

DATE

August 14, 2024

SUBJECT

Certificate of Appropriateness Request:

H-15-24

Applicant:

Charlie Williams

Location of subject property:

290 Union St S

PIN:

5630-05-8384

Staff Report prepared by:

Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject property, 290 Union St S is designated as a “Contributing” structure in the South Union Street Historic District, built ca 1900 (Exhibit A).
- “One-and-a-half story, frame cottage with Queen Anne style details in somewhat deteriorated condition. Wrap-around porch upheld by thick turned posts with balustrade. South (left) bay of facade projects from the house’s main block and has a gable roof and cut-away corners; the gable is trimmed with elaborate spindlework ornament. Gables on the north and south elevations of the house have the same ornament. Facade somewhat marred by a later gable-roofed dormer of poor design. Due to the steep slope of the lot, the rear of the house rests on a full brick basement.” (Exhibit A).

DISCUSSION

On July 9, 2024, Charlie Williams, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for enclosing a portion of the rear porch (Exhibit B).

The applicant is proposing to enclose a 6’ deep x 13’ wide area of the rear porch to make a primary bedroom closet. Two existing posts and railing in this section will be removed. The porch section will be enclosed with wood siding and posts, painted grey with white trim to match the house. A small 18”-24” round wood window with white trim will be installed in the rear of the closet, and a 28” wide x 54” tall wood window with white trim will be installed in the side of the closet (Exhibit D).

The existing door from the porch to the primary bedroom will remain and be used as an interior entry door to the closet. The two removed posts will be used to replace two rotted posts on the front facing side porch (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 Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table:

- **Porches:** Removal of porches, adding a new porch, altering the porch or enclosing a porch requires Commission Hearing and Approval.

Chapter 6- Section 3: Porches

Design Standards:

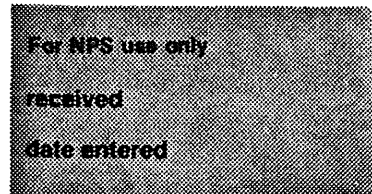
- Identify, retain, and preserve character-defining architectural elements and details of entrances, porches, porte cocheres, and balconies including but not limited to form and configuration, roofs, cornices, piers, lattice, flooring, porch supports, columns, capitals, plinths, ceilings, rails, balusters, steps, brackets, and other decorative trim work.
- If a side or rear porch enclosure is necessary, it will be reviewed on a case-by-case basis. Installation shall be recessed behind the railing and columns.

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**



Continuation sheet	Item number	Page
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	15

forward of main block on both stories and is also sheltered by a hip-roof. Wrap-around porch is upheld by Tuscan columns and has a balustrade. Fenestration is simple 1/1 sash except for large single-pane window on north (right) bay of first story facade with fourteen-light transom.

24. House
290 S. Union St.
ca. 1900, by 1921 (SM)
C

One-and-a-half story, frame cottage with Queen Anne style details in somewhat deteriorated condition. Wrap-around porch upheld by thick turned posts with balustrade. South (left) bay of facade projects from the house's main block and has a gable roof and cut-away corners; the gable is trimmed with elaborate spindlework ornament. Gables on the north and south elevations of the house have the same ornament. Facade somewhat marred by a later gable-roofed dormer of poor design. Due to the steep slope of the lot, the rear of the house rests on a full brick basement.

25. House
282 S. Union St.
ca. 1900
C

One-story, frame cottage with two facade gables. Each gable has simple molded cornice with returns and a ventilator. Wrap-around porch with Tuscan columns and balustrade. Because of lot's steep slope, house has full basement at rear laid in common bond. Basement is lighted by 2/2 sash segmental-arched windows.

26. House
272 S. Union St.
ca. 1900
C

One-story, frame cottage with side gable roof and projecting, gable-front bay at center of facade. Full-facade front porch supported by turned posts; no balustrade remains. Front and side gables are trimmed with sawn ornament. The house has a projecting bay on the north elevation with cut-away corners, and two gable-roofed rear wings.

