

**DATE:** December 12, 2018

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	H-32-18
<u>Applicant:</u>	Joe Talbot, Jr.
<u>Location of subject property:</u>	260 Union St N
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

**BACKGROUND:**

- The subject property is site of a “Fill” structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of construction: 1981-1983
- Two-story, frame, Colonial style house with semi-engaged, two-story portico. Entrance composed of fluted pilasters, sidelights and small wrought-iron balcony above (Exhibit A).
- Applicant is seeking to modify the site plan and garage designs that were submitted as part of H-17-18 considered in July 2018.

**DISCUSSION:**

The design changes include moving the new garage forward towards the rear plane of the principal structure by about 26 feet due to the installation of an irrigation well. As a result of the move, the rear fence will extend along the full length of the property line, whereas previously it had stopped at the rear of the proposed garage and had a gate. Additionally, the fence and gate will move towards the street along the driveway such that they are located about 12 feet forward of the rear plane of the house. The design of the garage is being modified such that the rear plane is no longer flat, but is indented about midway along the length of the structure by approximately five feet to maintain 25’ of clearance between the garage and the irrigation well. A new concrete walkway will now extend from the garage to the existing stairs.

**ATTACHMENTS**

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

**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. Through their siting and relationship to the houses, the streets, and the alleys, the accessory buildings contribute to the historic character of the district as well. Early garages were typically single-bay structures located in the rear yard at the end of the driveway.*

### *Design Guidelines and Recommendations*

2. Retain and preserve all architectural features that are character defining elements of carriage houses, garages and accessory structures, including foundations, steps, roof form, windows, doors, architectural trim, and lattices. Original style and character of carriage houses and accessory structures, doors and openings shall be maintained.

3. Retain and preserve historic garages and outbuilding materials, such as siding, masonry, roofing materials, and wooden trim. If replacement is necessary, use new materials that match the historic materials in composition, dimension, shape, color, pattern, and texture.

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.

### **Chapter 5 – Section 9: Fences and Walls**

*Chain link, basket weave, plastic/vinyl, and split-rail fences are prohibited within the historic districts...Fences should be compatible with most structures in the districts.*

*The style of fence or wall should respond to the historic nature of the property. All wooden fences should be “stick-built” on site. The styles shown to the left are encouraged as well as custom designs with appropriate architectural detailing. Wooden fences visible from the street and/or wooden fences in front yards and side yards of corner lots are required to be painted or stained white or a color matching the body or trim of the structure, including shutters, foundation color, etc. 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 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)...Cast-iron, aluminum, or wrought-iron fences should be designed to follow historic precedent.*

...

*Rear yard fences are defined as fences, which do not extend forward on the applicant’s property beyond the side carline of the house in plain view. Approval of the location may also 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 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. If a front yard fence adjoins a rear yard fence, or an existing neighboring property fence, attention should be given to the transition between the two. Also, attention should be given to the design of fences placed along a sloping grade. All proposed fences and walls should not negatively effect [sic] 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.*

...

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

#### *Design Guidelines and Recommendations*

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

#### **Chapter 5 – Section 10: Driveways, Walkways and Parking**

*The first residential driveways constructed in the districts were fairly narrow, because cars were smaller than they are now. Some of these driveways consist of two parallel "runners" with a grass strip in between. These driveways should be retained, and the style can serve as a model for new driveways. When new driveways are constructed, they should be separated from existing driveways by a grass strip, and should be narrow, since double width driveways are out of scale with the relatively small lots in the districts. Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.*

#### *Design Guidelines and Recommendations*

1. *Parking areas should not be the focal point of the property, and should be located in such a manner as to minimize their visibility from the street.*
3. *Excessive expanses of paving should be avoided.*
4. *Use vegetation screen or berms to reduce reflection and visual confusion. Within residential areas, integrate parking areas into landscaping and surface with the appropriate materials such as concrete, brick, crushed stone or gravel. In general, asphalt should only be used for areas not visible from the street; its use will be considered on a case by case basis by the Historic Preservation Commission.*

*Green Tip: Water-pervious materials such as gravel, crushed stone, or pervious paving blocks minimize runoff, increase infiltration, and are strongly encouraged for new or deteriorated driveways and offstreet parking areas.*

**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 (O1)  
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.

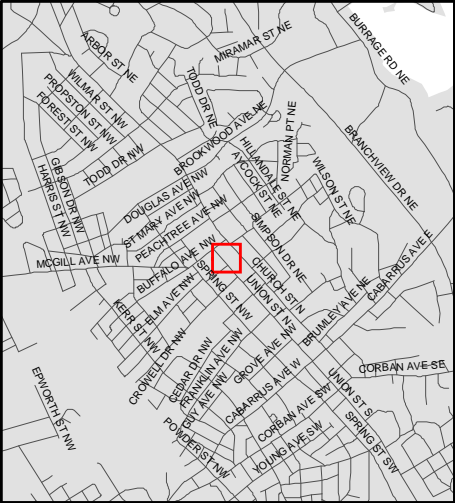


**H-32-18**

**Joe Talbot, Jr**

**260 Union St N**

**PIN: 5621-60-8519**



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.

**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: Joe Talbot  
Address: 260 Union St N  
City: Concord State: NC Zip Code: 28025 Telephone: (704) 258-1234

**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: \_\_\_\_\_ 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: Changes to the original plan. Moving garage closer to ~~ent~~ existing driveway. 25' from Well.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
Changes to fence line & gate location

