

DATE: June 13, 2018

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-10-18
<u>Applicant:</u>	John Turner
<u>Location of subject property:</u>	43 Marsh Ave NW
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

BACKGROUND:

- The subject property is site of a “Contributing” structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of home construction: 1930
- Two-story, brick Colonial Revival house. Symmetrical, five-bay façade. Central entrance with gable-roofed portico with Tuscan columns and half-timbering. Broad cornice trimmed with decorative boards. Open porch on east (left) side of house with square brick piers, flat roof, and same board cornice with decorative boards; the brick piers and the broad eaves of this porch give it a bungalow flavor.
- In May, applicant received approval to remove five trees, move the driveway, replace a chain link fence with a wooden fence, and modify some other landscaping. The Commission requested that the applicant return for his request to install a brick wall, front steps railing, and remove the sunroom. The applicant has added the outdoor fireplace to this request.

DISCUSSION:

The Commission specifically asked for a visual representation of the wall, front step railing, and additional detail on the sunroom removal. The applicant requested that the outdoor fireplace be considered as part of this application. Staff and applicant had additional conversations with the fire department, which determined that the fireplace is not subject to the fire code, but is subject to Mechanical Code. The height of the fireplace would be determined by its location in relation to the two structures.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory—Nomination Form
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Site Plan
Exhibit D: Photographs simulating brick wall
Exhibit E: Photographs of sunroom
Exhibit F: Front stair design
Exhibit G: Sun study

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 9: Fences and Walls

Chain link, basket weave, plastic/vinyl, and split-rail fences are prohibited within the historic districts. However, where chain link fences already exist, they should be accompanied by landscaping materials,

which will “climb” the fence and act as a screen. Fences should be compatible with most structures in the districts.

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...The styles shown to the left are encouraged as well as custom designs with appropriate architectural detailing...Painting or staining is recommended, but not required for rear yard fences unless they are visible from the street. If a fence is designed as a single-sided fence, one with detailing on only one side, the finished detail should be on the outside face of the fence (facing neighboring property).

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 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 years. Size, type, and growth habits of plant materials to screen rear yard fences that face the street should be submitted at time of application. If a front yard fence adjoins a rear yard fence, or an existing neighboring property fence, attention should be given to the transition between the two. Also, attention should be given to the design of fences placed along a sloping grade. All proposed fences and walls should not negatively effect existing trees and mature landscaping.

...

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. The transparency or openings in the walls will be considered on an individual basis.

Design Guidelines and Recommendations:

1. Do not use high walls or fences to screen front yards.
2. Use materials like stone, brick, wood, and iron.
3. Avoid chain link or plastic materials. Also avoid adding slats to chain link fences for screening purposes.
4. Materials and style should coordinate with buildings and neighboring buildings as well as other walls and fences in the area.

Chapter 5 – Section 13: Demolition

Demolition of any pivotal or contributing structure in any Historic District is undesirable. Historic Preservation Commission approval is required for any demolition.

In accordance with The City of Concord Zoning Ordinance—Historic Preservation Overlay Districts, Delay in Demolition, - states that an application for a Certificate of Appropriateness authorizing the demolition of a building or structure within the District may not be denied. However, the effective date of such a certificate may be delayed for a period of up to 365 days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the Historic Preservation Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period, the Historic Preservation Commission may negotiate with the owner and other parties in an effort to find a means of preserving the building. If the Historic Preservation Commission finds that the building has no particular significance

or value toward maintaining the character of the District, it shall waive all or part of such period and authorize earlier demolition or removal.

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	43

- 67. Rufus A. Brower House
58 Marsh Avenue, N.W.
ca. 1902
C

Two-story, frame, Queen Anne style residence with pleasing sawn and turned ornament. Main block has side gable roof with gable front interrupting on east (right) facade bay and projecting two-story gable with cut-away corners on west facade bay. Both facade gables and the gable on the west side of the house have sawn ornaments with spindlework and cut-out ventilators. Wrap-around porch has turned posts. Brower was a bookkeeper for Bell and Harris Furniture Company.

- 68. House
57 Marsh Avenue, N.W.
ca. 1960
I

One-story, orange brick Colonial style house with side gable roof and projecting gable-front bay.

- 69. Vacant Lot
between 57 and 43 Marsh Avenue, N.W.
VL

Pleasantly landscaped yard that was previously a house site.

- 70. House
43 Marsh Avenue, N.W.
ca. 1930
C

Two-story, brick Colonial Revival house. Symmetrical, five-bay facade. Central entrance with gable-roofed portico with Tuscan columns and half-timbering. Broad cornice trimmed with decorative boards. Open porch on east (left) side of house with square brick piers, flat roof, and same board cornice with decorative boards; the brick piers and the broad eaves of this porch give it a bungalow flavor.

