

HISTORIC PRESERVATION COMMISSION MEETING

AGENDA

Thursday, March 17, 2016 at 7:00 p.m.
Municipal Building, 35 Cabarrus Avenue, West

CALL TO ORDER

ORDER OF BUSINESS

APPROVAL OF MINUTES

New Business:

H-06-16

Chuck and Senah Andrews have submitted a Certificate of Appropriateness application for exterior modifications to the property located at 146 Spring Street, NW. including installation of a pool/spa, rear yard fence, outbuilding extension, and resurfacing of the existing driveway. PIN 5620-79-2154

STAFF UPDATES/DISCUSSIONS

ADJOURNMENT

In accordance with ADA Regulations, please note that anyone who needs an accommodation to participate in the meeting should notify Development Services Department at 704/920-5152 at least twenty-four (24) hours prior to the meeting.

DATE: March 17, 2016

SUBJECT:

Certificate of Appropriateness Request: H-06-16

Applicant: Chuck and Senah Andrews

Location of Subject Property: 146 Spring St. NW (PIN 5620-79-2154)

Staff Report prepared by: Starla A. Rogers, Sr. Planner

BACKGROUND (Exhibit A):

- Property located in the North Union Street Historic District
- Date of Construction: 1919
- Classification: "Contributing"
- "Two-story frame with bungalow style details...A-frame hip-roofed outbuilding with a latticed shed..."
- Applicant has requested approval to install a in ground swimming pool, add on to the existing outbuilding, resurface the driveway, and install a rear yard privacy fence.

DISCUSSION:

Swimming Pool:

The applicant has proposed to install a 16x44ft (Exhibits C and G) in ground swimming pool in the rear yard. A site plan (Exhibit D) has been submitted indicating the location of the proposed pool. The pool would feature two alternating tile designs (Exhibit G) along the interior rim. The applicant has proposed to install a raised, overflow, hot tub at the far end of the pool. The hot tub would be 10x10ft wide, raised 18in above grade, and tiled with the same product used on the pool's interior rim. Concrete decking/walkway is proposed on all sides of the pool. The front, left, and rear sides of the pool would have 4ft wide concrete perimeters. The right side of the pool (facing the rear yard) would have a 15ft wide section of concrete extending to the existing shed and the driveway.

Outbuilding Addition:

The property contains a small outbuilding in the rear yard. The outbuilding has a hip-roof on the main structure and a shed roof addition on the right side (facing the outbuilding entrance). The shed roof addition has lattice surrounding the entry way and wood siding on the side and rear facades (Exhibit E). This existing addition will need to be fully removed and replaced due to termite damage and rot. The applicant has proposed to replace the shed roof, adding a few feet so that the bay can accommodate two vehicles. A garage door is proposed with further detail on material and design to be submitted at the meeting. The applicant has also proposed to mirror the modified shed roof addition on the other side of the outbuilding for additional covered parking (Exhibit C). The proposed addition would match the existing, as proposed to be modified, in design and materials. The applicant has proposed to concrete the floor of the new addition, connecting it to the concrete walkway for the pool. The existing shed roof addition would maintain a crushed stone floor (Exhibit H).

Fence:

The applicant has proposed to install a fence around the perimeter of the rear yard with gates connecting to each side of the home, behind its midpoint. The purpose of the fence is for privacy and to meet a Concord Development Ordinance requirement regarding fencing around swimming pools. The fence would be a 6ft tall, wooden, dog ear privacy fence connected to 4x4 wooden posts in 8ft sections (Exhibits C, D, and F). Each 4x4in post would have a decorative top to match the design shown in Exhibit F. Two gates are proposed as shown on Exhibit D. The driveway gate would be a 12ft wide, single swinging, automatic gate that would open in towards the rear yard. The driveway gate would be made to match the fence. The second gate is a single swinging, 3ft wide, pedestrian gate on the right side (facing the home) as shown on Exhibit D. The applicant has proposed to stain the fence with a medium brown finish.

