

**DATE:** June 13, 2018

**SUBJECT:**

Certificate of Appropriateness Request: H-15-18  
Applicant: Michael and Randy Hopkins  
Location of subject property: 287 Union St S  
Staff Report prepared by: Scott Sherrill, Sr. Planner

**BACKGROUND:**

- The subject property is site of a “Pivotal” structure and is located in the South Union Street Historic District. (Exhibit A)
- Date of construction: 1890
- Two-story, frame residence with Italianate and Queen Anne details whose Colonial Revival porches appear to be early twentieth century replacements. Projecting, two-story gable occupies southern (right) façade bay, and there are one-story projecting bays on both the north and south elevations. Front porch, upheld by Tuscan columns, has projecting arched bay sheltering entrance; house has unusually long porch on north elevation. Handsome entrance composed of two-leaf door framed by paneled surround with corner blocks. House retains original chimneys with corbeled caps (Exhibit A).
- Applicant is seeking to add wood fencing, widen approved brick driveway, add brick and composite deck/patio, replace/add concrete walkways, add fence enclosed/paver for trash/utility screen, and modify garage design to remove shutters.

**DISCUSSION:**

The applicant is seeking to add +/- 87 linear feet of wood fencing, 6 feet tall, along a portion of the west property line for screening. The applicant is also proposing to add a composite deck that is 20-24 feet x 8 – 16 feet (160 – 384 square feet). There would be a brick wall on the east side made from old brick from the house, about 3 feet taller than the deck, which would be 1 -2 feet tall. The applicant would also have a 26 x 23 brick patio off the deck on the west side of the side porch. The applicant further seeks to replace or expand the front concrete walkway to a 3’ width, and would make an effort to use accent brick, dependent on roots and other obstructions in the path. The applicant also seeks to modify the approved driveway footprint to make it wider and not have a grass runner down the center. Finally, the applicant was able to secure some of the original shutters from the house, and due to the challenge of trying to match the originals, requests to not have shutters on the garage.

**ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory—Nomination Form  
Exhibit B: Application for Certificate of Appropriateness  
Exhibit C: Original Proposed Site Plan  
Exhibit D: Modified Proposed Site Plan  
Exhibit E: Communication from Applicant regarding garage shutters

**HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:**

**Chapter 5 – Section 3: New Accessory Structure Construction**

### **Design Guidelines and Recommendations**

2. Retain and preserve all architectural features that are character defining elements of carriage houses, garages and accessory structures, including foundations, steps, roof form, windows, doors, architectural trim, and lattices. Original style and character of carriage houses and accessory structures, doors and openings shall be maintained.

3. Retain and preserve historic garages and outbuilding materials, such as siding, masonry, roofing materials, and wooden trim. If replacement is necessary, use new materials that match the historic materials in composition, dimension, shape, color, pattern, and texture.

7. 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.

12. Accessory buildings for Pivotal and Contributing structures should complement the siding and roof material of the primary structure.

### **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 can not be completely obscured from both streets. Rails on decks should match those on porches. Lattice and shrubbery around the foundations enhance the appearance of decks, and should be utilized when possible.

### **Design Guidelines and Recommendations**

3. Decks may only be located in the rear of the property.

4. Design decks to be compatible in material, color, and detail with the historic building.

5. Construct decks so that they can be removed in the future without damaging the historic structure.

6. 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.

7. Inset decks from the corner of the primary structure where necessary in order to prevent visibility from the street.

### **Chapter 5 – Section 9: Fences and Walls**

Chain link, basket weave, plastic/vinyl, and split-rail fences are prohibited within the historic districts....Fences should be compatible with most structures in the districts.

The style of fence or wall should respond to the historic nature of the property. All wooden fences should be "stick-built" on site. The styles shown to the left are encouraged as well as custom designs with appropriate architectural detailing. 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. If a fence is designed as a single-sided fence, one with detailing on only one side, the finished detail should be on the outside face of the fence (facing neighboring property)...

