

DATE: September 14, 2022

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-20-22
<u>Applicants:</u>	John & Amy Treat
<u>Location of Subject Property:</u>	36 Georgia St NW
<u>PIN:</u>	5620-77-5532
<u>Staff Report Prepared by:</u>	Brad Lagano, Senior Planner

BACKGROUND

- The subject property at 36 Georgia St NW is designated as a “Contributing” structure in the North Union Street Historic District (ca. 1912) (Exhibit A).
- “Late Victorian, L-shape, one-story cottage has projecting gabled bay at south end of the façade. Gable exhibits a boxed cornice with decorative buttons alternating with panels. Door surround also features buttons found in cornice. Main gable roof has a small gabled dormer with ventilator. Both gables have three rows of sawtooth-shingles alternating with square cut-shingles. Full façade porch with square vernacular columns is unoriginal. William Bigham began his career as a shipping clerk at Gibson Drug Company and later became the store’s pharmacist and Secretary-Treasurer of Gibson’s, Inc.” (Exhibit A).
- Applicants’ requested modification: replace the existing black powder coated aluminum standard picket and chain link fences and gate with a new black powder coated aluminum double picket fence and gate (Exhibit B).

DISCUSSION

On August 5, 2022 John and Amy Treat applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to replace the existing rear yard mixed fencing with one consistent new fencing type (Exhibit B).

The existing black powder coated aluminum standard picket and chain link fences and gate are approximately 4’ high and extend approximately 47’ total along portions of the rear yard. The remaining sections are comprised of the rear adjacent property owner’s brick wall along the rear property line and the right adjacent property owner’s brick wall and black powder coated aluminum double picket fence along the right property line. The various sections of the existing and proposed fences are broken down below due to the existing fences’ inconsistent materials and styles.

Section 1 – Left rear yard from house to left property line

This section consists of an existing approximately 4’ high chain link fence and double gate. The fence consists of two sections approximately 9’ and 4’ wide (13’ total) while the double gate is approximately 12’ wide. The existing fence and gate will be removed and replaced with an approximately 5’ high flat top black powder coated aluminum double picket fence and an approximately 12’ wide estate arch double picket fence and double gate (Exhibits D, I, J, K).

Section 2 – Left rear yard along left property line to existing brick wall

This section consists of an existing approximately 4’ high chain link fence and runs along the left property line approximately 130’ to the rear of the yard falling approximately 4’ short of the rear yard brick wall. The existing chain link fence will be removed and replaced with an approximately 5’ high flat top, black

powder coated aluminum double picket fence extending all the way to the brick wall to close the gap (Exhibits E, I, J,).

Section 3 – Existing brick wall across rear property line

This section consists of an existing approximately 8' high (peak height) x 80' long brick wall that runs along the majority of the rear property line and serves as the hard boundary. This wall will remain in place as it belongs to the rear adjacent property owner. The brick wall falls approximately 12' short of intersecting the right adjacent property owner's black powder coated aluminum double picket fence in the right rear yard. An approximately 5' high flat top, black powder coated aluminum double picket fence will be installed to close the gap (Exhibits F, I, J,).

Section 4 – Right rear yard along right property line to existing brick wall

This section consists of two smaller sections belonging to the right adjacent property owner and will remain unchanged. The first section is an existing partial lattice and solid brick wall approximately 8' high x 90' long. The second section is an existing approximately 4' high x 40' long black powder coated aluminum double picket fence. The latter sits on top of an approximately 2' high solid brick wall (Exhibit G).

Section 5 – Right rear yard from house to adjacent property owner's brick wall

This section consists of an existing approximately 4' high black powder coated aluminum standard picket fence and runs approximately 18' from the right side of the house to the right adjacent property owner's brick wall. Although this section of fence is in good shape, the applicants feel the spacing between the bars is too wide at approximately 3 13/16" to prevent smaller dogs from exiting the yard. Therefore, this existing fencing will be removed and replaced with an approximately 5' high flat top, black powder coated aluminum double picket fence with narrower 1 5/8" bars to prevent escape routes (Exhibits H, I, J,).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Photos of Section 1 Existing Left Rear Yard Chain Link Fence and Double Gate

