

<u>DATE</u>	August 9, 2023
<u>SUBJECT</u>	
<u>Certificate of Appropriateness Request:</u>	H-05-23
<u>Applicant:</u>	Steven Bullock
<u>Location of subject property:</u>	39 Franklin Ave NW
<u>PIN:</u>	5620-78-5846
<u>Staff Report prepared by:</u>	Autumn C. James, Planning & Development Manager

BACKGROUND

- The subject property Daniel Rufus Hoover House, 39 Franklin Ave. NW (ca. 1895), is designated as a “Contributing” structure in the North Union Street Historic District (Exhibit A).
- “Two-story, frame Queen Anne style house with handsome Colonial Revival porch that may be replacement of original. House has asymmetrical form with gables projecting to front and sides from main hip roof. The narrow widths of the gable-roofed projections in relation to their height, and the nearly pyramidal peak of the main roof, give the house a pronounced vertical emphasis. The projecting gable at the front of the house has cut-away corners trimmed with sunburst brackets. The porch occupies the east (left) side of the first-floor facade and has a low pediment supported by Tuscan columns grouped in threes. On the west side of the first-floor façade is a sunroom that may have been part of the original porch. (Exhibit A).

DISCUSSION

On February 21, 2023, Steven Bullock, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for modifications including, but not limited to, the removal of siding, windows, and the addition of a door at 39 Franklin Ave NW (Exhibit B).

The applicant has proposed to seal the side door opening using wood clapboard identical to the existing wall. The rear section currently with three non-original windows would also be covered with wood clapboard identical to the existing wall. An opening for French doors would be created at the rear of the house, and the applicant is seeking to locate salvaged wooden French doors in keeping with the historic nature of the home. Steps will be added at the base of the proposed French doors using brick that matches the current rear foundation, and wrought iron handrails will be installed for safety. Applicant is also proposing to add light fixtures around the French doors that match the style of the house.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Subject Property Map
Exhibit D: Applicant Submitted Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Chapter 4: Local Standards and General Policies

Alterations: Alterations having no historical basis shall be avoided whenever possible. Any type of alteration of exterior features of a building, site, or environment within the Historic Districts which is not specifically listed within these regulations shall be referred to the Historic Preservation Commission for action on the issuance of a Certificate of Appropriateness.

- *All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.*
- *Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.*
- *Contemporary design for alterations and additions to existing properties shall be encouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- *New additions or alterations shall be construed in such a manner as to preserve the essential form and integrity of the structure, should the addition or alteration be removed.*

Approval Requirement Needs Table: Siding

Alteration of siding from one material to another (shingles to clapboard etc.), applications of any simulated materials, aluminum siding, plastic siding, etc. requires Commission Hearing and Approval.

Approval Requirement Needs Table: Siding Removal

Removal of siding to be replaced with another material (shingles to clapboard etc.) requires Commission Hearing and Approval.

Chapter 5 – Section 4: Siding and Exterior Materials

- *There are a variety of materials available for use on the exterior of both existing structures and for new construction. Wood siding is the predominate exterior material within the Historic Districts, although some structures have masonry. The most common type of wood siding is clapboard*

Design Guidelines and Recommendations

- *In the replacement of wood siding, materials should match the original as closely as possible.*

Approval Requirement Needs Table: Windows

Replacement/changes in window design including removal of original windows, window components, and changes in the window openings require Commission Hearing and Approval.

Approval Requirement Needs Table: Doors

Replacement of original doors, changes in door openings, stained glass panels, and/or security grills or bars requires Commission Hearing and Approval.

Chapter 5 – Section 5: Fenestrations

- *New doors should be compatible with the period and style of the structure.*
- *New openings (window or door) should be located in areas where they are not visible from the street or in areas where they are compatible with the original design*

Design Guidelines and Recommendations

- *Use doors that are appropriate for the style of building while avoiding flat-surfaced doors, those with small decorative glass panels, and pre-finished window/side lite art glass units.*

Approval Requirement Needs Table: Stairs or Steps

Removal, addition or alteration of external stairs or steps requires Commission Hearing and Approval.

Chapter 5 – Section 6: Stairs or Steps

- *Original steps should be retained and handrails should match the railing on the porch.*
- *To the greatest extent possible, stairs and fire escapes should be located where they are not visible from the street.*

Approval Requirement Needs Table: Lighting

Removal or alteration of significant architectural fixtures or additions of permanent, general illumination fixtures within public view requires Commission Hearing and Approval.

