

DATE: December 13, 2023
SUBJECT:
Certificate of Appropriateness Request: H-24-23
Applicant: Mark and Marci Lewis
Location of subject property: 356 Union St S
PIN: 5630-14-3640
Staff Report prepared by: Kim Wallis, AICP, Senior Planner

BACKGROUND:

- The subject property at 356 Union St S is designated as a “Fill” structure in the South Union Street Historic District (circa 1970) (Exhibit A).
- “One-story brick ranch-style residence” (Exhibit A).
- Fill structures are those properties which were constructed on single or scattered site undeveloped lots in established neighborhoods, after the period of significance of the more important structures, but prior to official establishment of the District.

DISCUSSION:

On November 16, 2023 Mark and Marci Lewis applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 requesting to replace an existing section of fence and two existing gates in the left rear of the property, and to replace both the front storm door and the front main door (Exhibits B, D).

The existing fence is a brown painted picket style wooden fence. A section of this fencing faces Union St and sits back from the side centerline of the house, runs thirty-one (31) feet in length to the left property line, measures four (4) feet tall and includes a gate. The second section of fencing meets with the first section, runs back thirty-one (31) feet along the left property line, measures six (6) feet tall, and meets a five (5) foot gate that connects the fence with the garage (Exhibit D). The replacement fence and gates will be in the same location as the original, be in a “shadowbox” design made of stain-treated pine and will match the fence facing Tribune Avenue SW that was approved by the HPC on October 12, 2022 for this property (Exhibits D, F).

The existing mature vegetation in front of the existing fence facing Union Street will remain to help hide the new fence and gate from view along Union St S (Exhibit E).

The existing front doors to be replaced include a solid, white, wooden door and a white framed glass storm door. The replacement doors include a Therma-Tru fiberglass single door from the Acorn Fiber-Classic Oak Collection and a taupe-framed glass storm door (Exhibit D). The existing long side green window will remain. Both doors will match the doors on the rear of the home and will not include the pet door (Exhibit D).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map

Exhibit D: Project Summary and Site Plan submitted by the Applicants

Exhibit E: Photographs submitted by Staff

Exhibit F: H-22-22 COA 2407

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Approval Requirement Needs Table

- *Fencing and Gates: All types require Commission Hearing and Approval.*
- *Doors: Replacement of original doors require Commission Hearing and Approval.*
- *Storm Doors: No Approval Required for replacement if matches trim and does not obscure details (full view)*

Chapter 5 – Section 9: Fences and Walls

- *The style of fence or wall should respond to the historic nature of the property. All wooden fences should be “stick-built” on site.*
- *Painting or staining is recommended, but not required, for rear yard fences unless they are visible from the street.*
- *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).*
- *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.*
- *All proposed fences and walls should not negatively affect existing trees and mature landscaping.*
- *Privacy fences are defined as fences with no spacing between pickets or fences of the shadowbox design. Privacy fences may be allowed at the discretion of the Commission in the following circumstances:*
 1. *Privacy fences are most appropriate in rear yards.*
 2. *Privacy fences may be allowed where the applicant's rear yard is directly adjacent to property that is either not in a historic district, or is within a historic district but is non-contributing or intrusive in that district. The applicant shall show to the satisfaction of the Commission:*
 - (a) *that the adjacent property is unsightly in comparison to other properties surrounding the applicant's property,*
 - (b) *that the adjacent property or nearby property raises reasonable security concerns for the applicant, or*
 - (c) *that the adjacent property could reasonably be determined to negatively impact the property value of the applicant's property.*

Privacy fences shall be allowed only on the applicant's property line directly adjoining the aforesaid adjacent property unless the Commission feels that such a partial privacy fence would not be visually appropriate or would not accomplish the purpose(s) of the privacy fence set forth above.

3. *Privacy fences encompassing an area of no more than 250 square feet may be allowed at the discretion of the Commission when adjacent to the applicant's house, garage, or other outbuilding in order to screen from view trash cans, mechanical equipment, cars or other unsightly items, provided such fence does not unreasonably impact any neighbor by blocking windows or the like.*

Privacy fences allowed by the Commission should be landscaped where practical with appropriate shrubbery to soften the appearance of the fence.