Rear yard fences are defined as fences, which do not extend forward on the applicant's property beyond the side centerline of the 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 the 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...

Privacy fences are defined as fences with no spacing between pickets or fences of the shadowbox design. Privacy fences may be allowed at the discretion of the Commission in the following circumstances:

1. Privacy fences are most appropriate in rear yards.
2. Privacy fences may be allowed where the applicant's rear yard is directly adjacent to property that is either not in a historic district, or is within a historic district, but is non-contributing or intrusive in that district. The applicant shall show to the satisfaction of the Commission:
  - a. That the adjacent property is unsightly in comparison to other properties surrounding the applicant's property,
  - b. That the adjacent property or nearby property raises reasonable security concerns for the applicant, or
  - c. That the adjacent property could reasonably be determined to negatively impact the property value of the applicant's property.

Privacy fences shall be allowed only on the applicant's property line directly adjoining the aforesaid adjacent property unless the Commission feels that such a partial privacy fence would not be visually appropriate or would not accomplish the purpose(s) of the privacy fence set forth above.

...

Privacy fences allowed by the Commission should be landscaped where practical with appropriate shrubbery to soften the appearance of the fence.

Where walls are concerned, natural stone or brick-masonry walls are encouraged and should not be coated or painted. The type and color of stone and masonry should respond to the historic nature of the property. The transparency or openings in the walls will be considered on an individual basis...

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

The first residential driveways constructed in the districts were fairly narrow, because cars were smaller than they are now. Some of these driveways consist of two parallel "runners" with a grass strip in between. These driveways should be retained, and the style can serve as a model for new driveways. When new driveways are constructed, they should be separated from existing driveways by a grass strip, and should be narrow, since double width driveways are out of scale with the relatively small lots in the districts. Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.

New walkways should consist of appropriate natural material including gravel, concrete, stone, brick or pervious pavers. Walkways should avoid prefabricated and imprinted stepping stones within front yards.

#### **Design Guidelines and Recommendations:**

1. 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.
3. Excessive expanses of paving should be avoided.

4. 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 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

For NPS use only  
received  
date entered

Continuation sheet	Item number	Page
<u>Inventory List - South Union Street</u> <u>Historic District, Concord</u>	#7	31

72. House  
265 S. Union St.  
1921-1927 (SM)  
C

Well-preserved, one-and-a-half story bungalow. Broad side gable roof trimmed with simple brackets engages full facade porch. Roof pierced by gable-roofed dormer with pair of 3/1 sash windows. Porch has slightly tapered wood columns rising from brick bases and a balustrade. Windows have 9/1 sash.

73. Zeb Thornburgh House  
269 S. Union St.  
1921-1927 (SM)  
C

Most distinctive small bungalow in the S. Union St. district. Clipped gable-front roof, with clipped gables on side elevations. All three gables embellished with half-timbering, well-executed, hip-roofed porch occupying southern (right) facade bay consists of brick piers rising from paneled, concrete-trimmed brick bases to a wooden frieze trimmed with curved brackets. Tuscan columns supporting the shallow entrance canopy adjoining this porch add a note of classicism of this eclectic design.

74. House  
274 S. Union St.  
ca. 1970  
F

One-story blond brick ranch style house with low hip roof and gable roofed front porch.

75. Paul B. Means House  
287 S. Union St.  
ca. 1890  
P

Two-story, frame residence with Italianate and Queen Anne details whose Colonial Revival porches appear to be early twentieth century replacements. The oldest and one of the finest two-story frame houses built along S. Union St. in a dispersed, semi-rural pattern during the 1890-1910 period. Projecting, two-story gable occupies southern (right) facade bay, and there are one-story projecting bays on both

Exhibit A

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United States Department of the Interior  
National Park Service

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<u>Inventory List - South Union Street</u> <u>Historic District, Concord</u>	#7	32

the north and south elevations. Front porch, upheld by Tuscan columns, has projecting arched bay sheltering entrance; house has unusually long porch on north elevation. Handsome entrance composed of two-leaf door framed by paneled surround with corner blocks. House retains original chimneys with corbeled caps. Fine, well-preserved late Victorian interior.