**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.

10/24/18  
 \_\_\_\_\_  
 Date

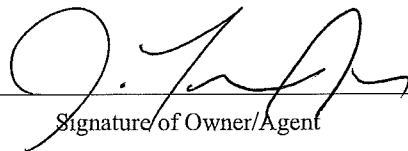
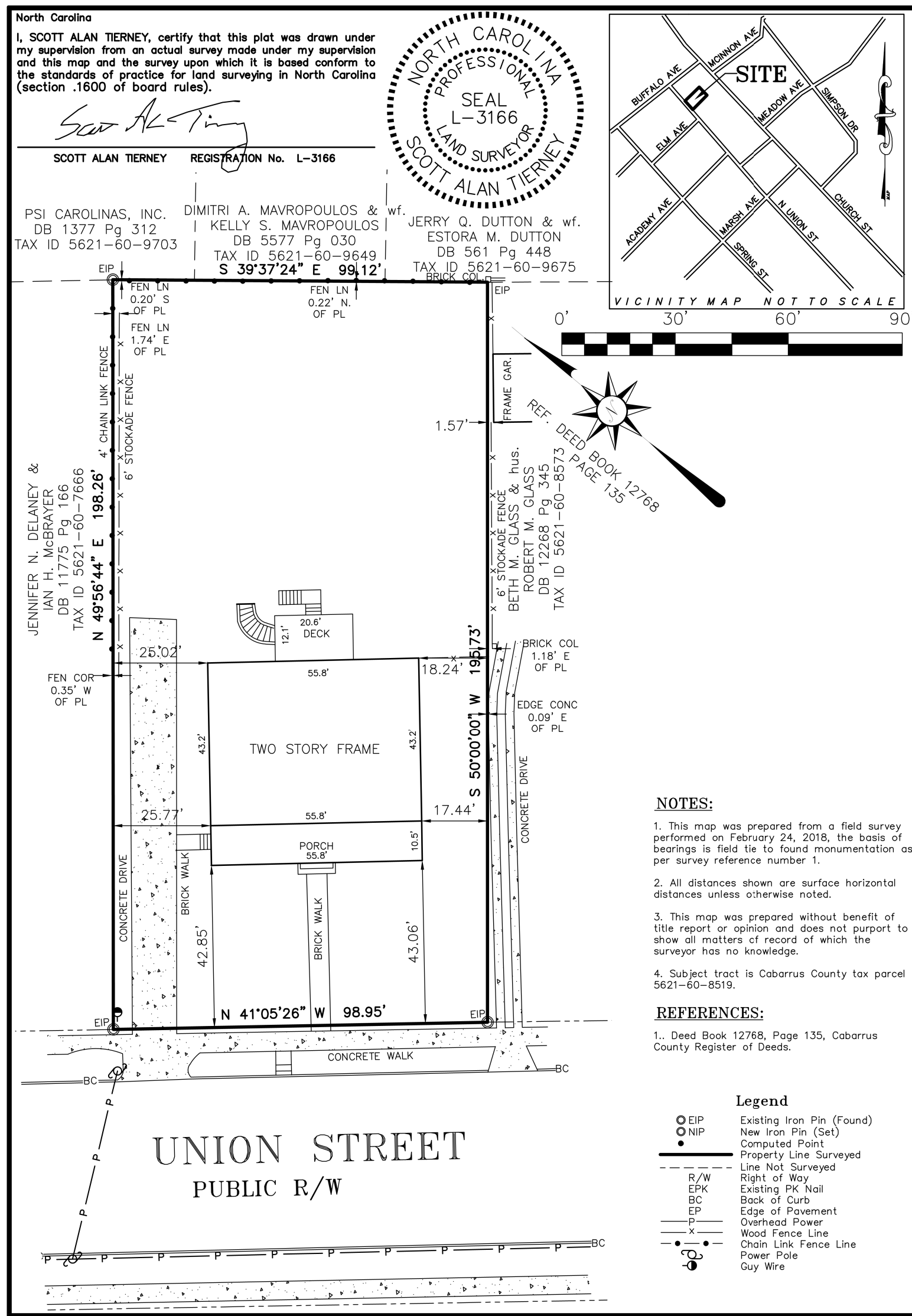
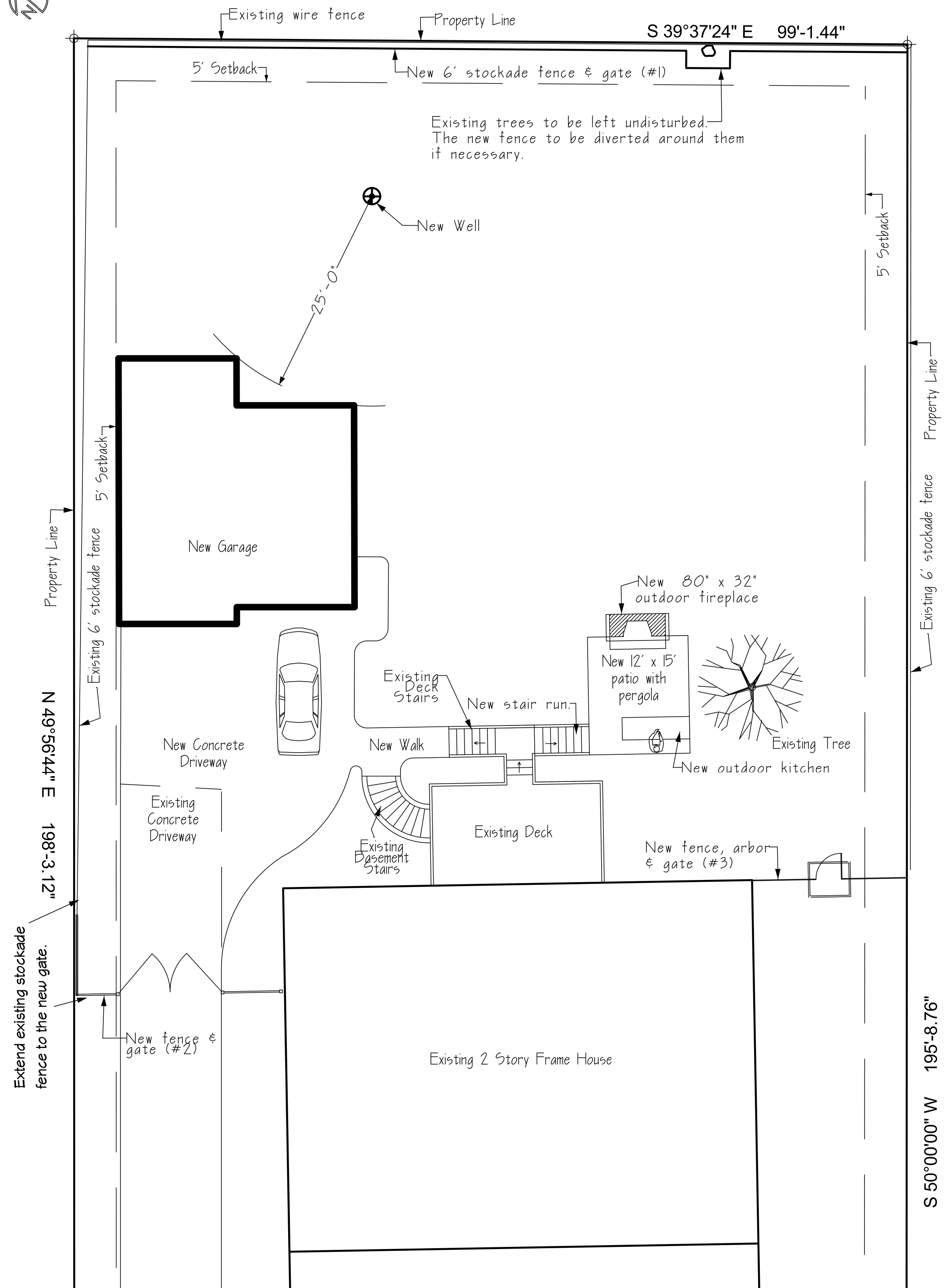
  
 \_\_\_\_\_  
 Signature of Owner/Agent



Exhibit C  
Revised



Existing Site Plan SCALE: 1"=30'



Proposed Site Plan SCALE: 1"=10'

JOB # 589

Site Plans

Note to the Contractor  
These drawings have been prepared to show the layout and style of the job the owners wish to construct. It is the responsibility of the builder to see that this project meets all current building codes, including structural work, that apply in this area.