Exhibit E: Photos of Section 2 Existing Left Rear Yard Chain Link Fence and Gap

Exhibit F: Photos of Section 3 Existing Rear Yard Brick Wall and Gap

Exhibit G: Photos of Section 4 Existing Right Rear Yard Brick Wall and Fence

Exhibit H: Photos of Section 5 Existing Right Rear Yard Fence

Exhibit I: Photos of Proposed Black Powder Coated Aluminum Fence

Exhibit J: Proposed Black Powder Coated Aluminum Fence Specification Sheet

Exhibit K: Proposed Left Rear Yard Black Powder Coated Aluminum Fence Gate

Exhibit L: Proposed Fence Scope-of-Work (SOW)

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Fencing and Gates

- *Replacing or repair of existing with same materials does not require Commission Hearing and Approval.*
- *Replacing or repair of existing with alternate materials and all other types of fencing and gates require Commission Hearing and Approval.*

Chapter 5 – Section 9: Fences and Walls

- *Chain link, basket weave, plastic/vinyl, and split-rail fences are prohibited within the historic districts.*

- *The style of fence should respond to the historic nature of the property. All wooden fences should be “stick-built” on site.*
- *Wooden fences visible from the street and/or wooden fences in front 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.*
- *Painting or staining is recommended, but not required, for rear yard fences unless they are visible from the street.*
- *Rear yard fences are defined as fences which do not extend forward on the applicant’s property beyond the side centerline 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 placement of fences.*
- *Rear yard fences may be higher than four (4) 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 (2) years.*
- *All proposed fences and walls should not negatively affect existing trees and mature landscaping.*

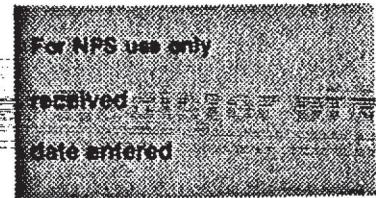
- *Design Standards: Fences and Walls*
 1. *Use materials such as natural stone, brick, wood, powder coated aluminum and iron.*
 2. *Chain link or plastic materials are prohibited.*
 3. *Materials and style should coordinate with building and neighborhood buildings as well as other walls and fences in 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



Continuation sheet

Item number

Page

Inventory List - North Union Street
Historic District, Concord

#7

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with decorative sawn work. Original Italianate front porch was replaced with Colonial Revival porch that extends two bays and is supported by Tuscan columns. Original foundation is of rock and house features a small rock cistern in back yard. Rear kitchen ell has side gable with boxed cornice. Fenestrations are two-over-two sash except for the transom window flanking the door. Northern porch was enclosed to form a sunroom with latticed sash bungalow windows. North side of house has projecting Queen Anne bay with stained glass. Chimneys have been replaced.

Pendleton Bernard Fetzer (1849-1912) was a native of Virginia and came to Cabarrus County after the Civil War. Fetzer became a leading cotton buyer by the 1870's and later formed a general merchandising firm with the Cannons.

- 184. House
59 Georgia Street, N.W.
1920
C

Two-story frame house with hipped dormer and ventilator. Second floor fenestrations are six-over-one. First floor features one pane window with transom. Front porch has molding and features open-paired posts.

- 185. House
68 Georgia Street, N.W.
ca. 1920
C

A typical frame, L-shape, one-story, cottage features a projecting northern bay with hip roof. latter has hipped dormer with ventilator. Side wing has gable roof with hipped dormer. Slanted entrance of the central bay has flat roof. Porch is covered with a flat roof and wraps-around slanted bay and has shingled balustrade with unusual tapered classical columns. Northern elevation also has dormer with hipped roof. Chimneys are unoriginal. Fenestrations are nice two-over-ones.

- 186. William Bingham
36 Georgia Street, N.W.
1912
C

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received _____
Date entered _____

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Inventory List - North Union Street Historic District, Concord	#7	83

Late Victorian, L-shape, one-story cottage has projecting gabled bay at south end of the facade. Gable exhibits a boxed cornice with decorative buttons alternating with panels. Door surround also features buttons found in cornice. Main gable roof has a small gabled dormer with ventilator. Both gables have three rows of sawtooth-shingles alternating with square cut-shingles. Full facade porch with square vernacular columns is unoriginal.