Design Guidelines

1. *Do not use high walls or fences to screen front yards.*
2. *Use materials like stone, brick, wood and iron.*
3. *Chain link or plastic materials are prohibited. Adding slats to existing chain link fences for screening purposes is prohibited.*
4. *Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.*

Chapter 5 – Section 5: Fenestrations

Design Guidelines

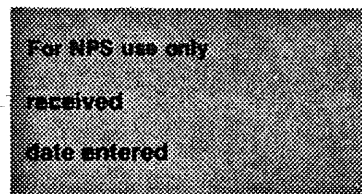
2. *Use doors that are appropriate for the style of building while avoiding flat-surfaced doors, those with small decorative glass panels, and pre-finished window/side lite art glass units.*
3. *Avoid unpainted aluminum storm doors, and select a style which does not distort or change the appearance of the inner door.*

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 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
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	12

13. House
374 S. Union St.
ca. 1905
F

Somewhat altered, one-and-a-half story, double-pile of frame construction similar in form to #12. At an undetermined date, probably during the 1920-1940 period, the attic was converted to living space and dormers were installed on the front and side elevations of the house. The gable-roofed facade dormer has tall casement windows that detract from the character of the house. The hip-roofed dormer on the south (left) elevation has 3/1 bungalow sash windows that suggest the date of the attic's conversion.

14. House
368 S. Union St.
ca. 1905
C

One-story, double-pile, frame cottage with a high, nearly pyramidal hip roof. This house resembles inv. #5, 12 and 13, but retains more of its original Queen Anne style trim. Remaining details include sawn ornament in the projecting gable of the south (left) facade bay, and the chamfered posts with decorative brackets that support the full-facade porch.

15. House
362 S. Union St.
ca. 1905
C

One-story, double-pile cottage nearly identical to inv. #14; only significant difference is that porch wraps around to shelter one bay of north (right) elevation. This may well have been the original configuration of the porch at 368 S. Union St.

16. House
356 S. Union St.
ca. 1970
F

One-story brick ranch-style residence.



NORTH CAROLINA

High Performance Living



H-2423

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 LEWIS
Address: 356 Union St S
City: Concord State: NC Zip Code: 28025 Telephone: 610 248 0189

OWNER INFORMATION

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

SUBJECT PROPERTY

Street Address: Same P.I.N. # _____
Area (acres or square feet): _____ Current Zoning: _____ Land Use: _____

Staff Use Only:
Application Received by: B. Barker Date: 11/16/2023, 20____
Fee: \$20.00 Received by: B. Barker Date: 11/16/2023, 20____
The application fee is nonrefundable.

email - mlewis7789@gmail.com

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: See attached

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

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.

11/15/2023
 Date


 Signature of Owner/Agent

Application
for
Replacement
Fence (Back Yard)
and
Door (Front)



Mark & Marci Lewis
356 S. Union St.
November 16, 2023

Replacement Door (Front) Proposal

Currently there is a solid, white, wooden door with a storm door. This door would be replaced with the following:

1. Therma-Tru Fiberglass Single Door, Acorn Fiber-Classic Oak Collection
2. Taupe-Framed Storm Door

*Both to match new doors on the rear of the home (except no pet door on front storm door).

**Long window with green-painted framing to remain unchanged.



Current Front Doors

Manufacturer's Description of New Door (Front)



LOWE'S CUSTOM ORDER QUOTE

Quote # 201934528
 Quote Name: front door 11/12/23
 Date Printed: 11/12/2023

Customer: Mark Lewis

Email: mlewis7798@gmail.com

Address: 356 UNION ST S
 CONCORD, NC 28025

Phone: (610) 248-0189

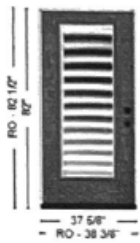
Store: (697) LOWE'S OF CONCORD, NC

Associate: ASHLEY HOOD (4926273)

Address: 940 CONCORD PARKWAY NORTH
 CONCORD, NC 28027-5943

Phone: (704) 720-9000

Item Total: 1
PreSavings Total: \$2,743.75
Freight Total: \$0.00
Labor Total: \$0.00
Pre-Tax Total: \$2,743.75



**Therma-Tru
 Fiberglass Single Door
 36-in x 80-in
 Acorn Fiber-Classic® Oak Collection™**

 Room Location: None Assigned

**Tru-Defense
 Warranty Rider** **Product Warranty**




Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-1	37.625 x 82 Single Door	56 days	\$2,743.75	\$2,743.75	1		\$2,743.75