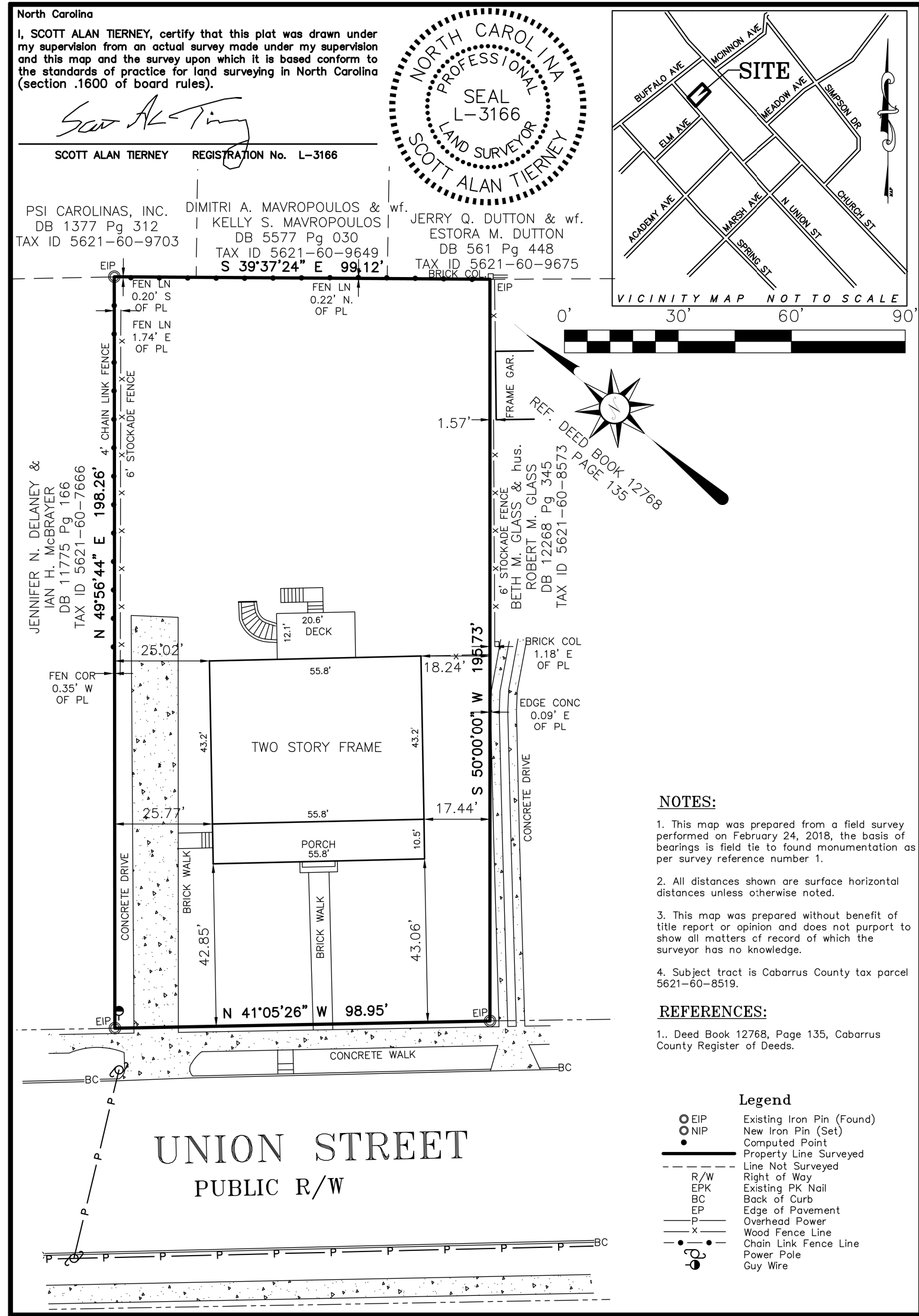
A New Garage, Patio & Fences for Joe Talbot  
260 Union Street North, Concord, NC

Oakley Designs  
Tom Oakley - Residential Designer  
26 Academy Ave. Concord, NC 704-425-7072

DATE: 10/25/18

SCALE: As Noted

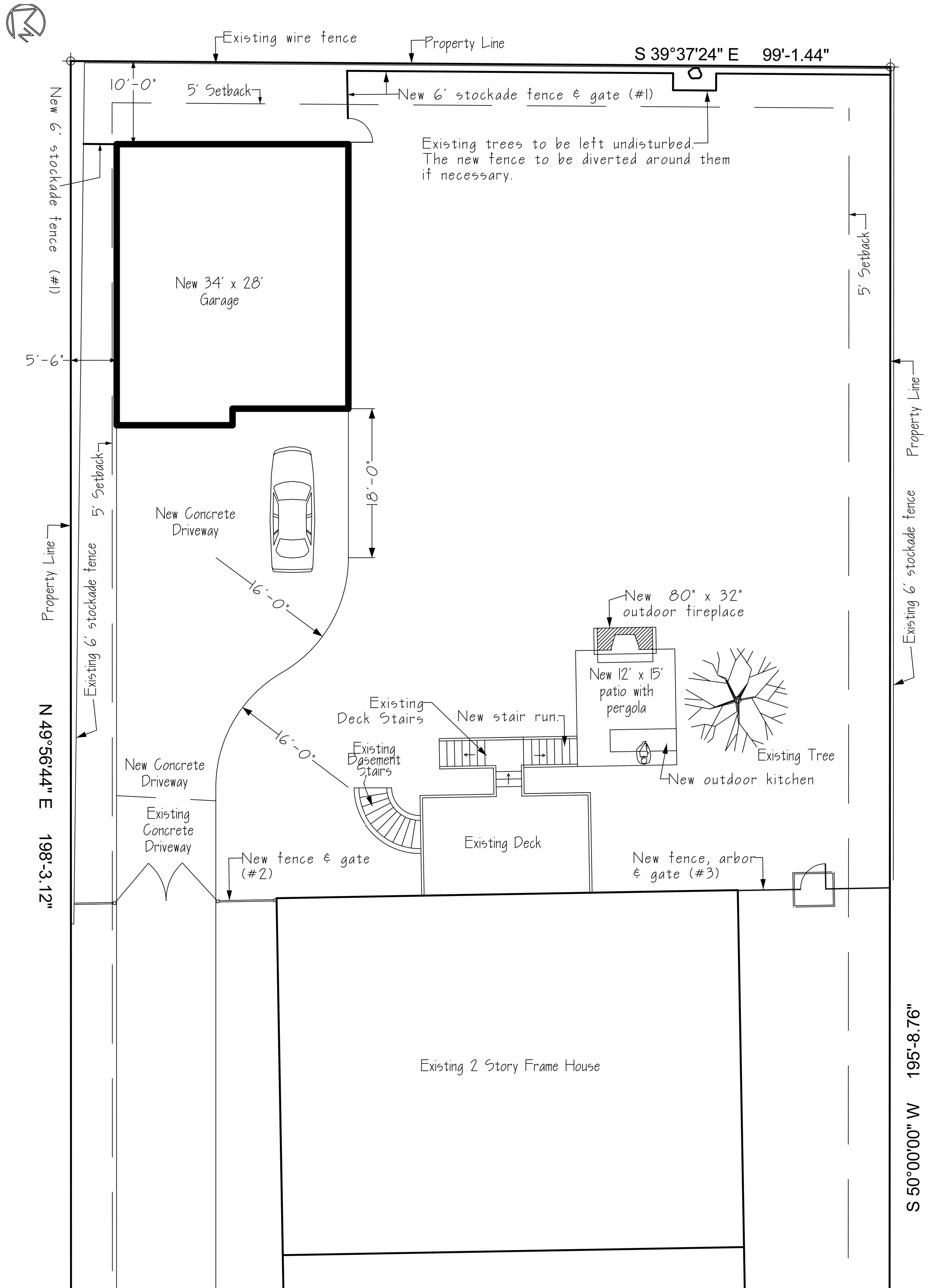
SHEET: 1 of 2



PHYSICAL SURVEY FOR <b>JOE TALBOT</b> DEED BOOK 12768 PAGE 135 260 UNION STREET NORTH CITY OF CONCORD, NUMBER TWELVE TOWNSHIP CABARRUS COUNTY, NORTH CAROLINA	19,507 Square Feet 0.447 Acres AS RECORDED IN DEED BOOK 12768 PAGE 135 CABARRUS COUNTY REGISTRY	SURVEY BY: SCOTT A. TIERNEY, PLS 2740 FOWLER ROAD CONCORD, NC 28025 (704) 793-1697 TAX ID 5621-60-8519 DEED BOOK 12768 PAGE 135 DATE: FEBRUARY 26, 2018 SCALE: 1" = 30' CADD FILE: 260UNION.DWG
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Existing Site Plan