William Bingham began his career as a shipping clerk at Gibson Drug Company and later became the store's pharmacist and Secretary-Treasurer of Gibson's Inc.

187. Mattie Query House
30 Georgia Street, N.W.
1912 (SM)
C

Two-story, frame, three-bay, folk-Victorian house has a high hip roof with two unoriginal interior chimneys. Fenestrations on both elevations are one-over-one sash. Plain window surrounds have thin, lintel moldings. Principal entrance has fluting alternating with raised panels with set buttons. Northern bay is projecting with windows on all three sides. Bay has gable roof with boxed cornice and ventilator. Full facade porch wraps around one bay on both north and south elevations. Porch features a plain balustrade with turned posts. Rear ell has one-story slanted bay with one window featuring diagonally latticed muntins.

188. House
24 Georgia Street, N.W.
ca. 1926
F

Heavily remodeled, one-story cottage has a side gable roof. Engaged porch features replaced square columns and paneled molding with dentils. Broken pediment directly above entrance. Principal door has heavy molded surrounds. Fenestrations include a flanking picture window and six-over-six sash.

189. A.W. Folkes House
21 Edgewood Avenue, N.E.
1922 (SM)
C

Lovely, one-and-a-half story, frame bungalow with gable front roof that has bracketed eaves. Three-bay facade features one-over-one sash windows



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: JOHN & AMY TREAT
Address: 36 GEORGIA ST NW
City: Concord State: NC Zip Code: 28025 Telephone: (949) 394-1401
Email: JohnTreat2@aol.com

OWNER INFORMATION

Name: JOHN & AMY TREAT
Address: 36 GEORGIA ST NW
City: Concord State: NC Zip Code: 28025 Telephone: (949) 394-1401
Email: JohnTreat2@aol.com

SUBJECT PROPERTY

Street Address: 36 GEORGIA ST NW P.I.N. # 5620-77-5532
Area (acres or square feet): 17,860 Current Zoning: RM-2 Land Use: Suburban Neighborhood

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: BLACK ALUMINUM FENCING, Double picket, 5' height
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Removal of existing Black ALUMINUM FENCING
Removal of existing Chain link fence & gate in driveway
INSTALLATION OF New Black ALUMINUM FENCING & gate.
• SIDE OF HOUSE, Driveway fence & GATE, Rear corners of the property.

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., may be submitted with application.
6. Detailed list of materials that will be used to complete the project.

