

DATE: October 16, 2014

SUBJECT:

Certificate of Appropriateness Request: # H-26-14

Applicant: Reliable Woodworks

Owner: Frank & Marcella Schwalbe

Location: 116 Union St. North

Staff Report prepared by: Starla Rogers, Sr. Planner

BACKGROUND:

- Located in the North Union Street Historic District
- Date of Construction: 1906
- Classification: Contributing
- Applicant is requesting to remove a deck and install patios.
- The property is zoned RM-1.

DISCUSSION:

The subject property is located on the corner of North Union Street and Edgewood Avenue, NE. The applicant has proposed to remove an existing wooden deck from the rear entrance and replace it with a new patio. As can be seen by the submitted photographs, the subject property's rear yard is relatively small and features little to no grass due to shade created by a large elm tree. The ground covering is currently dirt and mulch with a few pavers used to cross during times of wet ground.

The applicant has submitted a site sketch indicating the location of the proposed new patio system. The deck is proposed to be removed and replaced with an approximately 144sf brick, with slate inlay, patio. The brick color for the patio will match that on the home as closely as possible. The applicants have also proposed to install an additional 360sf of brick pavers within the unimproved portion of the rear yard, beneath the elm tree. The purpose is to create a solid foundation and to make the rear yard function properly as a usable outdoor space. The entirety of the proposed patio additions will occur within the fenced and landscaped area of the rear yard, limiting view from Edgewood.

Attachments include:

- Application
- Images from 2006 Survey
- Images submitted by the applicant
- Site rendering submitted by the applicant
- Location map

Handbook Recommendations:

Per Appendix B: "All new patios, walks, and driveways" require Historic Preservation Commission approval.

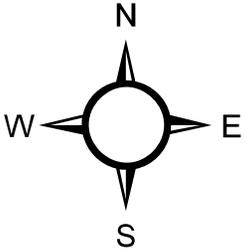
RECOMMENDATION:

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.
 - If the sign is approved by the Historic Preservation Commission, a sign permit must be approved and issued by the Development Services Department.
 - Completed project will be photographed to update the historic properties survey.

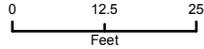
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Reliable
Woodworks

116 Union St. N

Patio



Coordinate System - NC State Plane NAD83



Map Disclaimer
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