Exhibit A

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H-10-18

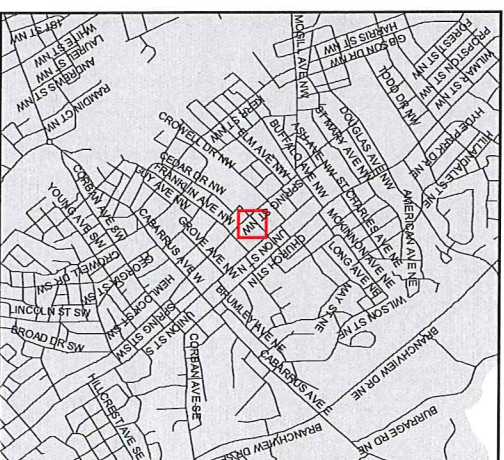
John Turner

43 Marsh Ave NW

PINs: 5620-79-1386 &

5620-79-1287

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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: JOHN AND KATE TURNER
 Address: 43 MARSH AVE NW
 City: CONCORD State: NC Zip Code: 28025 Telephone: 704.743.8186

OWNER INFORMATION

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

SUBJECT PROPERTY

Street Address: SAME + ADJACENT LOT P.I.N. # _____
 Area (acres or square feet): _____ Current Zoning: _____ Land Use: _____

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: REMOVE 5 TREES, REMOVE CHAIN LINK FENCE, INSTALL WOOD FENCE
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
6-7 FT., NATURAL WOOD TIES IN WITH EXISTING FENCE AT REAR OF PROPERTY

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.

5/1/18

 Date

[Signature]