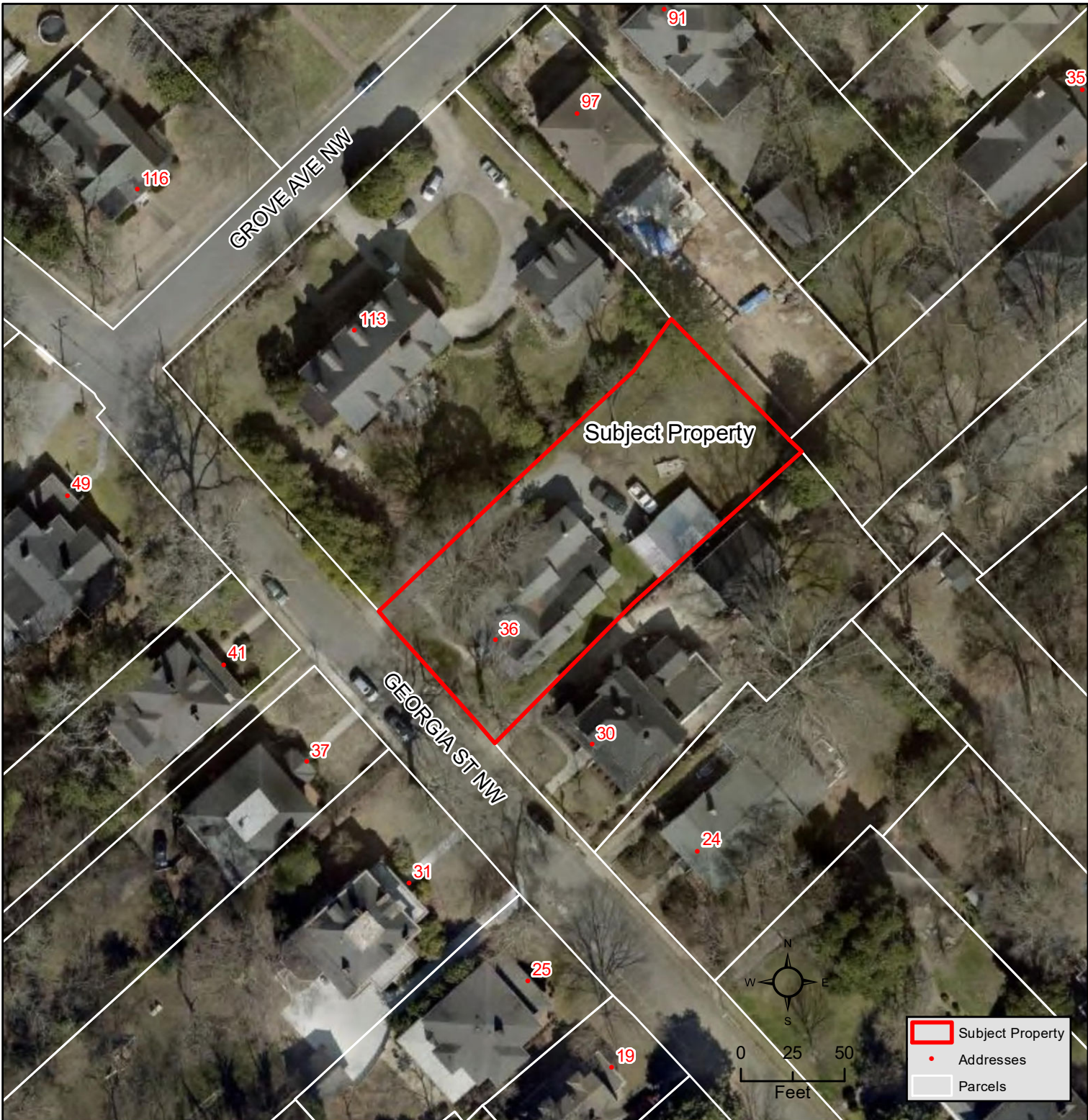
****Applications may be submitted electronically.****

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.

8/5/22
Date

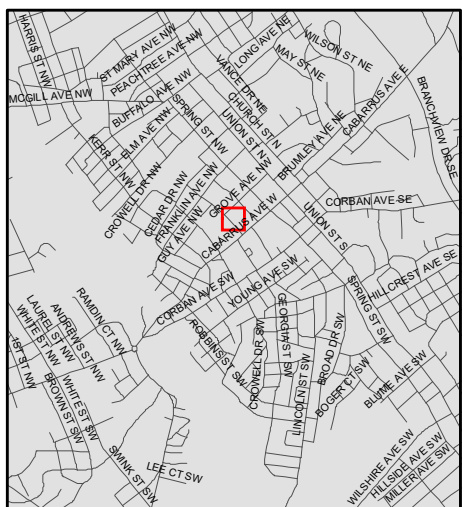
John Treat
Signature of Owner/Agent



H-20-22

36 Georgia St NW

PIN: 5620-77-5532



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.

H-20-22 EXHIBIT C

Section 1 Existing Left Rear Yard Chain Link Fence and Double Gate





Section 2 Existing Left Rear Yard Chain Link Fence and Gap







Approximately a 4'
gap from chain link
fence post to brick
wall

Section 3 Existing Rear Yard Brick Wall and Gap







Approximately a 12'
gap between end of
brick wall and
aluminum fence

Section 4 Existing Right Rear Yard Brick Wall and Fence







Approximately 4' high x
40' long fence atop an
approximately 2'-3' solid
brick wall



Section 5 Existing Right Rear Yard Fence



Approximately 4' high x 18' wide single picket



Proposed Black Powder Coated Aluminum Fence



Approximately a 5' tall flat top black powder coated aluminum fence with double picket 1 5/8" spacing