Driveway/Parking:

The applicant has proposed to remove the concrete driveway/parking area shown in Exhibit D, to be replaced with crushed stone. The proposed crushed stone would be similar to the stone shown in Exhibit H.

Attachments include:

- Application
- Location map
- Site Plan
- Photograph from the 2006 survey
- Photos submitted by applicants

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 2: New Addition Construction - Over time buildings change to accommodate changing needs and lifestyles. When making an alteration to a historic building the challenge is to balance the individual property owner's need with the community's intent to maintain architectural integrity. Wherever possible, new additions to buildings shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would not be impaired. 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. Although designed to be compatible with the historic building, an addition should be discernible from the original building.

Chapter 5 – Section 2: New Addition Construction - Additions should be constructed in a structurally self-supporting manner to reduce damage to the historic building. Construct additions in such a way that loss of historic material or details is minimized.

Chapter 5 – Section 3: New Accessory Structure Construction - 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.

Chapter 5 – Section 3: New Accessory Structure Construction - 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.

Chapter 5 – Section 9: Fences and Walls - 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.

Chapter 5 – Section 9: If a fence is designed as a 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).

Chapter 5 – Section 9: Rear yard fences may be higher than four ft.

Chapter 5 – Section 10: Driveways, Walkways, and parking - Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.

Concord Development Ordinance 8.4.4: Swimming Pools

A private swimming pool along with incidental installations, such as pumps and filters, is permitted in any residential zoning district provided:

- A. The swimming pool and incidental installations are located in other than the front yard.
- B. If any pool contains at least four hundred fifty (450) square ft of water surface area or has a depth of thirty-six (36) in or greater at its shallowest point, the pool shall be enclosed from adjoining lots by the Principal Building, an Accessory Building, a solid wall, or a protective fence of not less than four (4) ft in height. In the alternative, a pool cover shall be provided and shall be installed whenever the pool is not in use.
- C. The swimming pool shall be set back from all lot lines a distance of not less than five (5) ft.

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	54

brackets at the front and rear; rafters are exposed along the side elevations. Full facade porch with shed roof and paired posts. Additions made in the 1920s include the house's most notable feature, the broad second-story sunroom that carries across the entire rear elevation. The windows of the sunroom, those of the shed-roofed room on the east side of the house, and several others have latticed sash typical of the style.

103. House
154 Spring Street, N.W.
ca. 1960
F

Two-story, frame house with brick-veneered first floor and second floor sheathed in flush, beaded wood siding. Irregular first floor facade with projecting, louvered window south (right) bay. House has relatively sparse landscaping but two-story, hip-roofed form and setback are harmonious with neighbors and keep building from being an intrusion.

104. Luther E. Boger, Sr.
146 Spring Street, N.W.
1919 (I)
C

Two-story, frame, hip-roofed house with bungalow style details. Features characteristic of the style include wrap-around porch with tapered wood posts on brick bases; gable-roofed dormers on front and north elevation, clad in shingles and trimmed with triangular eave brackets; and exposed rafters under broad eaves. A frame hip-roofed outbuilding with a latticed shed stands along the south (right) side of the property.

105. House
98 Spring Street, S.W.
ca. 1902 (SB)
C

One-and-a-half-story, frame cottage with pleasing combination of Italianate and Queen Anne style elements. Main block has side gable roof with projecting, gable-front north (left) facade bay. Both is gable and the gable end of the main block have cut-away corners, with scroll-like brackets, bracketed eaves, and densely patterned shingles. Wrap-around porch has turned posts, balustrade with turned balusters, and bracketed eaves; the eave brackets are repeated along the house's main roofline. Windows are tall and very narrow with 1/1 sash. House is slightly marred by inappropriate modern square windows in gables.

