

**DATE**

December 11, 2024

**SUBJECT**

|  |                                  |
|--|----------------------------------|
| <u>Certificate of Appropriateness Request:</u> | H-24-24                          |
| <u>Applicant:</u>                              | Marc Reid                        |
| <u>Location of subject property:</u>           | 220 Union St N                   |
| <u>PIN:</u>                                    | PIN 5621-70-1231                 |
| <u>Staff Report prepared by:</u>               | Kim Wallis, AICP, Senior Planner |

**BACKGROUND**

- The subject property, 220 Union St N, is designated as a "Contributing" structure in the North Union Street Historic District, and built circa 1902 (Exhibit A).
- "One-and-a-half-story, double-pile house with high hip roof and projecting, gable-front north (left) facade bay. Wrap-around porch originally sheltered two south (right) facade bays and one bay of south side of house; south side of porch enclosed for sun room in 1920s. Tuscan porch posts and dentil frieze on remaining portion of porch may be early twentieth century replacements of original porch. Facade gable and projecting gable on south side of house have three bands of diamond-cut shingles alternating with three rows of shingles with square edges. Notable concrete balustrade, steps, and retaining wall at front property line." (Exhibit A).

**DISCUSSION**

On November 11, 2024, Marc Reid applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to install fencing in the rear yard, a carport adjacent to the side of an existing garage, and a stone façade to an existing retaining wall, stairs and balusters in the front yard at 220 Union St. N (Exhibit A).

**Rear Fence**

The applicant is proposing to remove the existing hog-wire and bamboo fence along the rear property line facing an existing commercial property that is located outside of the historic districts.

The applicant is proposing eighty (80) feet of seven (7) foot high wooden privacy fence located at the rear property line, set back approximately 6"-12" from the neighboring commercial property. It will be built on-site, made of pressure treated pine with 4x4 wooden posts, have a dog-eared picket design and will be left unpainted. The fence will abut the proposed identical fence on the adjacent property at 212 Union St N. The fence will be landscaped with bushes on the interior side. Bushes currently exist on the neighboring commercial property, adjacent to the proposed fence. The fence will not be seen from Union St.

The applicant states that the proposed fence will block the applicant's view of the parking lot and commercial dumpster, prevent trespassers who cross from Church to Union St, and reduce light and noise pollution from the commercial property.

### **Carport**

The applicant is proposing to construct a carport to be located in the rear yard. It will be attached to the existing one-car garage and will have ingress/egress to the existing gravel drive/parking area. The carport will meet zoning setback requirements and be 5' from all property lines and will not be visible from Union St.

The structure will be site-built on top of existing concrete pavers and will utilize concrete footers for posts. It will be constructed with pressure treated lumber consisting of plywood, 2"x4"s, 4"x4"s and 4"x6"s, with the finished size at 17'l x 12'w x 11 ½' h with the roof sloping up towards the garage at a 15% pitch giving that side of the roof a height of 13 ½'. The carport will be sided with wooden clapboard siding and the roof will be covered with architectural roof shingles, both to match the existing garage. The three support posts will be painted white to match the garage trim.

The applicant states that the carport will provide protection from the falling limbs of a nearby 100-year pecan tree that has caused previous damage to vehicles.

### **Retaining Wall Repair**

The applicant is proposing to repair the existing 3-4' h x 65' l concrete retaining wall in the front yard between his raised yard and the public sidewalk. The repair will include filling in cracks to prevent and avoid further and future damage that would impact structural integrity.

### **Stone Façade on Retaining Walls, Stair Risers and Balusters**

After the repair work, the applicant is proposing to install a natural stone façade on the face and top of the concrete retaining walls, on the stair risers on the steps between the retaining walls, and on the two curved concrete balusters flanking the stairs. The natural stone will have colors including tans, greys, and light reddish browns. The mortar color will be medium gray to match the existing concrete of the wall. The treads on the stairs will be slate or another natural stone in a medium to dark grey and will be flat to ensure safe climbing.

