

DATE: November 14, 2018

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-30-18
<u>Applicant:</u>	Ian McBrayer and Jennifer Delaney
<u>Location of subject property:</u>	266 Union St N
<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: ca. 1905
- Two-story, frame house with side gable roof and with projecting north (left) façade bay topped with gable-front roof. House appears to have undergone two separate Colonial Revival remodelings, one ca. 1915 and a second about 1945.
- Applicant is proposing to remove a non-functioning chimney.

DISCUSSION:

The applicant proposes to remove a non-functioning chimney at the back of the house. They note that the chimney is not viewable from the street or front of the house. The applicant states that the chimney has been capped and currently leans to an extent that suggests structural issues.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory—Nomination Form

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 7: Roofing

Original features on chimneys such as corbeling should be preserved. Enlarging, altering, removing, or shortening chimneys should be avoided.

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	20

architrave to mansard-roofed tower topped by ornamental iron cresting. Original porch intact; southern portion enclosed with bungalow style windows ca. 1920. At rear is brick carriage house, the finest outbuilding in the district, with pyramidal roof topped by a steeple. House stands on amply corner lot at the head of North Union and is surrounded by handsome iron fence. The history, setting, and architecture of the property make it the district's (and Concord's) predominant-residential landmark.

3. George L. Fisher House
266 North Union Street
ca. 1905 (OI)
C

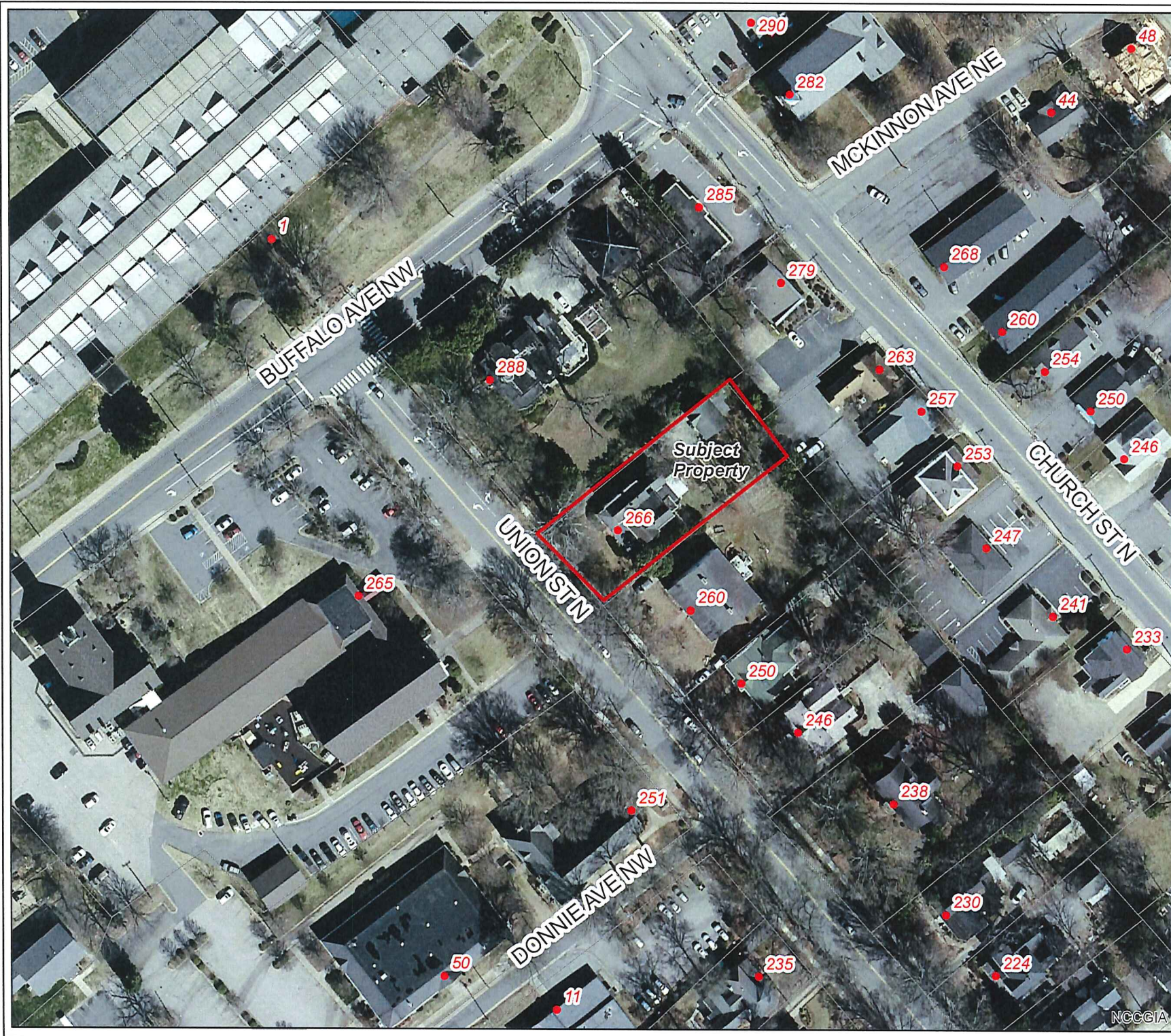
Two-story, frame house with side gable roof and with projecting north (left) facade bay topped with gable-front roof. House appears to have undergone two separate Colonial Revival remodelings, one ca. 1915 and a second about 1945. The first remodeling probably involved the replacement of the original porch with the present full facade porch upheld by fluted Ionic columns and the installation of the entrance with leaded glass sidelights and transom. The second involved the installation of the 6/6 sash windows.

