

<b><u>DATE</u></b>	August 14, 2024
<b><u>SUBJECT</u></b>	
<u>Certificate of Appropriateness Request:</u>	H-14-24
<u>Applicant:</u>	Brian Haley
<u>Location of subject property:</u>	86 Spring St NW
<u>PIN:</u>	5620-78-7579
<u>Staff Report prepared by:</u>	Kim Wallis, AICP, Senior Planner

### **BACKGROUND**

- The subject property, 86 Spring St NW is designated as a “Contributing” structure in the North Union Street Historic District, built ca 1920 (Exhibit A).
- “Two-story, frame house with slight bungalow accent to design. House has hip roof and early full facade porch with square posts and molded capitals. Bungalow elements are second story clad in shingles and broad eaves. Facade windows are primarily paired with 6/6 sash.” (Exhibit A).

### **DISCUSSION**

On July 11, 2024, Brian Haley, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for the installation of a workshop in the rear yard (Exhibit B).

The proposed workshop building will be 24’1 x 12’w x10’h and will be located in the rear yard, 25 feet from the rear property line and 20 feet behind the existing garage to allow the existing berm to deflect water down the driveway and away from the house. It will not be visible from the street. The building comes as a kit and will be assembled on site. The framing and siding will be wood, and the building will sit on a raised wood foundation. The color scheme will be beige and brown to match the house and garage. The roof will be covered with asphalt shingles to match the house and garage. The building will be used for carpentry, crafts and to house household landscaping tools (Exhibit D).

### **ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory  
Exhibit B: Certificate of Appropriateness Application  
Exhibit C: Subject Property Map  
Exhibit D: Applicant submitted Elevations and Descriptions

### **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

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

- **Accessory Buildings:** New construction requires Commission Hearing and Approval.

#### **Chapter 7.3: Accessory Structures**

##### **Design Standards:**

- Keep the proportion of new garages and accessory structures compatible with the proportion of the main house. Typically these buildings were smaller in scale than the main house.
- New garages and accessory structures must use traditional roof forms, materials, and details compatible with the main building or historic accessory structures in the district.
- Locate new garages and accessory structures in rear yards and in traditional relationship to the main buildings.
- Accessory buildings for Pivotal and Contributing structures shall complement the siding and roof material of the primary structure.

- Prefabricated buildings shall have contemporary roof styles compatible with the primary structure. Gable or hip roofs are most appropriate. Barn style buildings are not appropriate.

**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
<u>Inventory List - North Union Street Historic District, Concord</u>	#7	55

106. Vacant Lot  
between 98 and 86 Spring Street, N.W.  
VL

Vacant lot with stone retaining wall along sidewalk indicating it was formerly site of a house.

107. House  
86 Spring Street, N.W.  
ca. 1920  
C

Two-story, frame house with slight bungalow accent to design. House has hip roof and early full facade porch with square posts and molded capitals. Bungalow elements are second story clad in shingles and broad eaves. Facade windows are primarily paired with 6/6 sash.

108. House  
84 Spring Street, N.W.  
late nineteenth century, remodeled ca. 1905  
C

One-story, frame house with late Greek Revival features and considerable early twentieth century embellishment. Most notable early exterior feature is entrance with dog-ear surround, sidelights, and transom. Interior retains two-part surround, sidelights, and transom. Interior retains two-part surrounds and one post-and-lintel mantel typical of late Greek Revival design. Early 20th. century features include decorative center facade gable clad in shingles and single-pane windows with stained glass transoms flanking entrance.

109. Caldwell House  
74 Spring Street, N.W.  
late nineteenth century, heavily remodeled 1941  
F

Frame house following traditional, two-story piedmont form. Horizontal proportions and shallow hip roof suggest this may be a late Greek Revival dwelling. Remodeling removed nearly every remaining significant feature and makes it impossible to date house or to consider it a contributing building.

Caldwell was a Builder and Contractor.

