

<b><u>DATE</u></b>	July 10, 2024
<b><u>SUBJECT</u></b>	
<u>Certificate of Appropriateness Request:</u>	H-12-24
<u>Applicant:</u>	Jennifer and Jimmy Hall
<u>Location of subject property:</u>	39 Yorktown St NW
<u>PIN:</u>	5620-77-7737
<u>Staff Report prepared by:</u>	Kim Wallis, AICP, Senior Planner

### **BACKGROUND**

- The subject property, 39 Yorktown St NW, is designated as a “Contributing” structure in the North Union Street Historic District, ca 1921 (Exhibit A).
- “Three bay frame, bungalow with broad side gable roof features a very broad front decorative gable with exposed rafters. The decorative gable has three four-over-four sash windows that are flanked with ventilators on either side. Three triangular knee braces support eaves of gable. Full facade porch has untapered bungalow columns. Facade fenestrations include paired four-over-ones on either side of entrance” (Exhibit A).

### **DISCUSSION**

On June 10, 2024, Jennifer and Jimmy Hall, submitted a Certificate of Appropriateness application to repair and replace wood on sections of deck and railing of an existing deck in the rear yard and extend the depth of the deck by four (4) feet back towards the rear property line (Exhibit B).

The applicant states that 80% of the wooden deck and railings have wood rot. The applicant proposes to replace these sections of deck with like material and design. The applicant is also proposing to extend the current 20’w x12’d deck by four (4) feet towards the rear property line, with the final dimension 20’w x16’d, utilizing similar materials to the original deck. All the wood will be sealed. The existing under deck lattice skirting will be removed and not replaced (Exhibit D).

### **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 Site Plan and Photographs

### **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

#### **Approval Requirement Needs Table:**

#### **Balconies and Decks:**

- The repair of an existing deck with same materials does not require Commission Hearing and Approval.
- The addition of a deck where none previously existed requires Commission Hearing and Approval.

#### **Chapter 5-Section 6: Porches**

Decks are generally not appropriate for homes within the districts. However, when decks are constructed, they should be located in the rear yard only, and should not project into the interior side yard. Decks should be avoided on corner lots, since their view cannot be completely obscured from both streets. Rails on decks should match those on the porches. Lattice and shrubbery around the foundations enhance the appearance of decks, and should be utilized when possible.

**Design Standards**

- Decks may only be located in the rear of the property.
- Design decks to be compatible in material, color, and detail with the historic building.
- Construct decks so that they can be removed in the future without damaging the historic structure.
- Construct decks so that there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
- Inset decks from the corner of the primary structure where necessary in order to prevent visibility from the street.

**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

For NPS use only
received
date entered

Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	#7	78

172. House  
39 White Avenue  
1921 (SM)  
C

Three bay frame, bungalow with broad side gable roof features a very broad front decorative gable with exposed rafters. The decorative gable has three four-over-four sash windows that are flanked with ventilators on either side. Three triangular-knee braces support eaves of gable. Full facade porch has untapered bungalow columns. Facade fenestrations include paired four-over-ones on either side of entrance.

173. House  
36 White Street, N.W.  
1921 (SM)  
C

Good example of low-slung, frame bungalow with pediment gable. House is shingled above a baseboard and two-and-a-half-feet of plain weatherboard. Fenestrations are one-over-one. Porch with balustrade extends three-bay facade and is supported by typical Craftsman-style short, tapered columns with brick piers that continue to ground level. Eaves at front gable are supported by five decorative brackets.

174. House  
32 White Street, N.W.  
c. 1910-1915  
C

Notable frame bungalow with gabled porch and broad gable roof. Porch is nearly full facade, but its gable roof does not cover northern elevation. It is surrounded by a plain balustrade and rests on full brick foundation. Brick pillars, topped with stone trim, support vernacular columns. These columns brace the weatherboarded gable roof that projects over sides. The side eaves are supported by curved sawn-rafter brackets. The main roof also projects at front and is braced by a typical (for Concord) three-part-brackets that reflect Japanese bungalow traits. Facade has three bay division with two one-over ones with diagonal lattice work.

