

**DATE:** February 14, 2018

**SUBJECT:**

Certificate of Appropriateness Request : H-01-18

Applicant: Joe and Nancy Hunter

Location of Subject Property: 81 Grove Ave NW

Staff Report prepared by: Scott Sherrill, Sr. Planner

**BACKGROUND (Exhibit A):**

- Property located in the North Union Historic District
- Date of Construction: 1900
- Classification: Contributing
- One-and-a-half-story, frame, double-pile house with high hip roof pierced by hip-roofed dormers on three sides and projecting, slanted bay with nearly conical roof on east side of house.
- This is a request to replace two sections of concrete-masonry block wall with stacked stone and install a new fence.

**DISCUSSION:**

The applicants are seeking to replace both the concrete-masonry block wall, which was approved on December 19, 2001, and the concrete-masonry block wall, which was the subject of a Historic Preservation Commission hearing on December 13, 2017, with a stacked flat stone wall, of approximately 18 inches in height.

The applicant also proposes to replace an existing fence on the northeastern side of the property. The total length would be 58.5 feet, with a height of approximately 6 feet. The fence would be latticed and painted the color of the house's foundation.

Attachments include:

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Photographs of Existing Retaining Wall

Exhibit D: Photographs of Proposed Retaining Wall

Exhibit E: Other examples of stacked stone retaining walls

Exhibit F: Google Streetview image from June 2014 (Northwest)

Exhibit G: Google Streetview Image from June 2014 (Northeast)

Exhibit H: Photographs of Proposed Fence

**HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:**

**Chapter 5- Section 9: Fences and Walls**

*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...Additionally it is not appropriate to introduce walls or fences in front yards and side yards at corner lots that are more than 65% solid....*

*Where fences are desired in front yards and side yards at corner lots, the design should primarily decorative in nature....Wooden fences should be painted or stained white or a color matching the body or trim of the structure, including shutters, foundation color, etc....*

*Where walls are concerned, natural stone or brick-masonry walls are encouraged and should not be coated or painted. The type and color of stone and masonry should respond to the historic nature of the property....*

**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

52

Two-story, frame, single-pile house with hip roof and decorative facade gable. One-story wing at rear of house's west side has slanted bay topped with conical roof. Full facade porch with Tuscan columns and balustrade shelters central entrance with leaded glass sidelights. Decorative gable has flush boards laid in a herringbone pattern.

97. House  
81 Grove Avenue, N.W.  
ca. 1900  
C

One-and-a-half-story, frame, double-pile house with high hip roof pierced by hip-roofed dormers on three sides and projecting, slanted bay with nearly conical roof on east side of house. The house wraps around a corner lot and is set very close to the street, and so its front and east elevations are visually prominent. A wrap-around porch with Tuscan columns and a balustrade carries across the full facade and the front bay of the east side. A mid-20th. century garage stands at the rear of the property facing White Street.

98. Dr. McFayden House  
75 Grove Avenue, N.W.  
ca. 1925  
C

Two-story brick residence with some Colonial Revival features but a horizontal form characteristic of the bungalow style or Prairie School. The low height of the house in relation to its width, the gently pitched hip roof with broad eaves, a similar roof on the projecting entrance bay, and the rows of four 4/4 sash windows flanking the entrance combine to give the design its horizontal character. There is a one-story screened porch on the east side of the house and a sunroom at the rear. The entrance has leaded glass sidelights and a transom, and is framed by raised brickwork.

99. Dr. James E. Smoot House  
67 Grove Avenue, N.C.  
1897 (OI)  
C

Two-story, frame, Queen Anne style house with fine porch. House side gable main block with two-story, gable front bay on east (left) side of facade; two one-story slanted bays project from the sides of the house. Wrap-around porch has turned and bracketed posts rising to a spindle frieze; the balustrade consists of square balusters and a row of spindles

Exhibit A



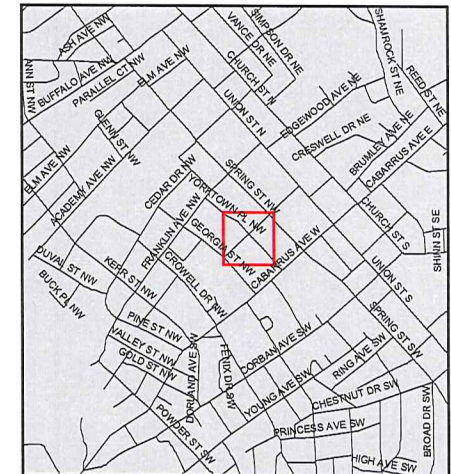


H-01-18

Joe & Nancy Hunter

81 Grove Ave NW

PIN: 5620-77-6886



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, its 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 & Nancy Hunter  
Address: 81 Grove Ave NW  
City: Concord State: NC Zip Code: 28025-4954 Telephone: 704-560-5115

**OWNER INFORMATION**

Name: Joseph C Hunter  
Address: 81 Grove Ave, NW  
City: Concord State: NC Zip Code: 28025 Telephone: 704-560-5115

**SUBJECT PROPERTY**

Street Address: 81 Grove Ave, NW P.I.N. # 56 20776886000  
Area (acres or square feet): .19 Current Zoning: Residential Land Use: SFR  
RM-2

**Staff Use Only:**

Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_\_

Fee: \$20.00 Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_\_

*The application fee is nonrefundable.*

Exhibit B

### 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: Replace existing, Appraisal's stone wall on right front of property with "stacked" flat stone wall & extending it to left front of property to height of approx 18". Contingent on
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
see photos of existing walls using flat stone in the district

### 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. 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.
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.

