

DATE: October 12, 2022

SUBJECT:

Certificate of Appropriateness Request: H-21-22
Applicants: Collin and Mary Cannon Frye
Location of Subject Property: 269 Union St S
PIN: 5630-05-9641
Staff Report Prepared by: Brad Lagano, Senior Planner

BACKGROUND

- The subject property at 269 Union St S is designated a “Contributing” structure in the South Union Street Historic District (ca. 1921-27) (Exhibit A).
- “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 a classicism of this eclectic design” (Exhibit A).
- Applicants’ requested modifications: install a new 3.0’ tall wooden side porch gate, a new 4.0’ tall front yard wooden fence and gate, to paint exterior brick on the primary structure, and to install a new front yard gas lantern and post (Exhibit B).

DISCUSSION

On August 10, 2022, Collin and Mary Cannon Frye applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to install a new 3.0’ tall wooden side porch gate, a new 4.0’ tall front yard wooden fence and gate, to paint exterior brick on the primary structure, and to install a new front yard gas lantern and post (Exhibit B).

Part 1 - New Side Porch Gate

The applicants propose to install a new approximately 4.0’ wide by 3.0’ tall wooden gate on the right side of the porch at the top of the existing side porch steps and between the two existing approximately 19.0” tall brick columns. There are two approximately 1.0” wide gaps on the far side of each brick column that will be closed with additional wood matching the style of the proposed gate as well as the approximately 19.0” height of the two brick columns. The gate and additional wood closures will be painted white on both sides to match the house trim and the rest of the front yard fencing.

Part 2 - New Front Yard Fence and Gate

The applicants propose to install a new front yard wooden fence and gate extending from the existing top-tier brick planter on the left side of the front yard to the right-side corner of the front yard porch. The front yard fence will be approximately 92.0’ feet long and 4.0’ tall from beginning to end. The front yard fence gate will be approximately 3.0’ wide by 4.0’ tall at its highest peak and stretch across the existing walkway leading to the front porch steps. The fence posts will be approximately 4.0” wide by 4.0” deep with decorative ball caps while the fence pickets will be approximately 2.75” wide and spaced approximately 2.0” apart. The fence and gate will be painted white on both sides to match the house trim.

Part 3 - Paint Exterior Brick on the Primary Structure

The applicants propose to paint the exterior brick on the house due to previously installed areas of mismatched brick on the left side and bottom rear of the structure. The left side mismatched section appears to be the result of a vertical window being replaced with a smaller horizontal transom window. The replacement bricks were painted a dull red color and have a smooth texture compared to the original bricks retaining a much rougher texture. The bottom rear mismatched section is larger with the reason for using replacement bricks unclear. The replacement bricks are better matched here than the side of the house, however the coloring and smoother texture still casts a disparate appearance. The proposed paint would be white to match the existing trim color as well as the new fence and gate color to tie the property modifications together.

Part 4 - New Front Yard Gas Lantern and Post

The applicants propose to install a new gas lantern and post in the left front yard approximately 3.0' from the sidewalk towards the house and approximately 2.0' left from the existing walkway leading to the front porch steps. The proposed gas lantern dimensions will be 13.5" wide by 26.0" tall by 13.5" deep with a brass finish. The proposed post dimensions will be 3.0' wide by 7.0' tall with a black metal finish.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Proposed Front Yard Side Porch Gate

Exhibit E: Proposed Front Yard Site Sketch, Fence and Gate

Exhibit F: Photos of Mismatched Brick on Primary Structure

Exhibit G: Proposed Front Yard Gas Lantern and Post

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Porches

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

Chapter 5 – Section 6: Porches

- *The enclosure of original porches, particularly front porches, should be avoided.*
- *Enclosing original side and rear porches with solid walls should also be avoided.*
- *Design Standards: Porches*
 1. *Enclosures of side or rear porches and balconies is discouraged. If enclosure of a side or rear porch is required for a new use, design the enclosure so that the historic character and features of the porch are preserved.*