175. House  
26 White Street, N.W.  
1921 (SM)  
C

This high hip roof, frame cottage features two interior end chimneys,



**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: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**OWNER INFORMATION**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Telephone: \_\_\_\_\_

**SUBJECT PROPERTY**

Street Address: \_\_\_\_\_ P.I.N. # \_\_\_\_\_  
Area (acres or square feet): \_\_\_\_\_ Current Zoning: \_\_\_\_\_ Land Use: \_\_\_\_\_

<b>Staff Use Only:</b>	
Application Received by: _____	Date: _____, 20 _____
Fee: \$20.00 Received by: _____	Date: _____, 20 _____
After-the-Fact Fee: \$100.00 Received by: _____	Date: _____, 20 _____
<i>The application fee is nonrefundable.</i>	

**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: \_\_\_\_\_  
\_\_\_\_\_
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


**Required Attachments/Submittals**

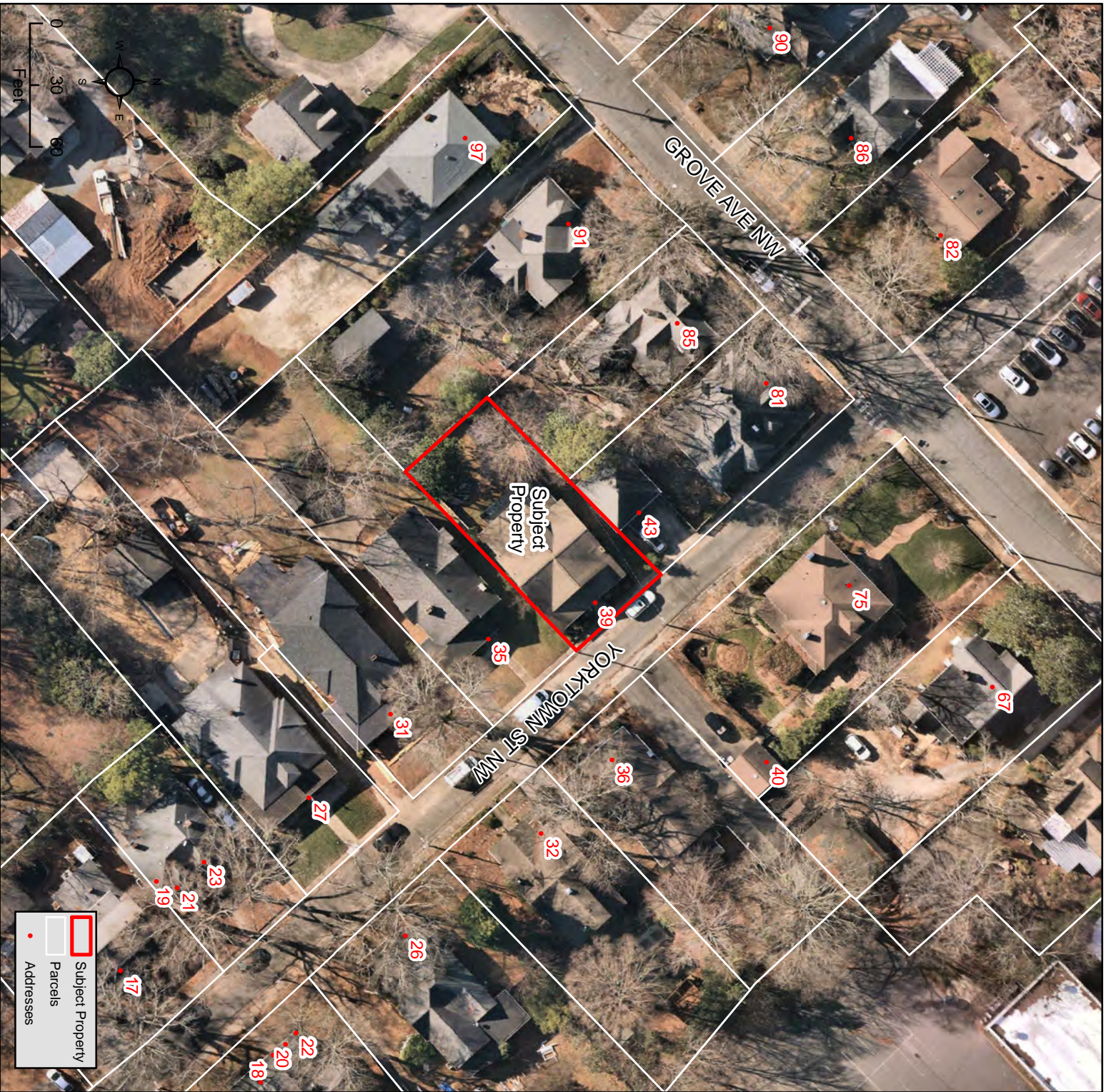
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. **Digital copies are preferred.**
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a “before” perspective.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

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Owner/Agent



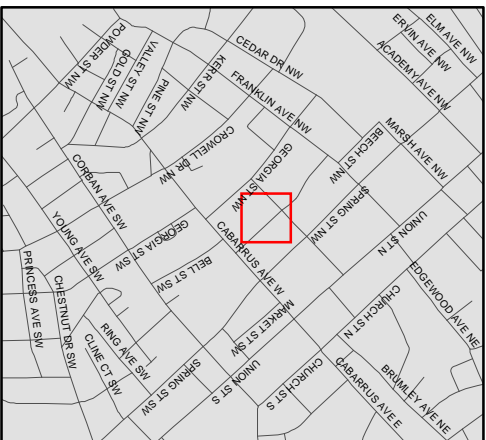
H-12-24

39 Yorktown St NW

PIN: 5620-77-7737



EXHIBIT C



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.