Dec 20, 2017

Date

Joseph H. Harte  
Signature of Owner/Agent



Exhibit C









Exhibit D

















Exhibit E















76 Grove Ave NW

81 Grove Ave NW



Image capture: Jun 2014 © 2018 Google

Concord, North Carolina



Street View - Jun 2014



Exhibit F

16





39 Yorktown St NW

Fence for Replacement--81 Grove Ave.

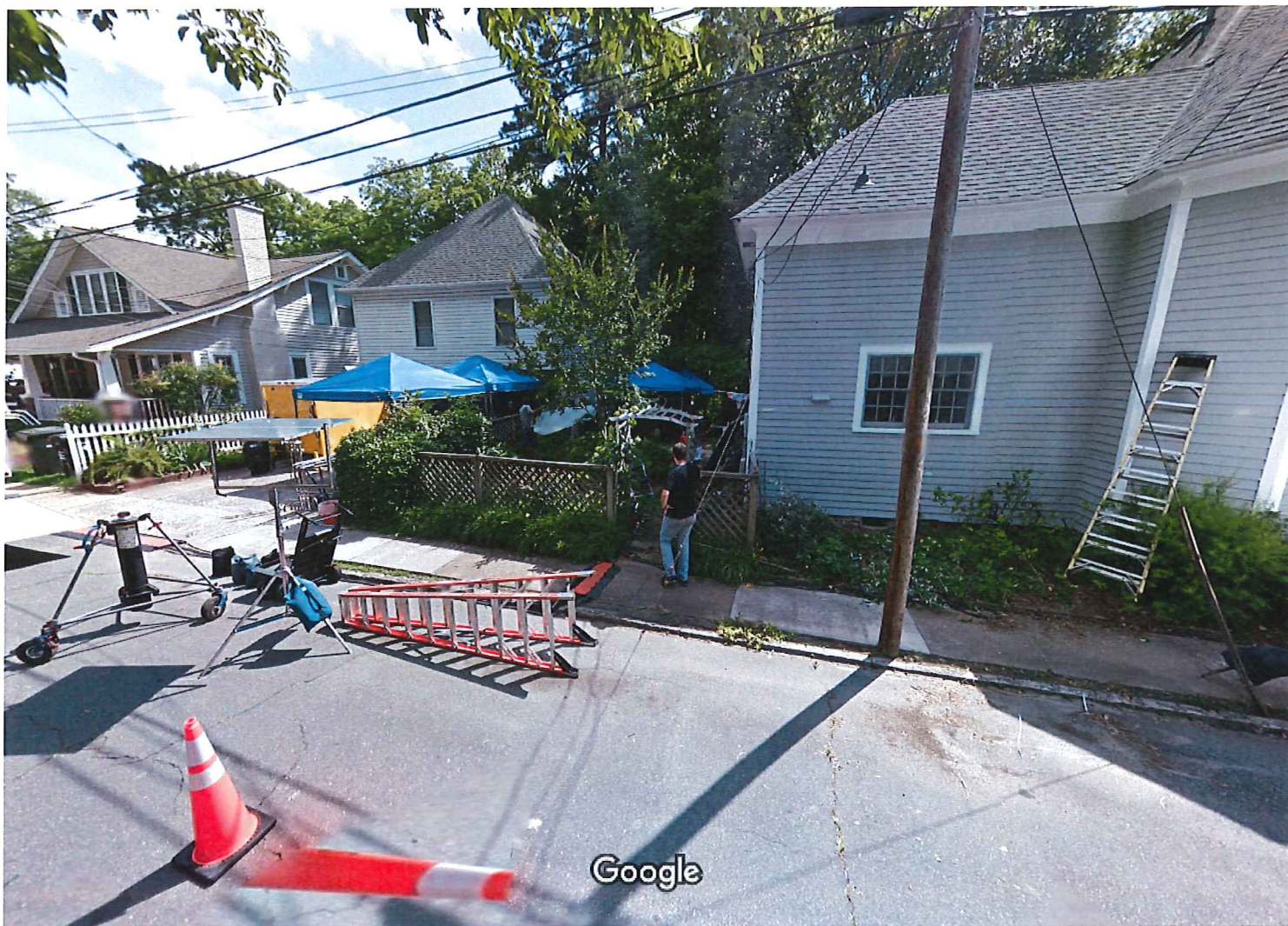


Image capture: Jun 2014 © 2018 Google

Concord, North Carolina



Street View - Jun 2014



Exhibit G

17



Exhibit  
H





