

DATE: June 8, 2022

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-08-22
<u>Applicant:</u>	Daniel & Anna Marshall
<u>Location of Subject Property:</u>	25 Franklin Ave NW
<u>PIN:</u>	5620-78-6954
<u>Staff Report Prepared by:</u>	Brad Lagano, Senior Planner

BACKGROUND

- The subject property at 25 Franklin Avenue NW is designated as a “Contributing” structure in the North Union Street Historic District (ca. 1894) (Exhibit A).
- “Two-story, frame house with handsome porch combining Italianate and Queen Anne style elements. Façade composed of front and side gables projecting from the main hip roof. Porch has turned posts, scroll-like brackets, sand sawn frieze with pendant drops. Balustrade has vertical, horizontal, and diagonal elements. House has paired, tall, and narrow 1/1 sash windows” (Exhibit A).
- Applicants' requested modification: replace an existing vinyl fence and gate on the left side of the rear yard with a custom built wooden privacy fence and gate (Exhibit B).

DISCUSSION

On February 20, 2022 Daniel and Anna Marshall applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to replace an existing vinyl fence and gate on the left side of the rear yard with a custom built wooden privacy fence and gate (Exhibit B).

The existing vinyl fence and gate is approximately 48” tall and runs adjacent to the left side property line in the rear yard for an approximate distance of 29’-8”. The shorter section of existing fence facing Franklin Avenue is approximately 28” wide while the existing gate section is approximately 42” wide for a combined width of approximately 70” (Exhibit D).

The proposed replacement fence and gate will be a 72” tall wooden privacy fence. It will be custom built on site with wooden vertical boards comprising the majority of the design with lattice woodwork installed near the top to add visual enthusiasm. The fence and gate will be painted white on both sides (Exhibit F).

ATTACHMENTS

- Exhibit A: National Register of Historic Places Inventory
- Exhibit B: Certificate of Appropriateness Application
- Exhibit C: Subject Property Map
- Exhibit D: Photo of Existing Vinyl Fence and Gate
- Exhibit E: Photo of Existing Vinyl Fence and Gate from Franklin Avenue
- Exhibit F: Photo of Proposed Replacement Privacy Fence and Gate

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Fencing and Gates

- *Replacing or repair of existing with same materials does not require Commission Hearing and Approval.*

- *Replacing or repair of existing with alternate materials and all other types of fencing and gates require Commission Hearing and Approval.*

Chapter 5 – Section 9: Fences and Walls

- *Chain link, basket weave, plastic/vinyl, and split-rail fences are prohibited within the historic districts.*
 - *The style of fence should respond to the historic nature of the property. All wooden fences should be “stick-built” on site.*
 - *Wooden fences visible from the street and/or wooden fences in front 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.*
 - *Painting or staining is recommended, but not required, for rear yard fences unless they are visible from the street.*
 - *Rear yard fences are defined as fences which do not extend forward on the applicant’s property beyond the side centerline of the house in plain view. Approval of the location may also be handled on a case-by-case basis to determine the best natural break in the rear and front yards for placement of fences.*
 - *Rear yard fences may be higher than four (4) feet.*
 - *The portions of rear yard fences that face the street should be landscaped with shrubs and trees of a planting size that will fully hide the fence from the street within two (2) years.*
 - *All proposed fences and walls should not negatively affect existing trees and mature landscaping.*
 - *Privacy fences are defined as fences with no spacing between pickets or fences of the shadowbox design. Privacy fences may be allowed at the discretion of the Commission in the following circumstance: privacy fences are most appropriate in rear yards.*
 - *Privacy fences allowed by the Commission should be landscaped where practical with appropriate shrubbery to soften the appearance of the fence.*
- *Design Standards: Fences and Walls*
 1. *Use materials such as natural stone, brick, wood, powder coated aluminum and iron.*
 2. *Chain link or plastic materials are prohibited.*
 3. *Materials and style should coordinate with building and neighborhood buildings as well as other walls and fences in the area.*

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	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: Anna and Daniel Marshall
Address: 25 Franklin Avenue NW
City: Concord State: NC Zip Code: 28025 Telephone: 704-467-7107

OWNER INFORMATION

Name: Anna and Daniel Marshall
Address: 25 Franklin Avenue NW
City: Concord State: NC Zip Code: 28025 Telephone: 704-467-7107

SUBJECT PROPERTY

Street Address: 25 Franklin Avenue NW P.I.N. # 5620 78 6954
Area (acres or square feet): 9583 sq. ft. Current Zoning: RM-1 Land Use: Residential

**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: Replace a vinyl fence on side of rear yard and vinyl gate with a wooden fence and gate.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Remove vinyl fence and gate. Replace with a custom built on site wooden vertical wood slats privacy fence with lattice on top of fence and gate. 72" (6ft.) high and length of fencing of 29' 8". The gate would match the fence. The gate and fence would be painted white.

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. must 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.