### **ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Applicant submitted Description, Elevations, and Photographs.

### **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

#### **Approval Requirement Needs Table:**

- **Attached Carports** require Commission Hearing and Approval.
- **Fencing:** All types of new fencing in public view require Commission Hearing and Approval. Planning Department may extend approval for rear fencing.
- **Masonry Walls:** All walls in public view or over 18 inches in height require Commission Hearing and Approval.
- **Stairs or Steps:** Removal, addition or alteration of external stairs or steps require Commission Hearing and Approval.

## Chapter 5.2: Fencing & Walls

### Fences

- Where fences are desired in front yards and side yards at corner lots, the design shall be primarily decorative in nature. Front yard fences shall not exceed four feet in height.
- All wooden fences shall be “stick-built” on site. Painting 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 must be on the outside face of the fence (facing the neighboring property or the street). Additionally, wood picket fences shall have pickets spaced at a minimum of 1 inch or half the width of the picket. (See notes regarding “Privacy Fences” for allowable exceptions to this rule). Walls or fences in front yards and side yards at corner lots shall not be more than 65% “solid. Cast-iron, powder coated aluminum or wrought iron fences shall be designed to follow historic precedents found in the districts.
- 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 will 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 feet. The portions of rear yard fences that face the street shall 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 shall be submitted at time of application. If a front yard fence adjoins a rear yard fence, or an existing neighboring property fence, attention shall be given to the transition between the two fences. Also, attention shall be given to the design of fences placed along a sloping grade. All proposed fences and walls shall not negatively affect existing trees and mature landscaping.
- Privacy fences are defined as: 1) fences with no spacing between pickets or 2) 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 located 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 noncontributing or intrusive in that district. The applicant must show to the satisfaction of the Commission:
    - (a) that the adjacent property is unsightly in comparison to other properties surrounding the applicant’s property, or
    - (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.
  3. 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.
  4. 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 shall be landscaped where practical with appropriate shrubbery to soften the appearance of the fence.

#### Walls

- Where walls are concerned, natural stone or brick masonry walls are encouraged and shall not be coated or painted. The type and color of stone and masonry shall respond to the historic nature of the property.

#### **Design Standards**

- Materials such as natural stone, brick, wood, and powder coated aluminum and iron are appropriate for use in the historic districts.
- Fence and wall materials and style shall coordinate with building and neighboring buildings, as well as other walls and fences in the area.

#### **Chapter 7.3: Accessory Structures**

##### **Design Standards**

- 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.
- Metal utility sheds, metal carports, and metal garages are prohibited.

#### **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

For NPS use only

received

date entered

| Continuation sheet  | Item number | Page |
|---|-------------|------|
| <u>Inventory List - North Union Street</u><br><u>Historic District, Concord</u> | #7          | 22   |

of straight-cut-out ventilators, and molded cornices with sawn trim. Fine porch with turned posts, decorative brackets flanking entrance, and cut-out frieze.

9. Levi Moore House  
224 North Union Street  
ca. 1906 (SB)  
C

Two-story, frame, Queen Anne style house with side gable roof and broad, slanted gable-front south (right) facade bay. Handsome wrap-around porch with turned posts, decorative brackets, and spindle-frieze. One-story balcony at sash windows except for unfortunate picture window on north (left) first floor facade bay. Gables sheathed in square-cut shingles and have cut-out ventilators.

10. Martin Boger House  
220 North Union Street  
ca. 1902 (SM)  
C

One-and-a-half-story, double-pile house with high hip roof and projecting, gable-front north (left) facade bay. Wrap-around porch originally sheltered two south (right) facade bays and one bay of south side of house; south side of porch enclosed for sun room in 1920s. Tuscan porch posts and dentil frieze on remaining portion of porch may be early twentieth century replacements of original porch. Facade gable and projecting gable on south side of house have three bands of diamond-cut shingles alternating with three rows of shingles with square edges. Notable concrete balustrade, steps, and retaining wall at front property line. Erected by Martin Boger (see #29) for one of his daughters.

