

DATE: April 13, 2022
SUBJECT:
Certificate of Appropriateness Request: H-11-22
Applicant: Laura Baker
Location of subject property: 226 Union St. S.
Staff Report prepared by: Kristen Boyd-Sullivan, Sr. Planner

BACKGROUND:

- The subject property, 226 Union St. S, is designated as a “Contributing” structure in the South Union Street Historic District. (Exhibit A).
- Constructed: 1924
- Two-story, fame residence combining elements of Colonial Revival and bungalow styles. House has square form, hip roof, and symmetrically composed façade characteristic of the Colonial Revival; large sawn brackets supporting the broad eaves give the house an informal bungalow accent. In the distinctive designs of the front porch and the porte-cochere adjoining the south elevation, Colonial Revival and Bungalow elements are directly juxtaposed. The Tuscan columns supporting the two canopies rise to square blocks and large sawn brackets under the eaves. One-story block projecting from north (right) side of façade, originally built as sunporch, now provides additional living space for one of the house’s apartment (Exhibit A).
- Applicant is requesting to install exterior/landscape lighting:
 - 2 flood lights
 - 4 up-lights

DISCUSSION:

The applicant is proposing to add landscape lighting as part of an overall landscape improvement project for the property. As shown on the attached site plan, two (2) spot lights (also referred to as up-lights) are proposed on each side of the front steps, with an additional two (2) spot lights on the right front façade (Exhibits B, D, E, and F). Two (2) Flood Lights (also referred to as wall-wash lights) are proposed in front of the left front facade as well as the right front raised façade (Exhibits B, D, E, and F). All lights are proposed to be ground mounted within the landscape beds.

According to the material specifications provided by the applicant:

- the Up-lights are specified 12V black aluminum housing with 3W 2700K 38 Degree MR16 LED lamps, 250 Lumens* (Exhibits E & F).
- the Flood-lights are specified 12V, black aluminum housing, 35W max, (bulb sold separately). Lumens will depend on bulb used (Exhibit E & F).

*Lumens are the amount of light given off by a particular bulb, while wattage is the amount of energy used to produce the lumens. The up-lights proposed for this project specify 250 lumens, which could be comparable to a 25W incandescent bulb.

ATTACHMENTS

- Exhibit A: Historic Inventory Information
- Exhibit B: Application for Certificate of Appropriateness
- Exhibit C: Subject Property Map
- Exhibit D: Photo of front facade
- Exhibit E: Site Plan/Lighting Plan
- Exhibit F: Images of light fixtures
- Exhibit G: Specifications

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Approval Requirement Needs Table

- *Lighting (Exterior): Additions of permanent, general illumination fixtures within public view require Commission Hearing and Approval.*

Chapter 5 – Section 11: Lighting and Transformers

- *Adding security lights and transformers on either new or existing poles requires approval of the Commission. Security needs can usually be met with low profile lights which are compatible with the neighborhood.*
- *Residential lighting is historically minimal. Therefore, minor usage of low-level landscape lighting added at ground level, with fixtures not visible from the street, that do not shine upon the building façade are appropriate. New exterior lighting units that produce higher levels of lighting or a fixture that is visible from the street are discouraged and require review and approval from the Historic Preservation Commission.*
- *Maintain subtle effects with selective spots of light rather than indiscriminate area lighting.*
- *Do not concentrate light on facades and avoid casting light on surrounding properties.*
- *Use lights to define spaces and accent vegetation.*
- *Hide non-decorative light fixtures.*
- *Do not use fixtures which are incompatible with existing details, styles, etc.*

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**

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<u>Inventory List - South Union Street Historic District, Concord</u>	#7	17

30. House
236 S. Union St.
1921-1927 (SM)
C

Well-preserved, one-story, frame bungalow with clipped gable-front roof and broad gable-roofed porch. Porch carries across full facade, and has tapered and molded wood columns resting on brick bases and a balustrade. Eaves of porch and house trimmed with curved brackets. Clipped gables on both side elevations.

31. House
230 S, Union St.
ca. 1900, possibly remodeled by 1921 (SM)
C

Two-story, frame house with a combination of original Queen Anne and later Colonial Revival details. Double-pile main block with high hip roof and projecting two-story gable occupying southern (left) facade bay. Original features include tall, narrow window openings, square-cut shingles sheathing facade gable, and cut-out gable ornament and ventilator. Replacement Colonial Revival features, probably dating from 1920 or before, include full facade porch with molded, vaguely classical wood columns and balustrade, and unusual 24-pane sash installed in upper half of each window.