**Begin Line 100 Description
 — Line 100-1 —**

Therma-Tru
 Fiberglass Single Door
 36-in x 80-in
 Inswing Left Hand
 Style Option = FC141-RTL
 Overall: 37 5/8-in x 82-in

Fiber-Classic® Oak Collection™
 Full Lite W/ Stile Lines
 Glass Style = Blinds Raise/Tilt No Grid
 Caming = None
 U-Value = 0.31
 Solar Heat Gain Coefficient = 0.21
 Door Stain Color = Acorn Both Sides
 Jamb's Unfinished
 4 9/16-in On-Guard Primed - Smooth Jamb
 Bronze Composite Adjustable Sill and Dark
 Wood Sill Cap
 Sill Pans = None
 Compression Weather Strip = Bronze
 Exterior Trim? = No
 Hardware = No Hardware
 Boring = Double Bore 5 1/2" On-Center
 Backset = 2 3/8"
 Hinge Type = Ball Bearing Hinge
 Hinge Finish = Oil Rubbed Bronze
 Dentil Shelf = None
 Clavos = None

Delivery Method: In-Store Pick-Up

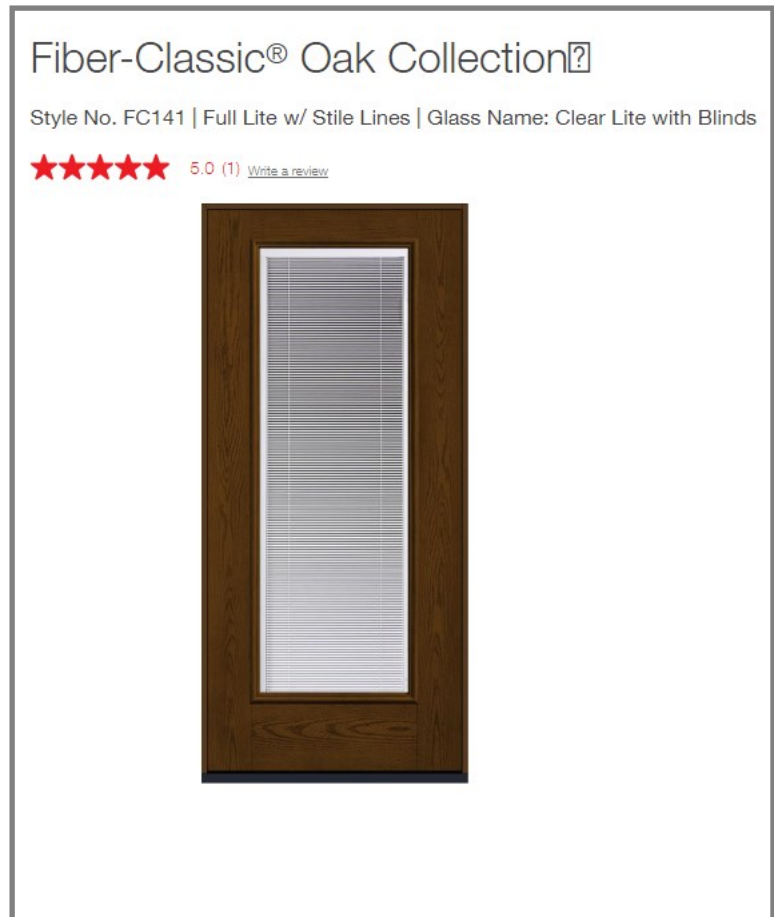
End Line 100 Description

Photos Representative of of New Door (Front)



These photos are of the same door and storm door installed on the rear of the home. The proposed storm door for the front will **NOT** have a pet door.

Photos Representative of of New Door (Front)



These are catalog photos of the proposed storm door and main door. Color of storm door here not accurate. Photo on previous page of existing storm door on rear of home indicates correct color of proposed new storm door.

Replacement Fence (Back Yard) Proposal

Currently there is a brown, wooden, picket fence.