SCALE: 1"=30'



Proposed Site Plan

SCALE: 1"=10'

Site Plans

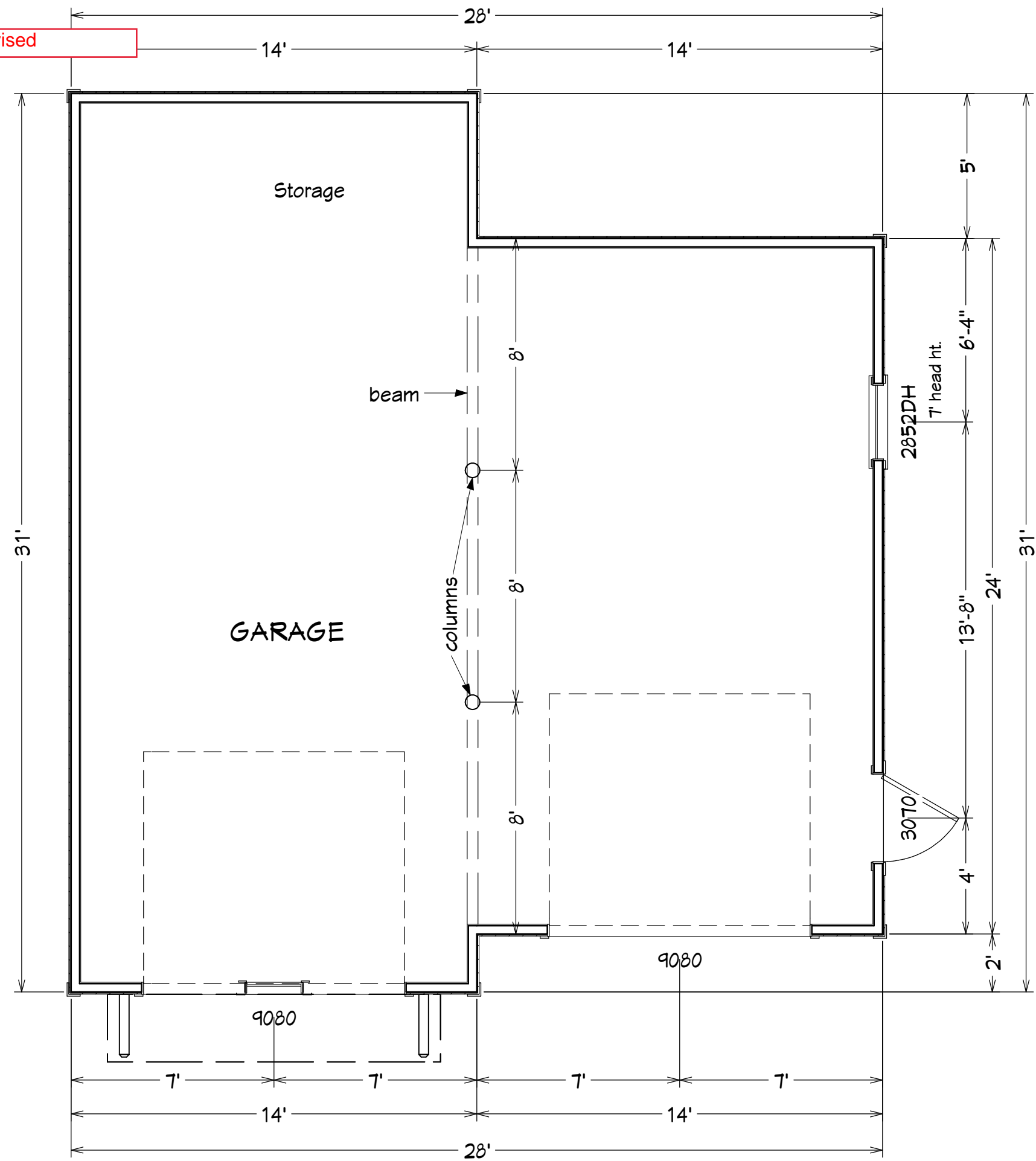
A New Garage, Patio & Fences for Joe Talbot  
260 Union Street North  
Concord, NC

Oakley Designs  
Tom Oakley - Residential Designer  
26 Academy Ave., Concord, NC  
704-425-7072