4. House
258 North Union Street
under construction 1981-1983
F

Two-story, frame, Colonial style house with semi-engaged, two-story portico. Entrance composed of fluted pilasters, sidelights, and small wrought-iron balcony above. Although of pseudo-Colonial design, the house is harmonious in terms of setback and materials with its contributing neighbors and is therefore not considered an intrusion.

5. House
250 North Union Street
ca. 1925
C

One-and-a-half-story, frame, Colonial Revival cottage pierced by broad, low, attic gable over center bay of facade. Gable-roofed portico with Tuscan columns shelters central entrance, which is flanked by two three-part windows. Sunroom with side gable roof and double french doors with sidelights projects from south (right) side of house.

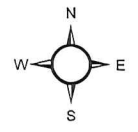


H-30-18

Ian McBrayer and
Jennifer Delaney

266 Union St N

PIN 5621-60-7666



Coordinate System - NC State Plane NAD83

Map Disclaimer
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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: Ian McBrayer Jennifer Delaney
Address: 266 Union St N
City: Concord State: NC Zip Code: 28025 Telephone: 704-941-8232

OWNER INFORMATION

Name: Jennifer Delaney Ian McBrayer
Address: 266 Union St N
City: Concord State: NC Zip Code: 28025 Telephone: 704-941-8232

SUBJECT PROPERTY

Street Address: 266 Union St N P.I.N. # 56216076660000
Area (acres or square feet): .34 Current Zoning: RM-1 Land Use: _____

**Staff Use
Only:**

Application Received by: _____ Date: _____, 20 _____
Fee: \$20.00 Received by: _____ Date: _____, 20 _____

The application fee is nonrefundable.

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: Removal of chimney
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Removal of non-functioning chimney at back of house.
Chimney is not viewable from street or front of house.
The chimney was at some point capped off & it
currently leans to an extent that suggests structural
issues.

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.