# Application for Certificate of Appropriateness

An application will not be placed on the agenda until all required information and attachments, as listed in this document, are submitted and complete

TO BE COMPLETED BY APPLICANT			STAFF USE ONLY				
<p><b>Application Deadline:</b> Approximately one month (~ 30 days) prior to regularly scheduled HPC meeting. Please check with City Staff to confirm submission deadlines and meeting dates.</p> <p><b>COA Fee: \$40.00    After-the-Fact Fee: \$120.00</b></p>			Yes	N/A	Yes	No	N/A
1	<p><b>Written Description</b> Describe clearly and in detail the project scope of work.</p> <p><i>Workshop in Back yard 24x12 - 10 ft high</i></p> <p><i>Allow us to park (2) cars in Garage</i></p>	✓					
2	<p><b>Materials Description</b> Type/Width of siding, window trim, height/style of doors, etc.</p> <p><i>ALL wood, clap Board, stick built onsite</i></p>	✓					
3	<p><b>Photos of Existing Conditions</b> Clear digital photos of:</p> <ul style="list-style-type: none"> <li>• All sides of the building(s) <i>new construction of workshop. Not visible from st</i></li> <li>• Front yard</li> <li>• Rear yard <i>yes</i></li> <li>• Trees to be removed <i>no</i></li> <li>• Significant site features</li> </ul>						
4	<p><b>Context Photographs</b></p> <ul style="list-style-type: none"> <li>• Photos of structures on same block and across the street, include property address for each photo.</li> <li>• Photos of other properties in District with similar design features, as applicable.</li> </ul>		✓				
5	<p><b>Site Plans - Existing + Proposed.</b> (Property survey, or scaled drawing accepted)</p> <ul style="list-style-type: none"> <li>• Lot Dimensions</li> <li>• Setback dimensions [side, rear, front (porch + thermal wall)]</li> <li>• Setback dimensions of neighboring properties</li> <li>• Drives, walks + alleys</li> <li>• Tree protection and/or tree removal + replanting</li> <li>• HVAC location</li> <li>• Fences/walls</li> <li>• Accessory buildings (garages, sheds, gazebos, etc.)</li> <li>• Easements/public rights of way</li> <li>• % of Rear Yard Coverage</li> </ul>		✓				

6	<b>Elevation Drawings - Existing + Proposed</b> All drawings should include dimensions, materials, foundation height, topography, etc. For additions, the existing structure and proposed addition must be clearly shown. The plans must clearly identify the building elements to be demolished. <ul style="list-style-type: none"> <li>• Front <i>Basic</i></li> <li>• Rear</li> <li>• Left</li> <li>• Right</li> </ul>					
7	<b>Architectural Details</b> <ul style="list-style-type: none"> <li>• Porch section (showing the column/beam alignment)</li> <li>• Railing detail</li> <li>• Roof detail (soffit, fascia)</li> <li>• Window detail (material, design, dimensions, trim)</li> <li>• Wall section</li> </ul> <i>May include additional information as requested by the Commission as a condition for future review.</i>		✓			
8	<b>Floor plans</b> As needed (usually optional).		✓			

(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 Planning & Neighborhood Development. (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 used to update the City's historic districts inventory database.

**SUBJECT PROPERTY**

Address: 86 Spring St NW

Parcel ID (PIN): \_\_\_\_\_

Area (acres or square feet): \_\_\_\_\_

Current Zoning: \_\_\_\_\_

**OWNER INFORMATION**

Name: Brian Haley

Address: 86 Spring St NW

City: Concord State: Nc Zip Code: 28025

Email Address: brian.haley82@gmail.com

Phone: 704 641 4434

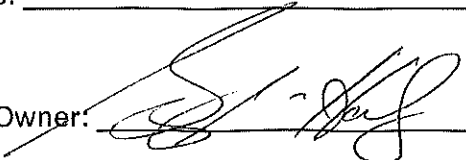
**APPLICANT INFORMATION**

Name: Same

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature of Owner:  Date: 7/11/24

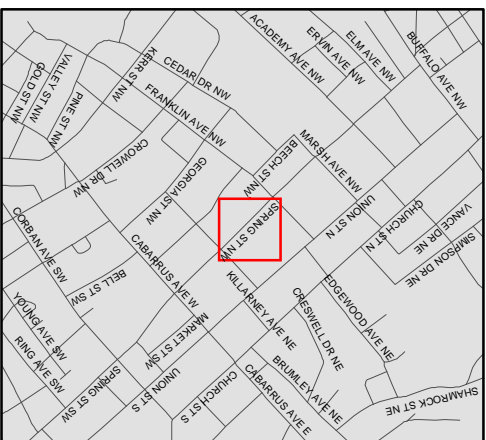
Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_



H-14-24

86 Spring St NW

PIN: 5620-78-7579



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.