 Signature of Owner/Agent



Exhibit C





Exhibit D

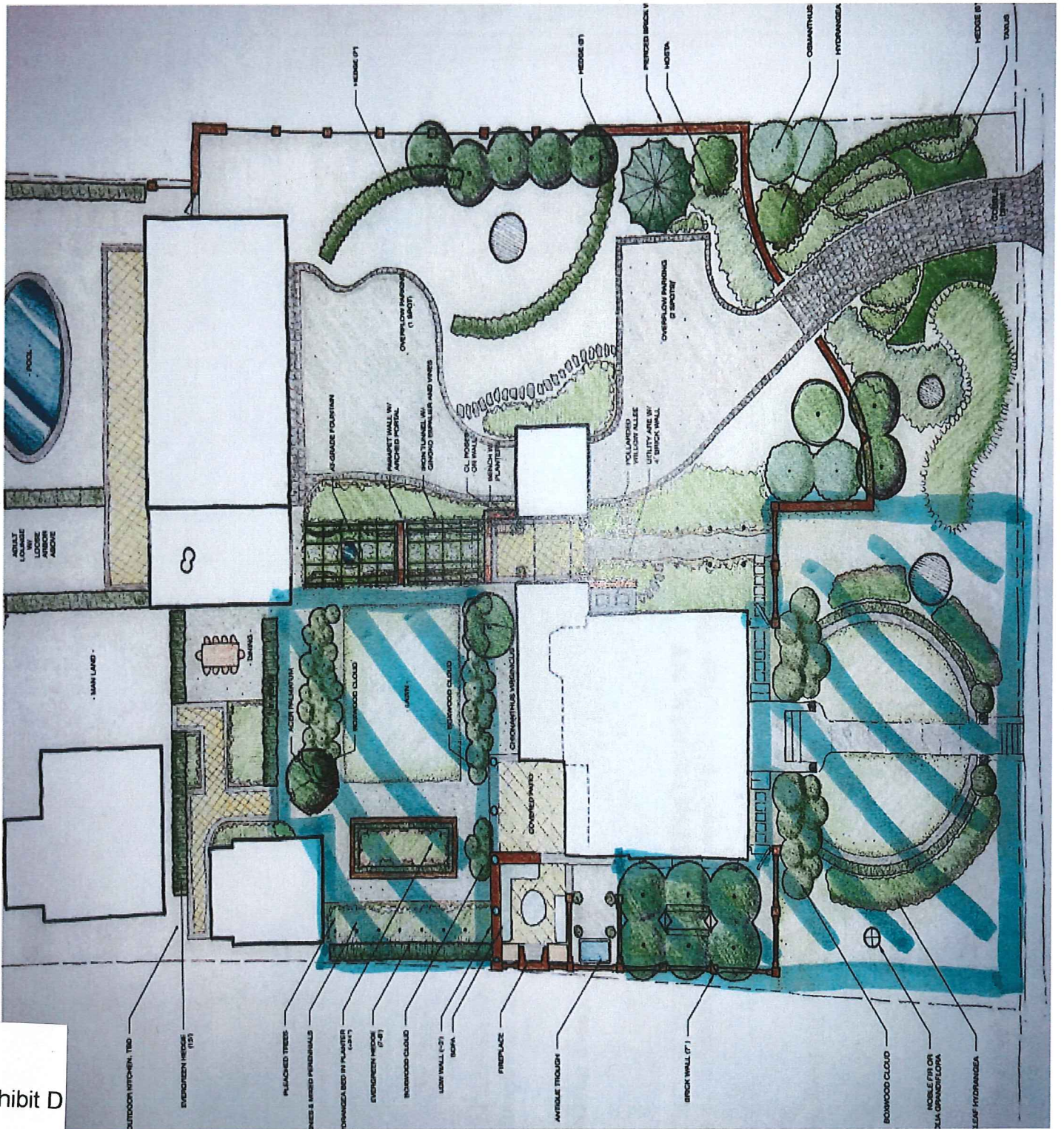




Exhibit D

