

**DATE:** September 12, 2018

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	H-22-18
<u>Applicant:</u>	Mark Summers
<u>Location of subject property:</u>	111 Spring St NW
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

**BACKGROUND:**

- The subject property is site of a contributing structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of construction: ca. 1905
- Cottage style, frame house features Queen Anne and Colonial Revival details. The house has a high hip roof with a flat top. Two interior chimneys pierce the roof. Façade features a projecting front shingle gable. Wrap-around porch is supported by paired classical columns. There are two projecting bays on the north side of house. House has a rear ell. The southwest wing also has a high hip roof.
- Applicant is seeking to demolish a portion of an existing brick wall and install a parking pad.

**DISCUSSION:**

The applicant is seeking to remove approximately 20' of brick wall, add a 20'x14' parking pad, and install a wood picket fence to match the existing on the Spring Street façade. Parking pad will have a paver base. Prior to the August 8, 2018 meeting, the applicant clarified that the fence would be 3 to 4 feet high, wood picket. The applicant also clarified that the surfacing of the parking ad would be paving underlayment.

Since the August 8, 2018 meeting, Bill Leake has had a chance to look at the tree in closest vicinity to the parking pad, and observed that it is dead and would qualify for in-house approval for removal. Staff met with the applicant on-site on September 6, and clarified that there would be minimal grading and no retaining wall installed. The applicant has indicated that the project is designed for minimal impact.

**ATTACHMENTS**

Exhibit A: National Register Nomination  
Exhibit B: Application for Certificate of Appropriateness  
Exhibit C: Site Plan  
Exhibit D: Applicant Photographs  
Exhibit E: Staff Photographs

**HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:**

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

*The first residential driveways constructed in the districts were fairly narrow, because cars were smaller than they are now. Some of these driveways consist of two parallel “runners” with a grass strip in between. These driveways should be retained, and the style can serve as a model for new driveways. When new driveways are constructed, they should be separated from existing driveways by a grass strip, and should be narrow, since double width driveways are out of scale with the relatively small lots in the*

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

#### Design Guidelines and Recommendations

- 1. 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.*
- 2. Trees should be planted or retained in order to maintain the tree canopy and to minimize the focus of the parking areas.*
- 3. Excessive expanses of paving should be avoided.*
- 4. Use vegetation screen or berms to reduce reflection and visual confusion. Within residential areas, integrate parking areas into landscaping and surface with the appropriate materials such as concrete, brick, crushed stone or gravel. In general, asphalt should only be used for areas not visible from the street; its use will be considered on a case by case basis by the Historic Preservation Commission.*

#### Green Tip

*Water-pervious materials such as gravel, crushed stone, or pervious paving blocks minimize runoff, increase infiltration, and are strongly encouraged for new or deteriorated driveways and offstreet parking areas.*

#### **Chapter 5 – Section 9: Fences and Walls**

*...Fences should be compatible with most structures in the districts.*

*The style of fence or wall should respond to the historic nature of the property. All wooden fences should be “stick-built” on site. The styles shown to the left are encouraged as well as custom designs with appropriate architectural detailing. Wooden fences visible from the street and/or wooden fences in front yards 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, including shutters, foundation color, etc...If a fence is designed as a single-sided fence, one with detailing on only one side, the finished detail should be on the outside face of the fence (facing neighboring property). Additionally, wood picket fences should have pickets spaced at a minimum of 1 inch or half the width of the picket. Additionally, it is not appropriate to introduce walls or fences in front yards and side yards at corner lots that are more than 65% solid....*

*Where fences are desired in front yards and side yards at corner lots, the design should be primarily decorative in nature. Front yard fences should not exceed four feet in height. Wooden fences should be painted or stained white or a color matching the body or trim of the structure, including shutters, foundation color, etc.*

#### Design Guidelines and Recommendations

- 1. Do not use high walls or fences to screen front yards.*
- 2. Use materials like stone, brick, wood and iron.*
- 3. Avoid chain link or plastic materials. Also avoid adding slats to chain link fences for screening purposes.*
- 4. 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 - North Union Street Historic District, Concord	#7	61

This church is the second house of worship built by this congregation. The church was first organized in 1886. The original church was of Queen Anne design and was completed in 1889. At that time the church could accomodate two-hundred-and-fifty members. The church was enlarged in 1896 in order to double its seating capacity. The present church replaced the earlier building in 1924 and seats one thousand worshippers.