DATE: 6/8/18

SCALE: As Noted

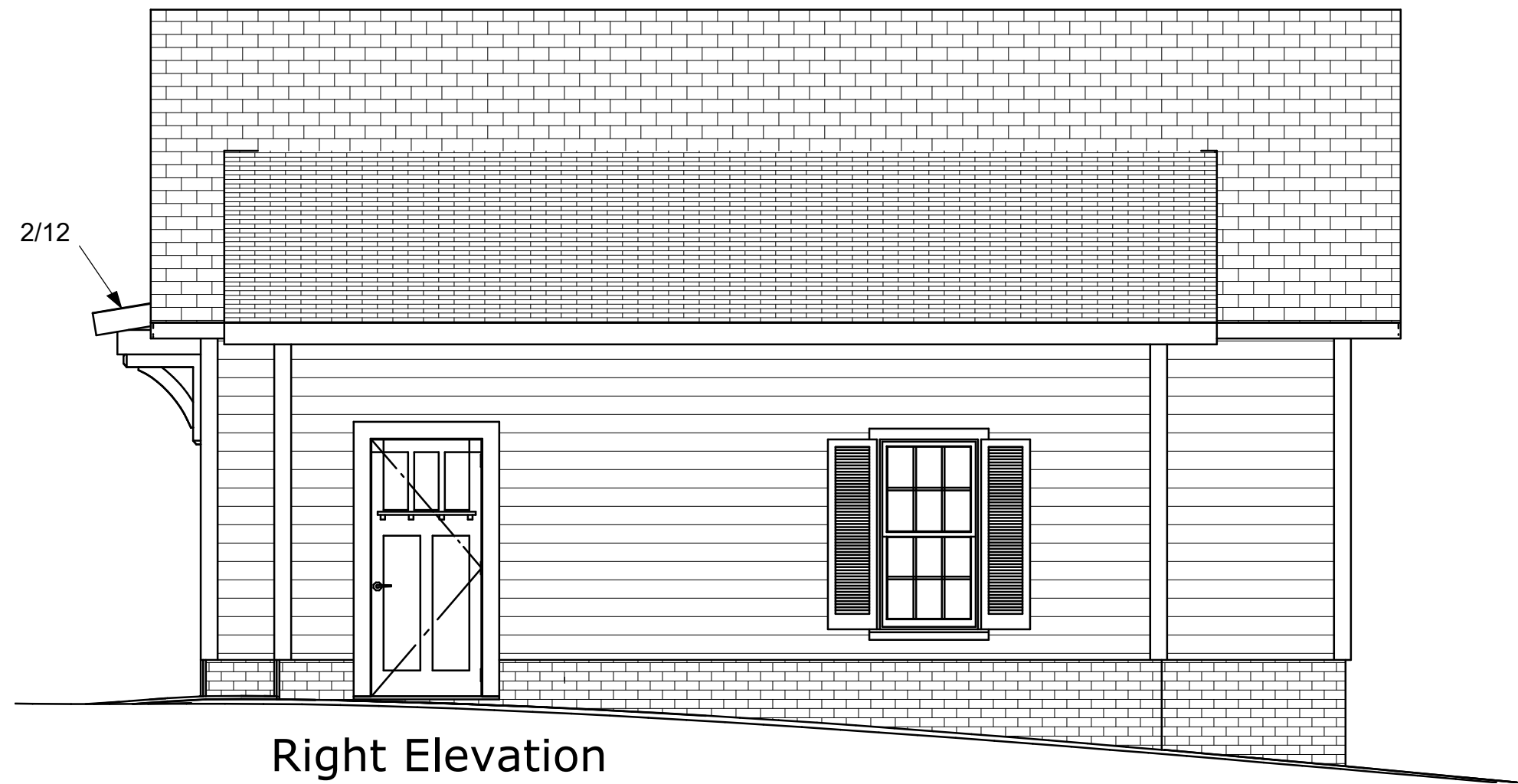
SHEET: 1 of 2



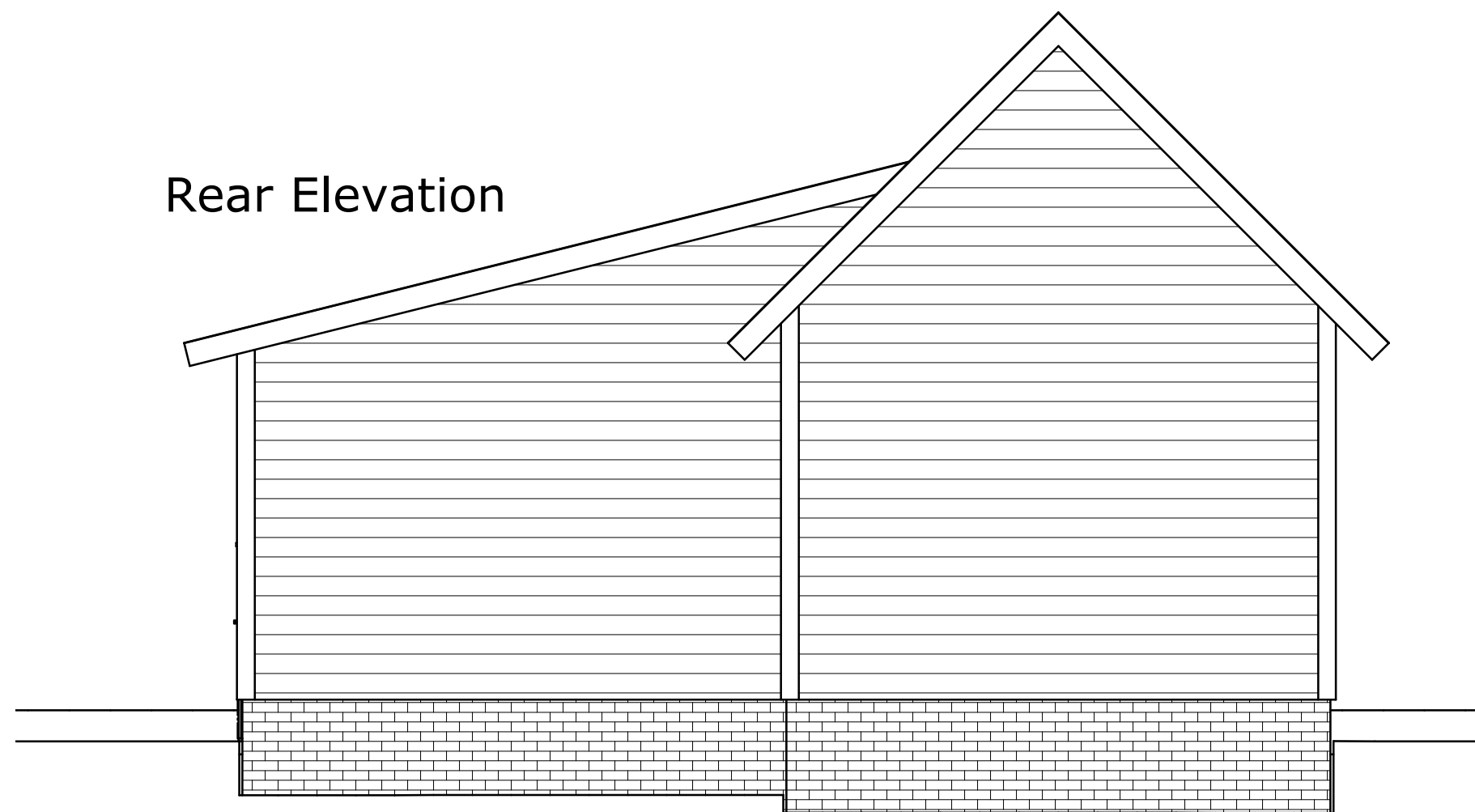
Floor Plan



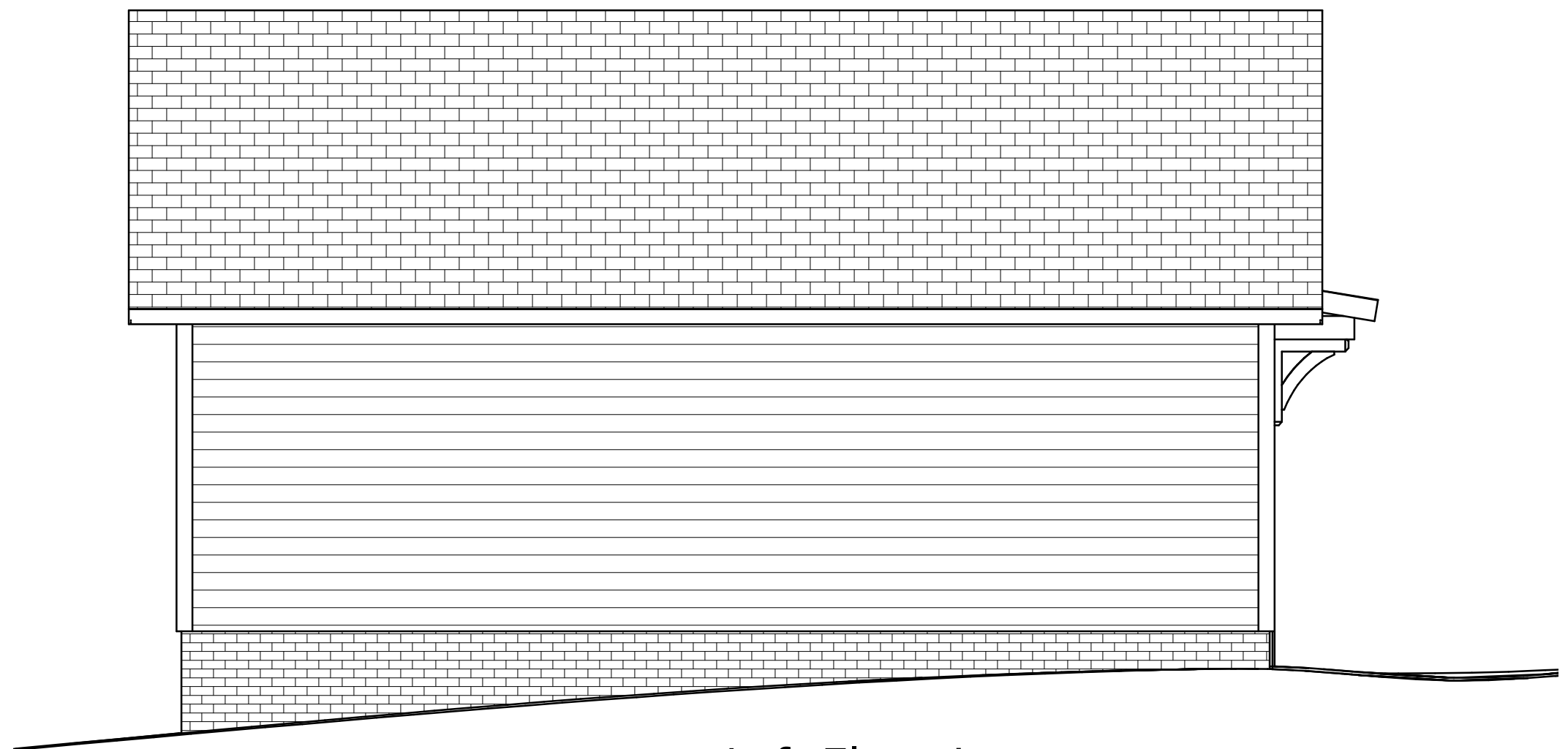
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

Note to the Contractor: These drawings have been prepared to show the layout and style of the job. The