

**DATE:** September 9, 2020

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	H-20-20
<u>Applicant:</u>	Stephen L Furr
<u>Location of subject property:</u>	208 Union St. S
<u>Staff Report prepared by:</u>	Katherine Godwin, Sr. Planner

**BACKGROUND:**

- The subject property, 208 Union St. S, is designated as a “Contributing” structure in the South Union Street Historic District. (Exhibit A).
- Constructed: 1906
- DeBarry Fisher House: “Two-story frame residence combining elements of Queen Anne and Colonial Revival styles. Façade composed of projecting, two-story gable on south (left) side and two-story slanted bay crowned with a conical roof on the other. The gable-roofed bay formerly sheltered a balcony on the second story, which has been unsympathetically enclosed. Porch carries across full façade and around both side elevations of the house to projecting, two-story bays. The porch has a paneled gable over the entrance, paired Doric columns on brick bases, and a balustrade. The house’s Colonial Revival interior details remain almost completely intact.” (Exhibit A).
- Applicant is requesting to:
  - Replace existing brick retaining wall with a 8” taller brick wall (Exhibits B, D, and E);
  - Replace existing concrete and stucco stairs on Union St. S with brick and mortar stairs (Exhibits B, D, and E); and,
  - Add a second set of stairs on the Chestnut Dr. SW side of the property (Exhibits B, D, and E).

**DISCUSSION:**

The applicant is proposing to replace a failing brick retaining wall (constructed circa 1902) on the front and south side of the property (facing Union St. S and Chestnut Dr. SW) and measuring approximately 130 feet (Exhibits B, D, and F). According to the applicant, the height of the wall (currently measuring from 15” to 29” based on lot elevation) would be increased by 8” to soften the grade (Exhibit B). The new wall would be constructed using 8” concrete block, tied to concrete footings every 5’ by rebar and veneered by brick, standard bond with a “row lock” cap, and grey mortar (Exhibits B and E).

The existing stucco and cement stairs on Union St. S (measuring 60” wide) would be replaced with brick stairs and step walls (Exhibits B, D, and E). An additional, recessed brick stairway (measuring 36” and consisting of two treads maximum) has been proposed by the applicant on Chestnut Dr. SW (Exhibits B, D, and E).

**ATTACHMENTS**

Exhibit A: Historic Inventory Information  
Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map  
Exhibit D: Site Plan  
Exhibit E: Images and Materials

**HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:**

**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.*
- *Do not use high walls or fences to screen front yards.*
- *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.*

**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

Inventory List - South Union Street  
Historic District, Concord

#7

19

36. DeBarry Fisher House  
208 S. Union St.  
by 1906 (SM)  
C

Two-story frame residence combining elements of Queen Anne and Colonial Revival styles. Facade composed of projecting, two-story gable on south (left) side and two-story slanted bay crowned with a conical roof on the other. The gable-roofed bay formerly sheltered a balcony on the second story, which has been unsympathetically enclosed. Porch carries across full facade and around both side elevations of the house to projecting, two-story bays. The porch has a paneled gable over the entrance, paired Doric columns on brick bases, and a balustrade. The house's Colonial Revival interior details remain almost completely intact.

37. Vacant Lot  
between 200 and 208 S. Union St.  
VL

Vacant Lot; concrete steps and Sanborn maps indicate that a house comparable in scale to the surrounding residences stood here; the house was demolished about 1970.

38. L. D. Coltrane House  
200 S. Union St.  
erected before 1906 (SM) remodeled 1914 (AWB)  
C

Two-story frame house whose original character was predominantly Queen Anne but which received a remodeling incorporating Colonial Revival and bungalow style elements in 1914. The remodeling was designed by Charlotte architect Louis H. Asbury, who prepared plans for four other buildings in the district (see inv. #s 42, 55, 66 and 96). Projecting two-story gable with distinctive latticed and paneled ornament in the peak is the dominant feature of the facade. Wrap-around porch with balustrade is upheld by turned posts of unconventional design; along north elevation porch is enclosed with tall, latticed windows typical of the bungalow style. The long uninterrupted sweep of the house's roof from its tall peak to the rear of the house gives the south elevation a highly unusual profile. Interior is predominantly Colonial Revival in character.



**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: STEPHEN L FURR  
Address: 208 UNION ST S  
City: CONCORD State: NC Zip Code: 28025 Telephone: 603-769-7743

**OWNER INFORMATION**

Name: STEPHEN L FURR  
Address: 208 UNION ST S  
City: CONCORD State: NC Zip Code: 28025 Telephone: 603-769-7743

**SUBJECT PROPERTY**

Street Address: 208 UNION ST S, CONCORD NC 28025 P.I.N. # 56300631310000  
Area (acres or square feet): .44 Current Zoning: RES 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: REMOVAL AND REPLACEMENT OF EXISTING FAILED/FAILING BRICK RETAINING WALL AND STEPS.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
CURRENT BRICK RETAINING WALL (~130', CIRCA 1902) TO BE REPLACED TO CURRENT CODE.  
MIXED MASONRY (BRICK PLASTERED WITH MORTER) FRONT STEPS, ON UNION ST., TO BE REPLACED TO CURRENT CODE. SMALL SET OF "SERVICE" STEPS TO BE ADDED ON CHESTNUT SECTION OF WALL FOR DELIVERIES. NEW WALL AND STEPS WILL BE BRICK, STANDARD BOND WITH "ROW LOCK" CAP ON PRIMARY RETAINING WALL, STEP WALLS/RAILS, AND STEP TREADS. WALL/STEP DIMENSIONS TO REMAIN BASICALLY UNCHANGED EXCEPT WALL HEIGHT WILL BE RAISED 8" TO SOFTEN GRADE.