# Haley Workshop Project

86 Spring St NW  
Concord, NC 28025

Prepared by Brian Haley  
704-641-4434

[brianhaley82@gmail.com](mailto:brianhaley82@gmail.com)

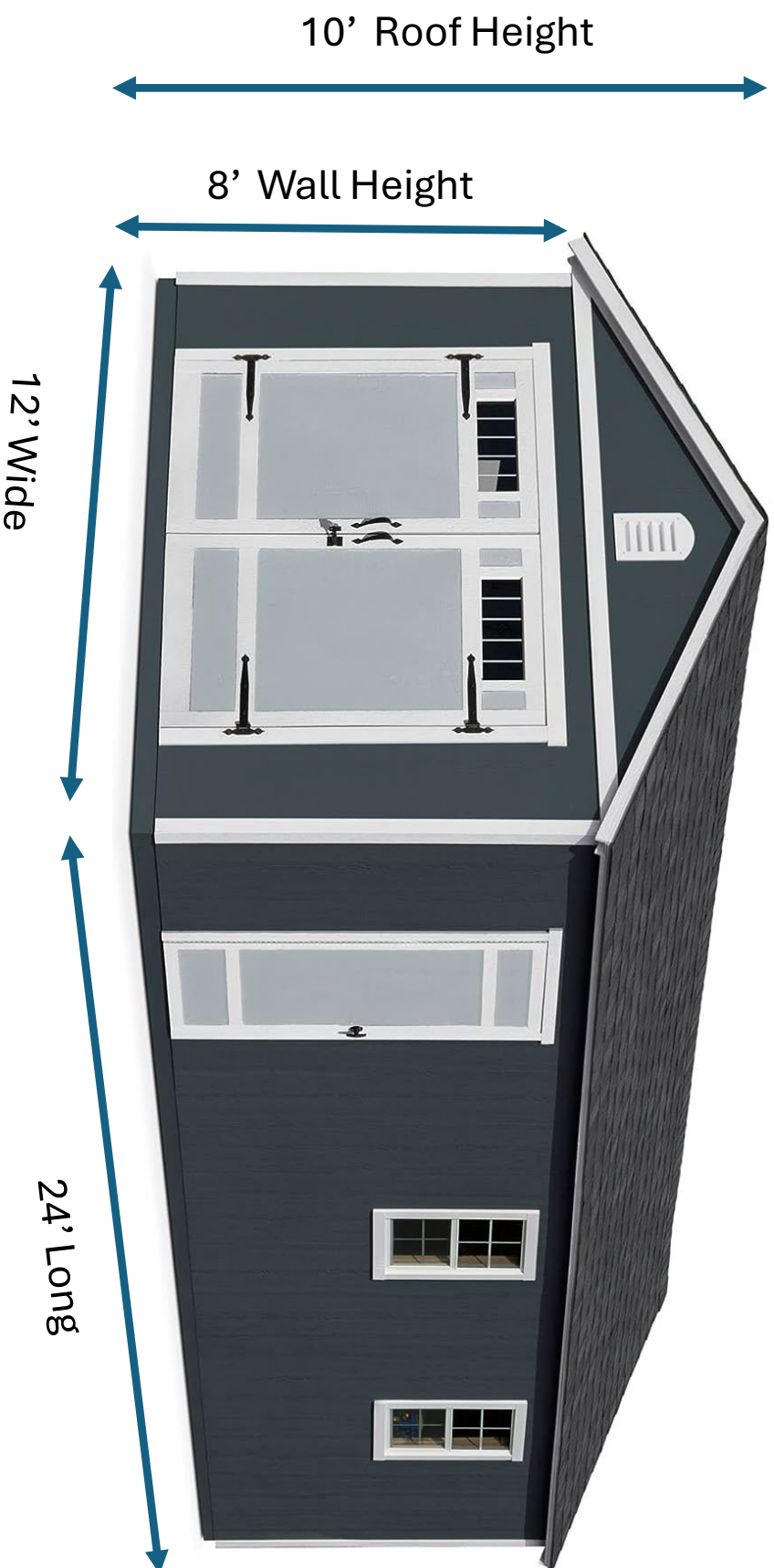
July 2024

# Project Scope

- Build a Workshop area for carpentry, crafts and household landscaping tools
- Unit will not be visible from street and behind current 1950's garage that we saved from demolition
- Provide sufficient, but tight, space for two cars in existing garage
- Position behind current garage with generous space between the two outdoor structures (i.e., garage and workshop)
- Style consistent with home and district