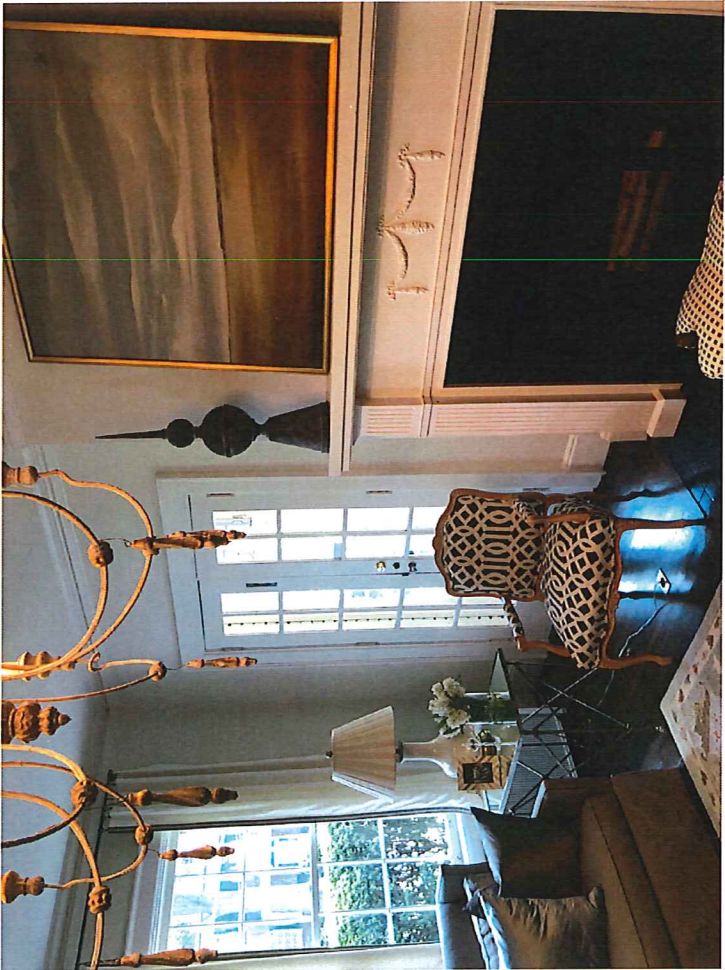
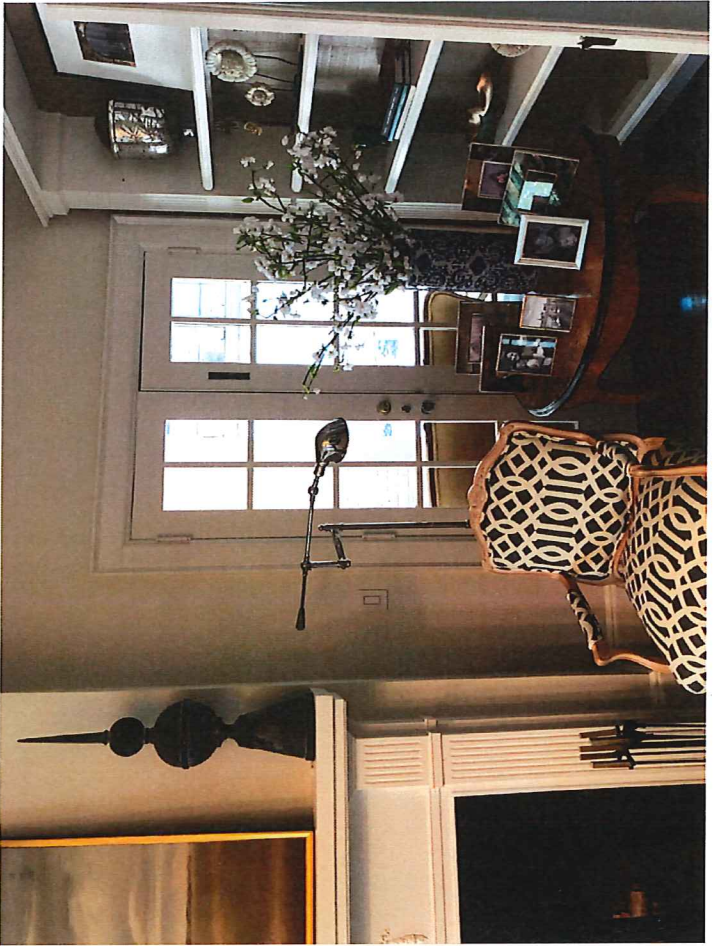
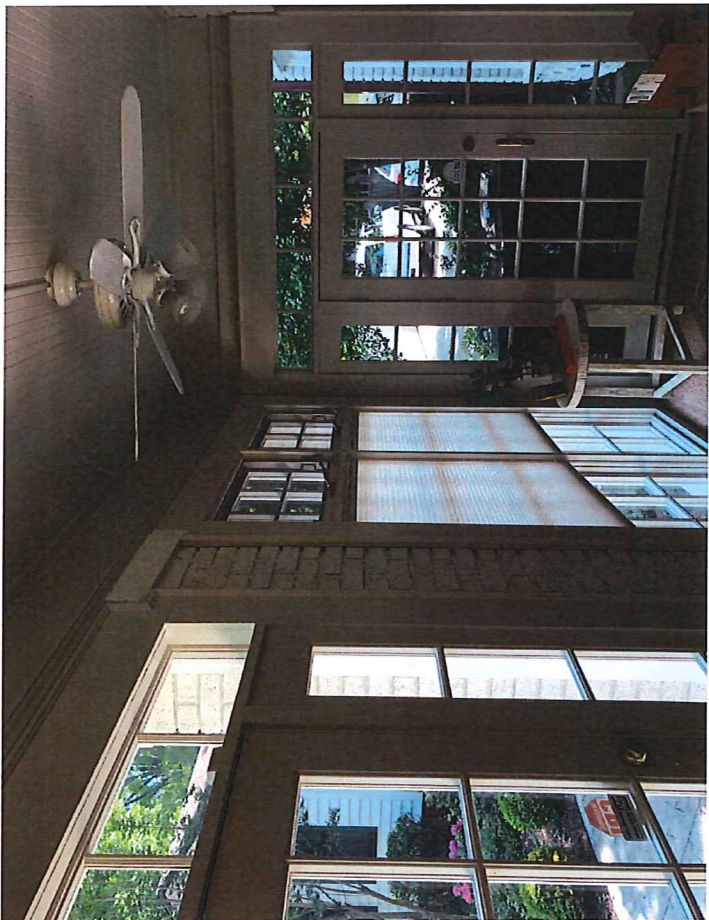


