

DATE: November 14, 2018

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-29-18
<u>Applicant:</u>	Michael and Susan Hernandez
<u>Location of subject property:</u>	39 Yorktown 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: 1921
- Three bay frame, bungalow with broad side gable roof features a very broad front decorative gable with exposed rafters. The decorative gable has three four-over-four sash windows that are flanked with ventilators on either side. Three triangular knee braces support eaves of gable. Full façade porch has untampered bungalow columns. Façade fenestrations include paired four-over-ones on either side of entrance.
- Applicant is proposing to add an accessory storage shed.

DISCUSSION:

The applicant proposes to add a 10’x12’x7’ shed with architectural shingles and siding to match the house. The proposal is for LP Smart Side, a wood composite material, a galvanized steel base, architectural shingles, all painted to match the house. The interior would feature 2x4s 16 inches on center.

The proposed shed location would meet the accessory structure setback requirements for the RM-2 zoning district: 5’ from rear and side property lines. Based on applicant photographs, it appears that the structure would be minimally or not visible from the street.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory—Nomination Form
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Site Plan
Exhibit D: Specifications
Exhibit E: Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 3: New Accessory Structure Construction

Design Guidelines and Recommendations

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 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

78

172. House
39 White Avenue
1921 (SM)
C

Three bay frame, bungalow with broad side gable roof features a very broad front decorative gable with exposed rafters. The decorative gable has three four-over-four sash windows that are flanked with ventilators on either side. Three triangular-knee braces support eaves of gable. Full facade porch has untapered bungalow columns. Facade fenestrations include paired four-over-ones on either side of entrance.

173. House
36 White Street, N.W.
1921 (SM)
C

Good example of low-slung, frame bungalow with pediment gable. House is shingled above a baseboard and two-and-a-half-feet of plain weatherboard. Fenestrations are one-over-one. Porch with balustrade extends three-bay facade and is supported by typical Craftsman-style short, tapered columns with brick piers that continue to ground level. Eaves at front gable are supported by five decorative brackets.

174. House
32 White Street, N.W.
c. 1910-1915
C

Notable frame bungalow with gabled porch and broad gable roof. Porch is nearly full facade, but its gable roof does not cover northern elevation. It is surrounded by a plain balustrade and rests on full brick foundation. Brick pillars, topped with stone trim, support vernacular columns. These columns brace the weatherboarded gable roof that projects over sides. The side eaves are supported by curved sawn-rafter brackets. The main roof also projects at front and is braced by a typical (for Concord) three-part-brackets that reflect Japanese bungalow traits. Facade has three bay division with two one-over ones with diagonal lattice work.

175. House
26 White Street, N.W.
1921 (SM)
C

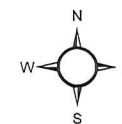
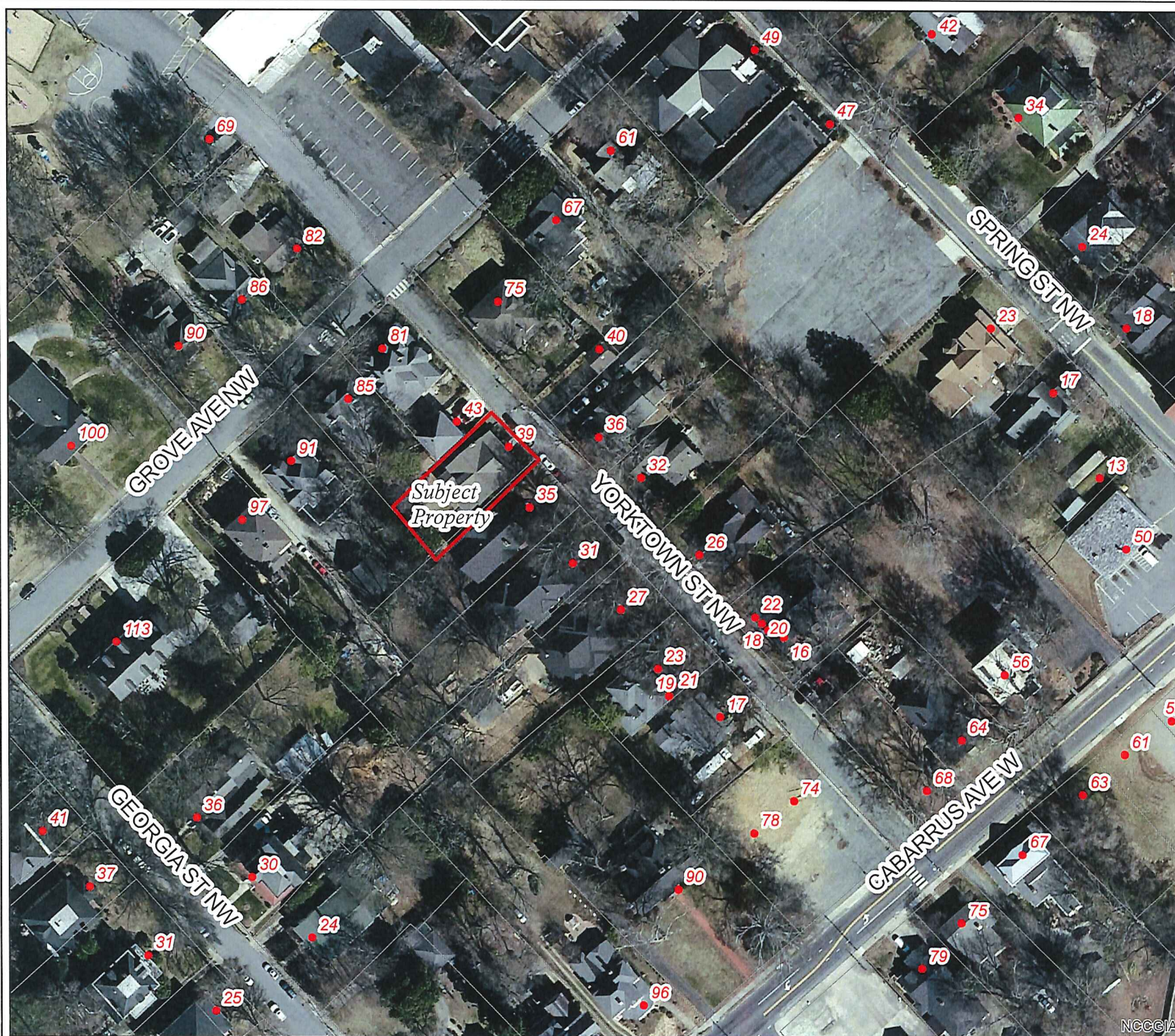
This high hip roof, frame cottage features two interior end chimneys,