123. Coltrane-Webb School  
61 Spring Street, N.W.  
c. 1920s  
F/I

Two-story, plain brick main building contains paired vertical six-over-six windows with concrete lintels and sills. An inobtrusive auditorium with a simple arcade at the front was built around 1930 and is located at the rear of the main structure. A one-story, "low-slung" brick building with gable roof sheathed in white gravel is situated below street level. Location of the latter building and the landscaping prevent the school from being a noticeable intrusion in the district.

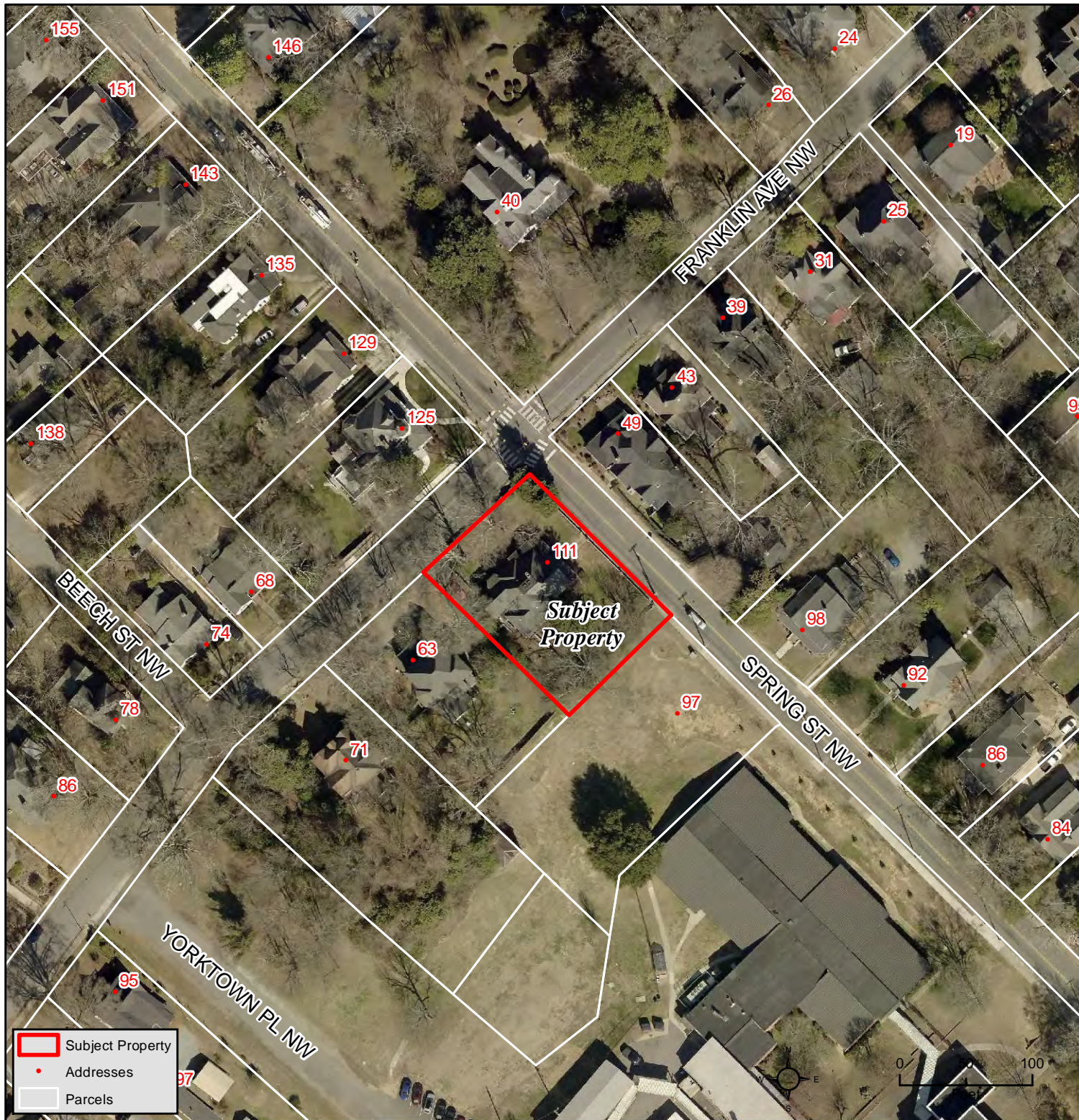
124. House  
111 Spring Street, N.W.  
ca. 1905  
C