Approval Requirement Needs Table: Fencing and Gates

- *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.*

Approval Requirement Needs Table: Painting and Coating

- *Paint colors for new construction or painting unpainted masonry - stone, brick, terra cotta - require Commission hearing and approval.*

Chapter 5 – Section 9: Fences and Walls & Appendix A – Secretary of the Interior’s Standards for Rehabilitation

- *Where walls are concerned, natural stone or brick-masonry walls are encouraged and should not be coated or painted.*
- *Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance is not recommended.*

Approval Requirement Needs Table: Lighting (Exterior)

- *Removal or alteration of significant architectural features OR additions of permanent, general illumination fixtures within public view requires Commission hearing and approval.*

Chapter 5 – Section 11: Lighting and Transformers

- *Residential lighting is historically minimal.*
- *Removal of historic light fixtures is inappropriate.*
- ***Design Standards: Lighting and Transformers***
 1. *Do not concentrate light on facades and avoid casting light on surrounding properties.*
 2. *Do not use fixtures which are incompatible with existing details, styles, etc.*

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 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



NORTH CAROLINA

High Performance Living



Application for

Certificate of Appropriateness

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: Mary Cannon + Collin Frye
Address: 269 Union St. S.
City: Concord State: NC Zip Code: 28025 Telephone: 704-425-0353

OWNER INFORMATION

Name: Mary Cannon + Collin Frye
Address: 269 Union St. S.
City: Concord State: NC Zip Code: 28025 Telephone: 704-425-0353

SUBJECT PROPERTY

Street Address: 269 Union St. S. P.I.N. # 503005910410000
Area (acres or square feet): .2233 Current Zoning: #12 Land Use: Residential

Staff Use Only:
Application Received by: _____ Date: _____, 20 ____
Fee: \$20.00 Received by: _____ Date: _____, 20 ____
The application fee is nonrefundable.



Please note: the applicants amended the COA Application via email dated September 6, 2022 to add the proposed gas lantern and post to the project.

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: (1) Fencing in front yard
(2) paint brick exterior
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
(1) picket fence painted same white as house trim, 4' high, pickets 2 3/4", posts 4" x 4", front and side gate.
(2) Paint brick same white as trim to cover mismatched brick

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.

8/10/2022

Date

Mary Anne Rye

Signature of Owner/Agent

Thank you.

Brad J. Lagano
Economic Development Manager
City of Concord | 704-920-5155 | laganob@concordnc.gov

From: Mary Cannon Frye <marycannonfrye@gmail.com>
Sent: Tuesday, September 6, 2022 1:44 PM
To: Brad Lagano <laganob@ConcordNC.gov>
Subject: Re: H-21-21 - 269 Union St S - COA Application - Fence/Brick

CAUTION: This email originated from outside the City of Concord. Do not click links or open attachments unless you recognize the sender and know the content is safe!

Hi Brad -

One thing we want to add to our request is a light post.

It would be 6' in from the sidewalk and 6' in from our walkway on the left side when looking at the house.

I'll attach a picture but let me know if there's any other info I need to pass along to get this added.



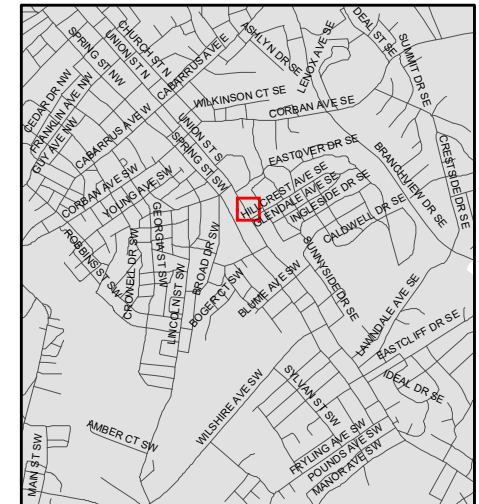
Thank you!