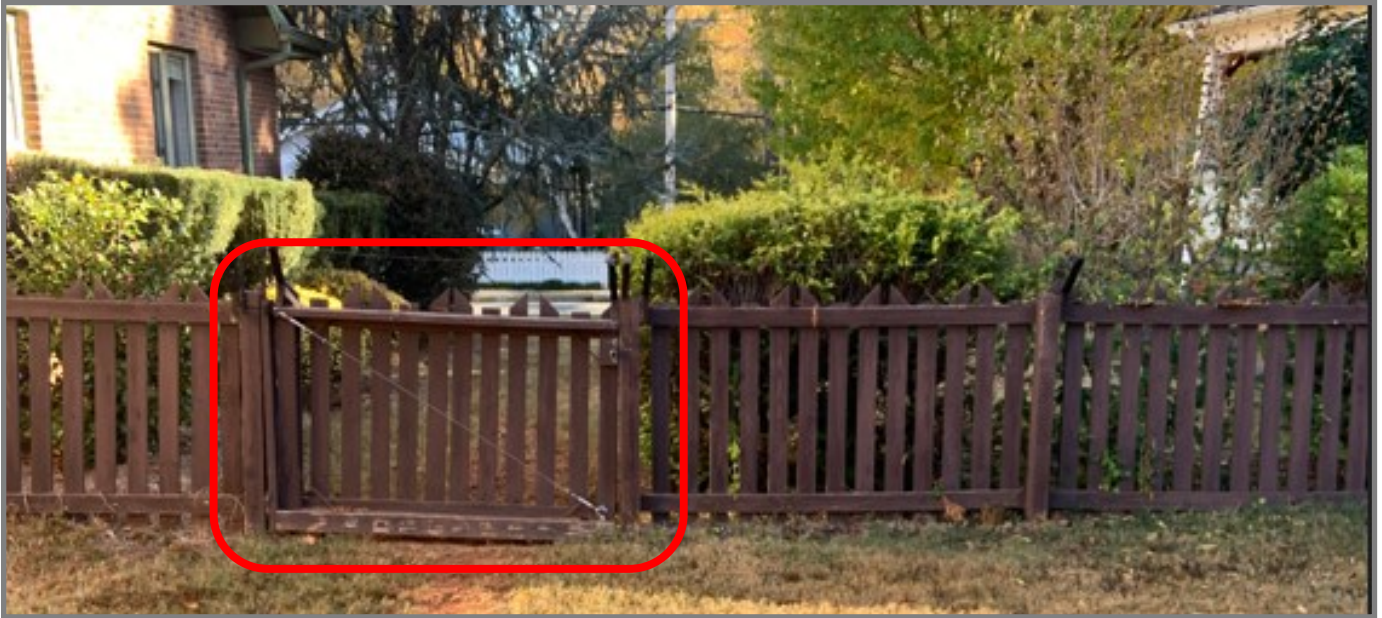
This fence would be replaced with 6'-tall shadowbox fencing to match the recently approved and installed fencing facing Tribune St.



**View of current fence from S. Union Street
(Gate is outlined in red.)**



Replacement Fence (Back Yard) Proposal



Above: View of South-Union-Street-facing fence from inside the back yard. Gate is outlined in red.

Below: Closer photo of exterior of same gate.