Cottage style, frame house features Queen Anne and Colonial Revival details. The house has a high hip roof with a flat top. Two interior chimneys pierce the roof. Facade features a projecting front shingle gable. Wrap-around porch is supported by paired classical columns. Two sets of these columns have been replaced with wrought iron. There are two projecting bays on the north side of house. House has a rear ell. The southwest wing also has a high hip roof.

125. J.L. Hartsell House  
125 Spring Street, N.W.  
ca. 1905  
P.

Notable two story, frame residence that blends Queen Anne and Colonial Revival architecture. The three-bay facade has typical Queen Anne asymmetrical massing. The projecting three-sided, slanted southern bay is topped with a witches-cap roof that is crowned with a finial. Another Queen Anne feature is the mixture of texture. The first floor facade is covered with weatherboards and the second floor is sheathed with square, slate, cut shingles. Main roof is pyramidal and is topped with a large finial.



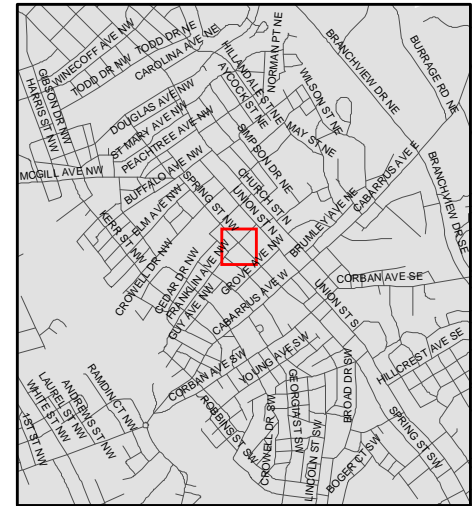


H-22-18

Mark Summers

111 Spring St NW

PIN: 5620-78-3679



Source: City of Concord  
Planning Department

**Disclaimer**

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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: Mark Summers  
Address: 111 Spring St NW  
City: Concord State: NC Zip Code: 28025 Telephone: 707 746 7305

**OWNER INFORMATION**

Name: Same as applicant  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Telephone: \_\_\_\_\_

**SUBJECT PROPERTY**

Street Address: 111 Spring St NW P.I.N. # 56207 ~~88~~ 836 7900 20  
Area (acres or square feet): .35 Current Zoning: RM-2 Land Use: Res

**Staff Use  
Only:**

Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_\_  
Fee: \$20.00 Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_\_

*The application fee is nonrefundable.*

**Exhibit B**



### 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: Add parking pad

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

1. Remove 20 feet of existing brick fence along existing driveway
2. Remove existing bushes and topsoil to make parking pad approximately 20 feet long and 14 feet deep
3. Replace/add wood picket fence along new pad.
4. Finish new pad with paver base