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: _____

**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: _____

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

Required Attachments/Submittals

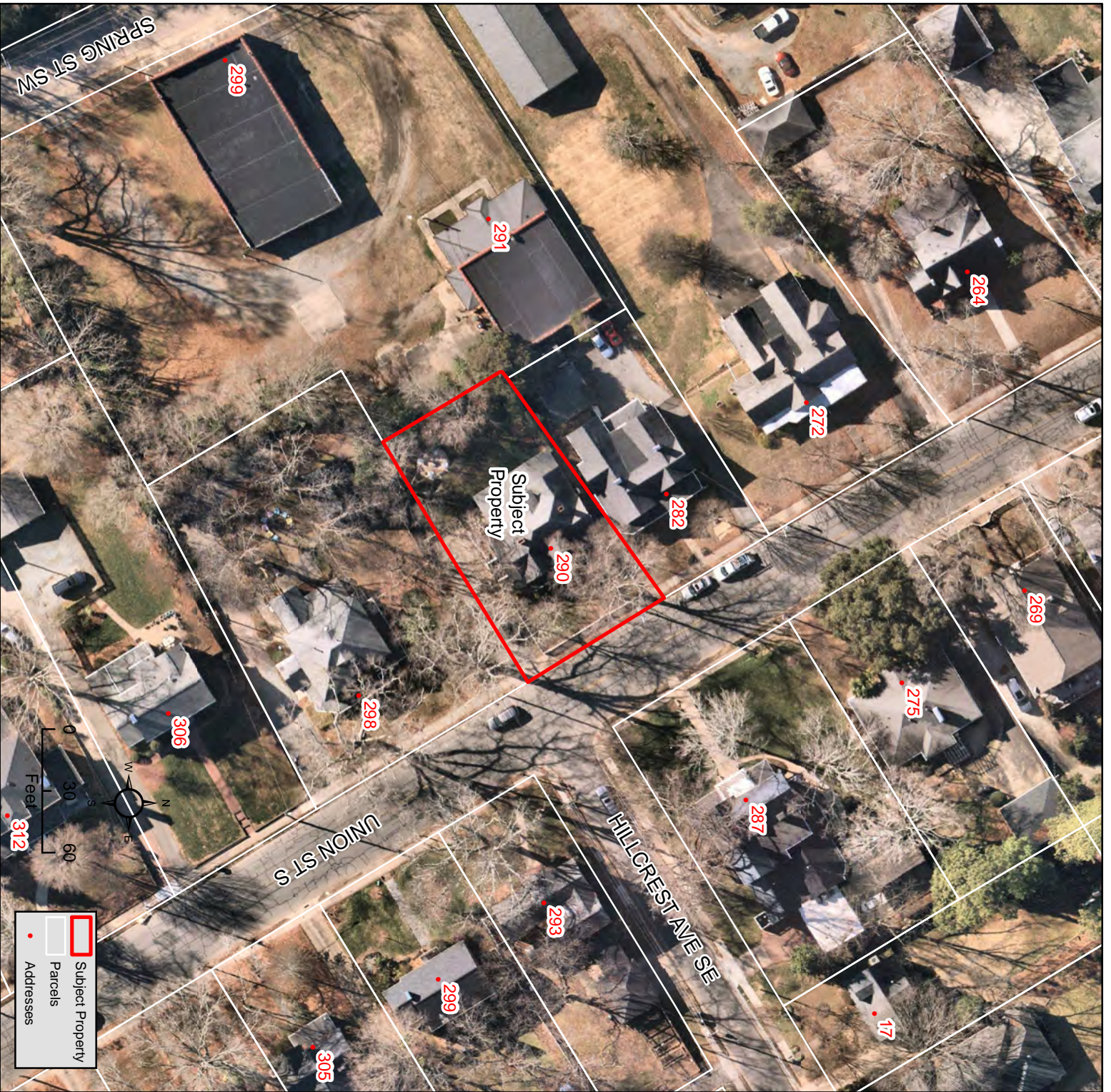
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. **Digital copies are preferred.**
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a “before” perspective.
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-15-24

290 Union St S

PIN: 5630-05-8384



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.

Existing Rear Porch



Exhibit D

Proposed
Closet