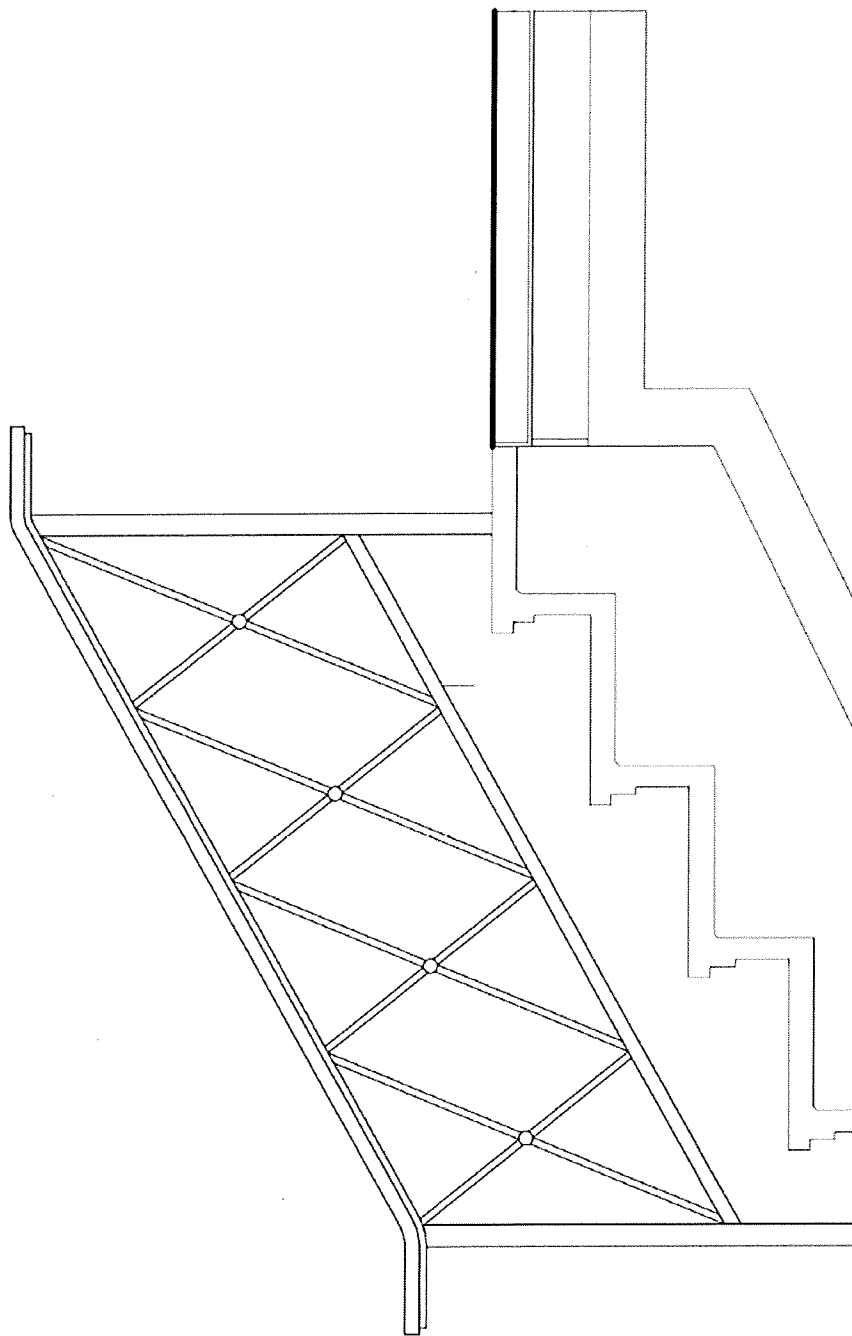
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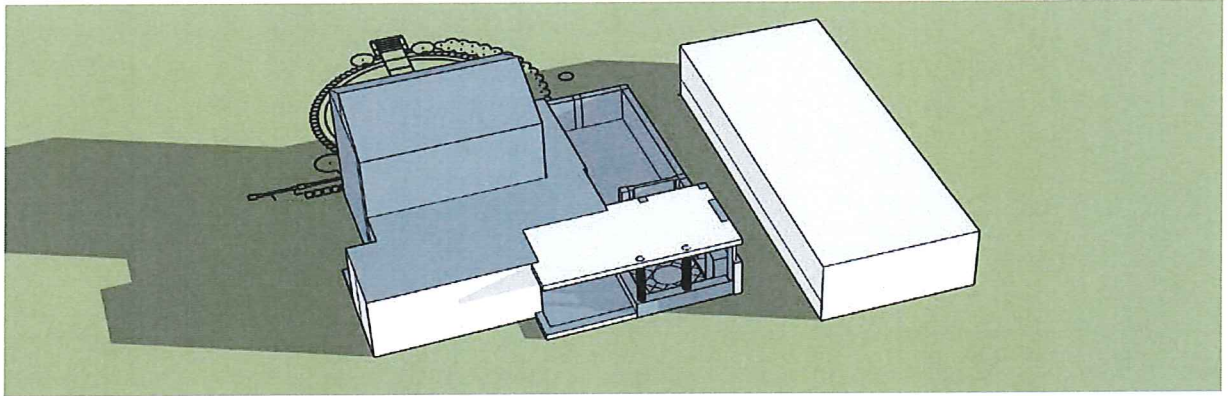
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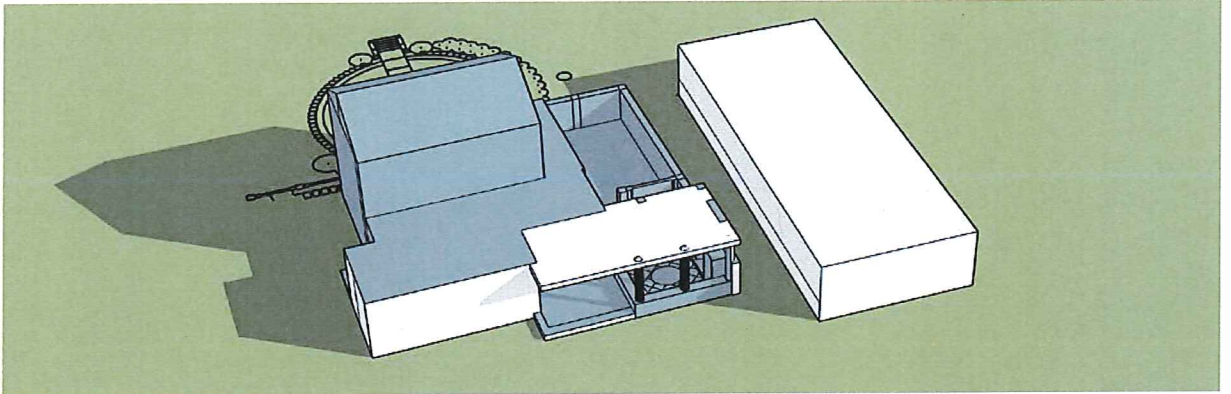
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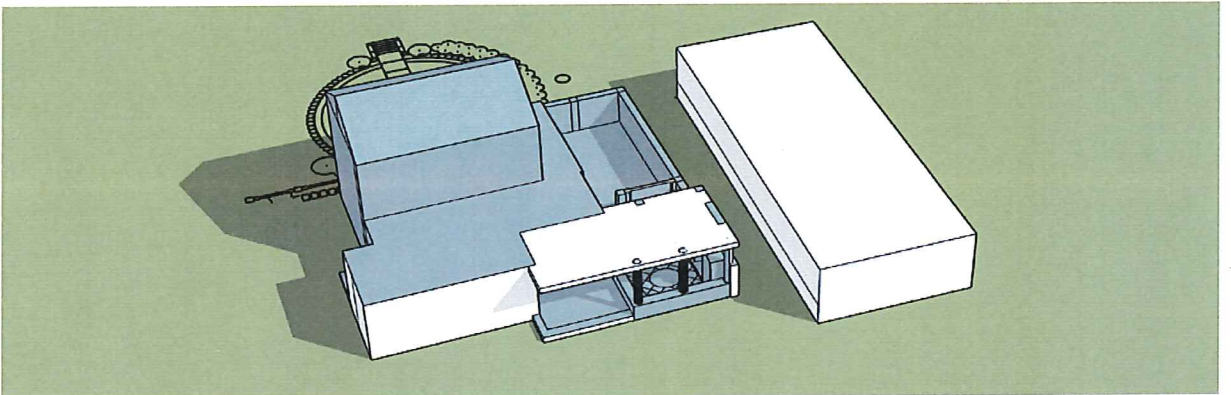