#### 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.

6/12/2018

Date

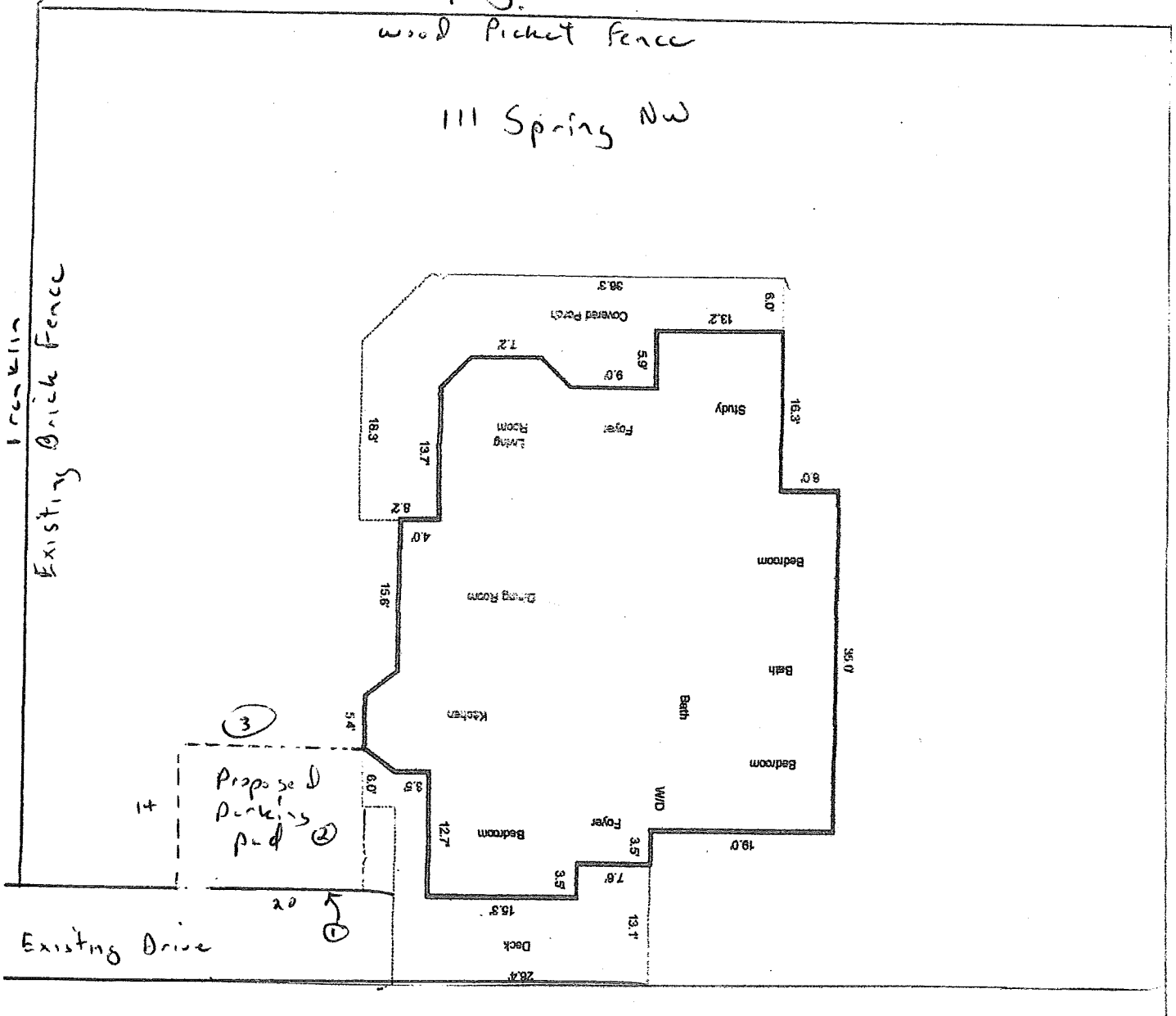
Signature of Owner/Agent

### Planning & Neighborhood Development

Spring

wood picket fence

111 Spring NW



- ① Stone Fence to be removed
- ② Pad (Proposed)
- ③ wood pickett Fence to be added (matching existing)

Exhibit C





Exhibit D



Exhibit E