architect is not responsible for the accuracy of the building codes, and the contractor is responsible for obtaining all necessary permits and approvals.

A New Garage for Joe Talbot 260 Union Street North Concord, NC

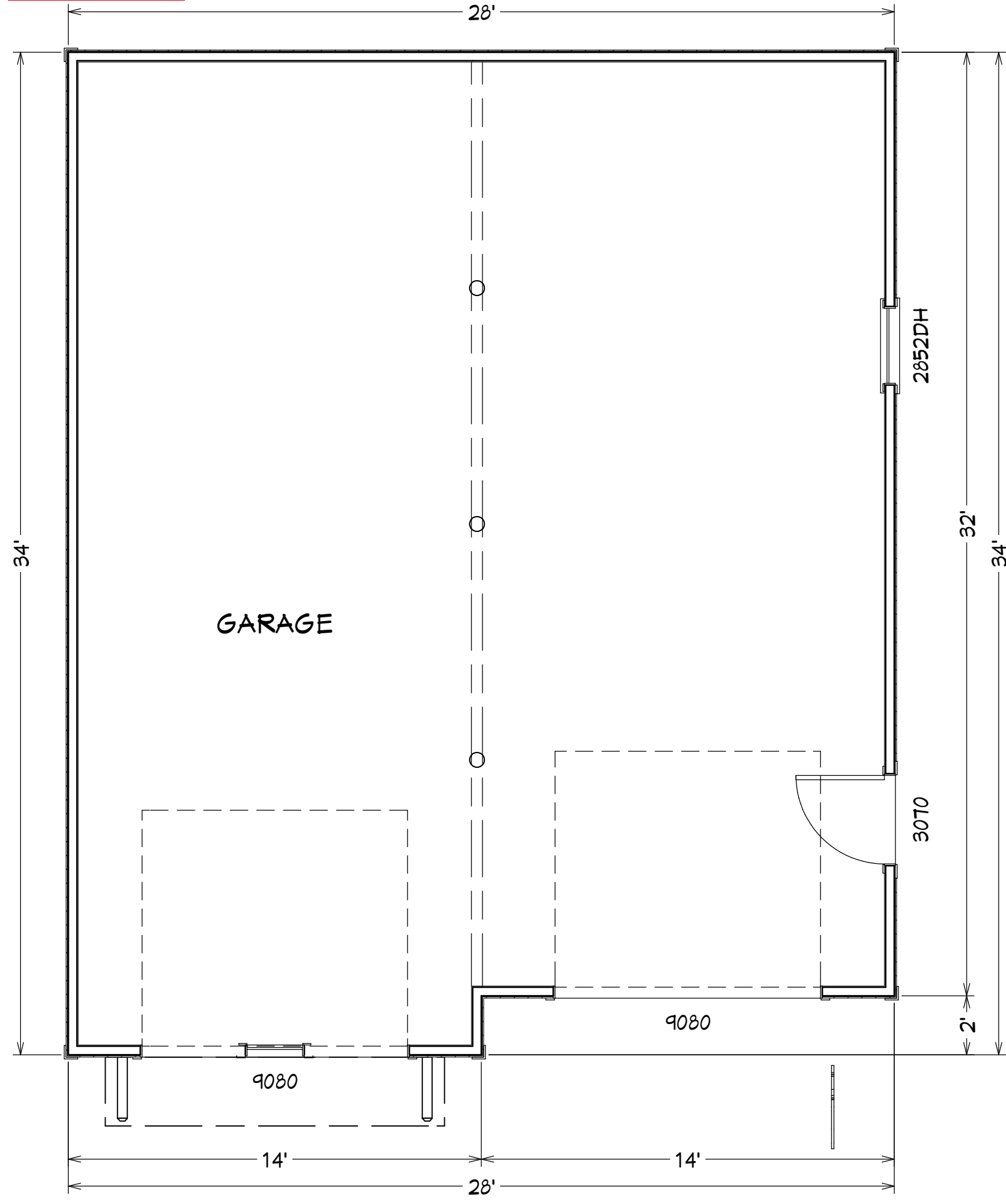
Oakley Designs Tom Oakley - Residential Designer 26 Academy Ave. Concord, NC 704 425 7072

