

DATE

August 9, 2023

SUBJECT

Certificate of Appropriateness Request:

H-19-23

Applicant:

Karan Bullard Banks

Location of subject property:

438 Union St. S

PIN:

5630-13-9943

Staff Report prepared by:

Autumn C. James, Planning & Development
Manager

BACKGROUND

- The subject property, 438 Union St. S, is designated as a “Contributing” structure in the South Union Street Historic District (Exhibit A).
- “One-and-a-half story, brick bungalow with clipped gable-front roofs on main block and on projecting one-story north (right) facade bay. One-story porch with side gable roof carries across two southern facade bays and shelters one bay of south elevation. Porch has tapered posts on brick bases and a brick balustrade.” (Exhibit A).

DISCUSSION

On July 12, 2023, Karan Bullard Banks, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for the installation of a retaining wall along the driveway (Exhibit B).

The proposed natural stone retaining wall would be placed at the upper end of the driveway (56’ x 4’) and along the front slope of Union Street (29’ x 2’ and 46’ x 2’). The existing concrete driveway would be removed and replaced with pervious pavers. Pervious pavers would also be used to fill in the dirt areas of the driveway.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map

Exhibit D: Sketch Plan

Exhibit E: Applicant Submitted Photographs

Exhibit F: Applicant Submitted Examples

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Fencing and Gates; Masonry Walls

All types of fencing and gates, and all walls in public view over 18 inches in height requires Commission Hearing and Approval.

Approval Requirement Needs Table: Patios, Walks, and Driveways

All new patios, walks, and driveways require Commission Hearing and Approval.

Chapter 5 – Section 9: Fences and Walls

- *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.*

Design Guidelines and Recommendations

- *Use materials such as natural stone, brick, wood, powder coated aluminum and iron.*
- *Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.*

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

- *Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.*

Design Guidelines and Recommendations

- *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.*

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 - South Union Street Historic District, Concord</u>	#7	9

upheld by square-in-section brick piers with brick balustrade and concrete trim. Small gable-roofed dormer over north (right) facade bay. Porch and house have broad eaves trimmed with curved brackets.

4. House
438 S. Union St.
ca. 1930
C

One-and-a-half story, brick bungalow with clipped gable-front roofs on main block and on projecting one-story north (right) facade bay. One-story porch with side gable roof carries across two southern facade bays and shelters one bay of south elevation. Porch has tapered posts on brick bases and a brick balustrade.

5. House
430 S. Union St.
by 1921 (SM)
C

One-and-a-half story, frame house with triple-A roofline that may date from the early 1900s but which took on its present form during the 1920s. Bungalow style features that indicate a 1920s remodeling include broad eaves trimmed with simple brackets on the house and tapered wood columns and exposed rafters on the porch. The porch, which has a balustrade running between the columns, carries across the full facade and shelters one bay of south (left) elevation. The house stands on a raised foundation, as do several other houses on this block.

6. House
422 S. Union St.
by 1921 (SM)
C

Well-preserved, two-story, frame, Colonial Revival style residence with high hip roof. Symmetrical, three-bay facade with centrally placed hip-roofed dormer over the second story. Wrap-around porch upheld by chamfered and molded columns; a balustrade runs between these supports and there is a decorative gable over the entrance. Large, single-pane windows with transoms of leaded glass flank the entrance; the sidelights and transoms of the entrance have similar leaded glass. Two-story slanted bay on north (right) elevation. An unusual feature of this house is its complement of 4/4 sash windows, which are rarely seen on Colonial Revival style residences. Shallow raised foundation.

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: Karan Bullard Banks
Address: 438 Union Street South
City: Concord State: NC Zip Code: 28025 Telephone: 704-957-6639

OWNER INFORMATION

Name: Karan Bullard Banks
Address: 438 Union Street South
City: Concord State: NC Zip Code: 28025 Telephone: 704-957-6639

SUBJECT PROPERTY

Street Address: 438 Union Street South 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____

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 retaining wall at upper end of driveway and along front slope of Union Street.

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

Installation of natural stone retaining wall at upper end of driveway (56' x 4') and along front slope of Union Street at (29' x 2') and (46' x 2')

Remove existing concrete driveway and replace with pervious pavers. Use pervious pavers to fill in dirt areas of driveway.

Install natural stone retaining wall

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.

