

DATE: April 10, 2024

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-05-24
<u>Applicants:</u>	Norman Michael Eudy
<u>Location of Subject Property:</u>	82 Grove Ave NW
<u>PIN:</u>	5620-77-5997
<u>Staff Report Prepared by:</u>	Kim Wallis, AICP, Senior Planner

BACKGROUND

- The subject property at 82 Grove Ave NW is designated an “Intrusive” structure in the North Union Street Historic District (ca. 1970) (Exhibit A).
- “Small, one-story brick ranch style dwelling.” (Exhibit A).

DISCUSSION

On February 28, 2024, Norman Michael Eudy applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to remove the existing front stoop, steps and railings, install a covered front porch, and replace the house roof covering (Exhibit B).

The proposed front porch will be 16’4” wide x 10’ deep, attached to the front elevation of the existing house structure. The porch will be covered with a gable roof tied to the existing roof, with the same pitch and overhang. The roof will be shingled with tan architectural shingles to match the existing roof color. The gable end of the porch roof will be sided with tan vinyl siding and tan trim to match the material and color of the gable ends of the house. Three 6”x6” white columns will be installed to support the porch roof - one on either corner of the porch and a third, to the left of the step. Top and bottom wood rails and balusters with 2” spacing in between will be installed around the perimeter of the porch, all to be painted white. The porch floor will be a concrete pad installed on top of a brick base, the brick color to match the house. The porch will be less than 15” above ground level and will have one brick step installed, leading from the front walkway up to the porch (Exhibit D).

The replacement roof covering of the house will be of the same tan architectural shingles used to cover the front porch roof, matching the existing roof color (Exhibit D).

ATTACHMENTS

- Exhibit A: National Register of Historic Places Inventory
- Exhibit B: Certificate of Appropriateness Application
- Exhibit C: Subject Property Map
- Exhibit D: Proposed Front Porch Description, Elevation, Site Plan and Photos.

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Porches: Removal of porches, adding a new porch, altering the porch, or enclosing the porch require Commission Hearing and Approval.

Approval Requirement Needs Table: Roofing Material: Repairs or replacement using same materials, color, and texture and existing architectural features such as dormers, windows, cupolas, cornices, brackets, chimneys and crestings are retained do not require approval.

Chapter 4 -Local Standards and General Policies

- Artificial siding would be considered on structures defined by the Commission as Non-Contributing, Intrusive or Fill properties if the following conditions are met:
 - The facility is considered not to have existing wood damage or other forms of structural damage that would be concealed by vinyl siding.
 - That the structure must have been built during a time and consistent in style with a time during which vinyl siding was commonly used in new construction.
 - The application of the vinyl siding nor the vinyl siding itself shall not alter even in the smallest detail historical features that may exist and are considered by the Concord Historic Preservation Commission as important in defining the historic character of the structure.
 - Where artificial siding is considered, the Commission will require a sample of the siding be submitted at the time of the hearing, and that the applicant be present at the Commission hearing.
- 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.
- 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.

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.

Design Standards: Additions

- Select exterior surface siding and details that are compatible with the existing building in material, texture, color, and character.

Chapter 5 Section 7 – Roofing

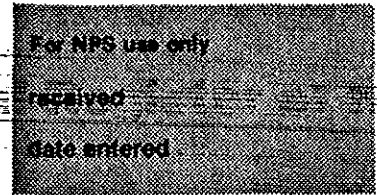
Design Standards

- New construction should avoid A-frame, dome, shed and flat-alone roof shapes.
- New construction should avoid the roof being more than one-half the building's height.
- 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, texture and material should be compatible with new construction as well as with immediate buildings.
- Original roof material should be maintained and/or replaced with like roofing if possible.
- When replacing asphalt shingles, darker color shingles should be used since they are more historically appropriate.