32. A. Campbell Cline House
226 S. Union St.
1924 (IO)
C

Two-story, frame residence combining elements of Colonial Revival and bungalow styles. House has square form, hip roof, and symmetrically composed facade characteristic of the Colonial Revival; large sawn brackets supporting the broad eaves give the house an informal bungalow accent. In the distinctive designs of the front porch and the portecochere adjoining the south elevation, Colonial Revival and bungalow elements are directly juxtaposed. The Tuscan columns supporting the two canopies rise to square blocks and large sawn brackets under the eaves. One-story block projecting from north (right) side of facade, originally built as sunporch, now provides additional living space for one of house's apartment.

A. Campbell Cline, whose older brother also erected a house on S. Union St. (see inv. #55), was a Cabarrus County newspaperman for

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many years and is a knowledgeable local historian and genealogist. He and his wife still live in the house they built in 1924.

- 33. House
222 S. Union St.
ca. 1950
F

Simple, two-story, frame Colonial style house with side gable roof and shed-roofed porch along north elevation.

- 34. James Dayvault House
216 S. Union St.
1901
P

Picturesque, asymmetrical, two-story, frame, Queen Anne style residence, the finest example of the style in the district and one of the best in Concord. House has wrap-around porch, supported by turned posts, with an unusual balustrade of horizontal and vertical members and an arched spindle frieze. A pair of projecting two-story bays flank the center of the three-bay facade and gives the front elevation its picturesque asymmetry. Both bays have ornate corner brackets and are sheathed in decorative sawn and paneled boards; the north (right) bay projects at a 45-degree angle from the rest of the facade. A broad arch engaged by the main roofline shelters a tiny balcony at the center of the second story. The house retains its massive original chimneys. The interior has lost its original mantels but retains a notable three-run stair.

The house was built for James F. Dayvault, who purchased the property in 1901. Dayvault was a partner in Dayvault and Guffey, a meat packing firm established in 1892 as a successor to the Cook Packing Company.

- 35. House
210 S. Union St.
by 1906 (SM)
C

Two-story, frame house with clipped side gable roof and unusual flanking one-story wings, also with clipped gables. Unusual recessed center bay on both stories. Full facade porch with turned posts and balustrade on first floor, and balcony in recessed space above entrance on second floor; balcony is topped with decorative center gable.

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: Laura Baker
Address: 226 Union St. S.
City: Concord State: NC Zip Code: 28025 Telephone: 704-502-4858

OWNER INFORMATION

Name: (same)
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: 226 Union St. S. P.I.N. # 56300558040000
Area (acres or square feet): 65x208 Current Zoning: _____ Land Use: residential
parcel 131 / contributing

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: installation of landscape lighting
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
(see attached)
- 4 uplights + 2 flood lights installed
around porch area

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.