Replacement Fence (Back Yard) Proposal

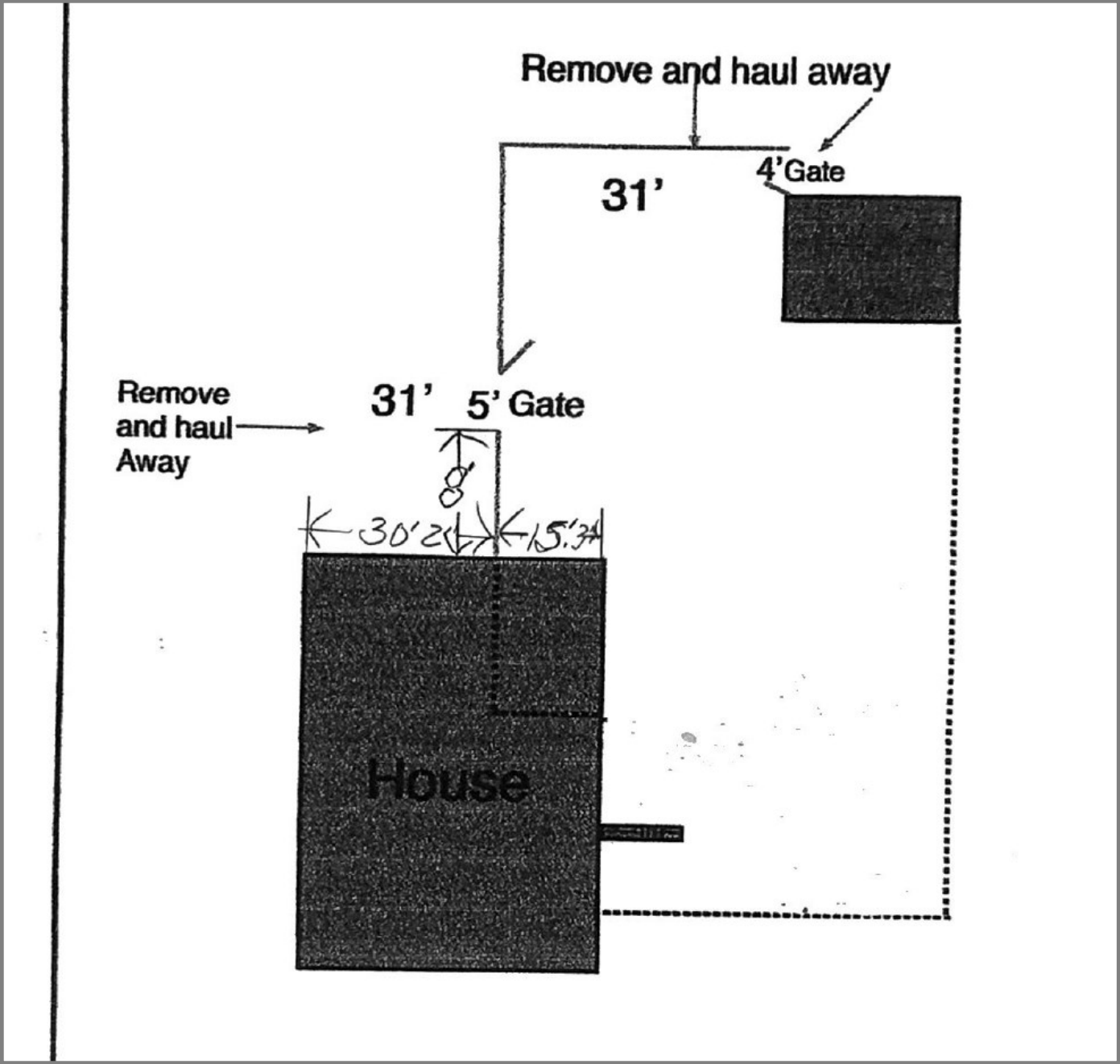


Above: View of current fence on the south property line.

Below: View of current gate in the SW corner of the property (behind the separate garage)