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: Chuck and Senah Andrews
Address: 14880 Northgreen Drive
City: Huntersville State: NC Zip Code: 28078 Telephone: 704-795-8786

OWNER INFORMATION

Name: Dr. and Mrs. Douglas
Address: 146 Spring Street N.W.
City: Concord State: NC Zip Code: 28025 Telephone: _____

SUBJECT PROPERTY

Street Address: 146 Spring Street, NW P.I.N. # 5620-79-2154
Area (acres or square feet): .46 Current Zoning: RM-1 Land Use: SF - Res

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

* Chuck and Senah Andrews are scheduled to close on 146 Spring Street NW Concord, NC 28025 on Friday March 18th at 10am ^{with} Robert Critz, PA.

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: Pool construction, Carport extension, resurfacing old driveway with crushed stone, rear perimeter fence
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.): Pool - fiberglass with brushed concrete patio
 Tile surround for pool and Spa/hot tub (see attached photos)
 Wood privacy fencing, left with electric gate
 Wood Carport extension to mirror existing carport with matching metal roof.

Required Attachments/Submittals

1. ~~Typed metes and bounds description of subject property.~~ A property deed is sufficient, provided the deed describes only the subject property.
2. ~~Cabarrus County Land Records printout of names and addresses of all immediately adjacent property owners, including any directly across a street.~~
3. Sealed 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.
4. ~~A photograph of the front of the house.~~
5. Photographs of site, project, or existing structures from a "before" perspective
6. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
7. Samples of windows, doors, brick, siding, etc. must be submitted with application.
8. 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.

2/28/2016

Date

Senek S. Andy

Signature of Owner/Agent

Chal D. Andy

Planning & Neighborhood Development

66 Union St S • P. O. Box 308 • Concord, NC 28025
 Phone (704) 920-5152 • Fax (704) 786-1212 • www.concordnc.gov

Pool/Hot Tub/Decking

- Pool will be 16 feet wide by 44 feet deep
- Hot Tub will be 10 feet by 10 feet
- Color will be light blue
 - Inside rim of Pool and Hot Tub will be tiled (see pictures)
 - Hot Tub will be raised 18 inches above pool and will have a spill-over into pool
 - Outer surface (18 inches high) of Hot Tub will be tiled (see pictures)
- Front of pool, left side of pool and rear of pool will have 4 feet of concrete decking
- Right side of pool will have 15 feet of concrete

Carport

- On the left of building - we will mirror exactly the current right side shed
- Inside wall of new carport will be concrete
- To the left of the new carport – we will add 15 feet wide concrete that will be tied into pool decking
- We will add crushed stone to the inside right side of carport

Drive-way

- Starting where automatic gate will be placed ... for an authentic historic southern look we will remove concrete and replace with crushed stone

Fence

- We have submitted 3 styles of fencing (see picture) – height will be 6 feet
- Fence will run the entire perimeter of the rear yard
- We will add an automatic gate at the end of the driveway – style will match the style of the fence
- The gate will open like a door to the right (towards the house)
- The fence line/gate on driveway side will be 15 feet from the rear back left corner of the house
- The fence line/gate on right side of home be 15 feet from the rear back right corner of the house