H-21-22

269 Union St S

PIN: 5630-05-9641



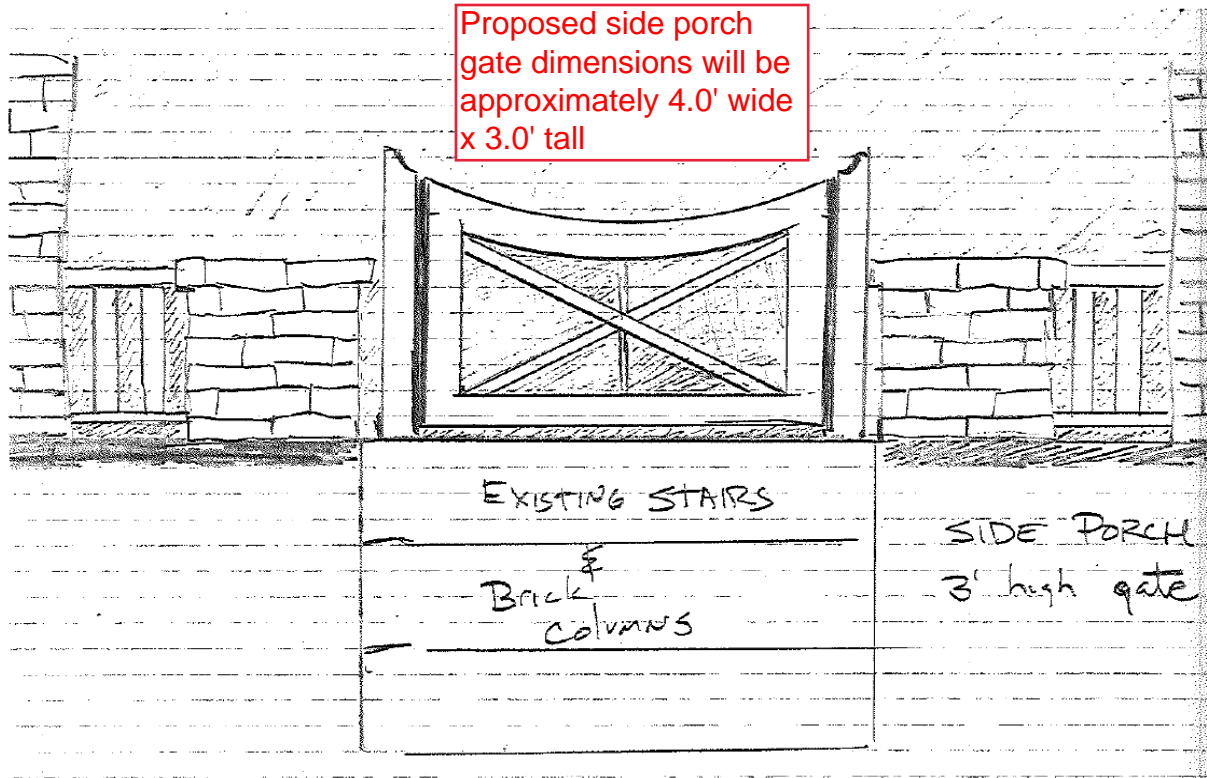
Source: City of Concord
Planning Department