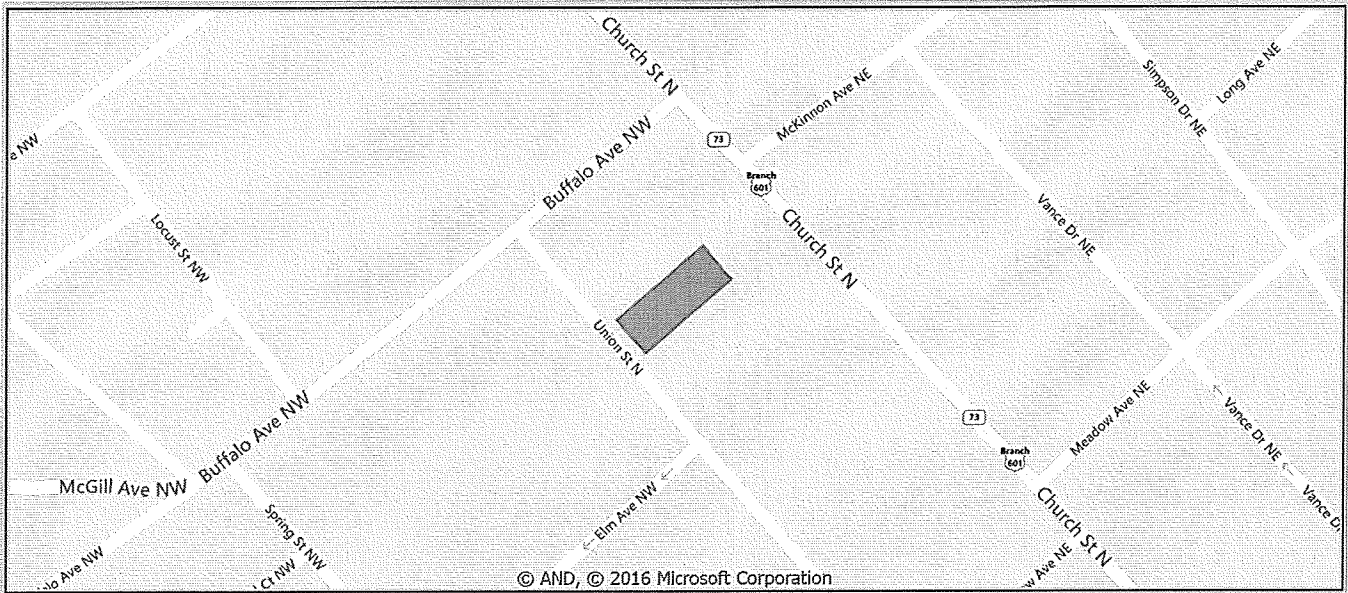
10/15/18
Date

Jennifer Delaney
Signature of Owner/Agent

Cabarrus County Property Report

Parcel Information Number	Property Real ID	Legal Description
56216076660000	12-018 -0049.00	EAST SIDE OF UNION ST

Land Units	Land Units Type	Calculated Acreage
1.00000000	LT	0.38



First Owner Name	Second Owner Name
DELANEY JENNIFER N	MCBRAYER IAN H HSB

Mailing Address	Physical Address(es)
266 UNION ST N CONCORD NC 28025	266 UNION ST N CONCORD NC 28025

Land Value	Building Value	Assessed Value	Market Value
700	252020	252720	252720

Sale Year	Sale Month	Sale Price	Deed Book	Deed Page
2016	2	225000.00000000	11775	0166

Elementary School	Middle School	High School
Coltrane Webb ES	Concord MS	Concord HS

Voter Precinct	Zoning	Municipal District	Township
12-04	RM-1	CITY OF CONCORD	Township 12, Concord

Soil Report for Parcel			Floodplain Report for Parcel			
Soil Type	Acreage	Percentage	Floodway	100 Year	500 Year	FIRM Panel Number
MkB	0.38	100.00	No	No	No	5621

Permits Issued on Parcel			
Permit Number	Permit Type	Status	Issue Date

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Report Created By Cabarrus County IT Department. 5/12/2016 5:27:21 PM
Data Sources: Cabarrus County Land Records, Microsoft Bing Maps





Exhibit C