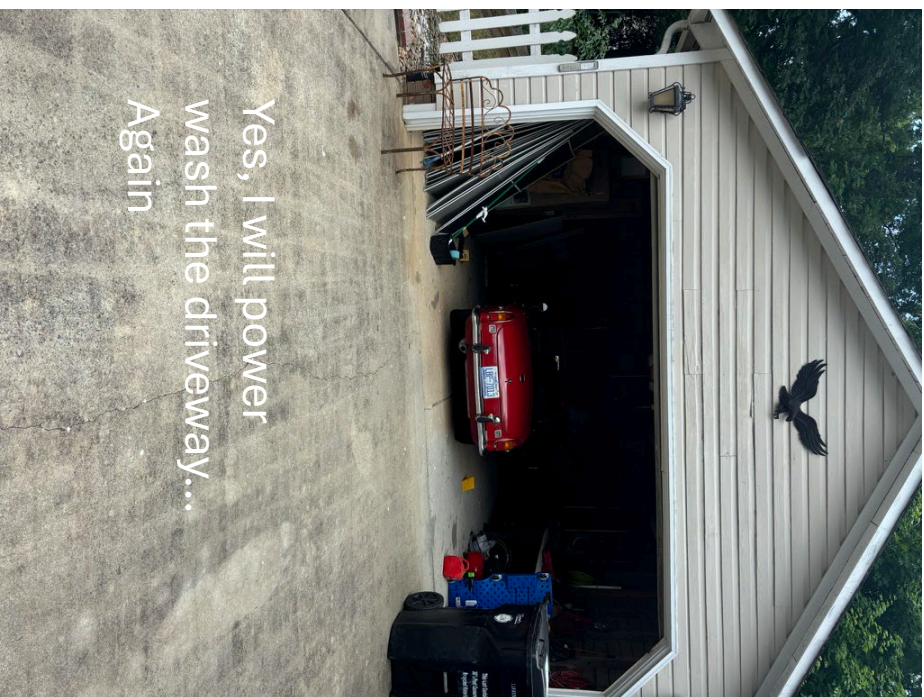
# Dimensions of the Proposed Workshop



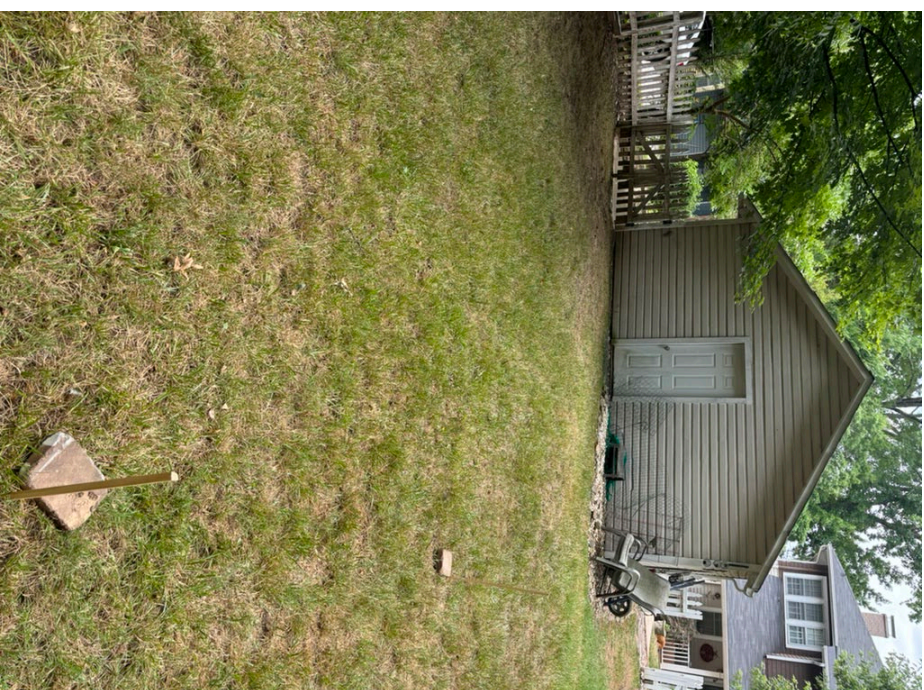
# Some Details on the Workshop

- The materials are all wood – no synthetic or look-a-like siding.
- The solution is a kit – but all stick built on-site. Essentially, a bundle of cut lumber with accessories like the doors and windows
- Color scheme to match the house and garage. a.k.a beige/brown
- Shingles will match the house and garage