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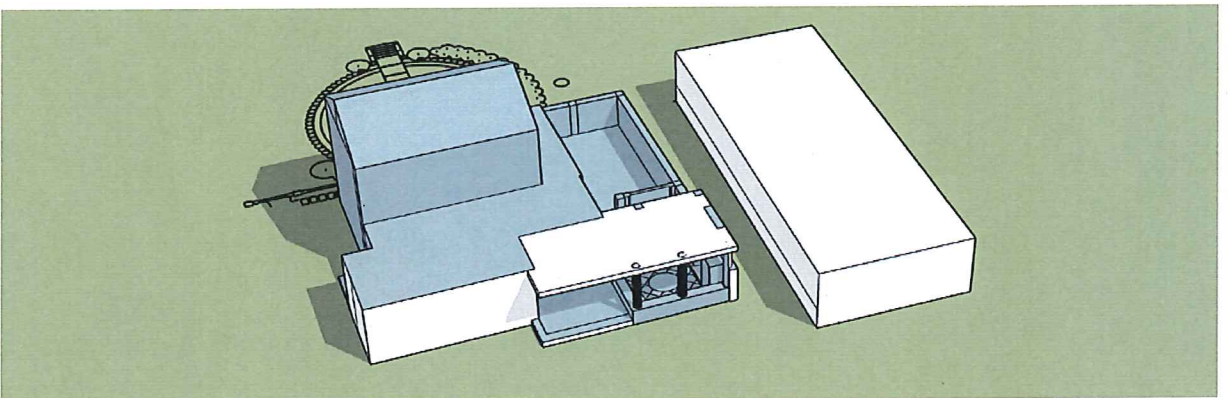
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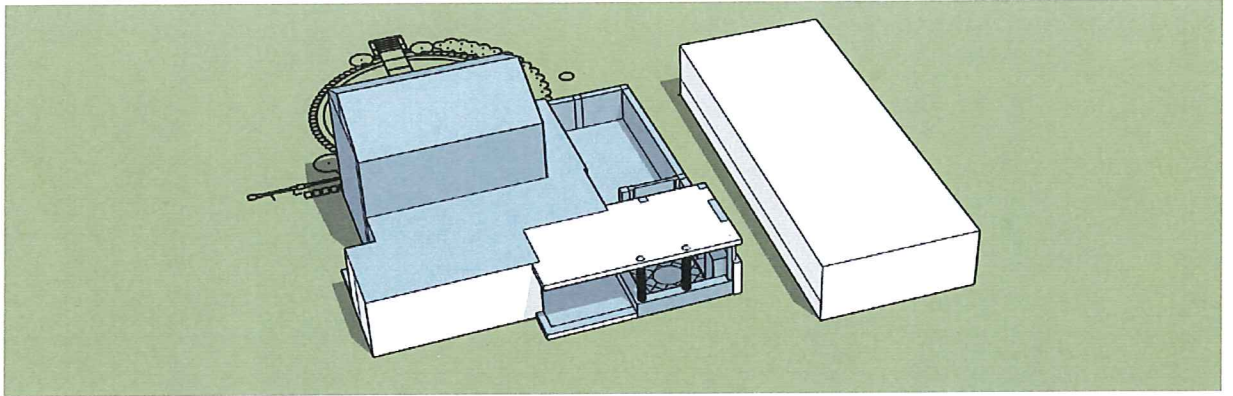
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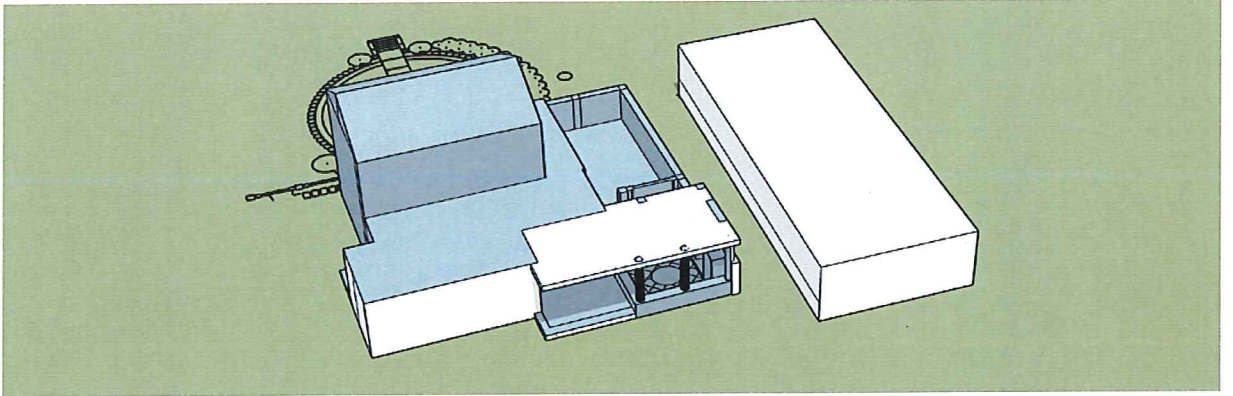
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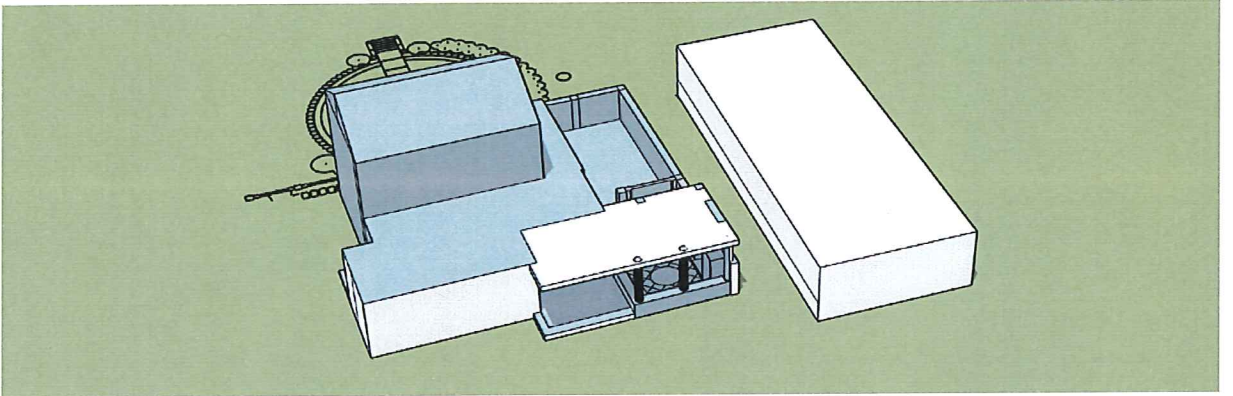