Disclaimer

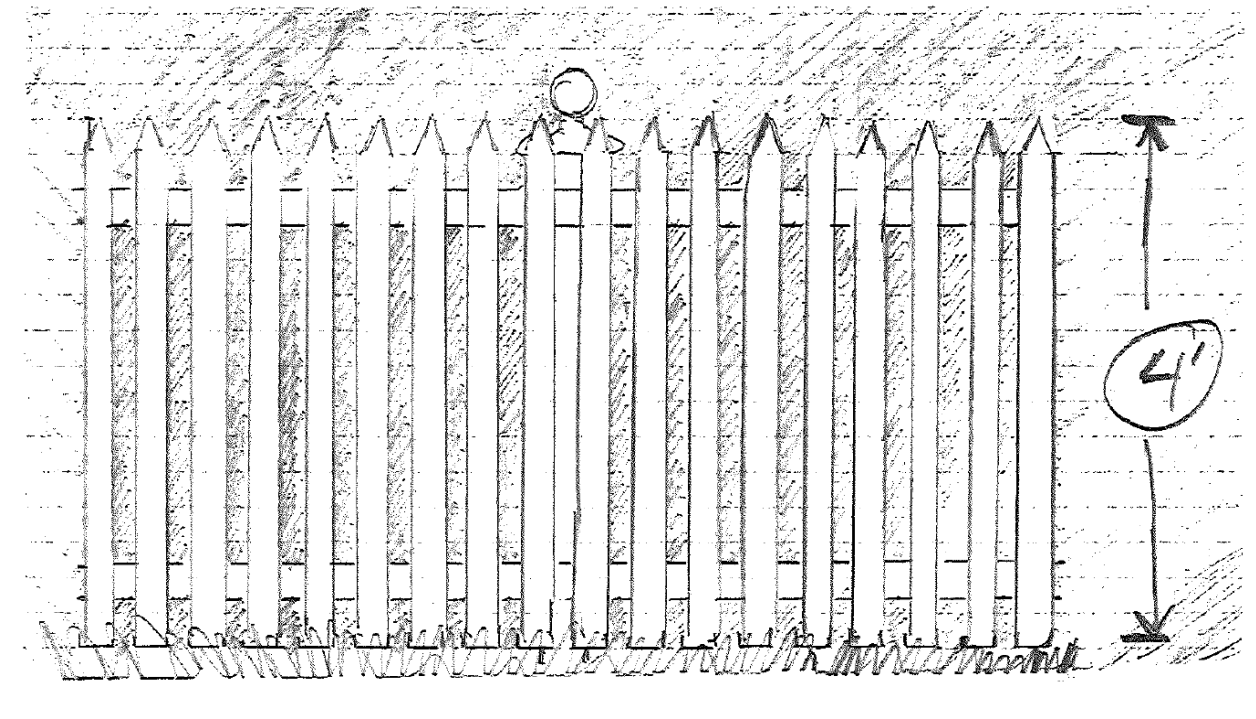
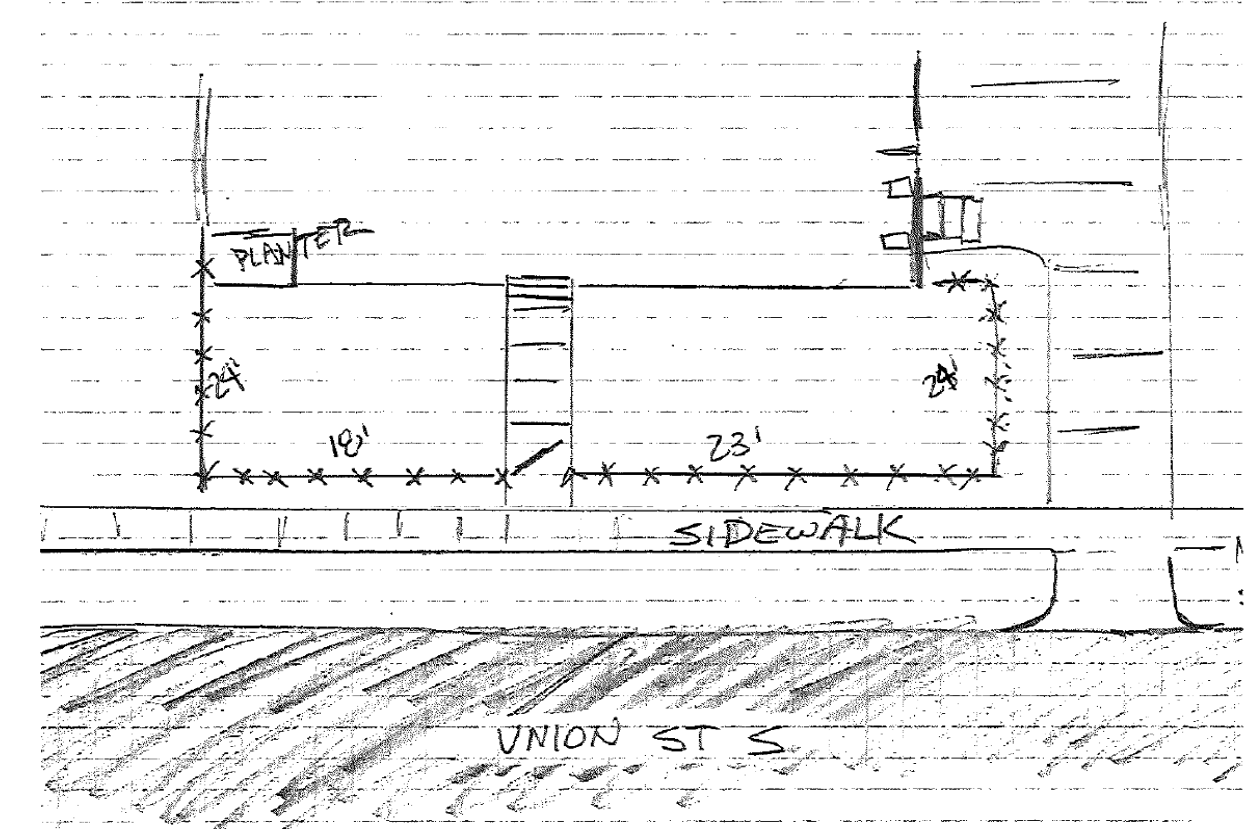
These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained 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.