11. House  
2121 North Union Street  
ca. 1906 (SB)  
C

Two-story, frame house with triple-A roofline, somewhat marred by unfortunate replacement windows dating from the 1950s or 1960s. House's three gables have decorative shingles and ventilators. Wrap-around porch with Tuscan columns may be early twentieth century replacement of original.

# *Application for Certificate of Appropriateness*

An application will not be placed on the agenda until all required information and attachments, as listed in this document, are submitted and complete

| TO BE COMPLETED BY APPLICANT  |   |  | STAFF<br>USE ONLY |     |     |    |     |
|---|---|--|-------------------|-----|-----|----|-----|
| <b>Application Deadline:</b> Approximately one month (~ 30 days) prior to regularly scheduled HPC meeting. Please check with City Staff to confirm submission deadlines and meeting dates.<br><b>COA Fee: \$40.00    After-the-Fact Fee: \$120.00</b> |   |  | Yes               | N/A | Yes | No | N/A |
| 1   | <b>Written Description</b> Describe clearly and in detail the project scope of work.  |  |                   |     |     |    |     |
| 2   | <b>Materials Description</b> Type/Width of siding, window trim, height/style of doors, etc.   |  |                   |     |     |    |     |
| 3   | <b>Photos of Existing Conditions</b> Clear digital photos of: <ul style="list-style-type: none"> <li>• All sides of the building(s)</li> <li>• Front yard</li> <li>• Rear yard</li> <li>• Trees to be removed</li> <li>• Significant site features</li> </ul>   |  |                   |     |     |    |     |
| 4   | <b>Context Photographs</b> <ul style="list-style-type: none"> <li>• Photos of structures on same block and across the street, include property address for each photo.</li> <li>• Photos of other properties in District with similar design features, as applicable.</li> </ul>  |  |                   |     |     |    |     |
| 5   | <b>Site Plans - Existing + Proposed.</b> (Property survey, or scaled drawing accepted) <ul style="list-style-type: none"> <li>• Lot Dimensions</li> <li>• Setback dimensions [side,rear,front (porch + thermal wall)]</li> <li>• Setback dimensions of neighboring properties</li> <li>• Drives, walks + alleys</li> <li>• Tree protection and/or tree removal + replanting</li> <li>• HVAC location</li> <li>• Fences/walls</li> <li>• Accessory buildings (garages, sheds, gazebos, etc.)</li> <li>• Easements/public rights of way</li> <li>• % of Rear Yard Coverage</li> </ul> |  |                   |     |     |    |     |

|   |   |  |  |  |  |  |
|---|---|--|--|--|--|--|
| 6 | <p><b>Elevation Drawings - Existing + Proposed</b> All drawings should include dimensions, materials, foundation height, topography, etc. For additions, the existing structure and proposed addition must be clearly shown. The plans must clearly identify the building elements to be demolished.</p> <ul style="list-style-type: none"> <li>• Front</li> <li>• Rear</li> <li>• Left</li> <li>• Right</li> </ul> |  |  |  |  |  |
| 7 | <p><b>Architectural Details</b></p> <ul style="list-style-type: none"> <li>• Porch section (showing the column/beam alignment)</li> <li>• Railing detail</li> <li>• Roof detail (soffit, fascia)</li> <li>• Window detail (material, design, dimensions, trim)</li> <li>• Wall section</li> </ul> <p><i>May include additional information as requested by the Commission as a condition for future review.</i></p> |  |  |  |  |  |
| 8 | <p><b>Floor plans</b> As needed (usually optional).</p>   |  |  |  |  |  |

*(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 Planning & Neighborhood Development. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to ensure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be used to update the City's historic districts inventory database.*

