coated aluminum and iron.
- Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.

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	62

House has a broad, molded frieze. Unlike the cornice over two southern bays, the northern bay of facade has a cornice with scroll-like brackets. The southern bays are shingled rather than beaded weatherboard. Questionable as to the originality of brackets. Porch displays various Colonial Revival elements. It is supported by paired Tuscan columns rising from the covers the full facade and one bay of south elevation. Other classical influences consist of broken pediment adorned with a garland and a urn-shape finial that projects forward on the porch over the entrance. A modillion block cornice above the second floor is another Colonial Revival feature.

J.L. Hartsell was a Concord industrialist who was the first Secretary-Treasurer of the Young-Hartsell Cotton Mill. Hartsell founded the company along with R.S. Young and P. Fetzer.

126. Cottage/House
129 Spring Street, N.W.
ca. 1890
C

A L-shaped Victorian cottage in beaded weatherboard has two-over-two sash windows and two original interior chimneys with corbeled detail. North side exhibits a slanted bay with a witches-cap-roof. Ell is placed parallel to the facade and an interior chimney. Three-bay facade features a projecting gable with boxed cornice and returns. The original turned posts that are characteristic of most Queen Anne porches have been replaced with wrought iron supports.

127. Cottage/House
135 Spring Street, N.W.
ca. 1900
C

Well-preserved, frame, L-shaped cottage. Door has molded architrave and transom. Delicate porchpost and spindle balustrade make up the porch that extends the length of the facade. projecting facade gable exhibits a box cornice with returns and circular vent. A vented gable dormer is placed rather awkwardly in the main gable roof. Two interior chimneys with corbeled caps make up the rest of the house's significant features.



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: HARRY + ANDREA MCKAY
Address: 135 SPRING ST. NW
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-796-2715
Email Address: harrymckays@gmail.com

OWNER INFORMATION

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

SUBJECT PROPERTY

Street Address: SAME P.I.N. # 56207818590000
Area (acres or square feet): 0.25acre Current Zoning: RM-2 Land Use: RESIDENCE

Staff Use Only:

Application Received by: _____ Date: _____, 20 _____
Fee: \$20.00 Received by: _____ Date: _____, 20 _____
After-the-Fact Fee: \$100.00 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: *Installation of fence and driveway gate.
50 feet of fence. 10 feet driveway gate.*
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
*Please see attached dimensioned drawings.
materials - powder coated aluminum.
Only the driveway gate will be visible from
Spring Street.*

**Required
Attachments/Submittals**

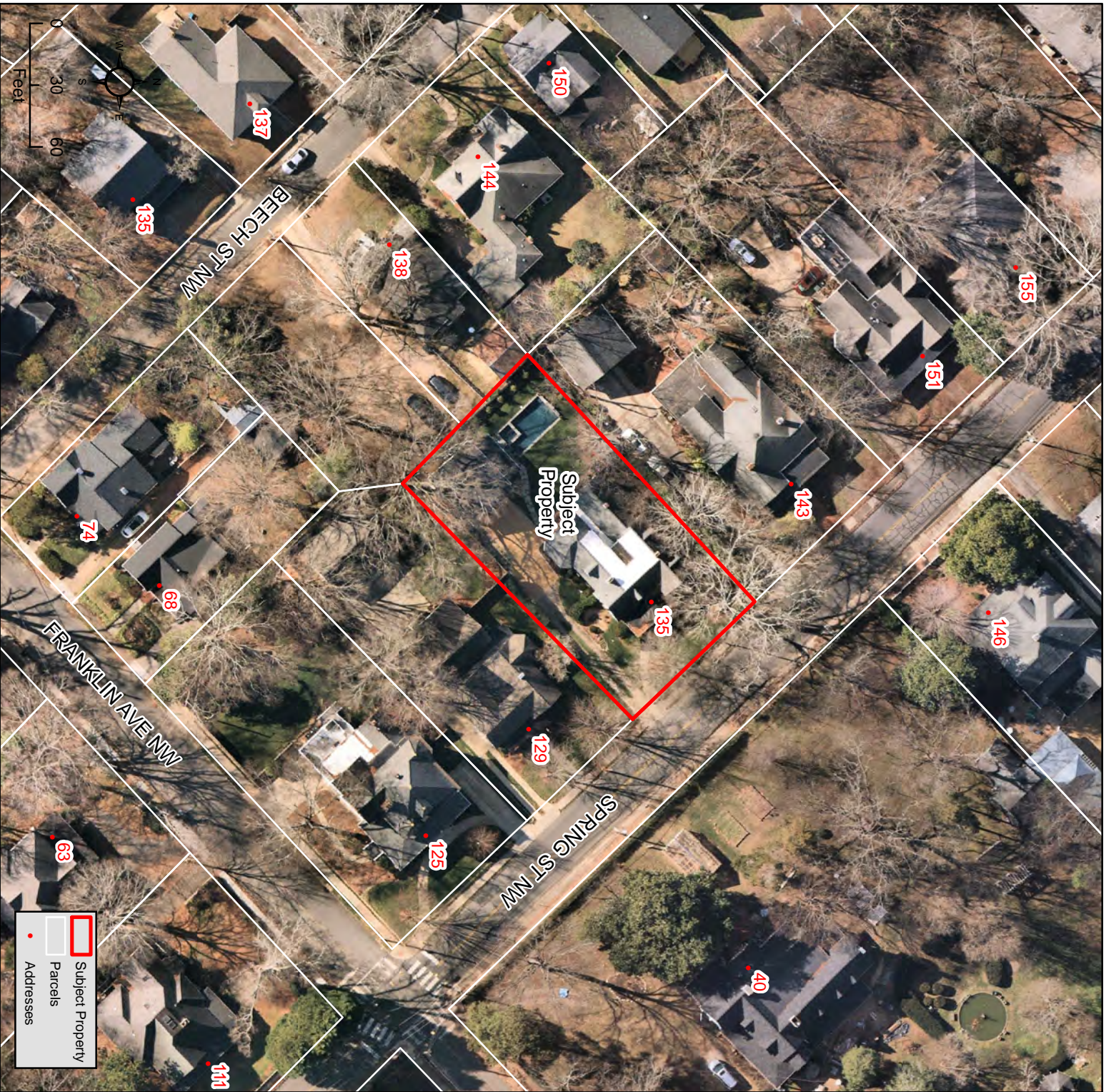
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. **Digital copies are preferred.**
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a "before" perspective.
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 ensure 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.