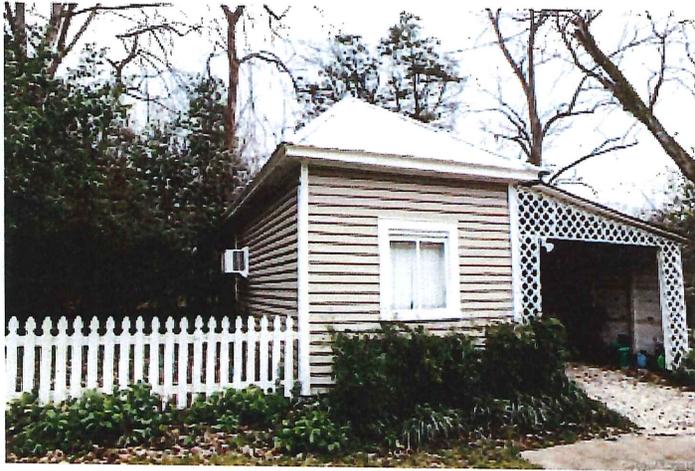


Exhibit E







FACADE 3/20/06

146 Spring Street, NW



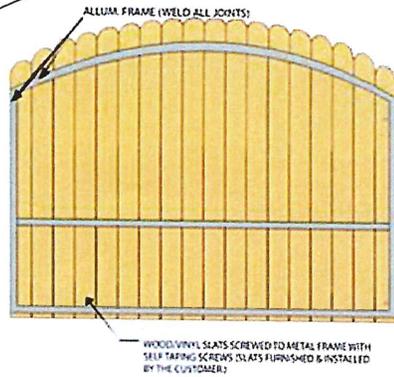
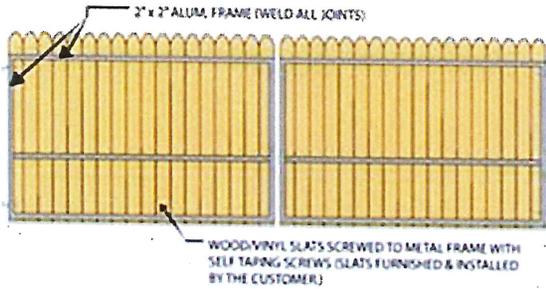
NORTHWEST OBLIQUE 3/20/06

146 Spring Street, NW

1st choice - gate custom made to match style
↓



other style options but not our 1st choice

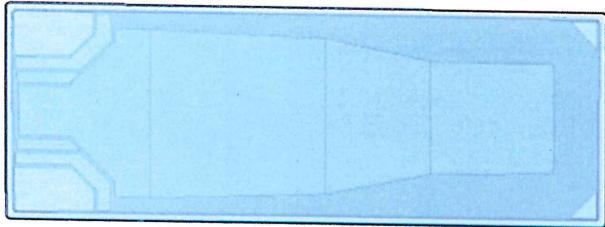
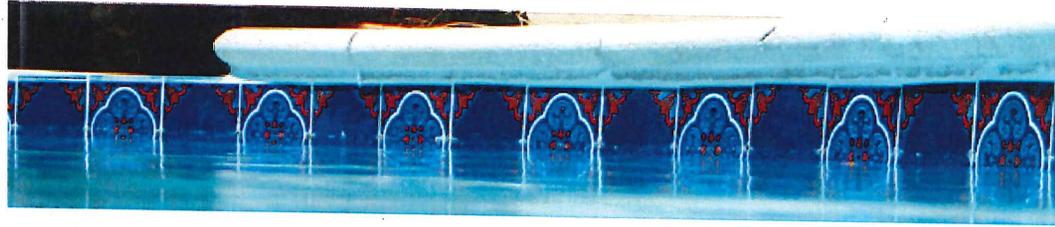




Cobalt Rust Deco
CAS200



Cobalt Rust Field
CASF200



Luxor Deep

Length: 44'7" | 13.59M
Width: 15'11" | 4.85M
Depth: 3'8" - 7'10" | 1.07M- 2.39M
Area: 658 ft² | 61.1M²
Volume: 22,000 gal | 83,300L
Make: San Juan Pools



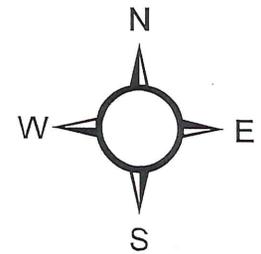


↑ Crushed stone to
replace concrete

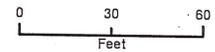


H-06-16
Chuck & Senah
Andrews

146 Spring St NV



Coordinate System - NC State Plane NAD83



Map Disclaimer
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