**SUBJECT PROPERTY**

Address: \_\_\_\_\_

Parcel ID (PIN): \_\_\_\_\_

Area (acres or square feet): \_\_\_\_\_

Current Zoning: \_\_\_\_\_

**OWNER INFORMATION**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**APPLICANT INFORMATION**

Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

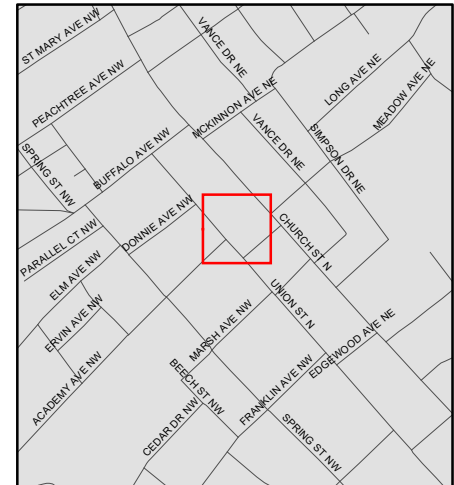
Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

H-24-24

220 Union St N

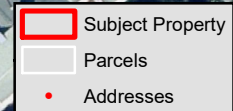
PIN: 5621-70-1231



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.





Request Certificate of Appropriateness

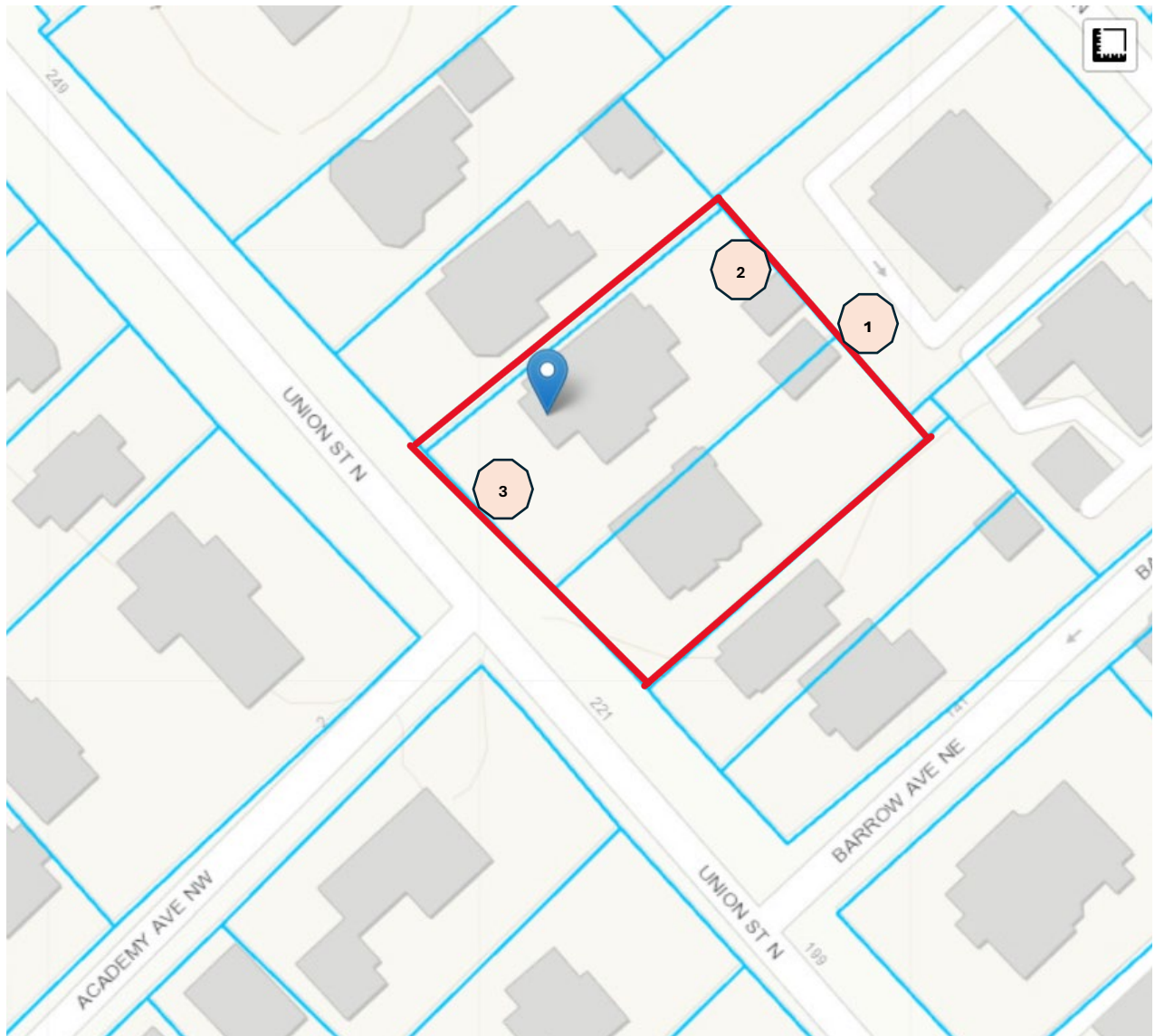
220 Union St N and 212 Union St N -- Reid and Barcelo