# Placement Proposed Behind Existing Garage



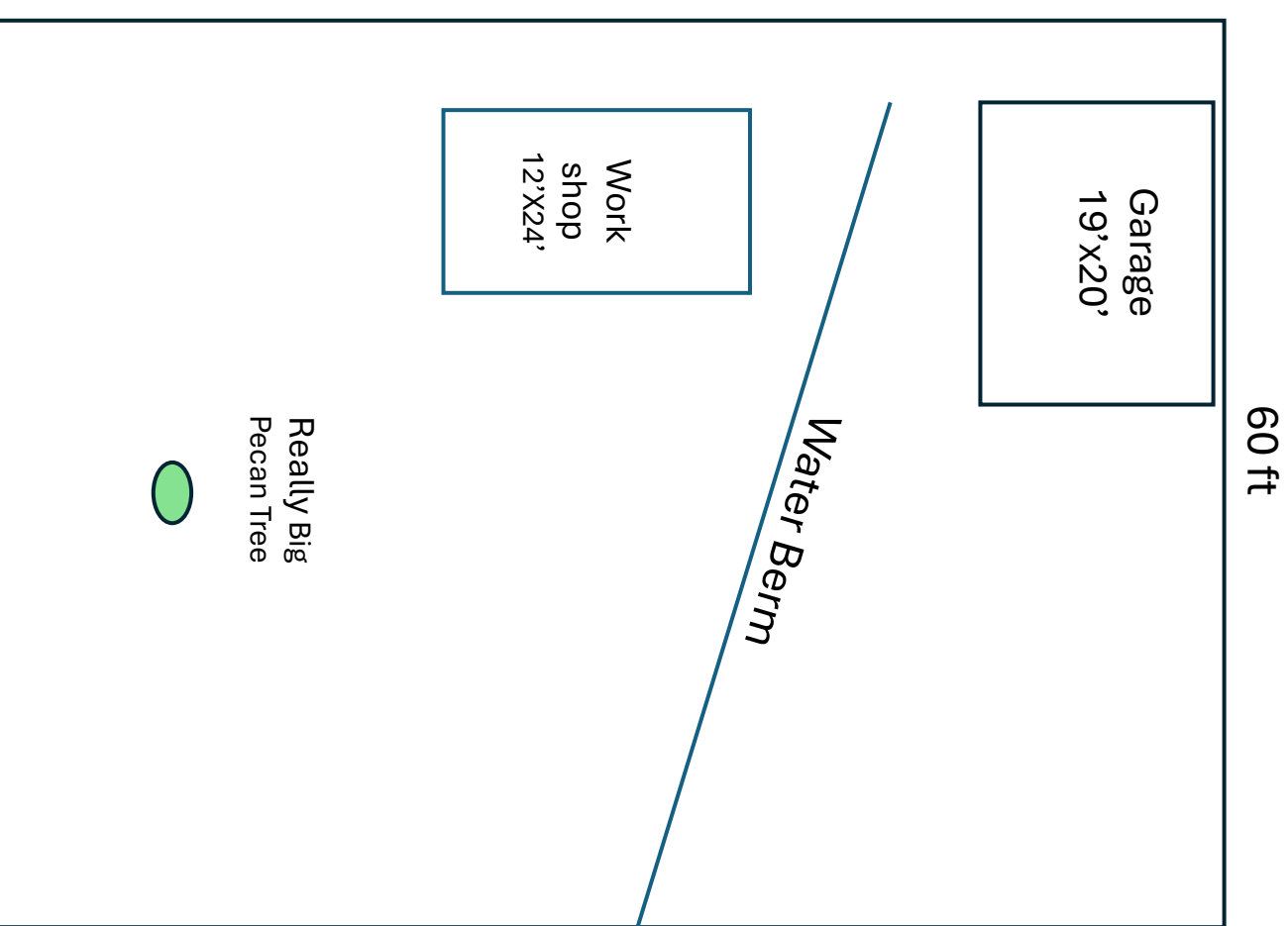
Yes, I will power  
wash the driveway...  
Again



- ~20' distance between garage and workshop
- Approximately 25' from end point of shed to rear property line
- Garage is 19'x20'
- Distance from property line is same as garage
- Structure will have raised wood foundation. Not cement
- Roof line of garage is twice the height of workshop

# Caveman Diagram of Backyard Only

- Diagram is based on fence line and not property line
- Backyard is roughly 60'x100'
- Separation between garage and workshop is about 20'
- Distance from workshop to back property line is about 25'
- Separation is needed to allow berm to deflect water down the driveway and away from house



**Thank You from 86 Spring St NW**

