

DATE: January 12, 2022

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-19-21
<u>Applicant:</u>	Robert & Jennifer Rogers
<u>Location of subject property:</u>	238 Union St. N
<u>Staff Report prepared by:</u>	Kristen Boyd-Sullivan, Sr. Planner

BACKGROUND:

- The subject property, 238 Union St. N, is designated as a “Fill” structure in the North Union Street Historic District. (Exhibit A).
- Date of Construction: 1954-55
- “Two-story, brick Colonial style house with five-bay façade and rounded, one-story, wrought-iron portico. Harmonious landscaping, including the retention of mature shade trees, keeps this house from being considered an intrusion (Exhibit A).
- Applicant is requesting a Certificate of Appropriateness to:
 - Add an enclosed second floor screened porch and roof over the existing sunroom on the rear of the house (Exhibit B).

DISCUSSION:

The owners have submitted for a Certificate of Appropriateness to add an enclosed screened porch over the existing first floor sunroom on the rear of the house (Exhibit B). The sunroom was added in 2007 under case H-09-07 (Exhibit F). As can be seen on the image of the rear façade, metal railing currently bounds the second-floor balcony atop the sunroom. The balcony has access from the interior of the home by means of a single swinging door. The applicants would like to cover and screen this area in order to have a covered outdoor area, enclosed by screening. The 12' x 20' room will be enclosed with wood post framing and standard railing with square wooden balusters painted to match the existing house. Porch screening will be attached to the exterior of the wood framing to fully enclose the new porch as an outdoor, unheated, addition. All wood posts, wood boxing and trim will match the details of the existing house (Exhibits B, D and E). A shed style roof, with matching composition shingles is also proposed (Exhibits B and D). As depicted on the rendering, the proposed roof would not obscure the existing dormer or chimney.

ATTACHMENTS

Exhibit A: Historic Inventory Information
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Subject Property Map
Exhibit D: Elevation Sketch
Exhibit E: Images
Exhibit F: Previous Condition Images

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 2: New Addition Construction

- New addition design for historic structures shall be compatible with the size, scale, color, material and character of the neighborhood, the building and its environment.
- Site new additions as inconspicuously as possible, preferably on the rear elevations where historic character defining features are not damaged, destroyed, or obscured.
- Inset additions from rear building corners to differentiate them from the existing building to reduce public visibility.
- Design additions so they are compatible with the existing building in height, massing, roof form and pitch.
- Reduce the visual impact of an addition on a historic building by limiting its scale and size. Do not overpower the site or substantially alter the site's proportion of built area to green space.
- New additions should be installed in such a manner that would allow the home to be reverted to its original state without damaging historic features.
- New additions should be compatible in character but use a contemporary design in order to differentiate additions from the historic structure.
- Select exterior surface siding and details that are compatible with the existing building in material, texture, color, and character.

Chapter 5 -- Section 6: Porches

- Enclosure of side or rear porches and balconies is discouraged. If enclosure of a side or rear porch is required for a new use, design the enclosure so that the historic character and features of the porch are preserved.

Chapter 5 – Section 7: Roofing

- Existing patterns of roofs are usually pitched with variations in steepness, shapes, orientations and combinations.
- Materials are usually consistent over the entire structure, although there are changes in material where there are changes in steepness or shapes.
- Typical roofing materials used are tin, copper, slate, tiles, wood, and composition shingles.
- New construction should avoid A-frame, dome, shed and flat-alone roof shapes.
- Use materials in new construction that are consistent with the style of the building; materials should be unobtrusive in texture as well as color.
- Roof shapes, textures, and material should be compatible with the new construction as well as the immediate buildings.

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
<u>Inventory List - North Union Street Historic District, Concord</u>	#7	21

6. House
246 North Union Street
ca. 1906 (S)
C

Two-story, frame, single-pile house with triple-A roofline. All three gables have sawn ornaments and cut-out ventilators. Wrap-around porch with turned posts, turned balusters, and decorative brackets carries across full facade and shelters south side of rear ell. Facade bays have pairs of tall, narrow, 1/1 windows.

7. House
238 North Union Street
1954-55 (10)
F

Two-story, brick Colonial style house with five-bay facade and rounded, one-story, wrought-iron portico. Harmonious landscaping, including the retention of mature shade trees, keeps this house from being considered an intrusion.

- 7A. Johnson House
rear of 238 North Union Street
1906 (SB)
C

Two-story, frame, Italianate house moved to the rear of this lot when #7 was erected in the mid-1950s. House retains much of its exterior trim, including original entrance with molded architrave, molded cornice with pendant drop brackets, and window surrounds. First floor facade bays flanking entrance removed as part of adaptation of first floor for use as garage. Porch with Tuscan columns dates from early twentieth century. Two rear ell wings demolished at the time house was moved.

8. W.A. Wilkinson House
230 North Union Street
ca. 1900 (SB)
C

Well-detailed two-story, frame Queen Anne style residence with side gable roof and projecting, gable-front north (left) facade bay. Both the facade gable and the gable on the south side of the house have cut-away corners and are richly ornamented with alternating bands

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: Robert + Jennifer Rogers
Address: 238 Union St N
City: Concord State: NC Zip Code: 28025 Telephone: 704-280-0115

OWNER INFORMATION

Name: Robert + Jennifer Rogers
Address: 238 Union St N
City: Concord State: NC Zip Code: 28025 Telephone: 704-280-0115

SUBJECT PROPERTY

Street Address: 238 Union St N P.I.N. # _____
Area (acres or square feet): _____ Current Zoning: _____ Land Use: _____

Staff Use
Only:
Application Received by: Kristen Boyd Sullivan Date: Dec 2, 20 21
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: screened in porch on existing deck
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Adding screen room over back sun room in back of house, room will be built wood construction like on house, roof will match existing roof shingles
screen on outside w/ wood Railing (NO door) Paint to match existing house (Screen room 12' x 20')
NO siding wood post + wood boxing + trim matching house trim

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.