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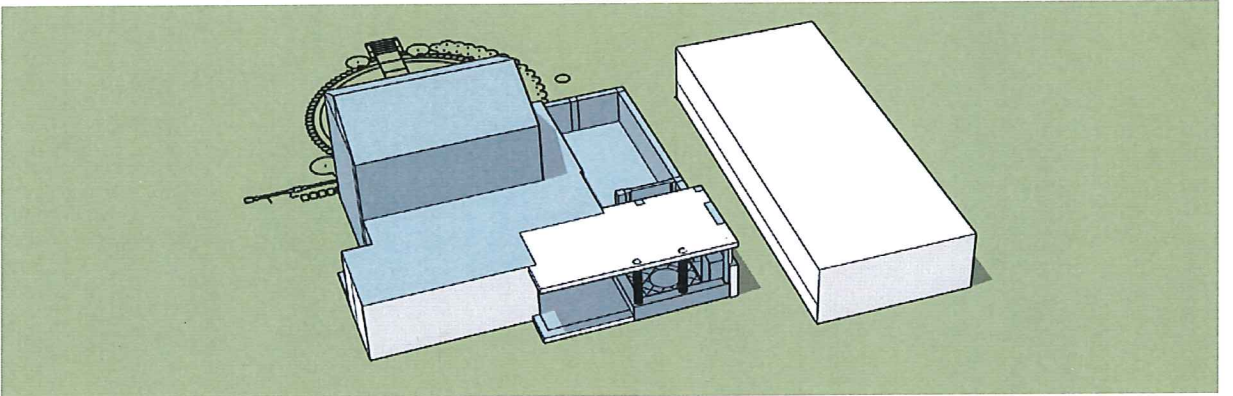
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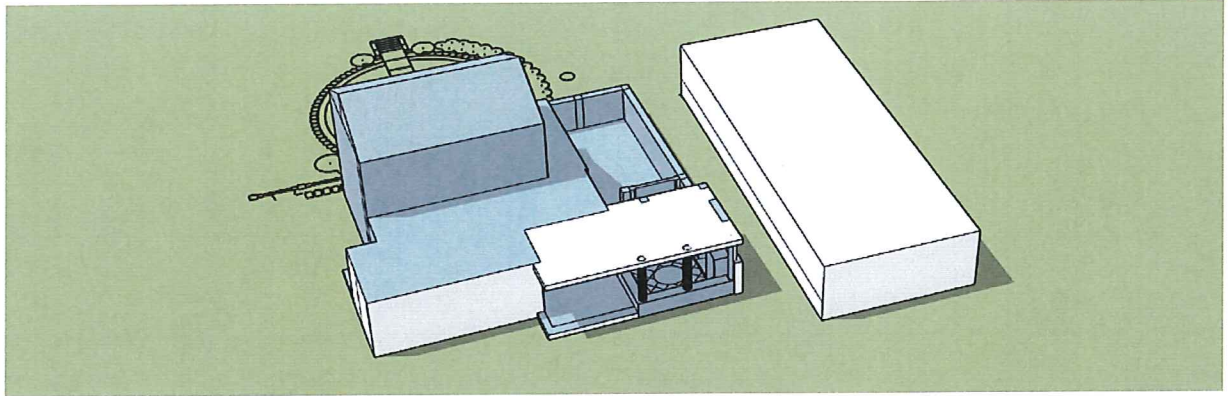
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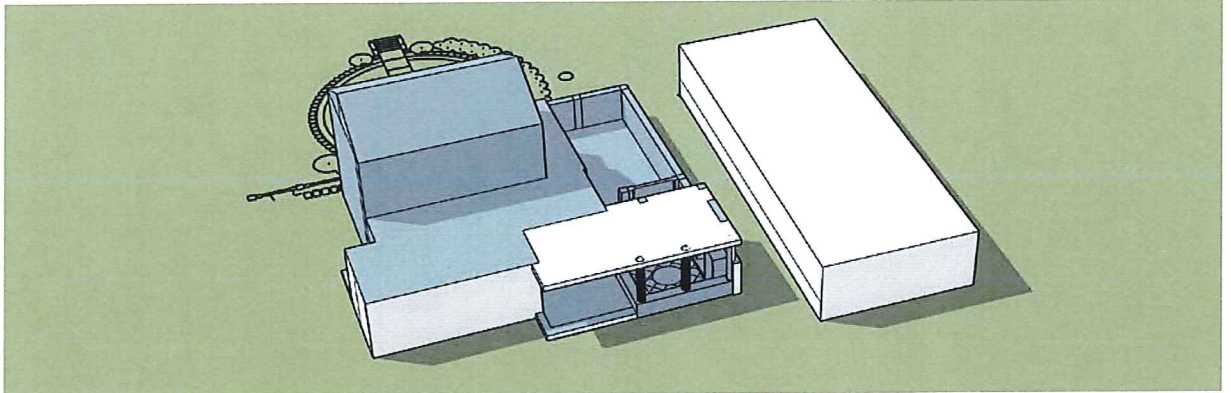