July 12, 2023

Date

Karum Bullard Banks

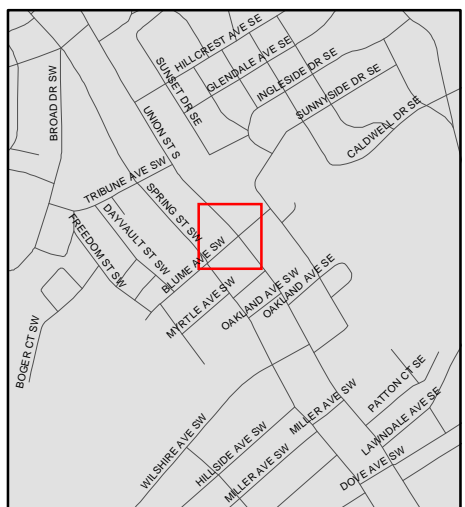
Signature of Owner/Agent



H-19-23

428 Union St S

PIN: 5630-13-9943



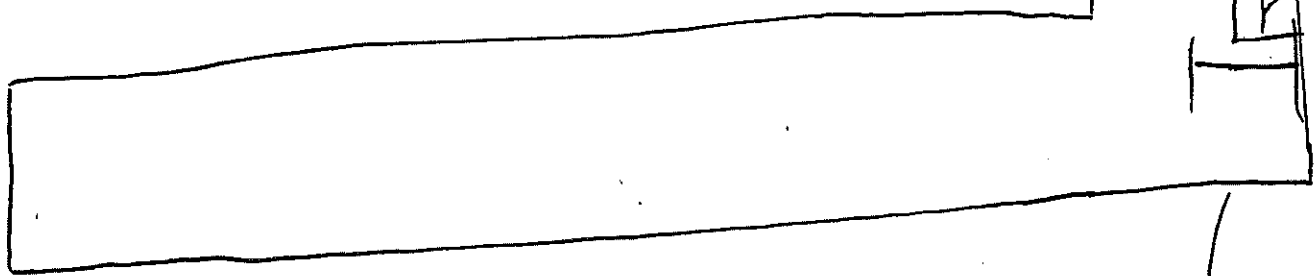
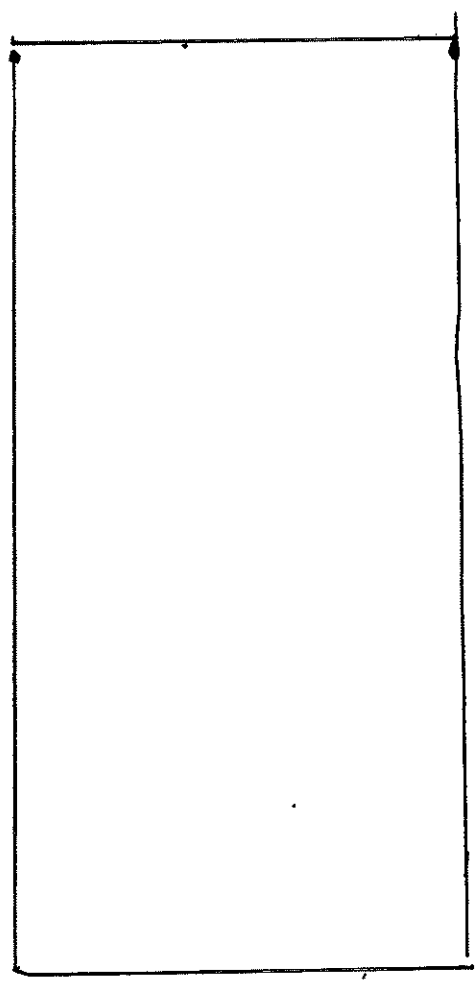
Source: City of Concord
Planning Department

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.

Highest
Bullard - Banks

56 ft
x 3 ft



Play Stone
Stack Stone

27 ft x 2 ft

34 ft x 2 ft



Current Concrete Driveway



Front Slope of Union Street
Wall Location



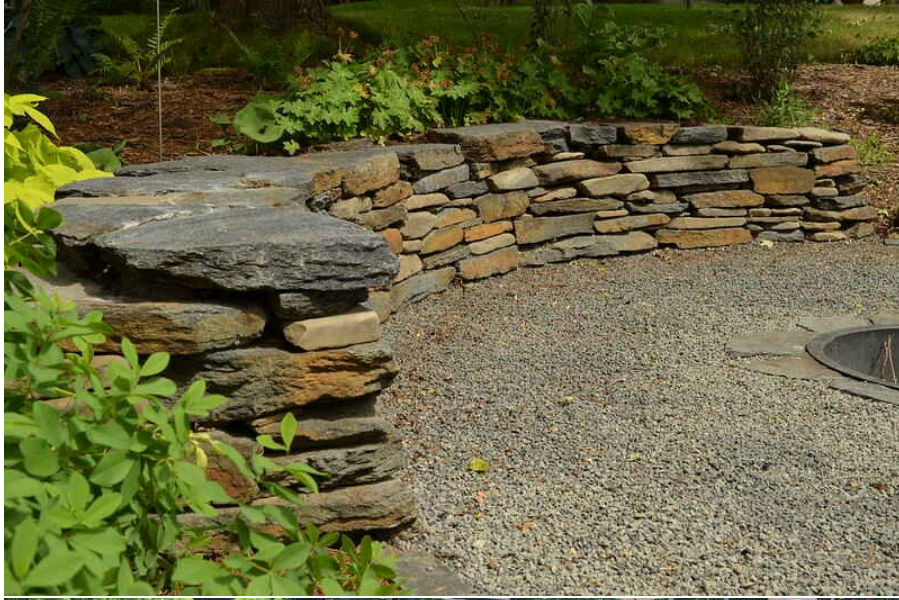
Upper End of Driveway
Wall Location



Replace Dirt Driveway with Pavers



Replace Pavers with Pavers



Examples of Retaining Walls