4/27/24
Date

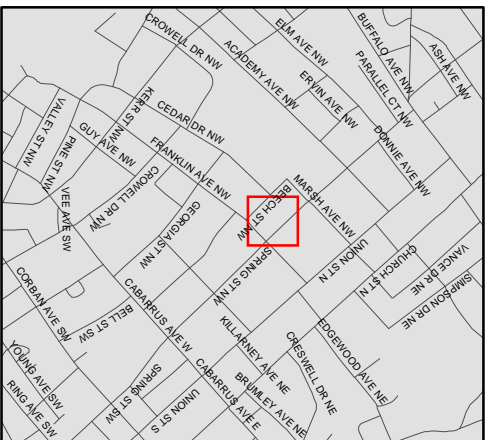
[Signature]
Signature of Owner/Agent



H-10-24

135 Spring St NW

PIN: 5620-68-1859



Source: City of Concord
Planning Department

Disclaimer

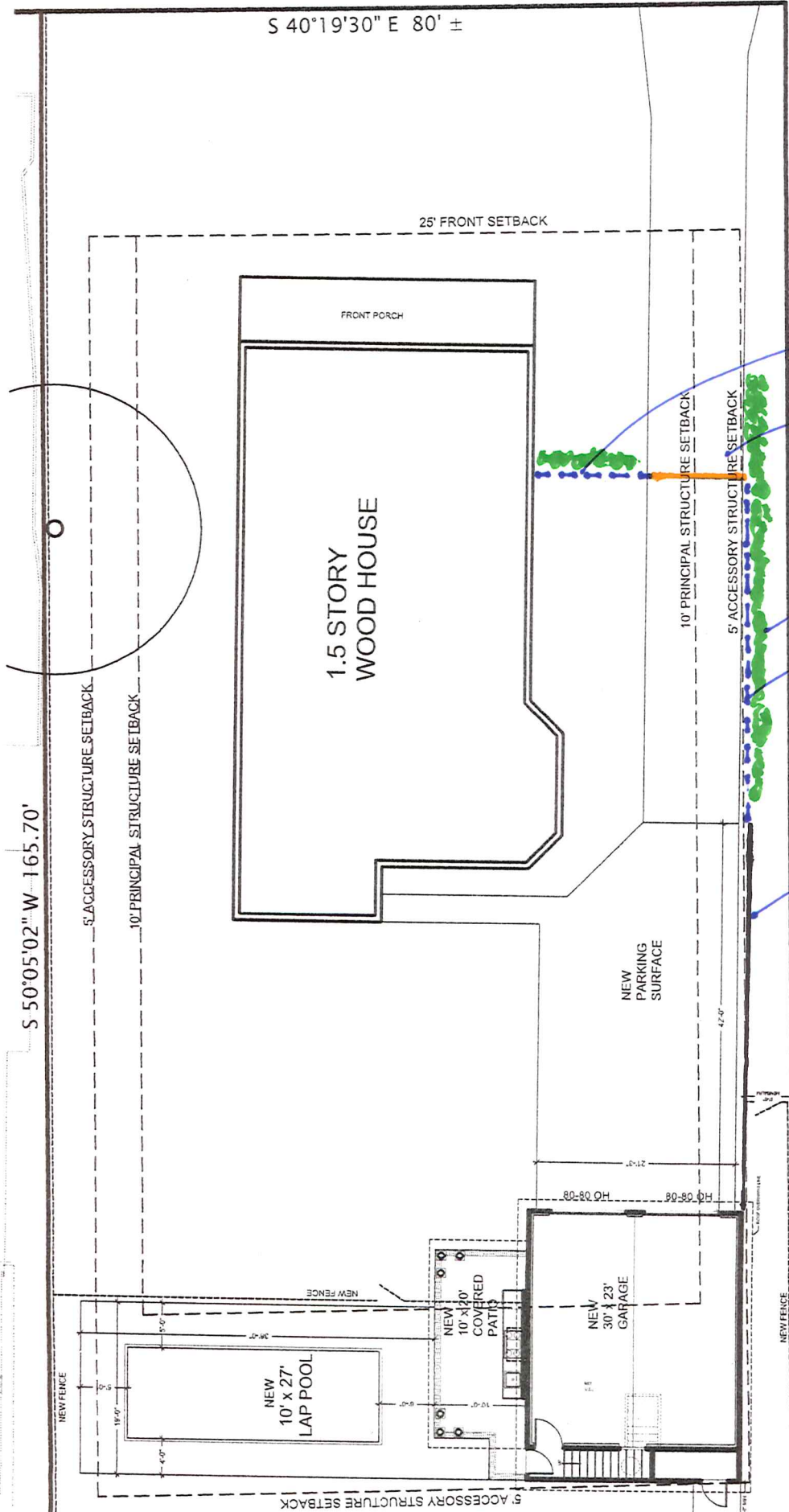
These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, its employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained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