DATE: 10/25/18

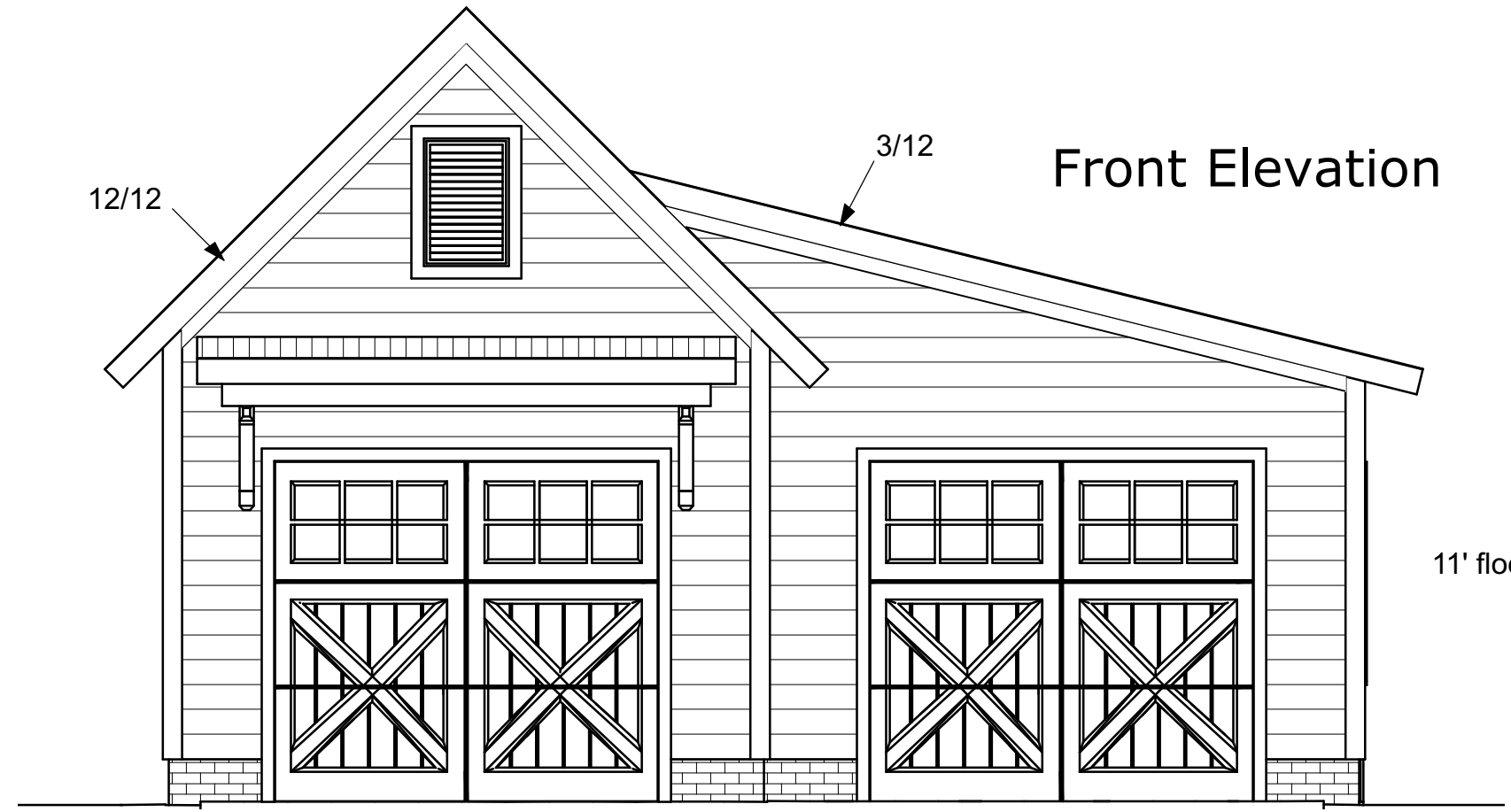
SCALE: 1/4" = 1'-0"

