

DATE: September 12, 2018

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-24-18
<u>Applicant:</u>	Laura A. Thornburg
<u>Location of subject property:</u>	24 Georgia St NW
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is site of a fill structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of construction: ca. 1926
- Heavily remodeled, one-story cottage with side gable roof. Engaged porch features replaced square columns and paneled molding with dentils. Broken pediment directly above entrance.
- Applicant is seeking to replace chain link fence and gate with aluminum fence.

DISCUSSION:

The applicant is seeking to replace chain link fence on the south yard from the side of the dwelling to the property line. The fence is near the rear of the dwelling. The new fence will be 48" high aluminum, black, consistent with the neighbor to the north. There will be one single leaf gate. The length of the new fence will be approximately 28' with a 5' gate.

ATTACHMENTS

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

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 9: Fences and Walls

Chain link, basket weave, plastic/vinyl, and split-rail fences are prohibited within the historic districts. However, where chain link fences already exist, they should be accompanied by landscaping materials, which will "climb" the fence and act as a screen. 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. ...The styles shown to the left are encouraged as well as custom designs with appropriate architectural detailing. ...Cast-iron, aluminum, or wrought-iron fences should be designed to follow historic precedent....

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...Rear yard fences may be higher than four 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 years. Size, type, and growth habits of plant materials to screen rear yard fences that face the street should be submitted at time of application....

Design Guidelines and Recommendations

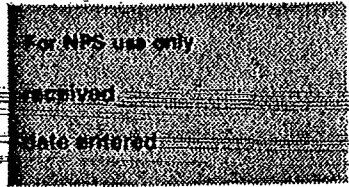
1. *Use materials like stone, brick, wood and iron.*
2. *Avoid chain link or plastic materials. Also avoid adding slats to chain link fences for screening purposes.*
3. *Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.*

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



Continuation sheet	Item number	Page
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

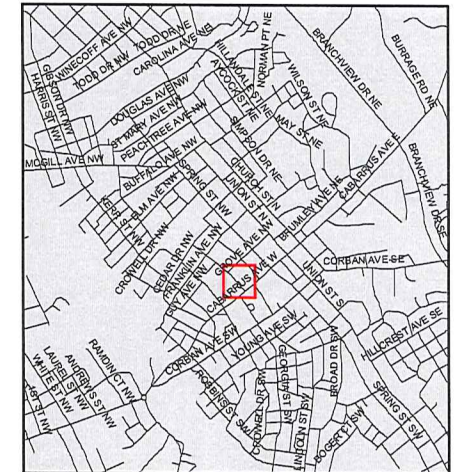


H-24-18

Laura A. Thornburg

24 Georgia St NW

PIN: 5620-77-6442



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, its 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.



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: Lanna A. Thornburg
Address: 24 Georgia St NW
City: Concord State: NC Zip Code: 28025 Telephone: (434) 989-0350

OWNER INFORMATION

Name: Same
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: 24 Georgia St NW P.I.N. # 56207764420000
Area (acres or square feet): Approx 9400 sq ft Current Zoning: RM 2 Land Use: Residential

**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: Replace storm damaged chain link fence and gate
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Site has chain link fence on south yard from side of dwelling to property line. Fence is near rear of dwelling parallel to Georgia St. NW. New fence will be 48" high aluminum (black) picket consistent with neighbor to the north. There will be one single leaf gate.

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.

7/12/18

Date

Tom G. Thornburg for
Signature of Owner/Agent
Laura A. Thornburg

Customer Info.