Thought to have been residence of Paul B. Means, who practiced law in Concord during the last three decades of the nineteenth century.

76. House  
293 S. Union St.  
ca. 1940  
F

Two-story, brick late Colonial Revival style residence with side gable roof and enclosed sunporch adjoining south (right) side of house. Entrance sheltered by gable-roofed entrance portico.

77. House  
299 S. Union St.  
ca. 1940  
F

Two-story, brick, late Colonial Revival style residence with central entrance portico upheld by Doric columns. Porch upheld by similar columns on south (right) elevation of house. Side gable roof with eyebrow attic windows at gable ends. Cornices of house and porches trimmed with dentil courses.

78. House  
305 S. Union St.  
ca. 1940  
F

Plain, one-and-a-half story, brick English cottage style house. Side gable roof with projecting gable occupying south (right) facade bay.

79. Duplex  
309-311 S. Union St.  
ca. 1935  
C

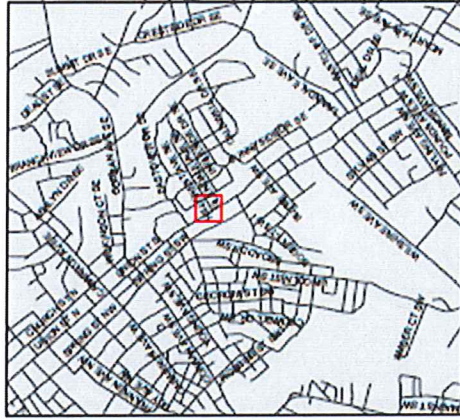
Two-story brick duplex with hip roof and two first floor entrance porches.