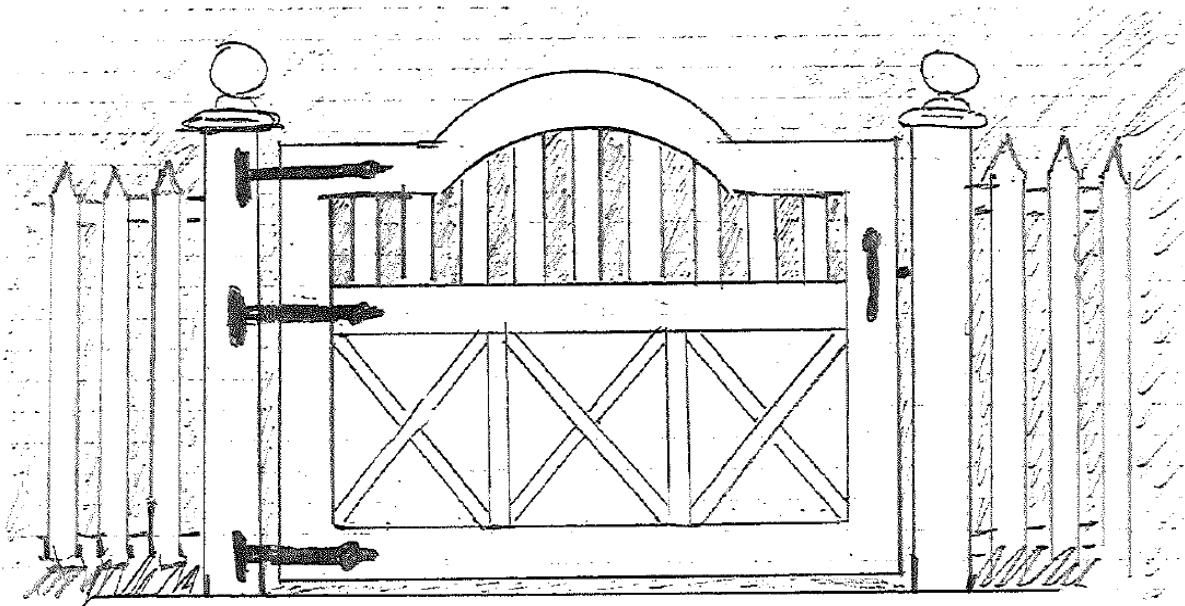
H-21-22 EXHIBIT C

H-21-22 Proposed Front Yard Side Porch Gate

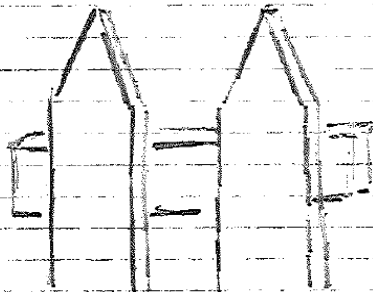


H-21-22 Proposed Front Yard Site Sketch, Fence, and Gate

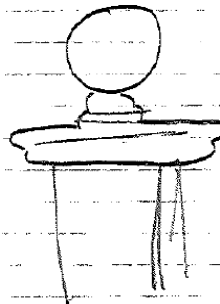




FRONT GATE



$2\frac{3}{4}$ "
Wide
Wooden Pickets
Spaced 2" APART



Decorative
BALL
CAPS
ON
4'x4"
Posts

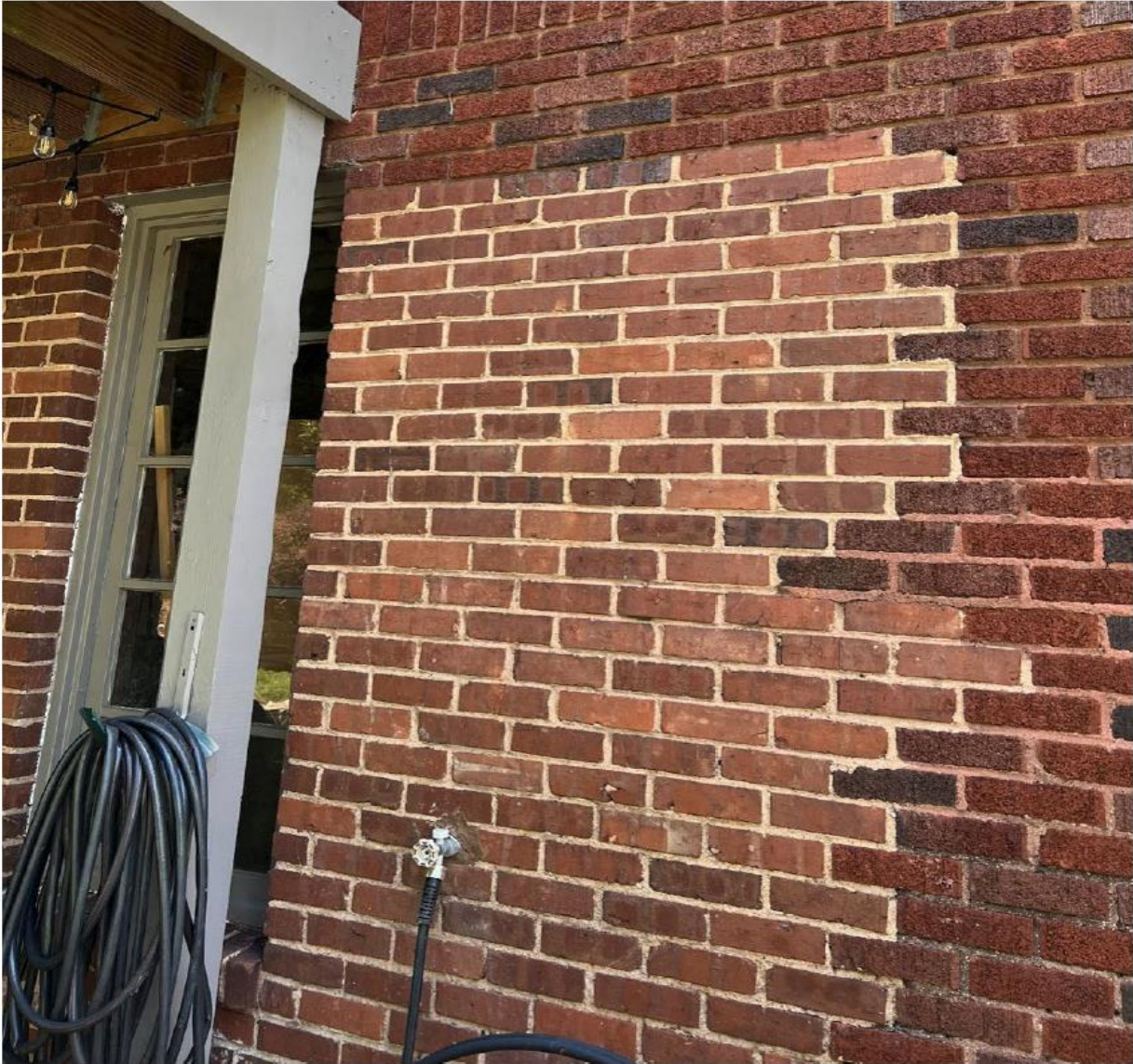
H-21-22 Photos of Mismatched Brick

Left Side of the House





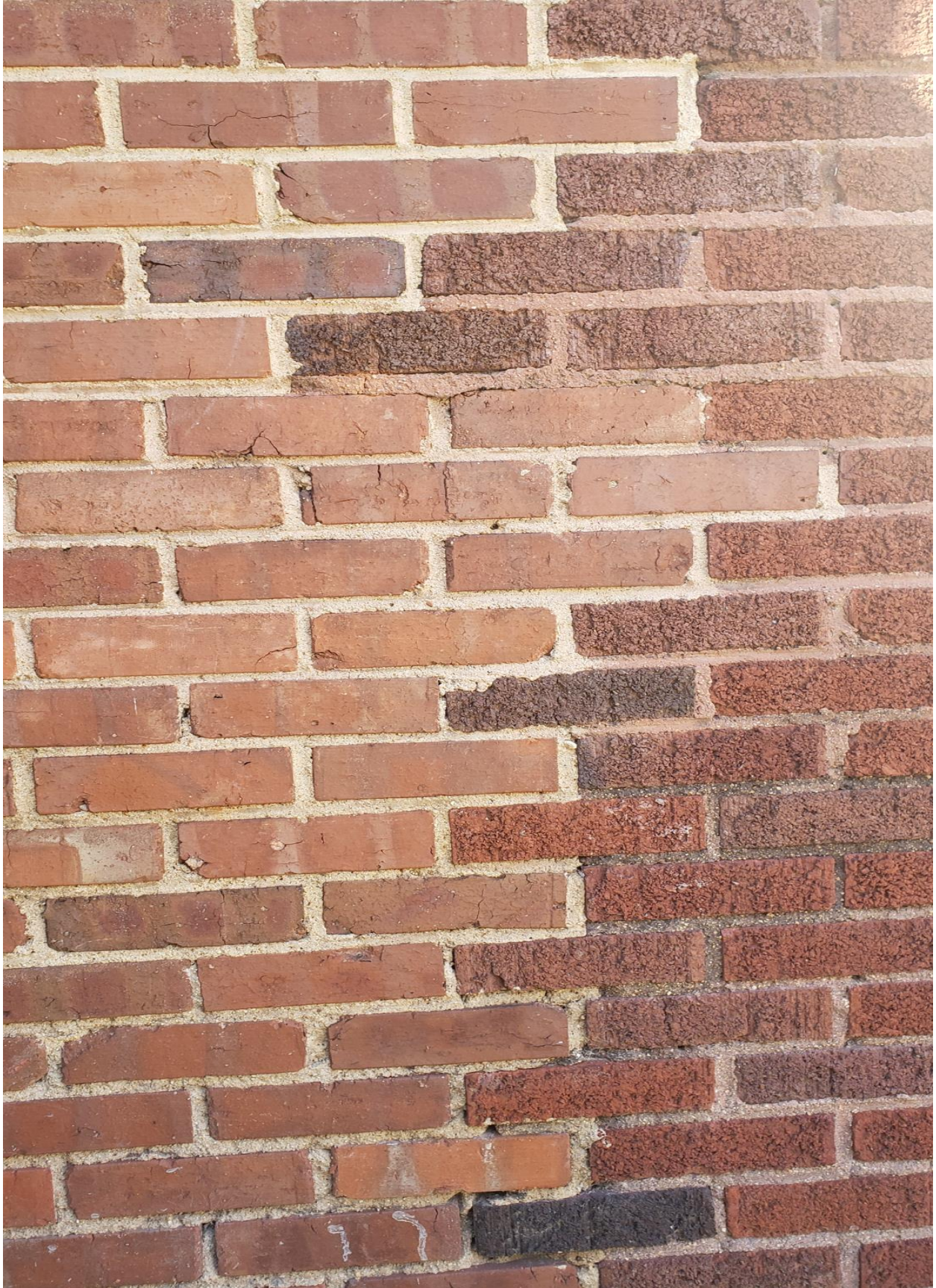
Rear Bottom Portion of the House





H-21-22 EXHIBIT F







Charleston Collection

CH - 20
post mount

26h x 13.5w x 13.5d