SHEET: 2 of 2

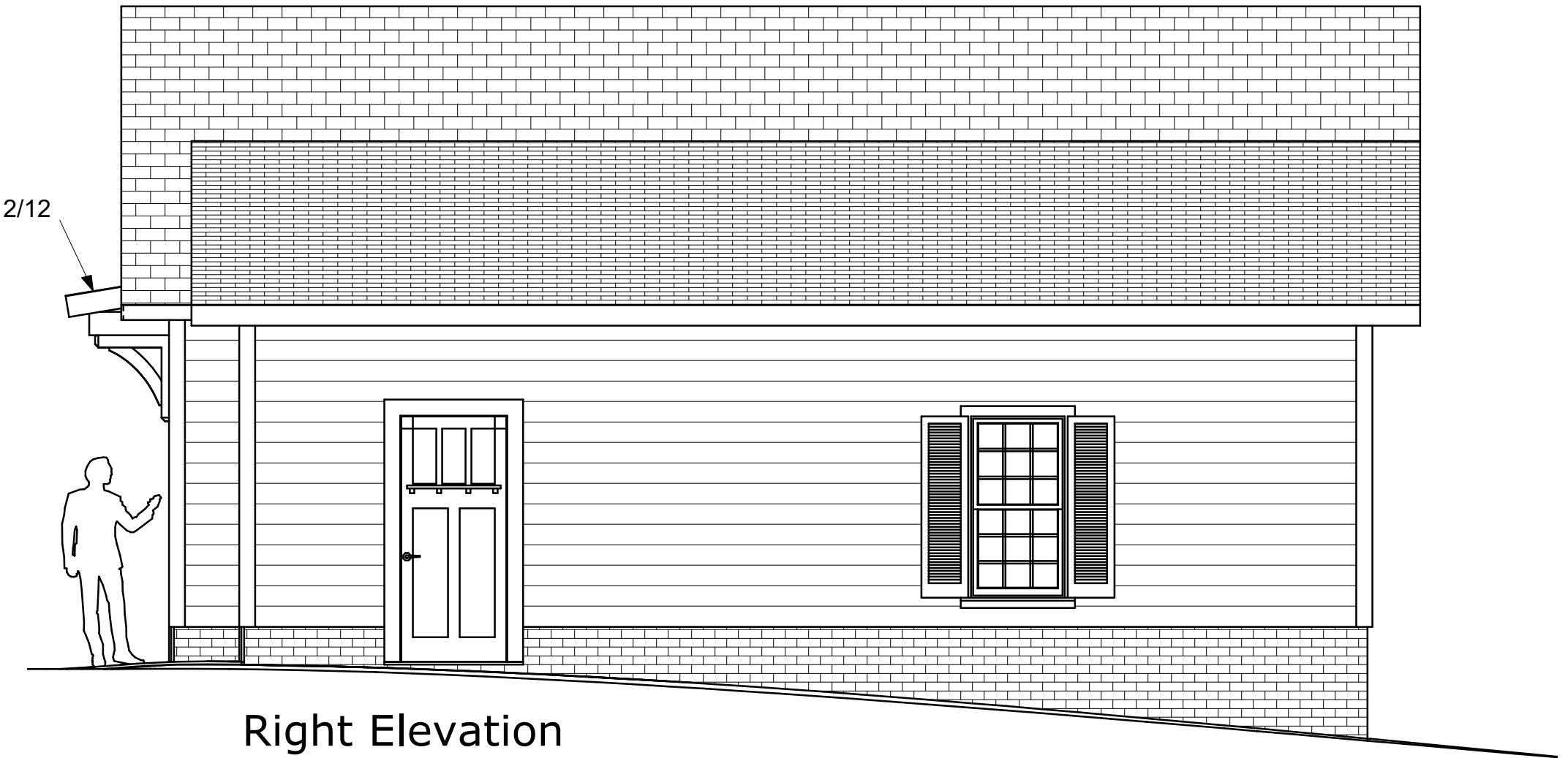
Approved



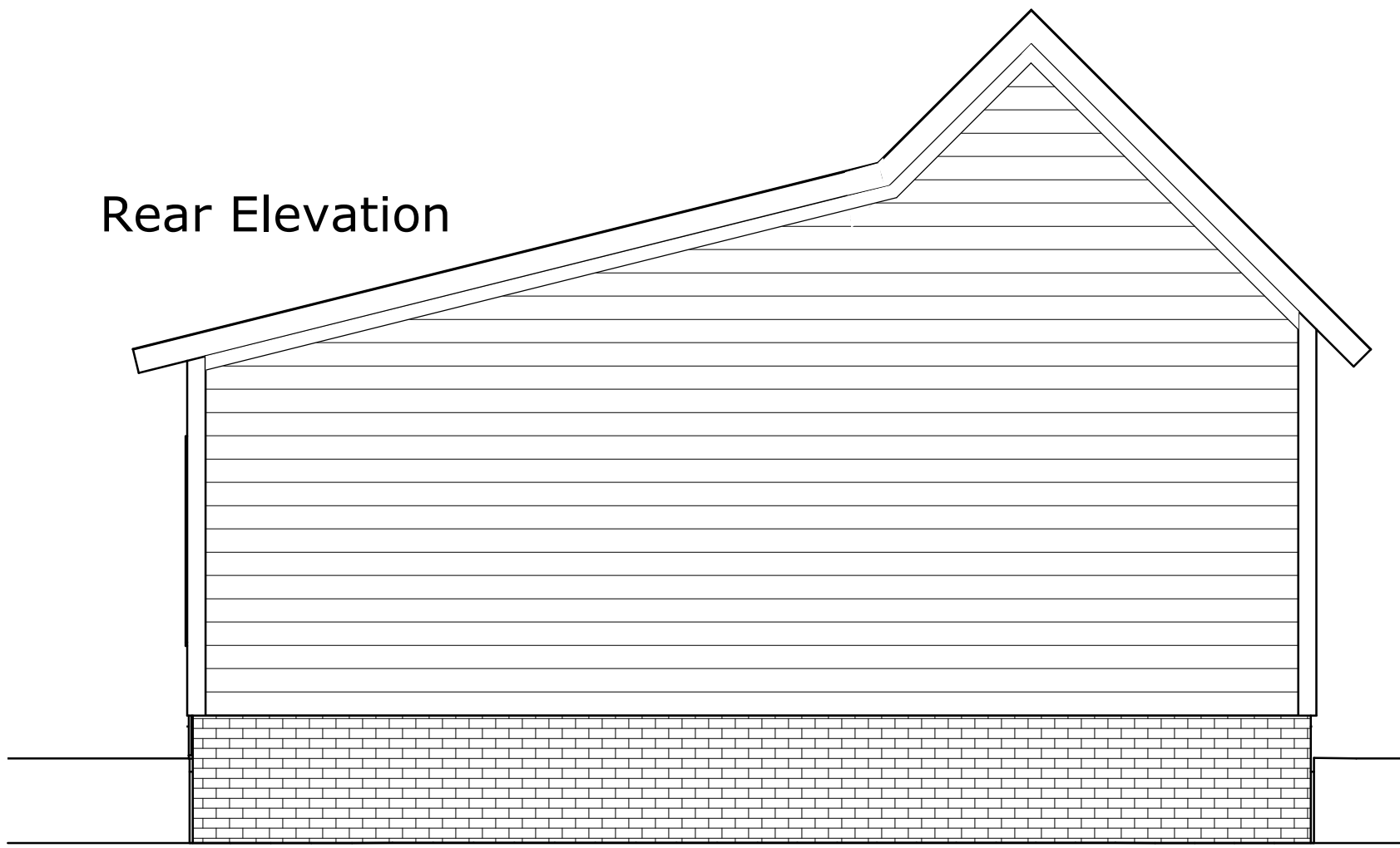
Floor Plan



Front Elevation



Right Elevation



Rear Elevation



Left Elevation

JOB #  
589

Garage Floor Plan &  
Exterior Elevations

A New Garage for  
Joe Talbot  
260 Union Street North  
Concord, NC

Oakley Designs  
Tom Oakley - Residential Designer  
26 Academy Ave., Concord, NC  
704-425-7072

DATE:  
5/31/18

SCALE:  
1/4" = 1'-0"

SHEET:  
2 of 2

Front Facade



Existing Driveway



Exhibit E

End of existing driveway and existing fencing



Rear of house and rear yard



Rear of house and rear yard



Rear of house and rear yard



New rear fence proposal



View from rear porch





Existing fence and arbor



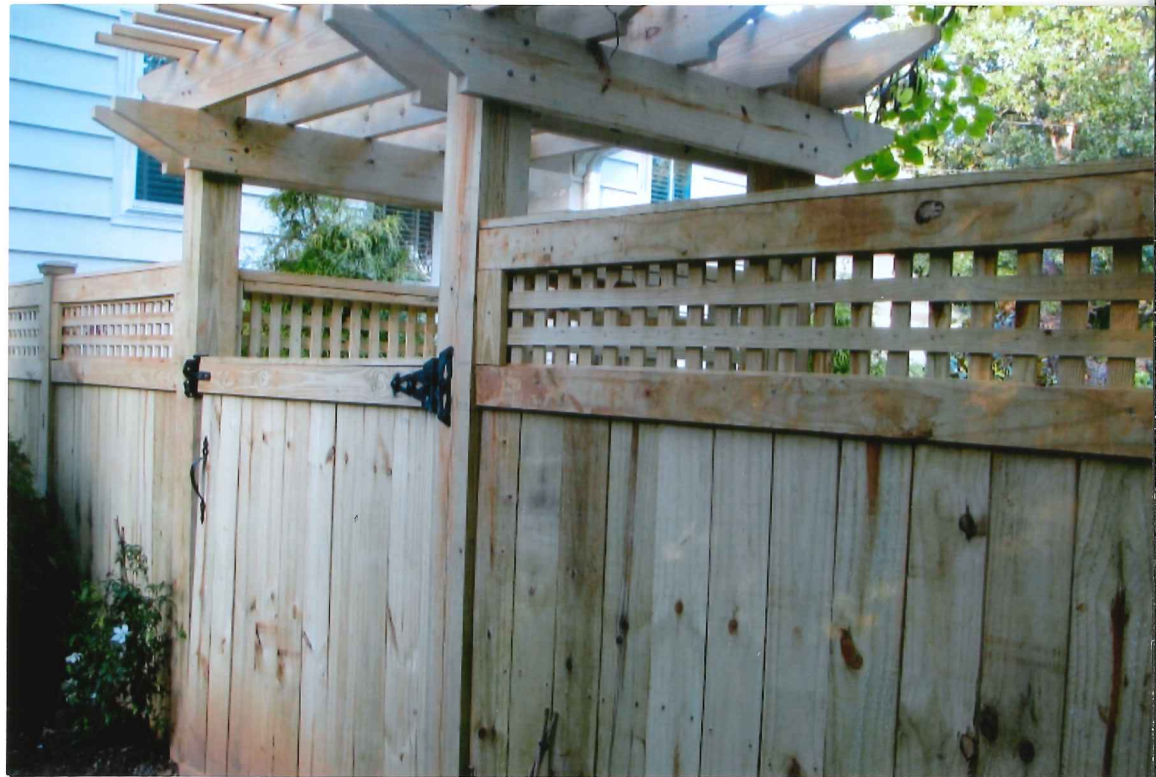
Existing west side fence



Existing east side fence




Proposed gate and arbor



Visualization of garage





 Hoover Fence



### #202M Rainbow Double Gate - Modified

**PRICE\***      **BRAND**

\$700.00

Proposed gate for driveway



Proposed pergola