H-15-18

Randy Hopkins

287 Union St S

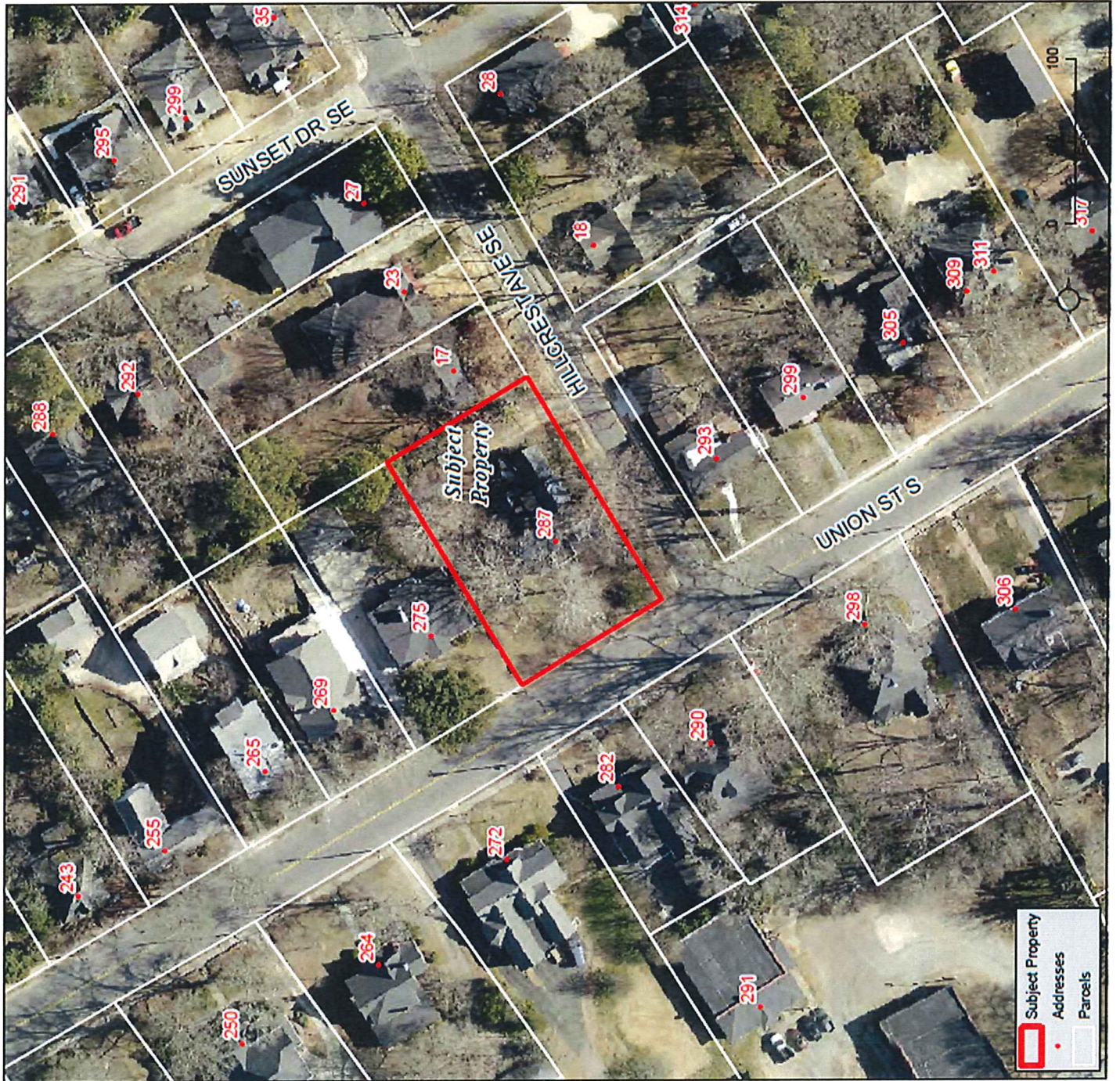
PIN: 5630-15-0438



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.



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**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: James Michael Lee Hopkins, Sr and wife, Randy Wolfe Hopkins  
Address: 287 Union St S  
City: Concord State: NC Zip Code: 28025 Telephone: 704-999-6159 (Michael)  
704-618-5118 (Randy)

**OWNER INFORMATION**

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

**SUBJECT PROPERTY**

Street Address: 287 Union St S P.I.N. # 5630-15-0438  
Area (acres or square feet): .368 AC Current Zoning: RV Land Use: Single-Unit Residential

**Staff Use  
Only:**

Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_\_  
Fee: \$20.00 Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_\_

*The application fee is nonrefundable.*

Exhibit B



**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: Add +/- 87 lf wood fencing; widen approved brick driveway; add 24' x 34' brick & composite deck/patio; replace/add concrete walkways; add fence enclosed/paver for trash/utility screen
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
  1. wood fencing (see picture)-6' tall, +/- 87lf along part of W property line to screen from neighbor and protect us from dogs (see picture). 1' off wall. Neighbor sensitive to weed killing agents so want close to their wall.
  2. Add +/- 20'-24' x 8' - 16' composite deck that will have brick wall on east side made from old brick from house. this wall will be about 3' taller than deck (deck height 1' to 2' high depending on tree roots at SW Corner of garage). Brick patio off of deck will be about 26' x 23' on w side of side porch and house-new and old brick.
  3. Add 7' x 7' wood fence enclosure for trash bins/utility connections around pavers (NE corner of house); max. height 6'

**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 if **16 folded copies** are submitted for distribution.
2. A photograph of the front of the house.
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.
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.

