



DATE: October 9, 2019

SUBJECT:

<u>Certificate of Appropriateness Request:</u> H-24-19

Applicant: Karl and Rose Strohminger

<u>Location of subject property:</u> 160 Union St. N

<u>Staff Report prepared by:</u> Scott Sherrill, Sr. Planner

BACKGROUND:

• The subject property is Contributing and is located in the North Union Street Historic District. (Exhibit A)

- Two-story, frame, Queen Anne style residence with hip roof and broad projecting north (left) façade bay. Unusual triangular dormer with steep hip roof with flared eaves above center of second story. Windows have 1/1 sash; front gable has Palladian attic window with keystone decoration set in square cut shingles. Wrap-around porch with Tuscan columns and balustrade.
- Ca. 1900.
- Applicant is seeking to add a new accessory structure.

DISCUSSION:

The applicant is seeking to add one $20' \times 12'$ (240 sq. ft.) accessory structure. The structure is prefabricated with wood siding and a grey shingle roof to match the house. There would be a double door on the east side and a single door and 4 over 4 window on the western side. The maximum height of the structure would be 11' to the top of the gable.

The applicant has stated that the structure would not be visible from the street.

ATTACHMENTS

Exhibit A: Inventory

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Site Plan

Exhibit D: Site Photographs
Exhibit E: Proposed Structure

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 3: New Accessory Structure Construction

A number of original garages and smaller outbuildings, and even a few carriage houses, survive in the historic district. Many echo the materials, the details, and the roof form of the main house on the site and contribute to the architectural character of the district as well. Early garages were typically single-bay structures located in the rear yard at the end of the driveway. Early storage buildings and sheds were usually small frame structures sited toward the back of the rear yard and were generally not visible from the street.

<u>Design Guidelines and Recommendations</u>

6. Keep the proportion of new garages and accessory structures compatible with the proportion of the main house. Typically these buildings were smaller in scale than the main house.

- 7. New garages and accessory structures must use traditional roof forms, materials, and details compatible with the main building or historic accessory structures in the district.
- 8. Locate new garages and accessory structures in rear yards and in traditional relationship to the main buildings.
- 9. It is not appropriate to locate a garage or an outbuilding in front of the main building unless such a location is historically accurate for a specific site.
- 10. All accessory structures shall remain detached from the main building.
- 11. Metal utility sheds, metal carports, and metal garages are prohibited.
- 12. Accessory buildings for Pivotal and Contributing structures should complement the siding and roof material of the primary structure.
- 13. Prefabricated storage buildings which are not visible from the street may utilize synthetic materials (excluding vinyl, metal or plastic) if they are equal to or less than 144 square feet. Prefabricated buildings should have contemporary roof styles compatible with the primary structure. Gable or hip roofs are most appropriate. Barn style buildings are not appropriate.

RECOMMENDATION:

- 1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the <u>North and South Union Street Historic Districts</u>

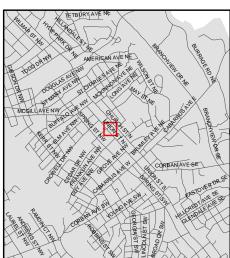
 <u>Handbook and Guidelines</u> and act accordingly.
- 2. If approved, applicant(s) should be informed of the following:
 - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
 - Completed project will be photographed to update the historic properties survey.



H-24-19

160 Union St N

PIN: 5620-79-6733





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.

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	25

19. W.R. Harris House 160 North Union Street ca. 1900 (SM)

Two-story, frame, Queen Anne style residence with hip roof and broad projecting north (left) facade bay. Unusual triangular dormer with steep hip roof with flared eaves above center of second story. Windows have 1/1 sash; front gable has Palladian attic window with keystone decoration set in square cut shingles. Wrap-around porch with Tuscan columns and balustrade.

20. Levi Sides House 156 North Union Street 1921-22 (10)

Unusual one-and-a-half-story bungalow with veneer of yellow brick. Broad, wrap-around porch and porte-cochere on south (right) side of house have side gable roofs with bracketed eaves and half-timbering in the gable ends. Upper panes of windows have latticed sash vaguely suggestive of Gothic tracery often seen on bungalows. Main block has two gable-front roofs; a rear hip-roofed section contains the house's upper floor. House's foundation has veneer of stone.

Levi Sides was a Concord contractor who is said to have built a large number of house's for the city's textile mills as well as many dwellings in Concord's black community.

21. First Presbyterian Church Manse 150 North Union Street ca. 1940

Large, two-story, brick, late Colonial Revival residence laid up in English bond built as the manse for Concord's First Presbyterian Church (see #31). House has broad main block flanked by recessed two-story wings on each side. Entrance has sidelights and fan-shaped transom and is sheltered by a gable-roofed portico. The other two first floor openings are large slanted bay windows with copper roofs. The house is distinguished from its neighbors by its broad lot and deep setback.

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.

Exhibit B



Certificate of Appropriateness

General Requirements

historic districts inventory database.

Date

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: Adams a Prefabricated Shed to
Back yard to Replace the one previous Owners Took.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
white painted wood siding; Grey Shingle Root
to match House. 12'x 20', Double door on East side,
smale door + wordow on west
Note: Back yard not visible from Union Street
Thinks!
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 withapplication. 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

Planning & Neighborhood Development

Signature of Owner/Agent

that was approved. (3) I understand that photographs of the completed project will be made to update the City's

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