SPRING STREET NW

S 40°19'30" E 80' ±

-  Hedge
-  New fence
-  Existing fence
-  Swing gate @ driveway



→ new fence
 → swing gate @ driveway
 → hedge
 → new fence
 → existing fence

S 50°05'02" W 165.70'

165.62' ±

5' ACCESSORY STRUCTURE SETBACK

5' ACCESSORY STRUCTURE SETBACK

10' PRINCIPAL STRUCTURE SETBACK

25' FRONT SETBACK

1.5 STORY WOOD HOUSE

FRONT PORCH

NEW PARKING SURFACE

NEW 10' x 27' LAP POOL

NEW 10' x 20' COVERED PATH

NEW 30' x 23' GARAGE

NEW FENCE

NEW FENCE

NEW FENCE

80-80-08

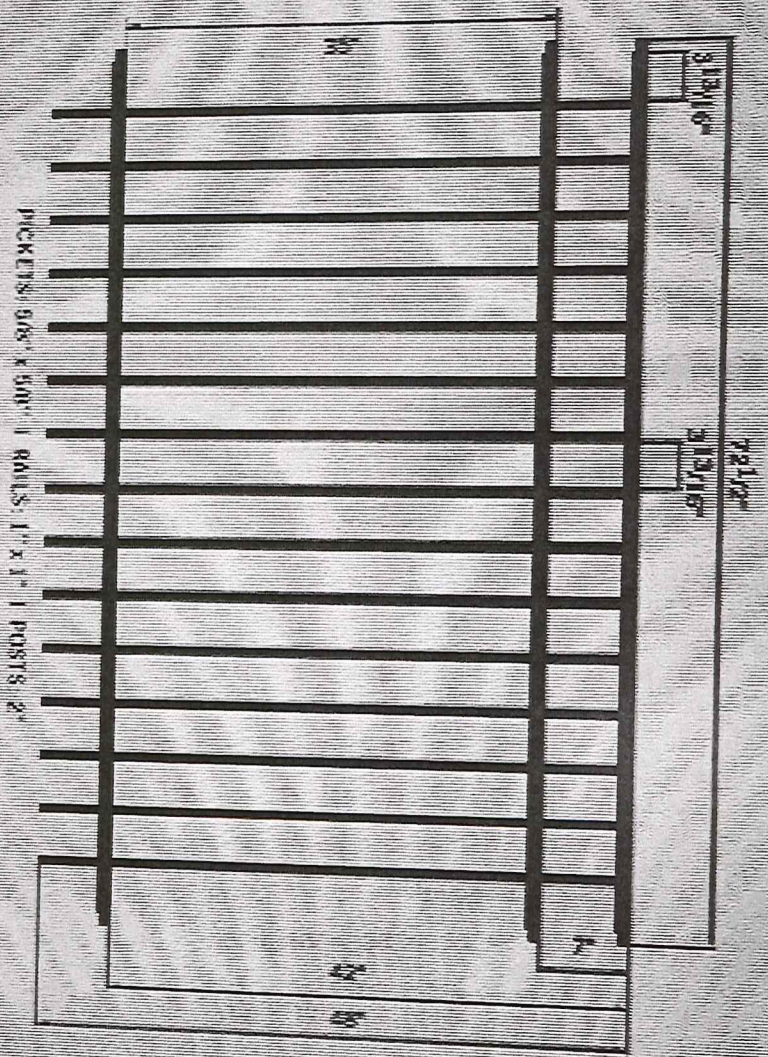
80-80-08

21-4'

47-0'

NEW FENCE

NEW FENCE



EO4202 - 4' HIGH THREE-RAIL