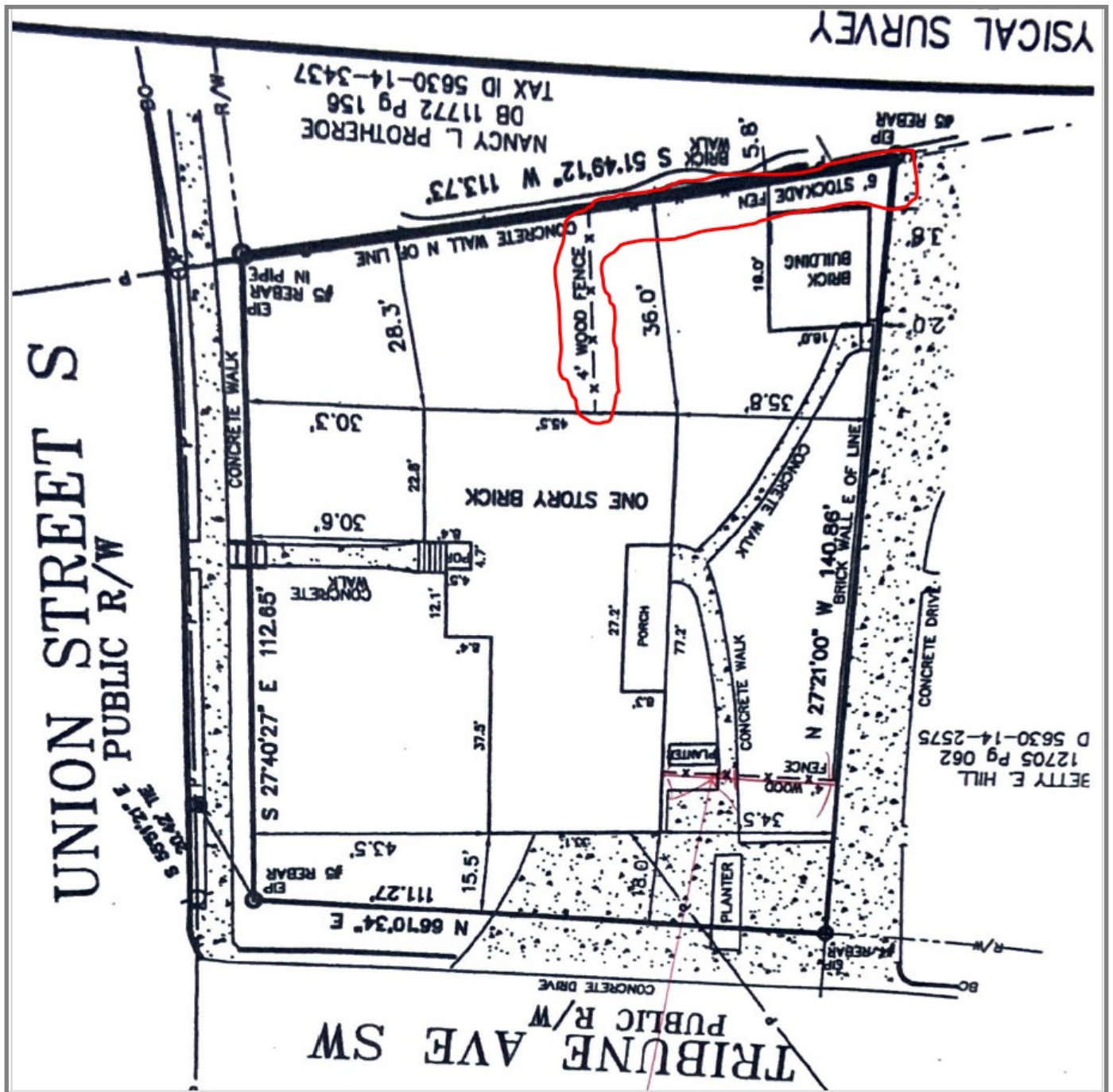


Drawing from fence company indicating fence length and gate locations and sizes.



New fence would be made of stain-treated pine to match the recently approved and installed fencing on Tribune-Street side of home.

Marked-Up Survey Showing Property Line.



New fence would replace the existing fence that runs along property line.

Photos Representative of of New Fence (Back Yard)

6'-tall shadowbox
fencing, recently
approved and
installed fencing
facing Tribune
Street. (View
from Tribune
Street)



Same new fencing
facing Tribune
Street.

(View from inside
the back yard)





CERTIFICATE OF APPROPRIATENESS

Has Been Issued by the Historic Preservation Commission
of the City of Concord to:

Applicant: Mark and Marcia Lewis

Location: 356 Union St S, Concord, North Carolina 28025

PIN: 5630-14-3640

Project: Replace an existing approximately 4.0' tall by 33.0' long wooden rear yard fence and gate with a new approximately 6.0' tall by 33.0' long wooden rear yard shadow box fence and gate with dog ear pickets.

City Staff Member: *Brad J. Lagano* COA Request: H-22-22

Date: October 19, 2022 COA No.: 2407

NOTICE:

- ALTHOUGH THE HISTORIC PRESERVATION COMMISSION HAS APPROVED THIS CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR MODIFICATIONS TO YOUR HISTORICALLY DESIGNATED PROPERTY, A REQUIRED **30-DAY APPEAL PERIOD** IS LEVIED BY THE NORTH CAROLINA GENERAL STATUTES. DURING THIS APPEAL PERIOD, AN AGGRIEVED PARTY MAY REQUEST A HEARING BEFORE THE BOARD OF ADJUSTMENT AND IT IS POSSIBLE THAT YOUR APPROVAL COULD BE OVERTURNED. ANY WORK CONDUCTED PRIOR TO THE EXPIRATION OF THE 30-DAY APPEAL PERIOD IS AT THE RISK OF THE CONDUCTING PARTY AS OVERTURNED APPROVALS MAY RESULT IN AN ORDER OF WORK REVERSAL AND THE INCURRENCE OF ADDITIONAL EXPENSES.
- THIS **MUST BE POSTED** AT THE BUILDING SITE.
- COA **EXPIRES** AFTER SIX (6) MONTHS IF WORK HAS NOT COMMENCED.

EXHIBIT F