*\*\*\*Applications may be submitted electronically.\*\*\**

**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.

5/9/18  
 Date

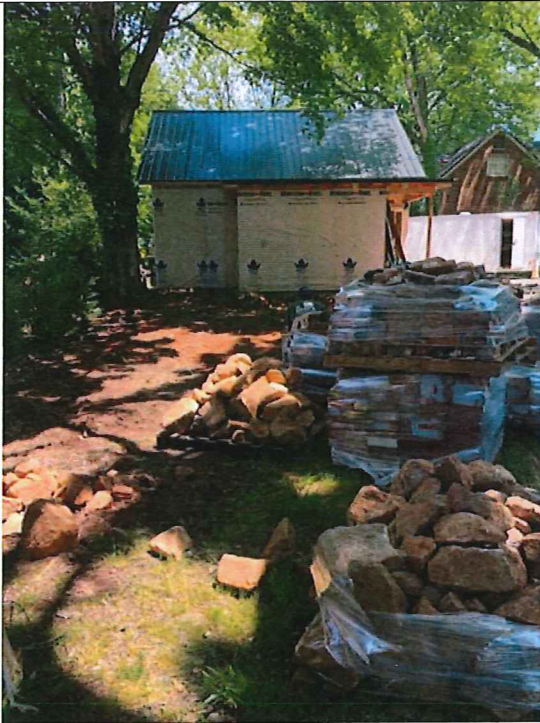
Randy W. Hays  
 Signature of Owner/Agent

4. Replace broken concrete walkways. Replace or expand front concrete walkway to allow it to be 3'. Will try to use accent brick but may have to replace with concrete due to roots, etc in path. Add concrete walkways on west side of house to connect side porch to patio and garage as well as the garage to the house. Add gravel behind garage.
5. Expand proposed brick driveway to curve to house (with matching opposing side).

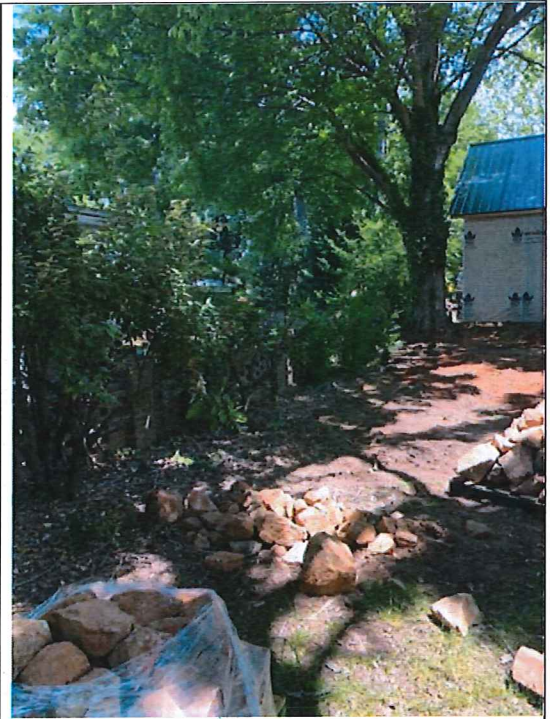
Subject house:



Photos of proposed areas of changes; materials.