11-29-21

Date

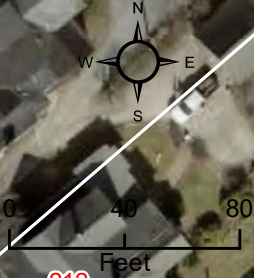
Jennifer Rogers

Signature of Owner/Agent



EXHIBIT C

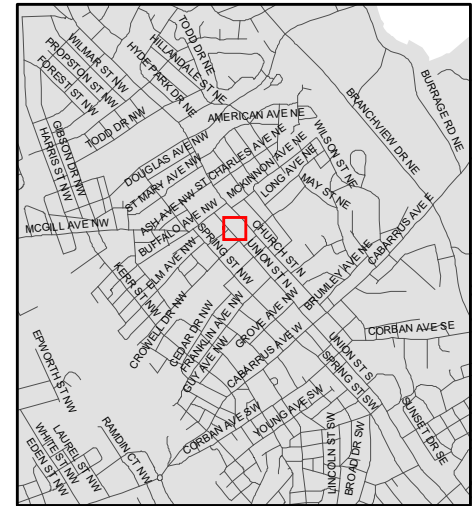
- Subject Property
- Addresses
- Parcels



H-19-21

238 Union St N

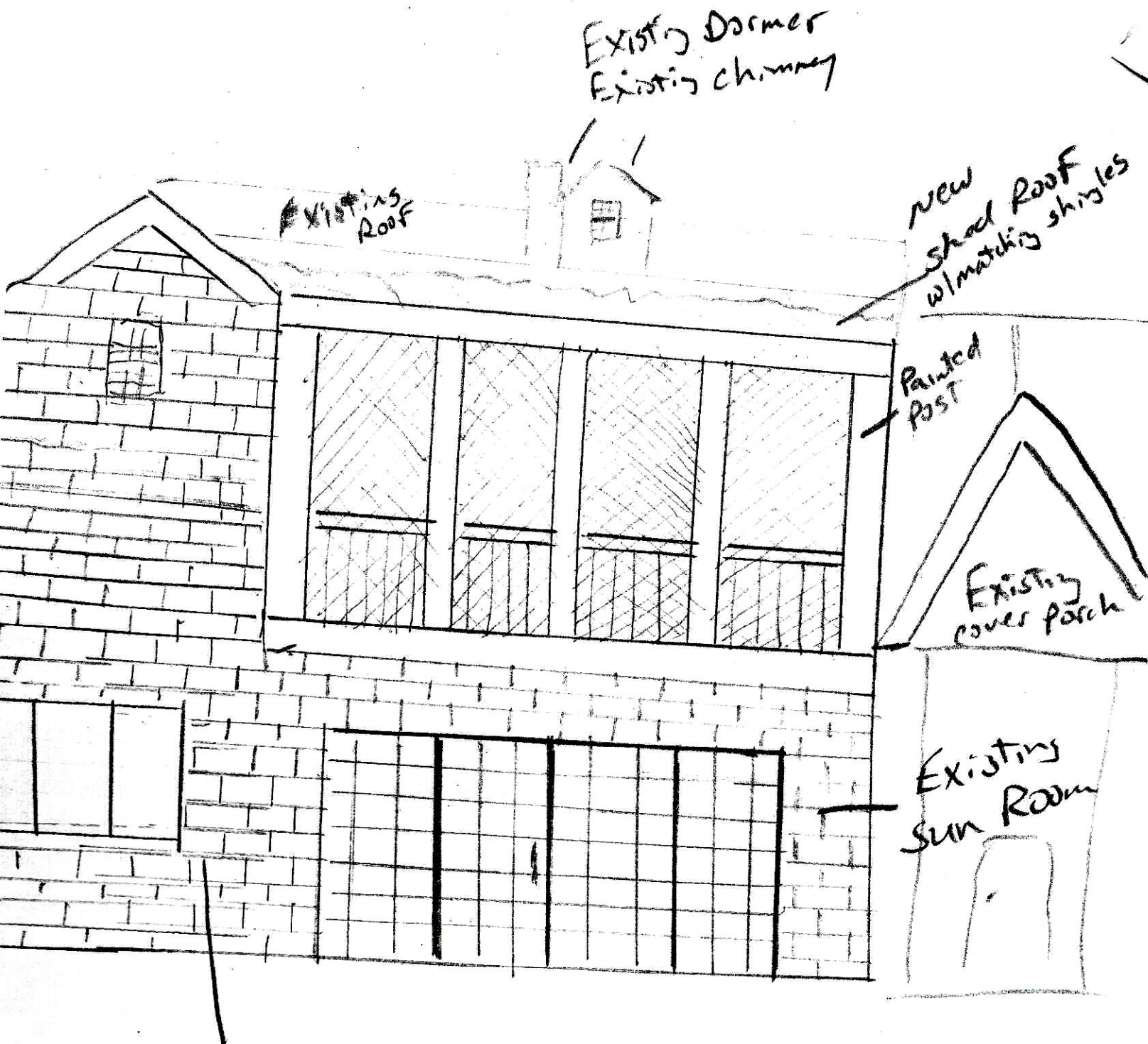
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Source: City of Concord
Planning Department

Disclaimer

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Existing house

Back of house

- * All wood construction
- * Paint to match house



EXHIBIT E



EXHIBIT E



EXHIBIT E



EXHIBIT E



Rear 03/02/06
238 Union Street, North

EXHIBIT F