7.20.2025

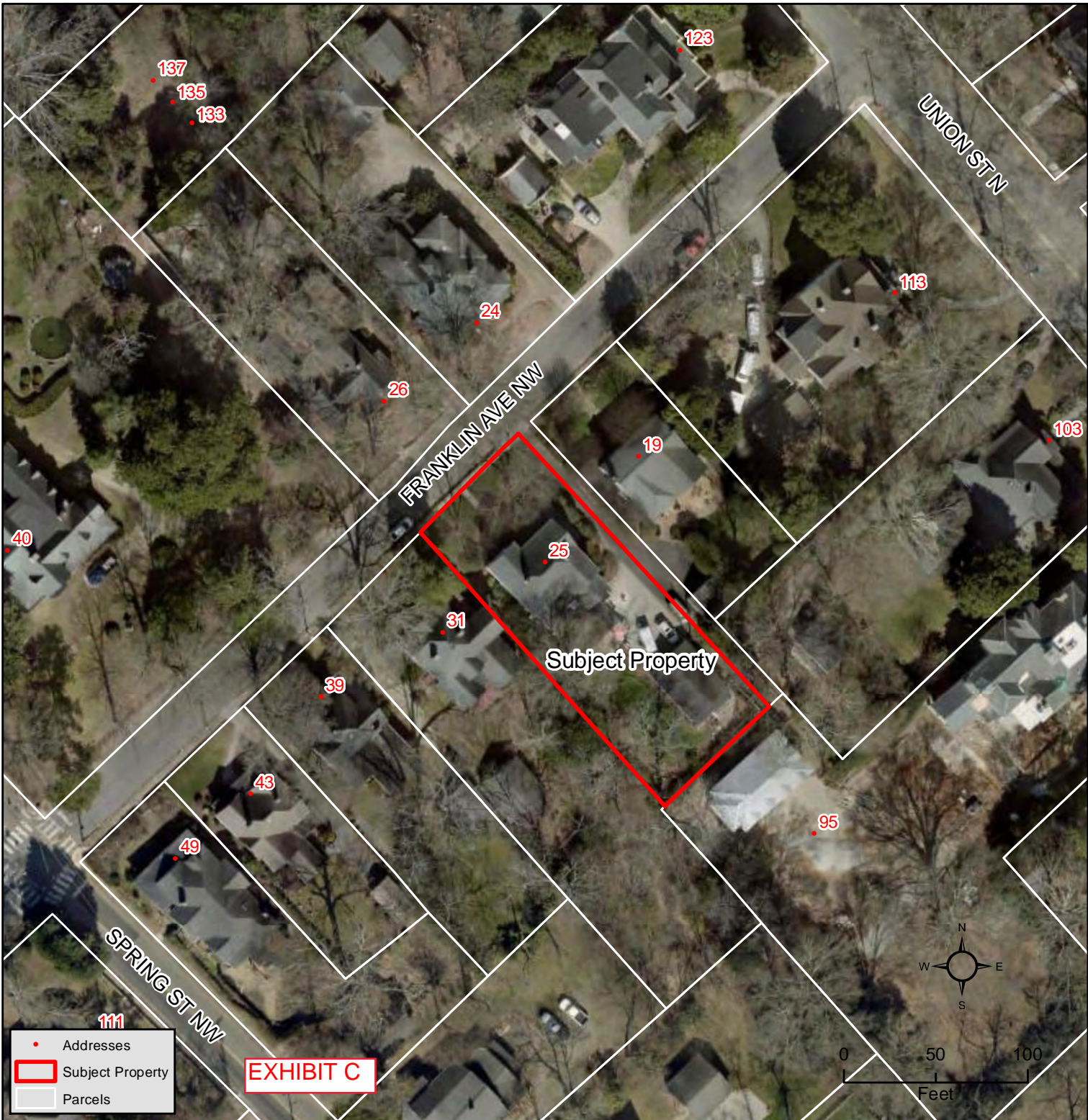
Date

Aura Nausch

Signature of Owner/Agent

Planning & Neighborhood Development

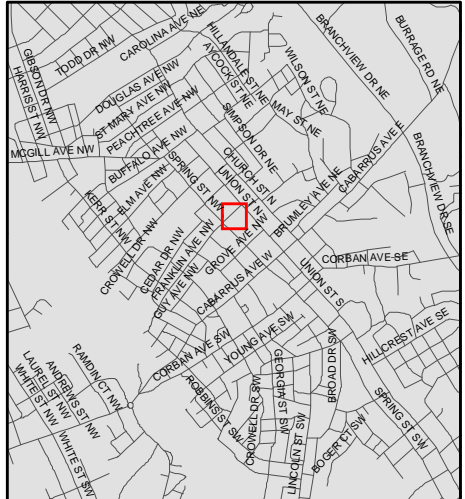
35 Cabarrus Ave W • P. O. Box 308 • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 920-6962 • www.concordnc.gov



H-08-22

25 Franklin Ave NW

PIN: 5620-78-6954



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.

Length of this section
approximately 29'-8"

Gate width
approximately 42"

Gate width plus this
section's width
approximately total 70"

Existing vinyl fence and gate
are approximately 48" tall

EXHIBIT D



Visibility from
Franklin Avenue



Proposed replacement fence and gate - custom built on site, wooden, 72" tall, painted white on both sides.

EXHIBIT F