1. View of Existing West Side of House and Existing Brick



2. View of West Side Along Neighbor's Wall - Proposed Location of Wood Fence



3. View of W Side of Garage. Proposed Location of Fence and Gravel paving.



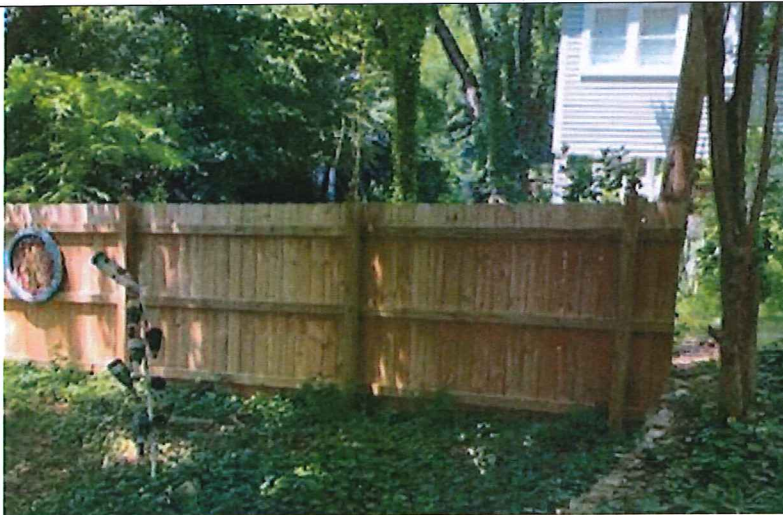
4. View of Neighbor's Dogs From Our Site.



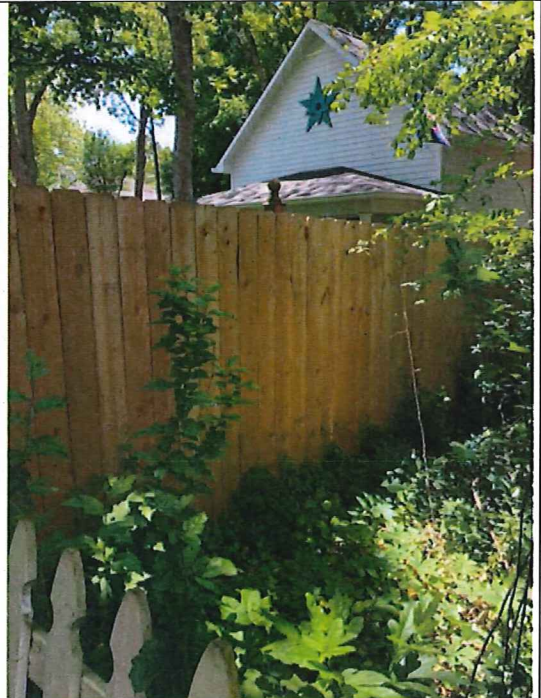
5. Another View of Neighbor's Dogs From Our Site.



6. View of Back of Proposed Fence (Our View) Showing Features



7. Closer View of Back of Fence (our view)



8. Proposed Neighbor View of Fence



9. View of Area Where Existing 2-foot Wide Older Concrete Walkways Exist – To be Replaced/Enhanced to 3-foot wide



10. View of W Porch Showing Some Old Walkways.



11. View of NE corner of house for proposed location of screening fencing/pavers for trash bins/utility connections. (7'x 7')



12. Picture of Existing Driveway.

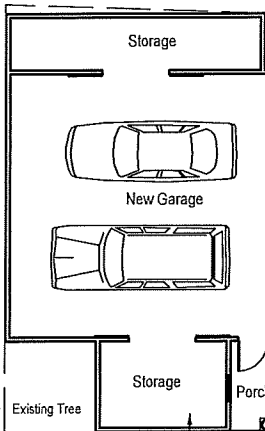


13. Material proposed. Part herringbone pattern. Solid vs grass median proposed and no ledge.

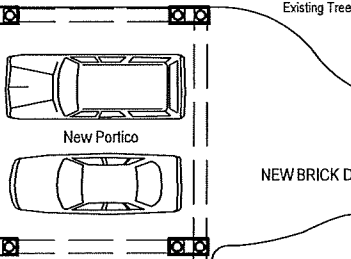


Rear Property Line  
S 31°00'00" E 107.68'