Date: 5/13/18

Style: Universal 5000

Name: Tom Thornberg

Height: 36" 42" (48) 54" 60" 66" 72"

Address: 24 Georgia St NW
Concord NC 28025

Color: Black

of Gates: 1 Gate Width: 5'

Phone: _____

Is the fence going around a pool? Yes No

Fax: _____

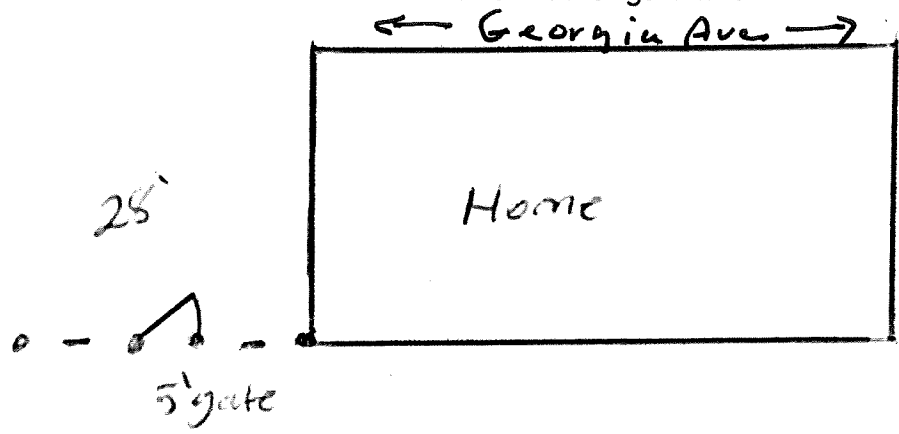
Comments: _____

E-mail: TThornberg@Mac.com

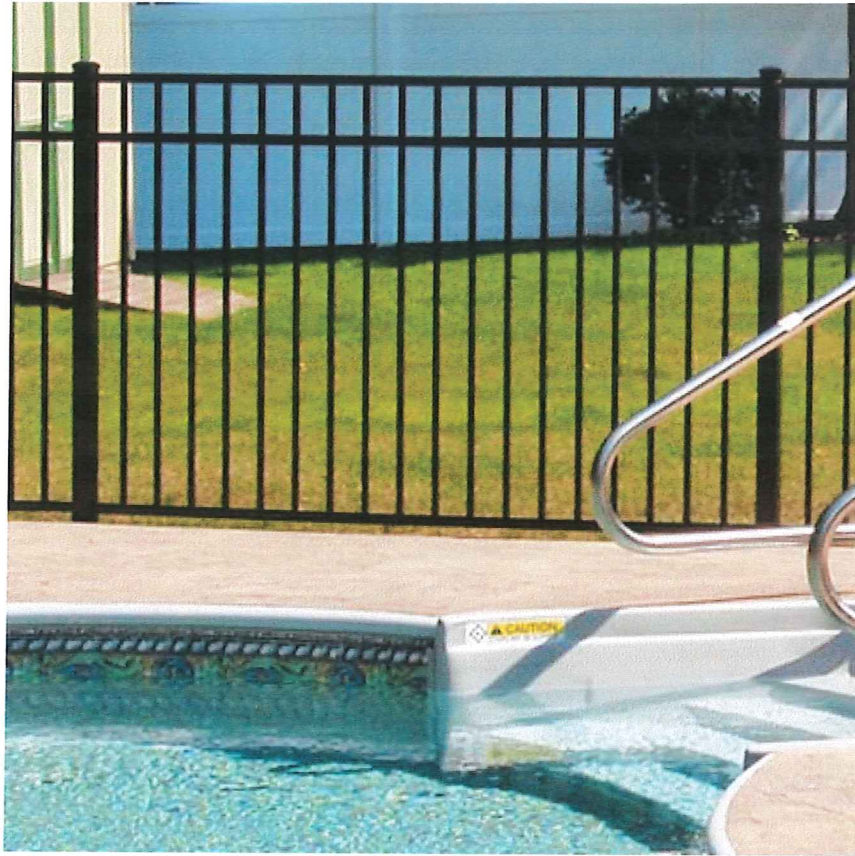
Total: \$1200.00

State and Zip: _____

Instructions: Please include all fence runs with lengths and locations of gates



Starling Fence Section 3-Rail 54H x 72W



888-FENCETOWN (888-336-2386)

www.FenceTown.com, FenceTown.com

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Proposed Fence



Exhibit D



Existing Fence