Chapter 5 – Section 11: Lighting and Transformers

- *Residential lighting is historically minimal. Therefore, minor usage of low level landscape lighting added at ground level, with fixtures not visible from the street, that do not shine upon the building façade are appropriate.*

Design Guidelines and Recommendations

- *Maintain subtle effects with selective spots of light rather than indiscriminate area lighting.*
- *Do not concentrate light on facades and avoid casting light on surrounding properties.*
- *Do not use fixtures which are incompatible with existing details, styles, etc.*

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 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	48

83. Daniel Rufus Hoover House
39 Franklin Avenue, N.W.
ca. 1895 (O1)
C

Two-story, frame Queen Anne style house with handsome Colonial Revival porch that may be replacement of original. House has asymmetrical form with gables projecting to front and sides from main hip roof. The narrow widths of the gable-roofed projections in relation to their height, and the nearly pyramidal peak of the main roof, give the house a pronounced vertical emphasis. The projecting gable at the front of the house has cut-away corners trimmed with sunburst brackets. The porch occupies the east (left) side of the first floor facade and has a low pediment supported by Tuscan columns grouped in threes. On the west side of the first floor facade is a sunroom that may have been part of the original porch.

Daniel Rufus Hoover (d. 1912) operated a cotton buying business and general store with George Monroe Lore (see #145) during the 1870-1890 period.

84. House
31 Franklin Avenue, N.W.
ca. 1895
C

Two-story, frame house with unusual roofline consisting of triple-A front forward of main hip roof. The decorative center gable and the nearly pyramidal peak of the hip roof give the house a strong vertical emphasis. House has full facade porch with Tuscan columns and balustrade, and tall 2/2 sash windows.

85. Allison-White House
25 Franklin Avenue, N.W.
ca. 1894 (IO)
C

Two-story, frame house with handsome porch combining Italianate and Queen Anne style elements. Facade composed of front and side gables projecting from main hip roof. Porch has turned posts, scroll-like brackets, and sawn frieze with pendant drops. Balustrade has vertical, horizontal, and diagonal elements. House has paired, tall, and narrow 1/1 sash windows.



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: Steven Bullock _____
Address: 39 Franklin Ave NW _____
City: Concord _____ State: NC _____ Zip Code: 28025 _____ Telephone: 541.912.4118 _____
Email: james.steven.bullock@gmail.com _____

OWNER INFORMATION

Name: James Steven Bullock _____
Address: 39 Franklin Ave NW _____
City: Concord _____ State: NC _____ Zip Code: 28025 _____ Telephone: 541.912.4118 _____
Email: james.steven.bullock@gmail.com _____

SUBJECT PROPERTY

Street Address: 39 Franklin Ave NW _____ P.I.N. # 5620 78 5846 0000 _____
Area (acres or square feet): ~ .29 acres _____ Current Zoning: RM-1 _____ Land Use: Single-family housing _____

**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: Remove side entry door from non-original section of wall and seal off that area. Remove non-original windows and add French doors for rear entry
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
The side door opening would be sealed using wood clapboard that is identical to the rest of the wall. The section currently occupied by three non-original windows would also be covered over with wood clapboard that is identical to the rest of the wall. An opening for French doors would be created. Our hope is to find salvaged wooden French doors in keeping with the historic nature of the home. Steps will be added using brick that matches the current rear foundation. Wrought iron handrails will be added for safety. We will add rear lighting fixtures that match the style of the house.

List of Materials

- Wood clapboard siding
- Matching brick
- Vintage/salvaged French doors
- Wrought iron handrails
- Style appropriate light fixtures

**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., may 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.

2/21/23
Date

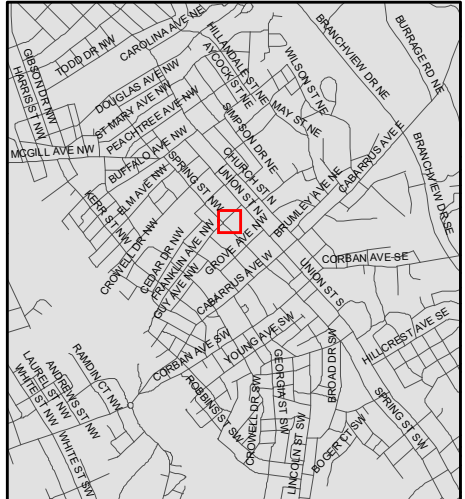

Signature of Owner/Agent



H-05-23

39 Franklin Ave NW

PIN: 5620-78-5846



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.

Exhibit C



original addition (possibly 1980's)