5' Building Setback Line



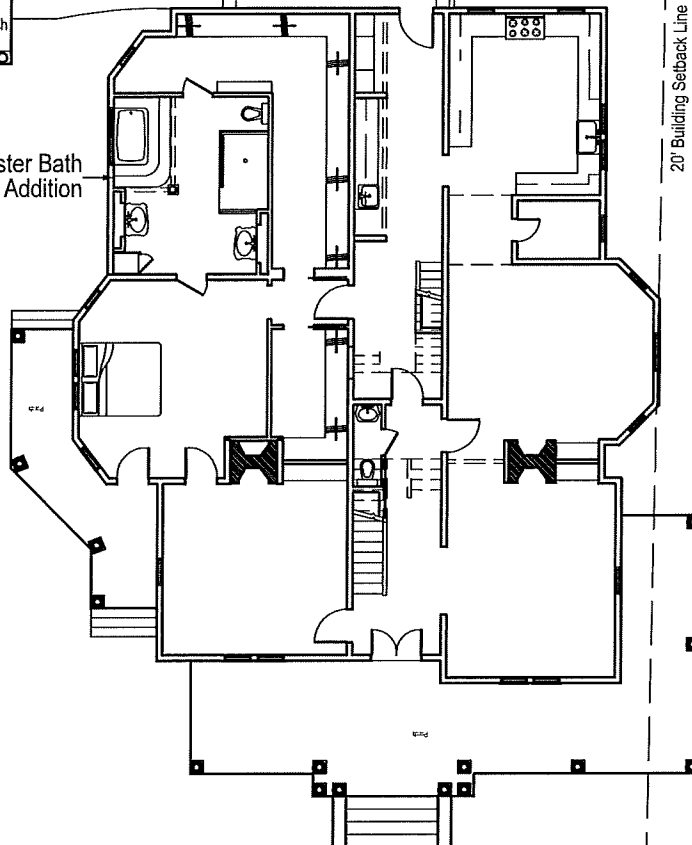
New Portico



EXISTING CONC DRIVEWAY

New Garage

New Master Bath & Closet Addition



Side Property Line  
S 57°00'00" W 150.15'

5' Building Setback Line

Side Property Line  
N 58°00'00" E 150.58'

Hilcrest Avenue SE

Exhibit C

# Proposed Site Plan

Scale: 1/16" = 1'-0"

Front Property Line  
N 31°00'00" W 105.35'