Item 1 – Fence backside of both properties

Item 2 – Car port attached to garage 220 Union St N

Item 3 – Rock wall 220 Union St N

Map:



## Item 1 – Fence

**Description:** Replace existing hog-wire and bamboo fence along back property line facing commercial property outside of historic district. Extend fence along 212 Union St N. Reid and Barcelo jointly applying for certificate. Fence will block view of parking lot and commercial dumpster, prevent trespassers cross from Church to Union St, and reduce light and noise pollution from commercial property.

**Materials:** 7 foot high wooden privacy fence, built on site, extending 135 feet along full length of the two lots. Pressure treated pine. 4x4 wooden posts.

### Photos of Existing Conditions:



Fence facing east toward Church St



Fence facing Southeast



Fence facing North

**Context Photographs:**



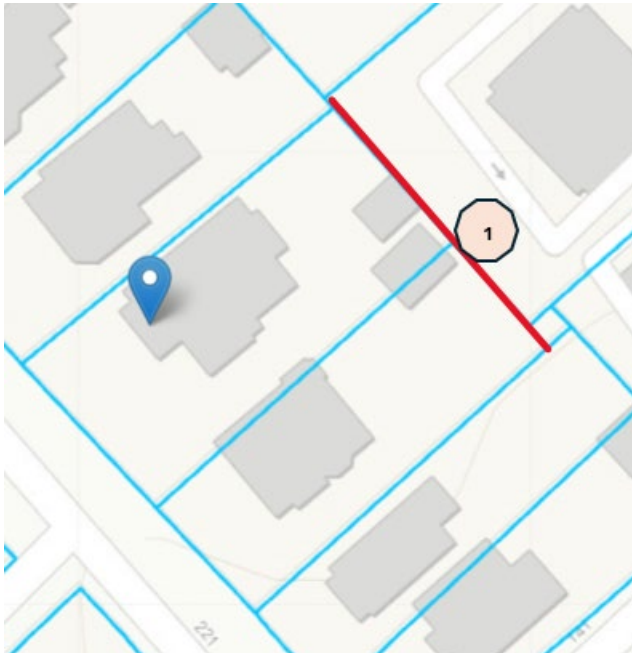
238 Union St N



224 Union St N (Facing 220 Union N)

**Site Plans:**

Fence will run along rear property line of 220 & 212 Union St N. 135 feet total length. Approximately 6 to 12 inch setback from neighboring commercial property. See red outline



**Elevation Drawings:** Site is level with elevatiopn drop of lerss than 2 feet running North to South. See Photos of Existing Conditions above.

**Architectural Details:** Standard privacy fence with dog-eared pickets. Unpainted natural wood. Landscaping with bushes on interior side. Exterior side has existing bushes on neighboring commercial property.



Example fence at nearby property build by same contractor

## **Item 2 – Carport**

**Description:** Add carport to North side of existing 1 car garage. Structure will be site built and provide protection from falling limbs from 100 year pecan tree that has caused previous damage to vehicles. Carport is in back yard visible to commercial property on Church Street and one neighbor, Kay Ervin at 224 Union St N. Is not visible from Union St or other neighbors.