3/8/2022
Date

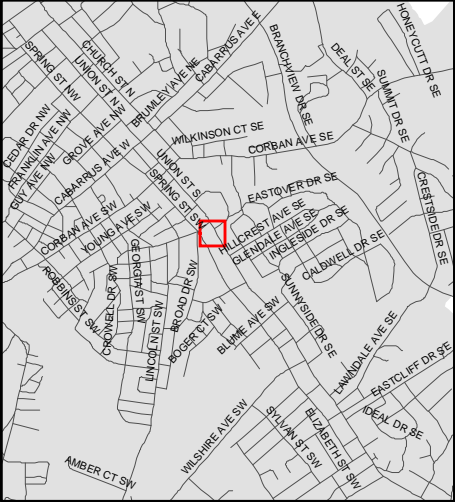
Jaura Baker
Signature of Owner/Agent



H-11-22

226 Union St S

PIN: 5630-05-5804



Source: City of Concord
Planning Department

Disclaimer

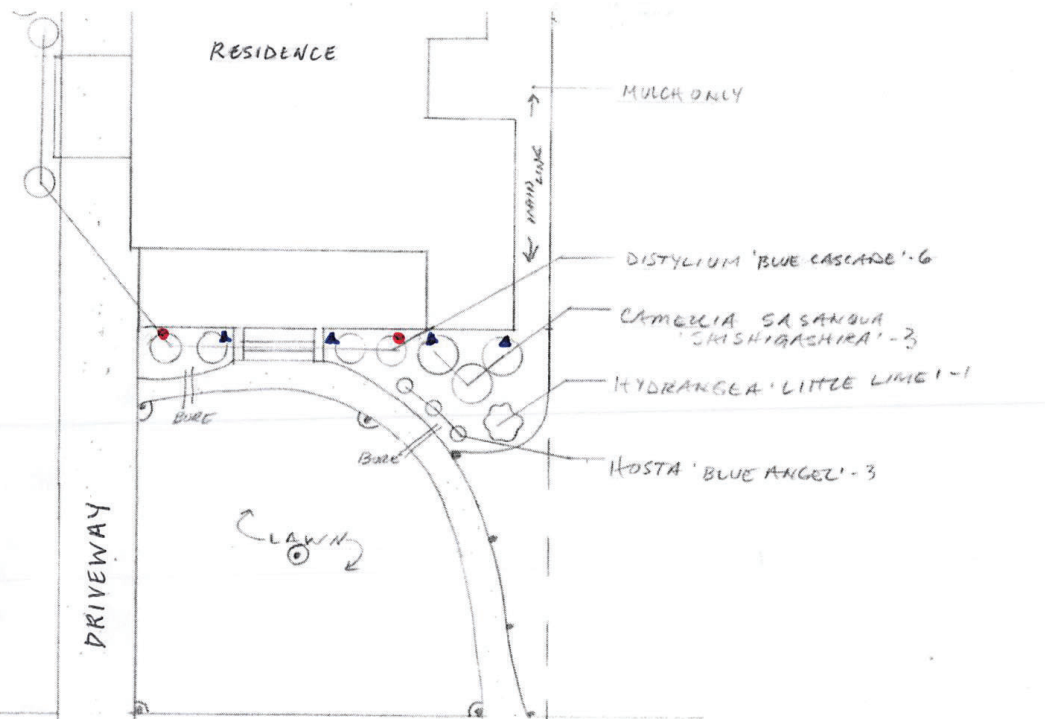
These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained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

- Addresses
- ▭ Subject Property
- ▭ Parcels



EXHIBIT D



UNION STREET

MR. + MRS. LUKE BAKER
 226 UNION STREET SOUTH
 CONCORD, NC 28025
 BY: TESH-TROXLER
 LANDSCAPES + DESIGN, INC.
 3130 HEGGAR ROAD
 CONCORD, NC 28025
 P. 704-782-2277

SCALE: 1/8" = 1'-0" 2-2-2022
 N →

APPROVED BY: _____

● = WALL WASHERS / FLOOD
 ▲ = SPOT LIGHTS



PT-FL1-BK-NL

12V Aluminum Flood Light



00653003266084



- Includes Ground Stake
- MR16 Lamp Sold Separately
- 35W Max

BLACK | QTY: 1

PRO-TRADE
LIGHTING

MADE IN CHINA

EXHIBIT F

PT-BUL1-BK-LED-3FL

12V Aluminum Up Light with MR16 LED



MR16 Lamp Included
3W, 38 Degree, 2700K, 250 Lumens
Includes Ground Stake

BLACK | QTY: 1

 **PRO-TRADE**
LIGHTING

MADE IN CHINA

EXHIBIT F

ProTrade Uplight- PT-BUL1-BZ-LED-3FL or -NL

Pro-Trade BUL1 Up Light Aluminum Housing Bronze Finish w/ 3W 2700K 38 Degree MR16 LED

4X

The Pro-Trade BUL1 up light combines practicality and style. BUL1s are available in both aluminum (black or bronze finish) and brass (antique finish). Their versatility and durability has you covered over a wide range of applications for years to come. This MR16 pre-lamped version will save time on your next installation.

Heavy Duty Cast Aluminum Construction

Dual Silicone O-Rings for Watertight Seal

Five Year Warranty on Fixture and Lamp

ProTrade Flood light- PT-FL1-BZ-NL

2X

(NL meaning No Lamp, the lamp is ordered in addition)

Pro-Trade FL1 Flood Light Aluminum Housing Bronze Finish No Lamp

The Pro-Trade FL1 flood light is ideal for wall washing and up lighting larger areas. FL1s are available in both aluminum (black or bronze finish) and brass (antique finish). Smooth lines and adjustability makes the FL1 series adaptable to numerous applications. No lamp is included with this fixture, which opens opportunities for custom design effects using one of many available Pro-Trade MR16 and T3 lamp options.

Heavy Duty Cast Aluminum Construction

Silicone Gasket for Watertight Seal

Five Year Warranty