H-29-18

Michael and
Susan Hernandez

39 Yorktown St NW

PIN 5620-77-7737



Coordinate System - NC State Plane NAD83

Map Disclaimer
These maps and products are designed for general reference only, and data contained herein is subject to change. The City of Concord makes no warranty of merchantability or fitness for any purpose, express or implied, and assumes no legal responsibility for the information contained therein. Data used is from multiple sources - with various scales and accuracies. Additional research, such as field surveys, may be needed to determine actual conditions.

City of Concord, NC
Planning & Neighborhood Development Dept
Geographic Information Systems

NCCGIA

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: Michael + Susan Hernandez
Address: 39 Yorktown St
City: Concord State: NC Zip Code: 28025 Telephone: 704-492-4347

OWNER INFORMATION

Name: Michael and Susan Hernandez
Address: 39 Yorktown St
City: Concord State: NC Zip Code: 28025 Telephone: 704-492-4347

SUBJECT PROPERTY

Street Address: 39 Yorktown St P.I.N. # 5620-77-7737
Area (acres or square feet): 0.1505 Current Zoning: RM-2 Land Use: SFR

Staff Use Only:	
Application Received by: _____	Date: _____, 20 _____
Fee: \$20.00 Received by: _____	Date: _____, 20 _____
<i>The application fee is nonrefundable.</i>	

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: Accessory Shed 10x12x7
w/ Architectural Shingles r Siding to match the house
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
2x4s 16 in oncenter, LP Smart Siding w/50yr warranty,
Galvalume Steel Base, Architectural Shingles. All painted
to match the house

Required Attachments/Submittals

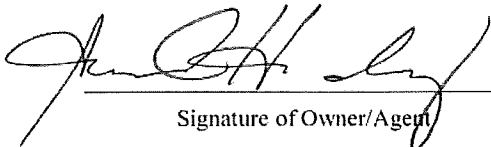
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if 16 folded copies are submitted for distribution.
2. A photograph of the front of the house.
3. Photographs of site, project, or existing structures from a "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.

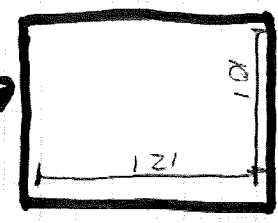
10/11/2018
Date


Signature of Owner/Agent

KEHR

57

SHED
10 x 12



15

119.25'

60R

120.28'

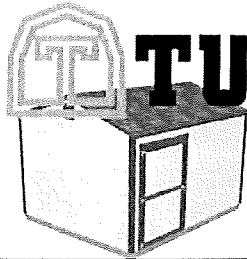
Ally

38R

50.91

FRONT

Exhibit C



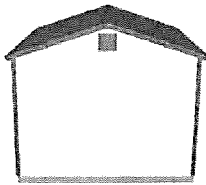
TUFF SHED®

Your Best Information

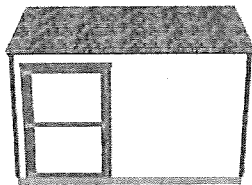


Model: TR-700
 Your Store: **Lexington, SC #1106**
 Building Size: 10' x 42'
 Use [Current Location](#) or [find store \(\)](#)

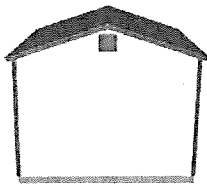
Side A/Side B



Side A



Side B



Side C



Other Options & Upgrades:
 1 Brown Drip Edge
 2 Wall Vent (12in x 12in)
Other Option
 Radiant Barrier Roof Decking
Other Option
 Treated SmartFloor Plus Floor Decking
 Lap Siding (Keystone and Sundance Ranch Sheds)
 Desert Tan Dimensional Premium Shingle
 Southern Breeze
PPG Paint Color - Siding Paint
 Goblin
PPG Paint Color - Trim Paint
 Southern Breeze
PPG Paint Color - Door Siding Paint

Order Total: \$4,038.10

Billing Information

Name: susan hernandez
 Address: 39 Yorktown st NW
 conord, NC 28025
 Phone: (704) 408-2223
 Email: chefmichaelhernandez@gmail.com
 Comments:

Shipping Information

Name: susan hernandez
 Address: 39 Yorktown st NW
 conord, NC 28025

Exhibit D

Exhibit E