**Materials:** Pressure treated lumber consisting of plywood, 2x4s, 4x4s and 4x6s; wooden clapboard siding; architectural roof shingles. Floor will use existing concrete pavers currently in place and concrete footers for posts. Shingles and siding to match existing garage.

**Photos of Existing Conditions:**



Facing East between house and garage

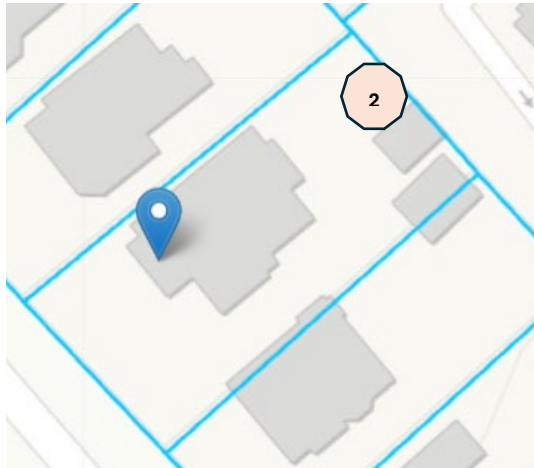
**Context Photographs:**



**Site Plans:**

Dimensions: L17' x W12' x H13 ½' upper & H11 ½' lower. Pitch 15%. Setback 2' from back property line. Will attached to existing garage with ingress/egress to existing gravel drive/parking area. No easement or utility encumbrances.

Map:



Location: North side of garage

**Elevation Drawings:** Site is level with miniml east towrd back property line for drainage.

**Architectural Details:**

Use of architectural shingles to match existing garage. Facia on front side to match garage and posts painted white to match garage trim.

**Item 3 – Wall Repair**

**Description:** Add stone facade to existing wall and repair cracked portion of wall..

**Materials:** Natural stone and mortar.

**Photos of Existing Conditions:**



Stairs and portion of L & R wall



Right side wall



Wall facing North (right side nearest)



Left side wall with damage



Damage to stair risers

**Context Photographs:**



Neighboring stone wall



Neighboring stone wall

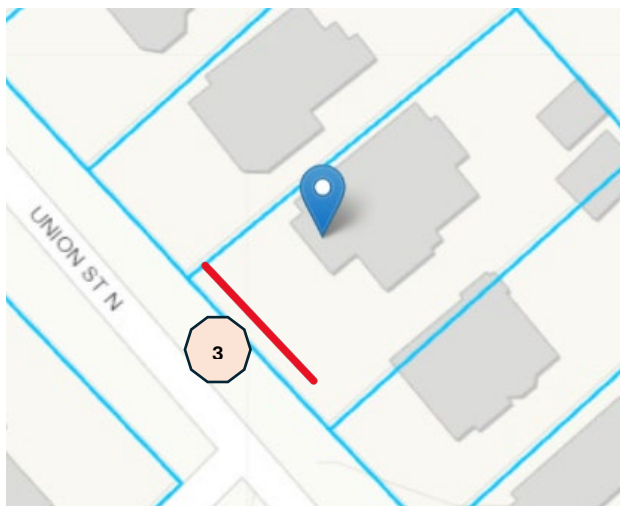


Exampe: Slate stair treads and naturel stone façade to be used



**Site Plans:**

Dimensions: Length 65' x 3' to 4' Height based on slope. Additional of stone as a façade. No structural changes other than filling in cracks to prevent further damage and avoid future damage that would impact structural integrity.



Location: Front of property (220 Union St N) between sidewalk and raised yard

**Elevation Drawings:** Site minimal slope southward approaching shared driveway.

**Architectural Details:**

Natural stone with tans, greys, and light reddish browns. Mortar color medium gray to match existing wall. Façade will cover face and top of walls, stair risers and two balusters. Treads will be slate or other natural stone medium to dark grey and will be flat to ensure safe climbing.