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

Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District	#1	49

86. Cameron Mcrae House
19 Franklin Avenue, N.W.
ca. 1922 (SM)
C

Handsome, two-story frame Colonial Revival style residence house has gable-roofed main block and flanking one-story, flat-roofed wings, both originally designed as porches; the west (right) wing, which projects forward of the house, was later enclosed for a sunroom. Both porches have paired, molded columns with latticework and are topped with balustrades. The gable-roofed portico, which has the same paired posts with latticework, shelters an entrance with patterned side-lights. The cornices of the main block are trimmed with an unusual corbel-like ornament.

87. Parking Lot
N. side Grove Avenue, between Spring St. N.W. and White Pl. N.W.
PL

88. House
80 Grove Avenue, N.W.
ca. 1970
I

Small, one-story brick ranch style dwelling.

89. House
86 Grove Avenue, N.W.
ca. 1945
F

One-and-a-story, frame house with broad side gable roof and gable-front, two-bay porch with Tuscan columns. House is harmonious with contributing neighbors in terms of setback and landscaping.

90. Harris House
90 Grove Avenue, N.W.
ca. 1900
C

Two-story, frame Queen Anne style house with pair of ornamented facade gables. larger gable tops two-story projection on west (left) side of facade and has cut-away corners trimmed with bowed brackets; smaller

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: NORMAN MICHAEL EUDY
Address: 82 GROVE AVE NW
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-791-5513
Email Address: MEUDY@VNET.NET CTC, NBT

OWNER INFORMATION

Name: SAME
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: 82 GROVE AVE NW P.I.N. # 5620 775997 0000
Area (acres or square feet): 9009 SF Current Zoning: RM-2 Land Use: _____

Staff Use Only:	
Application Received by: _____	Date: _____, 20 _____
Fee: \$20.00 Received by: _____	Date: _____, 20 _____
After-the-Fact Fee: \$100.00 Received by: _____	Date: _____, 20 _____
<i>The application fee is nonrefundable.</i>	

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: ADD COVERED FRONT PORCH TO HOME
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
ADD A 16' WIDE X 10" DEEP FRONT PORCH TO EXISTING STRUCTURE. PORCH TO BE COVERED WITH A GABLE RUNNING PERPENDICULAR TO ROOF LINE. RAILS AND PICKETS TO SURROUND THE PORCH.

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 ensure 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.

2/26/24
Date

NME
Signature of Owner/Agent

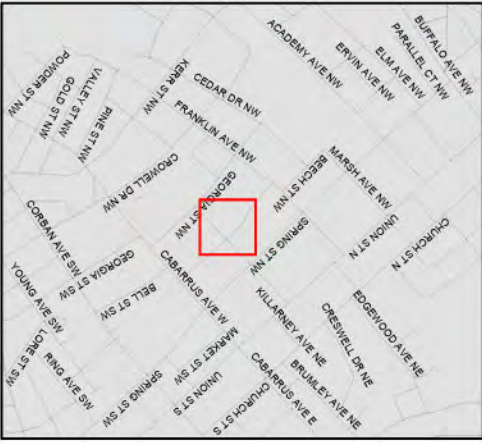


- Subject Property
- Addresses
- Parcels

H-05-24

82 Grove Ave NW

PIN: 5620-77-5997



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.

Front Porch plan for 82 Grove Avenue

white railing

I plan to build a covered front porch on my house as shown on the attached lot plan and the attached elevation sketch.