Property subject to recorded or unrecorded RWS, easements, agreements, restrictions. The boundary description prepared from this survey is the surveyors opinion of the location of boundary lines of the property based on monuments found in field and is not to be construed as a certification of the quality of title or location of title to the property. A full title investigation is recommended.

Area by coordinates			
EIR = Existing _____ Iron rod	EIP = Existing $\frac{1}{2}$ " iron pipe	EN = Existing Nail	ECM = Existing Concrete Monument
SIR = 1/2" Iron rod set	CP = Computed Point	S.T. = Sight Triangle	OUL = Overhead Utility Lines
SSR = Sanitary Sewer R/W or Easement	PSDE = Public Storm Drainage Easement	EMH = Existing Manhole	



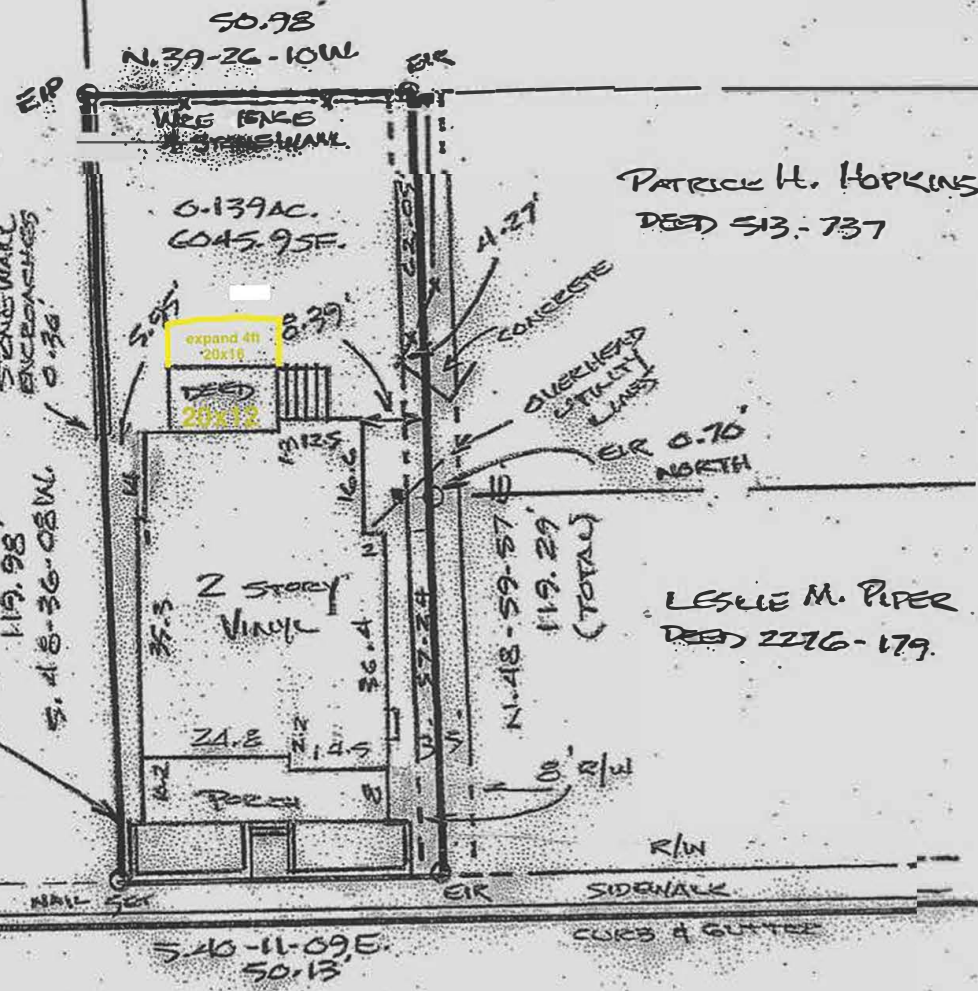
N.39-26-10W  
DEED 2490-68  
MARCH 1999

IRVIN T. NEWBERY  
DEED 606-850

PATRICK H. HOPKINS  
DEED 513-737

LESLIE M. PIPER  
DEED 2216-179

WILMA U. BALLARD  
DEED 6753-269



YORKTOWN STREET NW  
(PUBLIC R/W VARIES)