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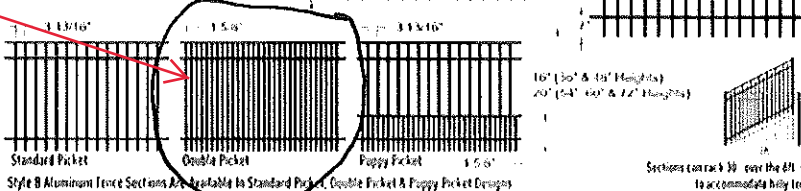
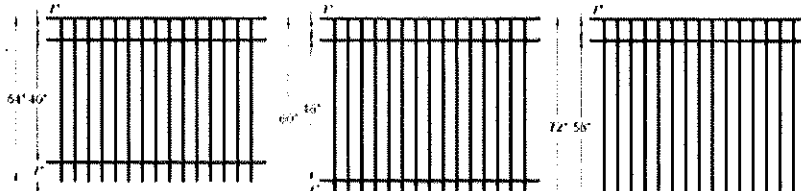
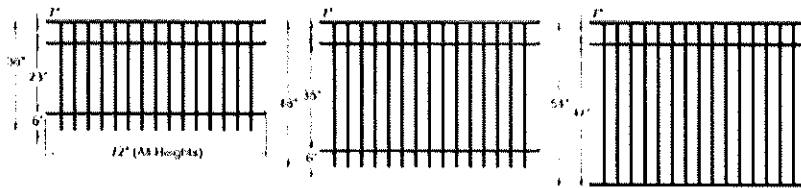


Phone: 704.821.5323
Fax: 704.821.5337
www.HudsonFenceSupply.com

Style B Residential Aluminum Fencing - 3 Rail Smooth Top

Specifications

Material: 6063-T5 Aluminum • Pickets: 5/8" sq x 050" Wall • Rails: 1" sq x 055" Wall • PPG - 100 Polyester Powder Coating
Screws: Hardened 410 Stainless Steel With Cr6 Plating & Colored Heads • All Sections Are Offered Pre-Assembled Or Un-Assembled



- 1. Black powder coated aluminum
- 2. Double picket
- 3. 1 5/8" spacing
- 4. Flat/smooth top

Style B Aluminum Fence Sections Are Available In Standard Picket, Double Picket & Puppy Picket Designs
16" (36" & 48" Heights)
20" (54" 60" & 72" Heights)
Sections can reach 36" over the 48" span to accommodate hilly terrain.

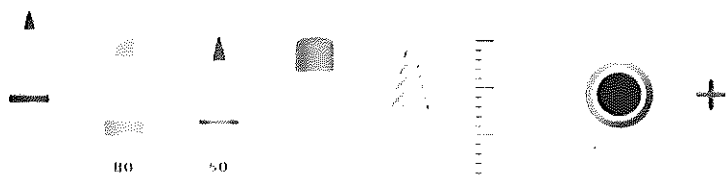
Style B Pool Code Approved Heights
Standard Picket Design: 54" (Flush Bottom, 60" & 72" • Double Picket Design: 48", 54" (60" & 72")
Please Note That 36" Height & Any Puppy Picket Design Fence Sections Do Not Meet Pool Code



3



Phone: 704.821.5323
Fax: 704.821.5337
www.HudsonFenceSupply.com



H-20-22 EXHIBIT J

1. 5' High at peak
2. 12' wide "estate arch" double gate
3. Black powder coated aluminum
4. Double picket
5. 1/5/8" spacing



PRO-LINK FENCE INC.

QUOTE

Attention: John T
Location: 36 Georgia St NW
Date: 7-22-22

704-622-5719

prolinkfenceinc@gmail.com

3890 Statesville Blvd.
Salisbury, NC
28147

For removal of existing 4' alum (side of the house) and for removal of existing chain link on the other side of the house and for installation of 47' of 5' flat top double picket aluminum with 1-12' estate arch double gate. All post in concrete.

TOTAL: \$4545 cash/check. \$4751 debit/credit

Deposit Required: \$1365 once deposit is received materials will be ordered

This price is valid for 7 days from the above date*

Any change to materials after an order is placed will be charged a fee of \$150*