ELECTRIC OPTIONS

- Medium Base Socket
- Frosted Chimney
- Single Brass Candle
- Single Brass Tall Candle
- 2 Light Brass Cluster
- 2 Light Tall Brass Cluster
- 3 Light Brass Cluster
- 4 Light Brass Cluster
- Drip Candle Covers



GAS OPTIONS

- Single Brass Burner
- Double Brass Burner
- Triple Brass Burner
- Extra Tall Burner
- LP Brass Burner
- Palmetto Flame Brass Burner
- Bat Flame Brass Burner
- Hidden Gas Line



GLASS OPTIONS

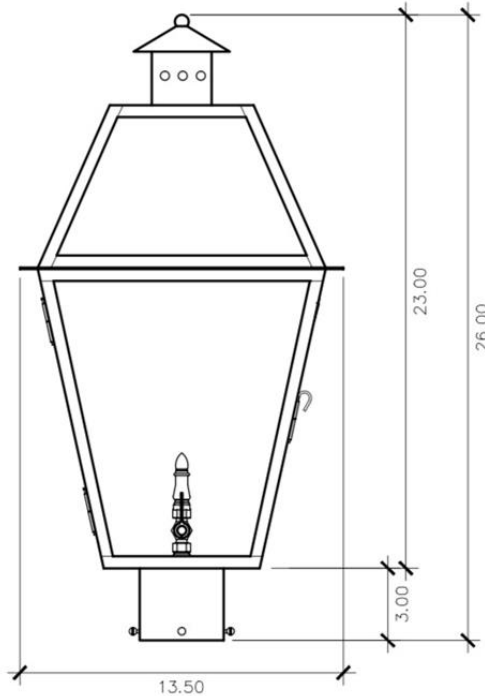
- Tempered Clear
- Seeded
- Artique

ACCESSORIES

- Solid Copper Top
- Copper Panels
- Top Copper Ring
- Brass Cross Bars
- Copper Cross Bars
- Top Loop
- Full Scroll
- Backward Scroll
- Side Scrolls
- Down Scrolls
- Top Loop Hanger
- Wall Bracket WBC
- Wall Yoke
- Extender Bracket
- Top Mount
- Top Hole Backplate
- Pier Mount
- Pier Mount Cover

FINISHES

- Solid Copper
- Aged Bronze
- Powder Coated Black
- Silver



STANDARD FEATURES

Solid Copper
Tempered Clear Glass
Electric: Medium Base Socket
Gas: Single Brass Burner
Mounts on Standard Poles or Pier Mounts
of 3" Diameter

* Shown with Standard Single Brass Burner

Lantern & Scroll

a brilliant first impression

2041 South Blvd. Suite C, Charlotte, NC 28203 - 704.333.5088 - buyfrom@lanternandscroll.com



H-21-22 EXHIBIT G