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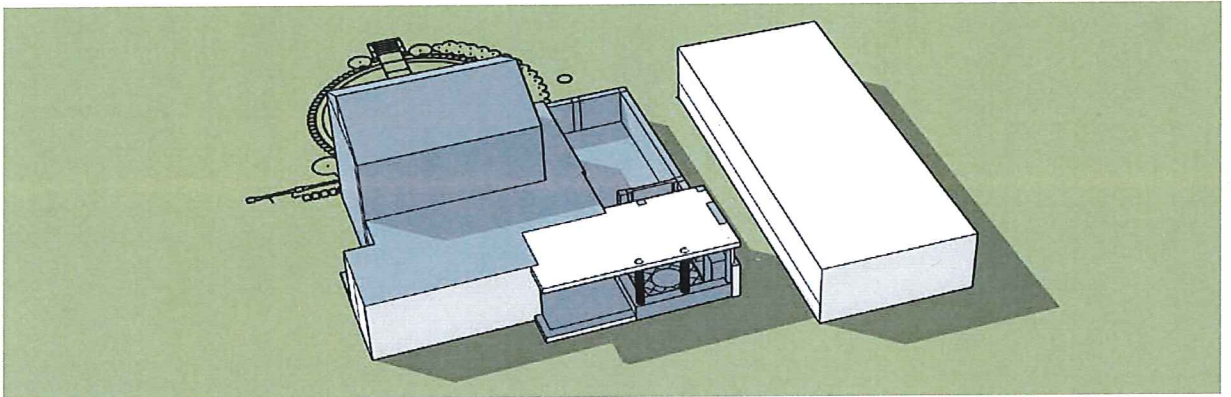
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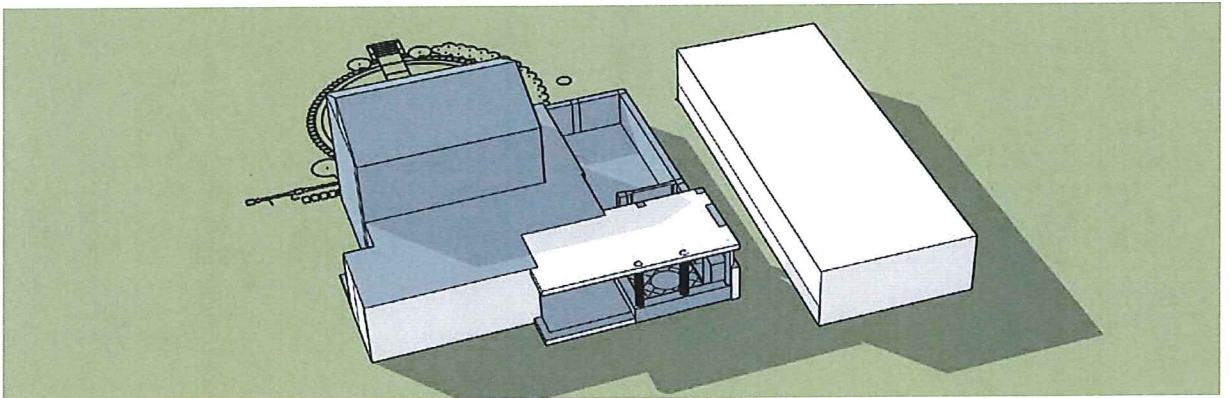
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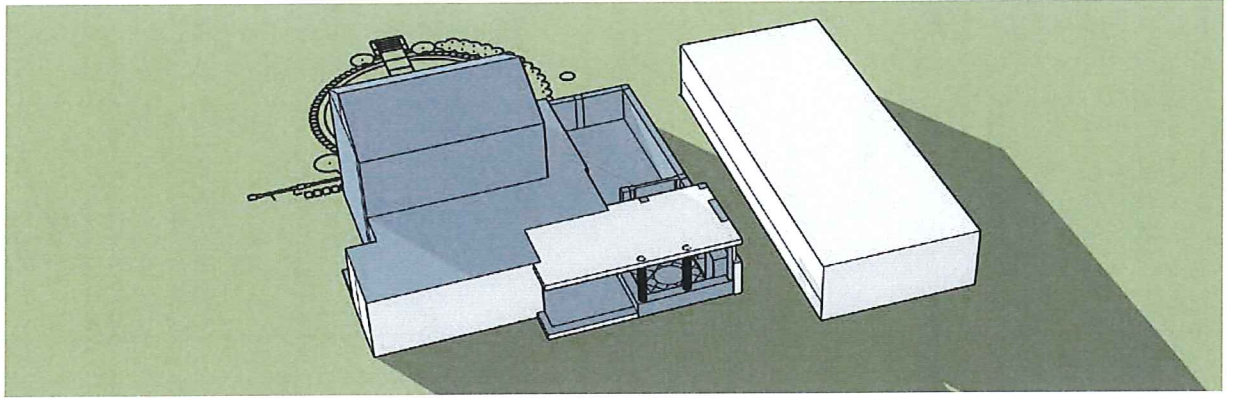
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