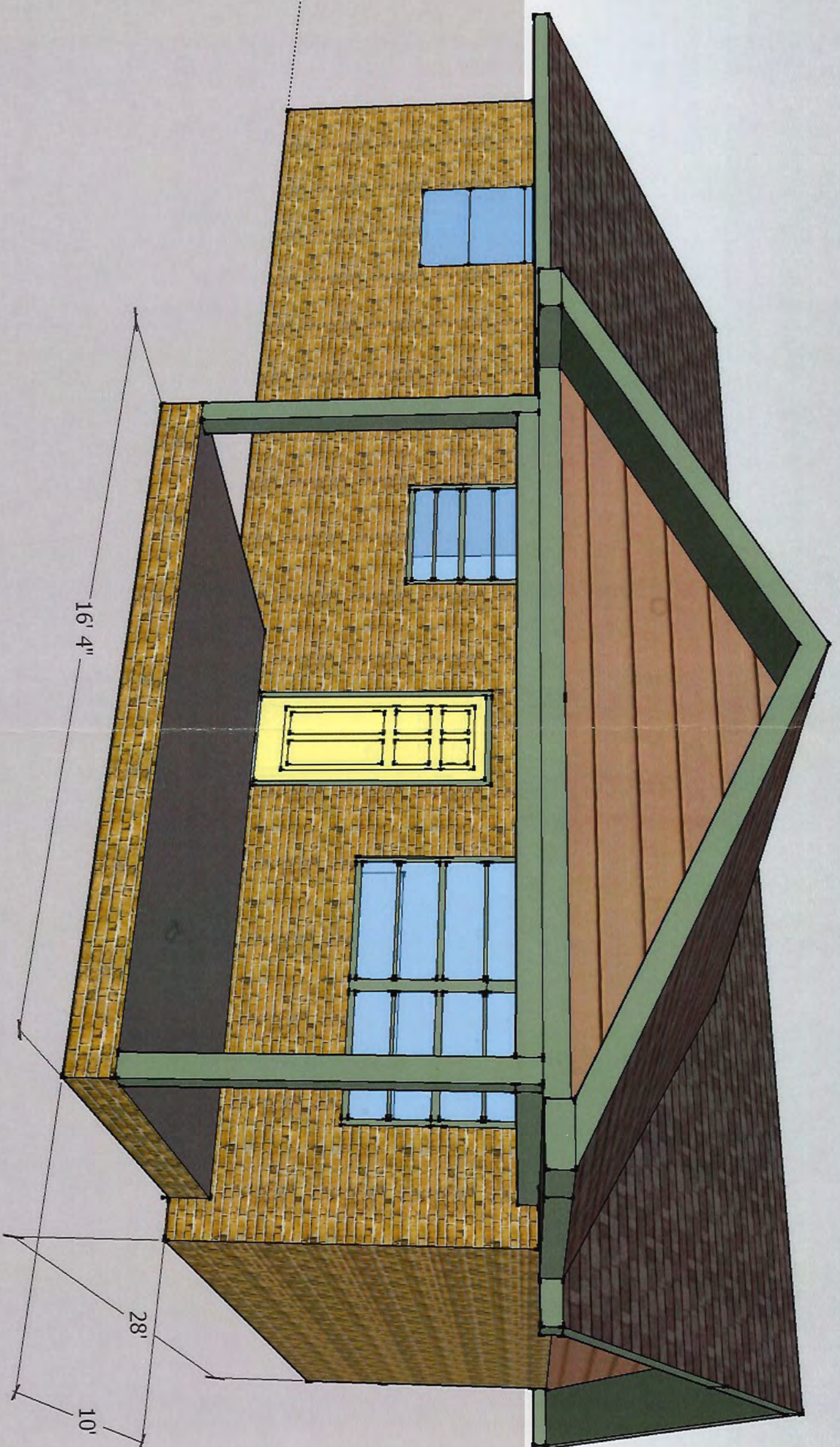
The porch dimensions will be 16' 4" wide by 10' deep and 12 inches above grade like the existing front stoop. The porch will be covered by a gabled roof tied into the existing roof with the same pitch and over hang as the existing roof. The entire roof will be re-shingled with architectural shingles matching the color of the existing shingles. The floor of the porch will be a concrete pad with columns supporting the roof. Although not shown on the sketch, there will be a wood railing built around the porch with 1-1/2 pickets at 2 inch spacing, similar to the other railings in the neighborhood.

The gable ends of the existing house are covered with vinyl siding and the gable end of the porch addition will be covered with the same material. The porch floor will be supported on brick of the same color as the rest of the house.

The porch will not encroach on the required 25 foot setback.

This ranch style house was built in 1963, and has no historic significance. The new porch will improve the curb view of the home, and, more importantly, provide a shaded place for my wife and I to sit outside. The deck on the rear of our home is extremely hot and uncomfortable in the summertime, with no shade until near dark.





16' 4"

28'

10'