#### 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.

8/10/2020

Date



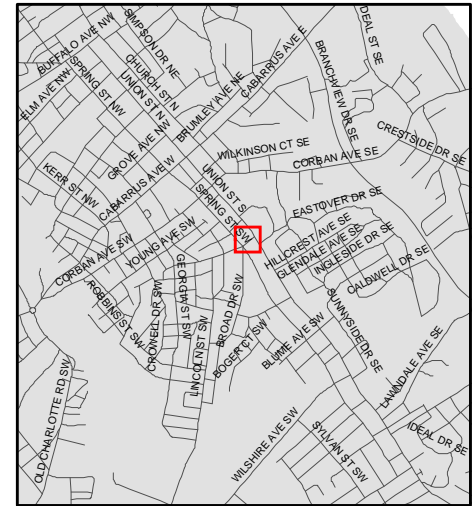
Signature of Owner/Agent

H-20-20

208 Union St S

PIN: 5630-06-3131

Exhibit C

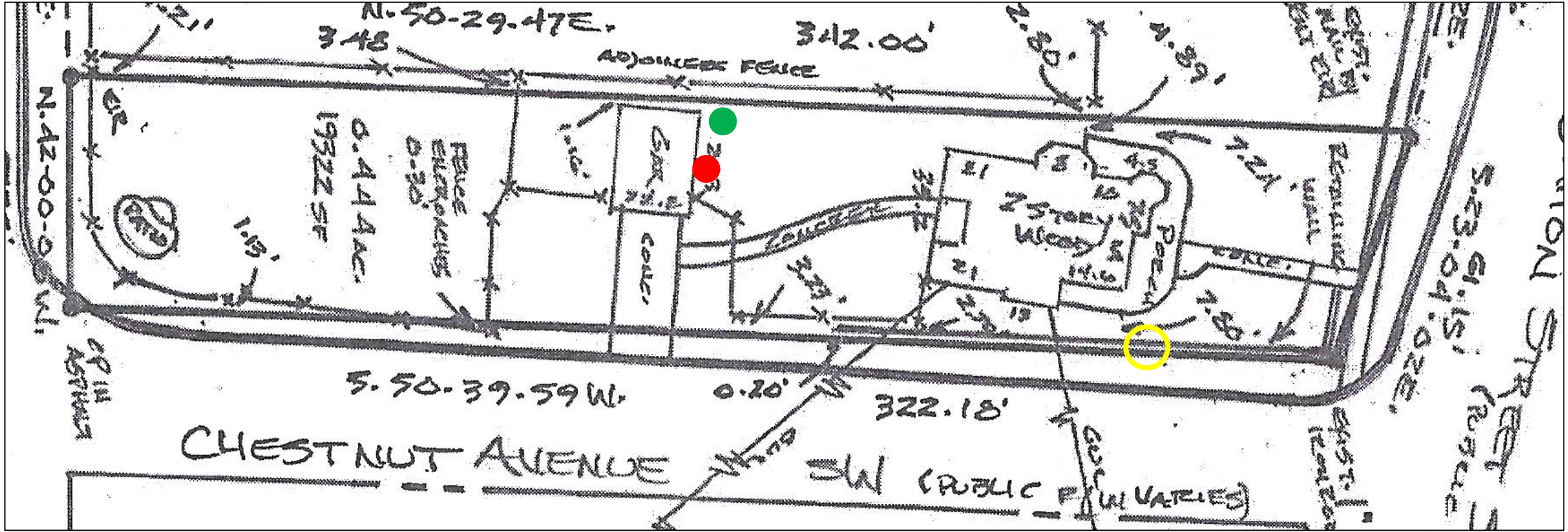





Source: City of Concord Planning Department

**Disclaimer**

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, 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.

208 UNION ST S Top Down



-  Proposed Service Step Location
-  Dead Oak, Current Location
-  Tulip Poplar, Proposed Location

*Dead Tree removal and replacement was approved in-house and is not part of the subject request.*



FRONT VIEW (UNION  
ST S LOOKING SW)

Exhibit E





WALL FAILURE

Exhibit E



Exhibit E

WALL FAILURE



Exhibit E

WALL FAILURE



Exhibit E

WALL (CHESTNUT  
LOOKING NW)



**STEP & DECORATIVE  
SIDE WALL/RAIL  
FAILURE**



STEPS & DECORATIVE  
SIDEWALL/RAIL  
FAIURE

Exhibit E



**Wrightsville Tudor**  
Lightweight Queen 6024031170  
Ericksen NC

**Exhibit E**

www

**REPLACEMENT BRICK  
SAMPLE**

DISCLAIMER: It is impossible with only a few units to illustrate all colors, or that may occur in a full brick shipment. Therefore, this sample is intended to re



CLOSE UP OF EXISTING  
BRICK AND SAMPLE OF  
PROPOSED REPLACEMENT  
BRICK

Exhibit E





EXAMPLE OF WALL REPLACEMENT DESIGN  
SHOWING SINGLE BRICK ROW LOCK CAP



EXAMPLE OF REPLACEMENT STEPS (UNION ST)  
DESIGN SHOWING ROW LOCK TREADS & WALL CAPS



EXAMPLE OF ADDED SERVICE STEPS ON CHESTNUT  
(STEPS WILL RECESSED, TWO TREADS MAXIMUM,  
AND INCONSPICULOUS FROM UNION ST)

## LIST OF MATERIALS

1. Clay Brick, "Wrightsville Tudor", Lightweight Queen-size C652 (2-3/4" H x 2-3/4" W x 7-5/8" L)
2. Concrete Block, Standard Core, (8" H x 8" W x 16" L)
3. Mortar, Type S, Grey