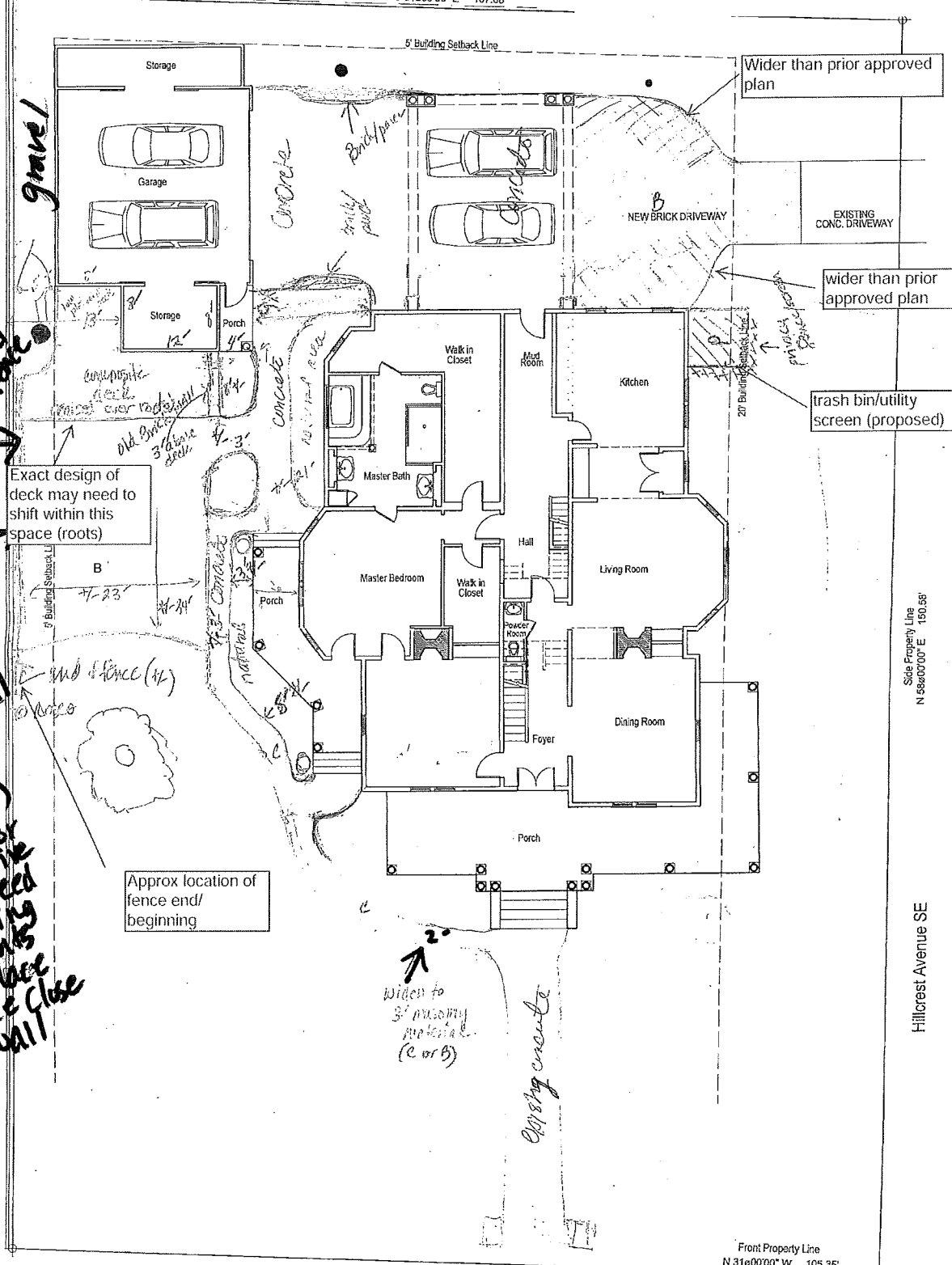
Union Street South

Additions & Alterations to the Residence of Randy & James Hopkins 287 S Union, Concord NC	Proposed Site Plan Date: 7/21/17 Scale: 1/16" = 1'-0"	Oakley Designs Tom Oakley - Residential Designer 26 Academy Ave. Concord, N.C. Tel. 704 425-7072
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15

C = concrete  
 P = PAVES  
 N = Natural Area  
 B = Brick

Rear Property Line  
 S 31°00'00" E 107.68'



7'-07" H wood fence

1" Oak Wall

(6" Picket Fence)  
 neighbor sensitive to killing weeds  
 so place fence close to wall

Approx location of fence end/beginning

Widen to 3' masonry material (C or B)

existing concrete

Union Street South

Side Property Line  
 N 59°00'00" E 150.58'

Hillcrest Avenue SE

Front Property Line  
 N 31°00'00" W 105.35'



## Scott Sherrill

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**From:** Randy Hopkins <randy@hopkinsconsultingandreview.com>  
**Sent:** Friday, May 25, 2018 6:29 PM  
**To:** Scott Sherrill  
**Cc:** rwh287union@gmail.com; Dad Hopkins  
**Subject:** Hopkins shutters  
**Attachments:** IMG\_1490.JPG; ATT00001.txt

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hey Scott! Thanks for the call back today! Attached please see the pic of the portico (under construction) that shows shutters won't really be seen from the road on the garage. We are excited to say we were able to buy back some of the shutters that were original to the house but only feel comfortable with putting them on the front and maybe part of the Hillcrest porch side based on our initial assessment (got to see them for first time on Wednesday-builder hasn't seen them yet) of their condition. Therefore, we would like to ask permission to not put shutters on the garage since we will be focusing on restoring part of the original shutters that we can salvage instead of having 4 made to try and match the others.

Exhibit E

